



OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, SEPTEMBER 12, 2017
CITY HALL - COURT ROOM,
110 WEST MAIN STREET AT 5:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CONSIDERATION FOR APPROVAL OF MINUTES
 - A. Consideration of the Unapproved minutes August 8, 2017
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PP 17-08 FP 17-06 REQUEST FOR PRELIMINARY AND FINAL PLAT APPROVAL FOR SUBDIVIDING A +-11.41-ACRE PARCEL INTO 6 LOTS LOCATED ON 100 MERCANTILE LANE IN A T-6 DISTRICT WITH THE PARCEL NUMBER 101D-00-342.00.
 - B. RZ 17-10 REQUEST TO REZONE THREE LOTS LOCATED ON MILL STREET FROM R-2 TO T-5 WITH THE PARCEL NUMBERS 101D-00-318.00, 101D-00-319.00, AND 101D-00-321.00.
 - C. PP 17-10 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR COMBINING AND SUBDIVIDING SEVERAL LOTS. THE LOTS ARE LOCATED AT 104 AND 105 CAMP AVENUE AND 703, 703½, 705 AND 705½ UNIVERSITY DRIVE IN A T5 ZONING DISTRICT WITH THE PARCEL NUMBERS 101C-00-002.00, 101C-00-001.00, 101D-00-001.00, 101D-00-002.00, 101D-00-003.00, AND 101D-00-004.00.
- VIII. PLANNER'S REPORT
- IX. ADJOURN

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI AUGUST 08, 2017**

Be it remembered, that, the members of the Planning and Zoning Commission of the City of Starkville, met at their regularly scheduled meeting on August 08, 2017 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being present were Michael Brooks, Chairman, Ward 4, Jason Camp, Ward 1, Jim McReynolds, Ward 2, Alexis Gregory, Ward 5, Jeremiah Dumas, Ward 6, and Tommy Verdell Jr., Ward 7. Absent from the meeting was Tom Walker, Ward 3. Attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Emily Corban, Community Development Director Buddy Sanders, and City Attorney Chris Latimer.

Commission Chairman Michael Brooks opened the meeting with the Pledge of Allegiance followed by a moment of silence.

CONSIDERATION OF THE OFFICIAL AGENDA

There came for consideration, the matter of the approval of the motion to approve the Official Agenda of the Planning and Zoning Commission of August 8, 2017 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, AUGUST 08, 2017
CITY HALL - COURT ROOM,
110 West Main Street, 5:30 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CONSIDERATION FOR APPROVAL OF MINUTES
 - A. Reconsideration of the Unapproved minutes for July 11, 2017
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PP 17-09 Request for Preliminary Plat approval for subdividing a 40.46-acre parcel into 85 lots for the final phase of Country Club Estates in an R-4 zone with the parcel number 106-14-013.00

B. RZ 17-06 Request to rezone two parcels in the Green Oaks Subdivision from R-1 to C-2 with the property numbers 102F-00-048.00 and 102F-00-047.00

C. EX 17-01 Request for an Exception for a nonconforming sign on property zoned T-5 with the parcel numbers 102A-00-004.01 and 102A-00-004.10

VIII. PLANNER'S REPORT

IX. ADJOURN

Chairman Mike Brooks offered the proposed change of moving item C. PP 17-09 to item A. That proposed change was motioned by Commissioner McReynolds and Seconded by Commissioner Dumas. The Commission voted unanimously to move item C. to item A. After discussion and upon the motion of Commissioner Dumas duly seconded by Commissioner Verdell, the motion to approve the official agenda of the Planning and Zoning Commission as amended for August 8, 2017 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
July 11, 2017**

After discussion and upon the motion of Commissioner Dumas duly seconded by Commissioner Camp the motion to approve the Minutes as amended of the July 11, 2017 Planning and Zoning Commission received unanimous approval.

CITIZEN COMMENTS

The Chair opened up the meeting for Citizen Comments. Seeing there were none, the Commission moved to New Business.

NEW BUSINESS

**A. CONSIDERATION OF PP 17-09 REQUEST FOR PRELIMINARY PLAT
APPROVAL FOR SUBDIVIDING A 40.46-ACRE PARCEL INTO 85 LOTS FOR
THE FINAL PHASE OF COUNTRY CLUB ESTATES IN AN R-4 ZONE WITH THE
PARCEL NUMBER 106-14-013.00**

City Planner Daniel Havelin presented the request by Frank Jones Construction, LLC for Preliminary Plat approval for subdividing a +/-40.46 acre parcel into 85 lots. The proposed subdivision is named "Country Club Estates Final Phase". The proposed subdivision is located in an R-4 zone. This proposed phase of the subdivision is located on the east side of Royal Troon Road. A preliminary plat was originally approved by the Board of Alderman for Country Club Estates Final Phase on May 20, 2014, June 16, 2015, and September 6, 2016. On August 1, 2017, the Board of Aldermen approved a variance request for front and side setbacks for 24 of the proposed lots (lot 238-261) on the preliminary plat.

John Weaver came forward to speak in favor of the request.

David Scott came forward to express concerns with drainage issues in regards to the request.

Karen Scott came forward to express concerns with drainage issues in regards to the request.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner McReynolds, the motion to approve PP 17-09 was unanimously approved with the following conditions:

1. The preliminary plat shall meet the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code of 1972, as amended.
2. The preliminary plat shall meet the minimum requirements for R-4 zone dimensions.
3. Approval of the preliminary plat shall be tentative, pending the submission of the final plat, as specified in Appendix B, Article IV, Section 3 of the City of Starkville's Code of Ordinances.
4. Approval of the preliminary plat shall be valid for one year, per Appendix B, Article III, Section 2(6)(b) of the City of Starkville's Code of Ordinances.
5. Applicant shall prepare and submit infrastructure plans in accordance with Appendix B, Article III, Sections 3 & 4 of the City of Starkville's Code of Ordinances
6. When infrastructure plans have been approved for construction, a pre-construction conference shall be held with appropriate City staff prior to the commencement of any construction activities at the site.
7. All public utilities shall be in place and any non-conforming conditions noted during final inspection shall be corrected prior to placement on the Planning & Zoning Commission agenda.
8. When a final plat is submitted for review by the City's Development Review Committee, all required improvements must be complete and the applicant shall provide "as-built" drawings of all infrastructure improvements (water, sewer, storm drainage, roadways, sidewalks, etc.) in "AutoCAD" format as well as a paper copy that is signed and sealed by a licensed professional engineer, indicating that the improvements were installed under his/her responsible direction and that the improvements conform to the approved construction plans, specifications and the City's ordinances.
9. A final plat review and approval shall be required prior to the recording of the plat at the Office of the Oktibbeha County Chancery Clerk.
10. Covenants restricting the placement of any fence within drainage Easements.
11. Drainage swales/linear basins to be designed to the satisfaction of the City Engineer and approval of the Board of Aldermen.
12. Document outlining ownership and maintenance responsibilities of storm drainage system to the satisfaction of the City Attorney, City Engineer and Community Development Director.
13. The name Augusta Lane must be changed to something that can be accepted by E-911.

B. CONSIDERATION OF RZ 17-06 REQUEST TO REZONE TWO PARCELS IN THE GREEN OAKS SUBDIVISION FROM R-1 TO C-2 WITH THE PROPERTY NUMBERS 102F-00-048.00 AND 102F-00-047.00

Attorney Johnny Moore, representing the applicants, stated the applicants wish to withdraw their rezoning request. Chairman Brooks granted the request but stated that they would still set aside time for a public hearing because it was advertised as such.

The Commission Chair then opened up the public hearing and called for comments regarding the above request. Comments were received from the following individuals:

Peggy Carstens came forward to speak against the request.

Chuck Scarborough came forward to speak against the request.

Marnita Henderson came forward to present a letter against the request on behalf of a citizen who could not attend the meeting.

Pequita Denson came forward to speak against the request.

Douglas McClellan came forward to speak against the request.

Jim Forrester came forward to speak against the request.

Calling for and receiving no other comments, the Commission Chair closed the public hearing.

C. CONSIDERATION OF EX 17-01 REQUEST FOR AN EXCEPTION FOR A NONCONFORMING SIGN ON PROPERTY ZONED T-5 WITH THE PARCEL NUMBERS 102A-00-004.01 AND 102A-00-004.10

City Planner Daniel Havelin presented the request by Kherria Brown on behalf of Patrick Chisholm for an exception from sign type for 210 South Montgomery Street in a T5 District with the property #102A-00-004.10. The applicant is seeking an exception to allow for a pole sign for the Balcony Apartments. Pole signs are not allowed in any zone or district within the City Limits of Starkville. Transect districts do not allow for any type of site signage. The sign was placed on the site without a permit in March of 2017. Code Enforcement was not directed to issue a citation.

Ms. Corban presented the criteria for granting a use by exception as follows:

APPENDIX A – ZONING, ARTICLE VII. – DISTRICT REGULATIONS, Sec. T. –

Transect districts

1.5 EXCEPTION AND VARIANCE

C. No Exception shall be approved unless the Planning and Zoning Commission finds the approval would:

- i. Be consistent with § 1.2 Intent and 1.3 Transect Districts of this Section,
- ii. and be consistent with the goals, objectives and policies of the City of Starkville's Comprehensive Plan.

37 property owners were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on July 18, 2017 and a placard was placed concurrent with publication of the notice. As of this date, we have received 3 phone calls against this request and 1 email against the request.

The Commission Chair opened a public hearing and called for comments regarding the above request. Comments were received from the following individuals:

Kherria Brown, representing the applicant, came forward to speak in favor of the request.

Ray Slaughter came forward to speak in favor of the request.

Calling for and receiving no other comments, the Commission Chair closed the public hearing.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to deny EX 17-01 was unanimously approved.

VIII. ADJOURN

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on September 12, 2017, in the courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner McReynolds duly seconded by Commissioner Gregory, the motion to adjourn until 5:30 p.m. on September 12, 2017, in the courtroom of City Hall located at 110 West Main Street, Starkville MS, was unanimously approved.

Mike Brooks, Commission Chair

Daniel Havelin, City Planner



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)
Subject: PP 17-08 FP 17-06 Request for Preliminary Plat and Final Plat approval for subdividing
+-11.41-acre parcel into 6 lots. 100 Mercantile Lane in a T-6 district with the parcel
number 101D-00-342.00
Date: September 12, 2017

The purpose of this report is to provide information regarding the request by Saunders Ramsey on behalf of Mark Castleberry for Preliminary and Final Plat approval for subdividing a +-11.41 parcel into 6 lots. The subdivision is named "The Mill at MSU". The proposed subdivision is located in an T-6 district. The proposed subdivision is located at 100 Mercantile Lane.

This is a modification of an existing plat. The reason for the replatting came from the need to modify lot sizes. In the previously approved final plat, lot 3 totaled 1.19 acres. In the replatting, Lot 3 has been divided into two lots: Lot 3A with .74 acres and lot 3 with .55 acres.

History of subject property:

The preliminary plat was approved by the Board of Alderman on June 18, 2013.

The final plat was approved by the Board of Alderman on September 17, 2013.

A variance for VA 13-05 Mill Parking Deck was approved by the Board of Alderman on September 17, 2013.

A conditional use for CU 17-13 Mill Development was approved by the Board of Alderman on September 17, 2013.

Please see attachments 1-4

Below is information pertaining to the T-6 District

§ 5. - SPECIFIC TO T6 DISTRICTS.

Lots located within the T6 District shall be subject to the requirements of this section.

8.1 LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.

8.2 LOT OCCUPATION

- (a) One (1) Primary Building may be built on each Lot.
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 15.
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Rearyard or Courtyard. (see Table 3)
- (d) Lot coverage by Buildings shall be a maximum of 90% of the Lot area.

- (e) Frontage Buildout of Primary Building Facades shall be a minimum of 80% at the Setback.

8.3 BUILDING FORM

- (a) The maximum height of a Primary building shall be five (5) Stories. (see Table 3 and on Table 15)
- (b) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.
- (c) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.
- (d) A first Story Residential or Lodging Function shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (e) Loading docks and service areas shall be permitted on Frontages by Exception.
- (f) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (g) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- (h) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.
- (i) The Principal Entrance to a building shall be oriented toward the Frontage Line. Buildings on corner Lots may orient the Principal Entrance at a forty-five-degree (45°) angle to the intersection of the Primary and Secondary Frontage Lines.

8.4 BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 6.
- (b) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.

8.5 PARKING

- (a) All parking lots, garages and Parking Structures shall be located in the third Lot Layer as illustrated on Table 17.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

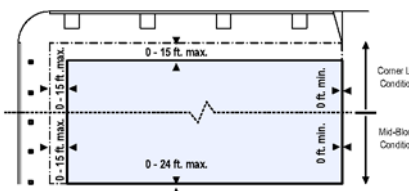
8.6 LANDSCAPE

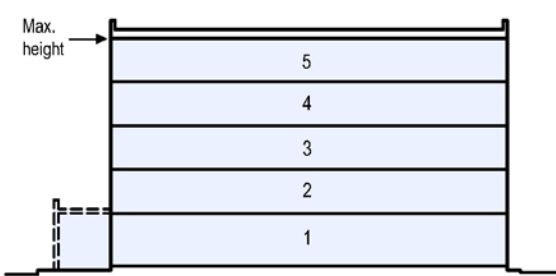
- (a) The first Lot Layer may be paved.

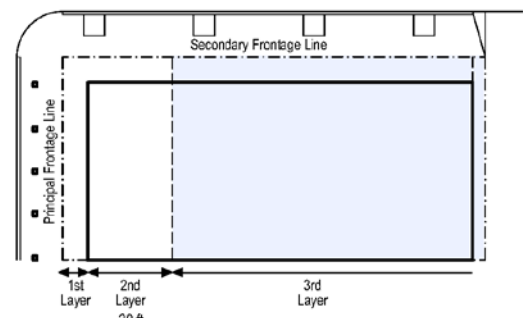
8.7 SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

	PRINCIPAL BUILDING	OUTBUILDING
Front Setback (Principal)	0 ft. min. 15 ft. max.	n/a

Front Setback (Secondary)	0 ft. min. 15 ft. max.	n/a
Side Setback	0 ft. min. 24 ft. max.	n/a
Rear Setback	0 ft. min.	n/a
Illustration		n/a

	PRINCIPAL BUILDING	OUTBUILDING
Height (in Stories)	5 stories	n/a
Illustration		

PARKING PLACEMENT 1. Uncovered parking spaces may be provided within the third Layer. 2. Covered parking shall be provided within the third Layer. 3. Trash containers shall be stored within the third Layer.		
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Zoning Map Key

	T4
	T5
	T6
	CD

PLAT PROPOSAL:

General Information

The subdivision has a gross acreage of +/- 11.41 acres with a total of 6 lots.

Easements and Dedications

All easements are provided on the Final Plat. No roadway dedications are shown on the plat. The Applicant shall meet the requirements of the electrical service provider, Starkville Utilities. The Applicant shall meet the requirements of the potable water and sanitary sewer utility services provider.

Findings and Comments

The plat is a Class "B" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended. The applicant shall provide documentation that the subject area is not part of a previously platted subdivision. If it is a part of a previously platted

subdivision, the applicant shall provide names of the persons to be adversely affected thereby or directly interested therein and provide written proof from each party agreeing to the alteration.

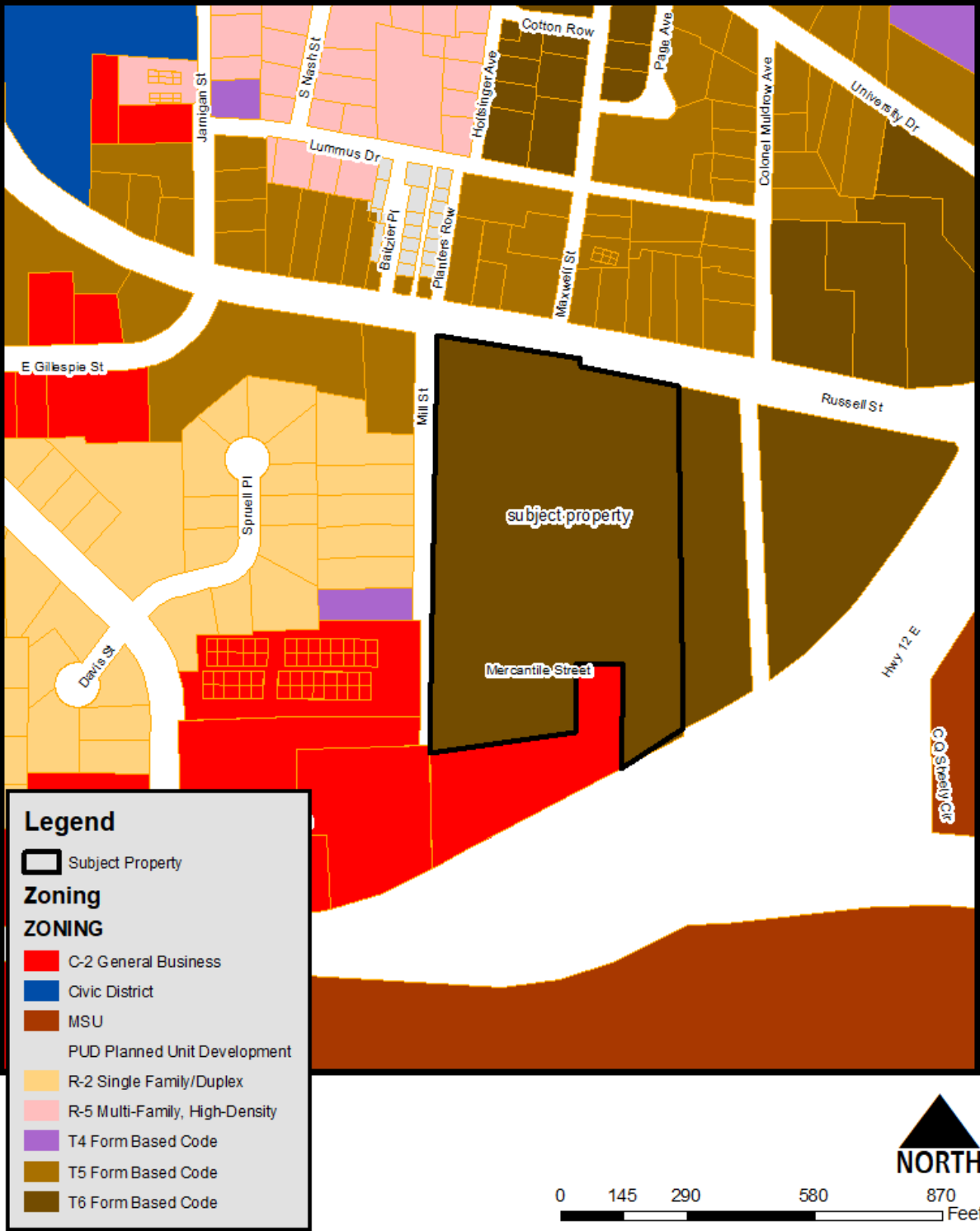
REQUESTED CONDITIONS:

1. The final plat shall meet the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code of 1972, as amended.
2. The final plat shall meet the minimum requirements for ZONE or DISTRICT dimensions.
3. All public utilities are currently in place as verified by the owner and engineer of record.
4. Erosion control vegetation shall be established on all disturbed areas.
5. Sidewalk construction shall conform to the City's Sidewalk Ordinance and ADA standards.
6. A bond or surety in the amount of 150% of the current cost of the proposed sidewalk and any other infrastructure improvements shall be provided prior to signing of the final plat.
7. The applicant shall provide two paper copies of the recorded plat to the City, along with a digital copy in "AutoCAD" format in standard state plane coordinates.
8. The final plat shall be recorded at the Office of the Oktibbeha County Chancery Clerk within thirty (30) days of the approval by the Mayor and Board of Aldermen.
9. Change the signature line of Mayor, City of Starkville, MS to reflect new mayor's name

Attachment 1
PP 17-08 FP 17-06 Aerial



Attachment 2
PP 17-08 FP 17-06 Zoning



[illegible]

[illegible]



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
 CITY HALL, 110 WEST MAIN STREET
 STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
 Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)
Subject: RZ 17-10 Request to Rezone three lots located on Mill Street from R-2 to T-5 with the parcel numbers 101D-00-318.00, 101D-00-319.00, and 101D-00-321.00.
Date: September 12, 2017

The purpose of this report is to provide information regarding the request by William Reeves to rezone three lots located on Mill Street from R-2 to T-5 with the parcel numbers 101D-00-318.00, 101D-00-319.00, and 101D-00-321.00. Please see attachments 1-3.

BACKGROUND INFORMATION:

The applicant is seeking to rezone from R-2 to T-5 based on changed conditions in an existing area.

Zoning Change Subject Property				
Properties	1960s- 1970s Map	1982-1991 Map	2000 Map	Current Map
101D-00-318.00	R-3	R-2	R-2	R-2
101D-00-319.00	R-3	R-2	R-2	R-2
101D-00-321.00	R-3	R-2	R-2	R-2
Zoning Change Adjacent Properties				
Properties	1960s- 1970s Map	1982-1991 Map	2000 Map	Current Map
North	C-2	C-2	C-2	T-5
East	N/A	N/A	N/A	T-6
South	C-2	C-2	C-2	T-4
West	R-3	R-2	R-2	R-2
Zoning and land uses adjacent to the subject property				
Direction	Zoning	Current Use		
North	T-5	mixed-use project under construction		
East	T-6	Conference Center/Parking Garage		
South	T-4	Single-family home		
West	R-2	Single-family home		

NOTIFICATION:

58 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on

August 17, 2017 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received two phone calls inquiring about the request and one email in favor of this request.

REZONING REQUEST:

The subject property rezoning request is from R-2 to T-5. Differences between zones are:

Current Zoning District:

Sec. D. - R-2 residential zoning regulations.

These [R-2 residential] districts are intended to be composed of higher density single-family residential properties and, under special conditions, duplexes, along with appropriate neighborhood support facilities, with their character protected by requiring certain minimum yard and area standards to be met. [The following regulations apply to R-2 districts:]

- 1. See chart for permitted uses.*
- 2. See chart for uses which may be permitted as a special exception.*
- 3. Required lot area and width, yards, building areas and height for residences:*
 - (a) Minimum lot area: 7,500 square feet.*
 - (b) Minimum lot width at the building line: 60 feet.*
 - (c) Minimum depth of front yard: 25 feet.*
 - (d) Minimum depth of rear yard: 35 feet.*
 - (e) Minimum width of each side yard: 7½ feet.*
 - (f) Maximum height of structure: 45 feet.*
- 4. Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.*

Proposed Zoning District:

§ 4 - SPECIFIC TO T5 DISTRICTS.

Lots located within the T5 District shall be subject to the requirements of this section.

7.1 LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.*

7.2 LOT OCCUPATION

- (a) For Lots less than one-hundred and fifty (150) feet deep, one (1) Primary Building and one (1) Outbuilding may be built on each Lot.
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 12.
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Sideyard, Rearyard, or Courtyard. (see Table 3)
- (d) Lot coverage by buildings shall be a maximum of 90% of the Lot area.
- (e) Frontage Buildout of Primary Building Facades shall be a minimum of 80% at the Setback.

7.3 BUILDING FORM

- (a) The Principal Entrance of any Secondary Building shall be oriented toward a Frontage Line, Driveway or the Facade of an Outbuilding.
- (b) The maximum height of a Primary Building shall be four (4) stories as specified on Table 3 and on Table 12.
- (c) The maximum height of a Secondary Building shall be four (4) stories as specified on Table 3 and on Table 12.
- (d) The maximum height of an Outbuilding shall be two (2) stories as specified on Table 3 and on Table 12.
- (e) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.
- (f) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.
- (g) A first Story Residential or Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (h) Loading docks and service areas shall be permitted on Frontages by Exception.
- (i) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (j) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- (k) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.

7.4 BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 5.
- (b) The number of dwelling units on each Lot shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7).
- (c) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.

- (d) The building area available for Office Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.
- (e) The building area available for Retail Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.
- (f) Retail Uses under 1,500 square feet shall be exempt from parking requirements.

7.5 PARKING LOCATION

- (a) All parking lots, garages and Parking Structures shall be located at the third Lot Layer as illustrated on Table 14.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

7.6 LANDSCAPE

- (a) The first Lot Layer may be paved.

7.7 SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

TABLE 12. T5 BUILDING SETBACKS

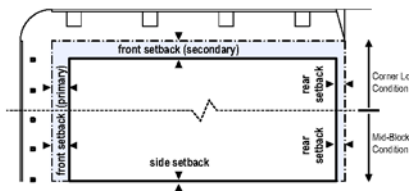
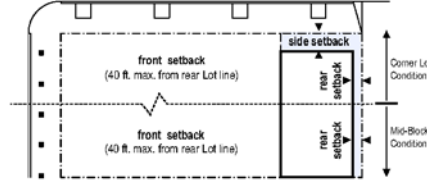
	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Front Setback (Principal)	2 ft. min. 15 ft. max.	40 ft. max. from rear
Front Setback (Secondary)	2 ft. min. 15 ft. max.	n/a
Side Setback	0 ft. min. 24 ft. max.	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.	3 ft. min.
Illustration		

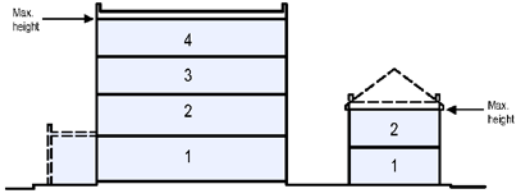
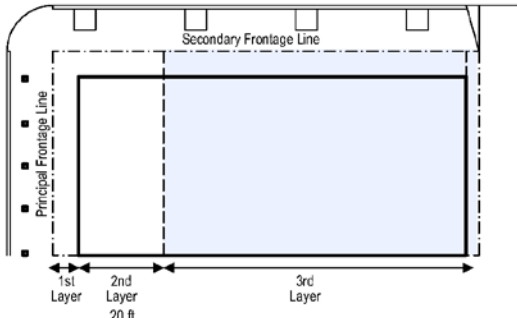
TABLE 13. T5 BUILDING HEIGHT		
	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Height (in Stories)	4 stories	2 stories
Illustration		

TABLE 14. T5 PARKING PLACEMENT	
PARKING PLACEMENT 1. Uncovered parking spaces may be provided within the third layer. 2. Covered parking shall be provided within the third layer. 3. Trash containers shall be stored within the third Layer.	

Permitted and Use by Exception:

Permitted:

Assisted Living facility
 Dwelling, Accessory Unit
 Dwelling, Single Family
 Dwelling, 2-family
 Dwelling, 3 & 4 Family
 Dwelling, Multi-Family
 Dwelling, Live/Work
 Dormitory
 Fraternity/Sorority House
 Group Home
 Business Offices
 Eating/Drinking Establishment
 General Retail/Services
 Personal Services
 Recreation and Entertainment, Indoor
 Recreation and Entertainment, Outdoor
 Visitor Accommodations & Services

Home Occupation
 Bed & Breakfast Inn
 Community Services
 Family Run Child Care
 Educational Facilities
 Government Facilities
 Institutional & Health Care Facilities
 Utilities
 Fire Station
 Police Station
 Post Office

Use by Exception:

Conference/Convention Center
 Parking Lot/Garage
 Boarding/Rooming House
 Hotel (no room limit)
 Child Care

Places of Worship
Industrial, Light

Manufacturing, Light
Funeral Home

STATE REZONING CRITERIA

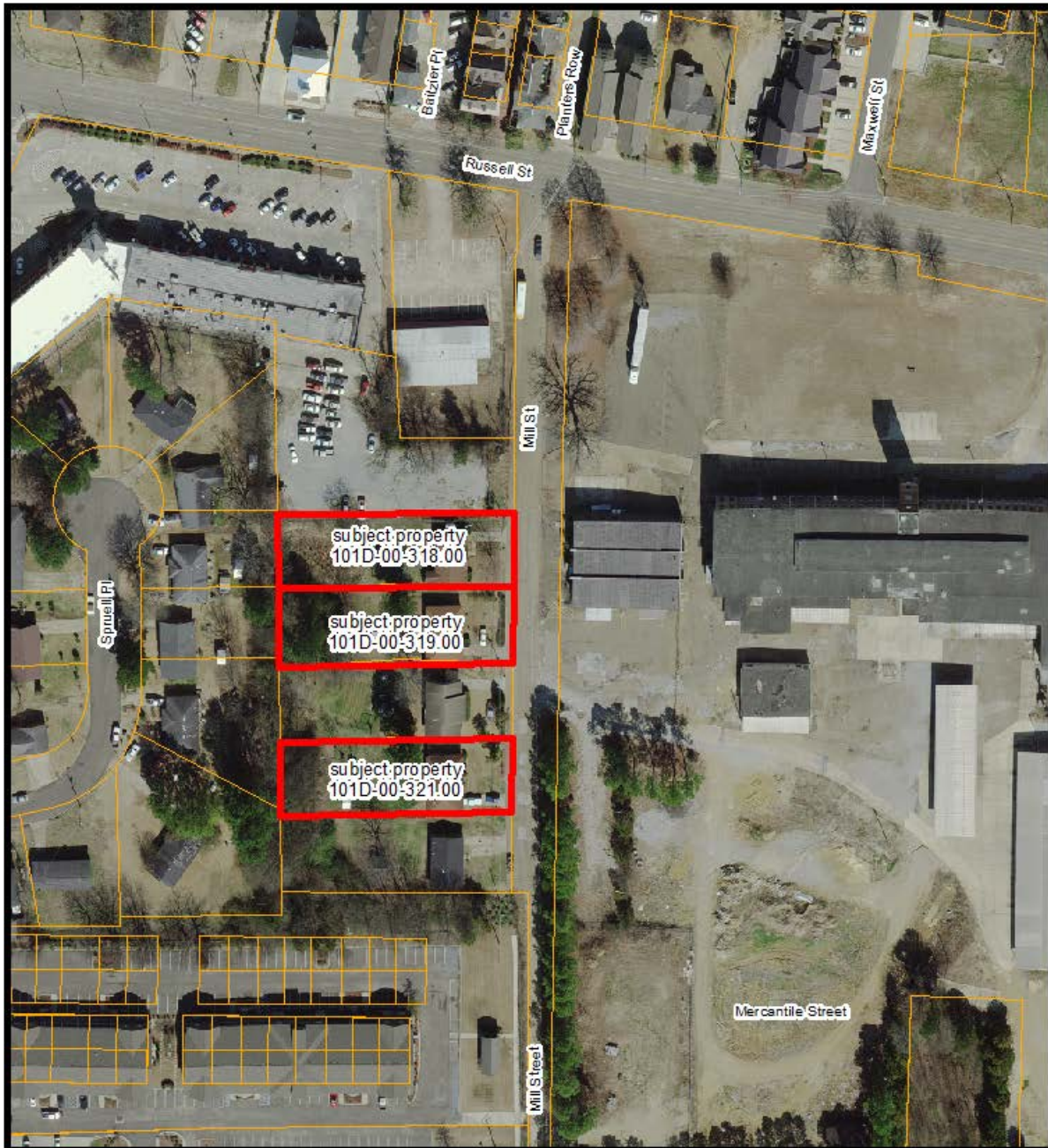
Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

1. **Error:** There is a Manifest Error in the ordinance and a Public Need to correct the error:
 - No Error
2. **Change in conditions:** Changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites make a change in the zoning necessary and desirable, and in accord with the public need for orderly and harmonious growth.
 - On January 12, 2012, the Board of Aldermen adopted Form Based Code for MS Highway 182, Main Street, University Drive, Lampkin Street, and Russell Street. As a result, 84 parcels were rezoned to either T District or Civic District. The subject parcel is adjacent to a T6 District parcel to the east
 - On March 15, 2016, one parcel on Hartness Street was rezoned from R-3 to T-5
 - On August 8, 2016, one parcel at the corner of University and North Montgomery was rezoned from C-2 to T-5.
 - On January 1, 2017, one parcel at Jarnigan Street and was rezoned from R-5 to T-4.
 - On April 4, 2017, one parcel at 114 Mill Street was rezoned from R-2 to T-4.

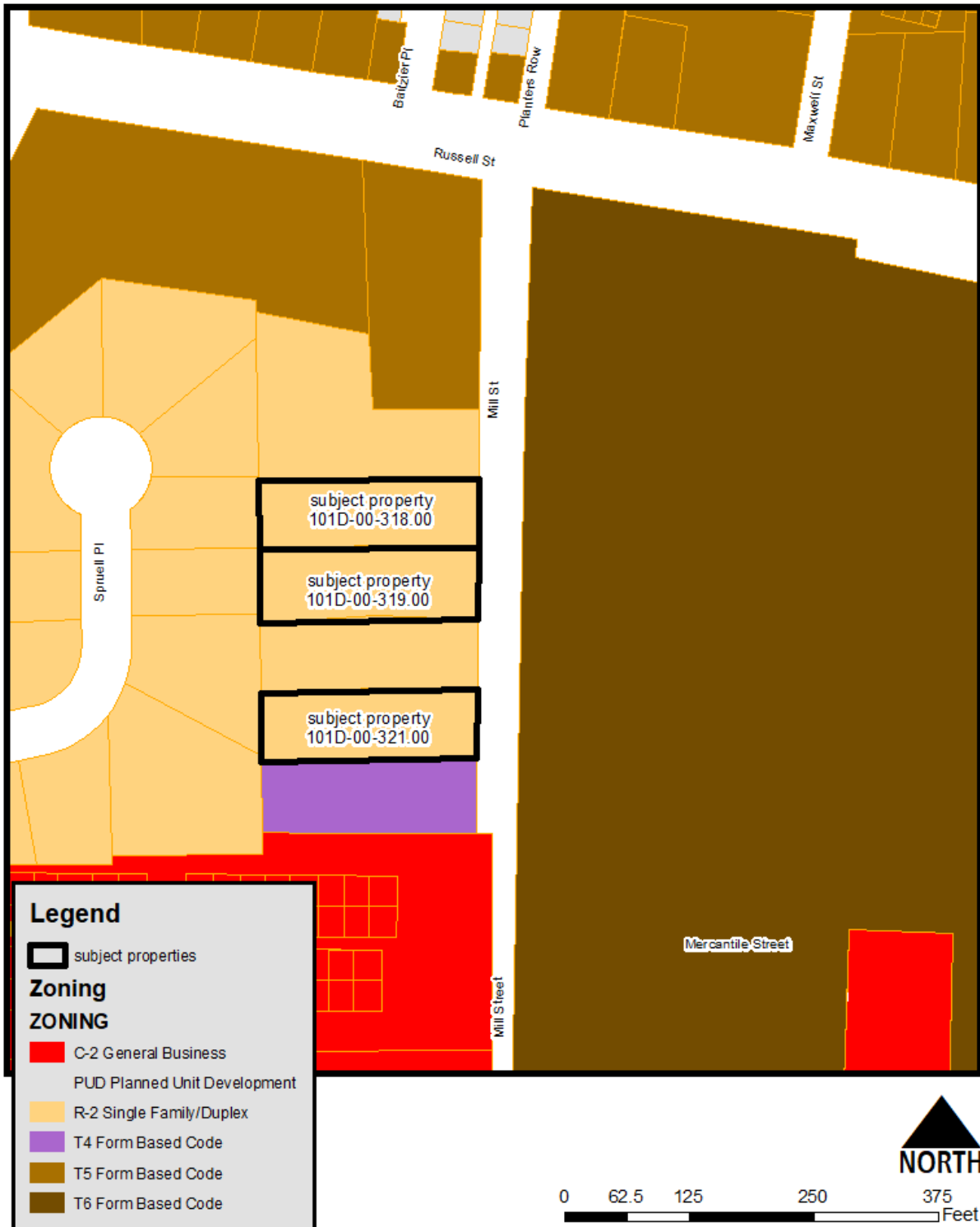
Consistency with Comprehensive Plan: The proposed rezoning could be considered consistent with the goals, objectives and policies found in the City's Comprehensive Plan. The properties' place type is shown as "Traditional Neighborhood-Existing." T-5 zoning allows for residential and commercial.

Land Use Compatibility: The proposed rezoning would be compatible with property to the south, east, and north.

Attachment 1
RZ 17-10 Aerial



Attachment 2 RZ 17-10 Zoning



Attachment 3- Letters in Favor

Emily Corban

From: d.havelin <d.havelin@cityofstarkville.org>
Sent: Friday, September 01, 2017 3:45 PM
To: Emily Corban
Subject: Fwd: Rezoning: RZ 17-10

----- Original message -----

From: Mark Castleberry <mark@casprop.net>
Date: 9/1/17 3:12 PM (GMT-06:00)
To: Daniel Havelin <d.havelin@cityofstarkville.org>
Subject: Rezoning: RZ 17-10

City of Starkville,

We are in receipt of the notification for the request to rezone three parcels on Mill St adjacent to parcels owned by Mark Castleberry and Russell Street Development, LLC. We fully support this rezoning.

Sincerely,

Mark Castleberry, Individual

Mark Castleberry, Managing Member, Russell Street Development, LLC



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)
Subject: PP 17-10 Request for Preliminary Plat approval for combining and subdividing several lots. The lots are located at 104 and 105 Camp Avenue and 703, 703½, 705 and 705½ University Drive in a T5 zoning district with the parcel numbers 101C-00-002.00, 101C-00-001.00, 101D-00-001.00, 101D-00-002.00, 101D-00-003.00, and 101D-00-004.00.
Date: September 12, 2017

The purpose of this report is to provide information regarding the request by Walker Associates on behalf of Hal and Mary Ann Fuller, Betty Bell, and Harry Bell for Preliminary Plat approval for combining and subdividing several lots into 4 lots. The proposed subdivision is named "Veranda at the Cotton District". The proposed subdivision is located in a T5 zoning district. The existing lots in the proposed subdivision are located at 104 and 105 Camp Avenue and 703, 703½, 705 and 705½ University Drive. In addition to this request, the applicant is also requesting a variance from number of building stories, lot width, street width and sidewalk locations. These requests will be heard by the Board of Adjustment and Appeals on September 27, 2017. If this preliminary plat request and the variance request are recommended for approval, the Board of Aldermen will hear both requests on October 3, 2017. The Board of Aldermen will also hear a request to modify the conditions placed on the previous rezoning approval and the request for on street parking. Please see attachments 1-4.

Below is information pertaining to T5 District

§ 4 - SPECIFIC TO T5 DISTRICTS.

Lots located within the T5 District shall be subject to the requirements of this section.

7.1 LOTS

- (a) *Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.*

7.2 LOT OCCUPATION

- (a) *For Lots less than one-hundred and fifty (150) feet deep, one (1) Primary Building and one (1) Outbuilding may be built on each Lot.*
- (b) *Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 12.*
- (c) *Primary Buildings may be positioned within the boundaries of a Lot to create a Sideyard, Rearyard, or Courtyard. (see Table 3)*
- (d) *Lot coverage by buildings shall be a maximum of 90% of the Lot area.*
- (e) *Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.*

7.3 BUILDING FORM

- (a) *The Principal Entrance of any Secondary Building shall be oriented toward a Frontage Line, Driveway or the Facade of an Outbuilding.*
- (b) *The maximum height of a Primary Building shall be four (4) stories as specified on Table 3 and on Table 12.*
- (c) *The maximum height of a Secondary Building shall be four (4) stories as specified on Table 3 and on Table 12.*
- (d) *The maximum height of an Outbuilding shall be two (2) stories as specified on Table 3 and on Table 12.*
- (e) *Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.*
- (f) *Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.*
- (g) *A first Story Residential or Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Walkway.*
- (h) *Loading docks and service areas shall be permitted on Frontages by Exception.*
- (i) *In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.*
- (j) *Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.*
- (k) *Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.*

7.4 BUILDING USE

- (a) *Buildings may combine two (2) or more Uses listed on Table 5.*
- (b) *The number of dwelling units on each Lot shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7).*
- (c) *The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.*
- (d) *The building area available for Office Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.*
- (e) *The building area available for Retail Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.*
- (f) *Retail Uses under 1,500 square feet shall be exempt from parking requirements.*

7.5 PARKING LOCATION

- (a) *All parking lots, garages and Parking Structures shall be located at the third Lot Layer as illustrated on Table 14.*
- (b) *Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.*

- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

7.6 LANDSCAPE

- (a) The first Lot Layer may be paved.

7.7 SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

TABLE 12. T5 BUILDING SETBACKS

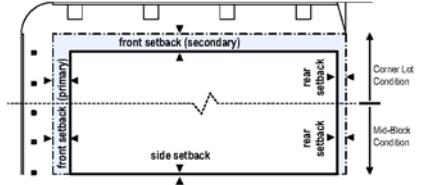
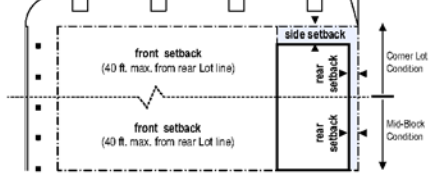
	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Front Setback (Principal)	2 ft. min. 15 ft. max.	40 ft. max. from rear
Front Setback (Secondary)	2 ft. min. 15 ft. max.	n/a
Side Setback	0 ft. min. 24 ft. max.	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.	3 ft. min.
Illustration		

TABLE 13. T5 BUILDING HEIGHT

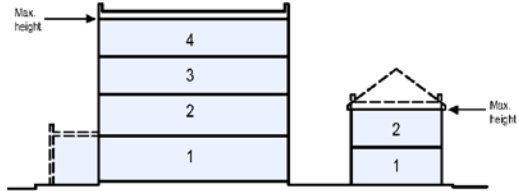
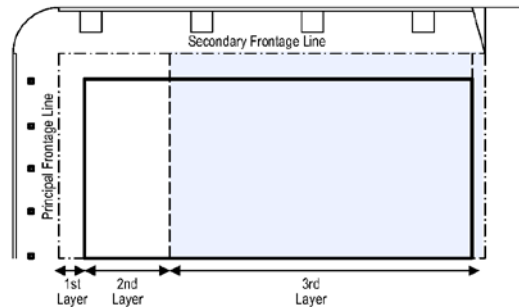
	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Height (in Stories)	4 stories	2 stories
Illustration		

TABLE 14. T5 PARKING PLACEMENT

PARKING PLACEMENT

- 1. Uncovered parking spaces may be provided within the third layer.*
- 2. Covered parking shall be provided within the third layer.*
- 3. Trash containers shall be stored within the third Layer.*



PLAT PROPOSAL:

General Information

The subdivision has a gross acreage of +/- 7.34 acres with a total of 4 lots. The proposed development has a gross density of 0.54 lots per acre. Lots 2, 3 and 4 are proposed to be Apartments and will be maintained by the developer. Lot 1 is designed as Residential (Flats) and will also include Commercial/Office space. A total of 312 residential units are being proposed by the developer. 2.79 acres of the proposed preliminary plat are shown as right-of-way for proposed public streets. The applicant will submit infrastructure plans to the Development Review Committee upon approval of Preliminary Plat. A copy of the proposed covenants that include sections for common area and storm water facilities maintenance as well as the City's standard hold-harmless indemnification clause required by the City Attorney, shall be submitted prior to application for Final Plat.

Easements and Dedications

All easements are provided on the Preliminary Plat. All proposed roadway dedications are shown on the plat. The applicant shall contact the County for review and approval of the proposed road name. The Applicant shall meet the requirements of the electrical service provider, Starkville Utilities. The Applicant shall meet the requirements of the potable water and sanitary sewer utility services provider.

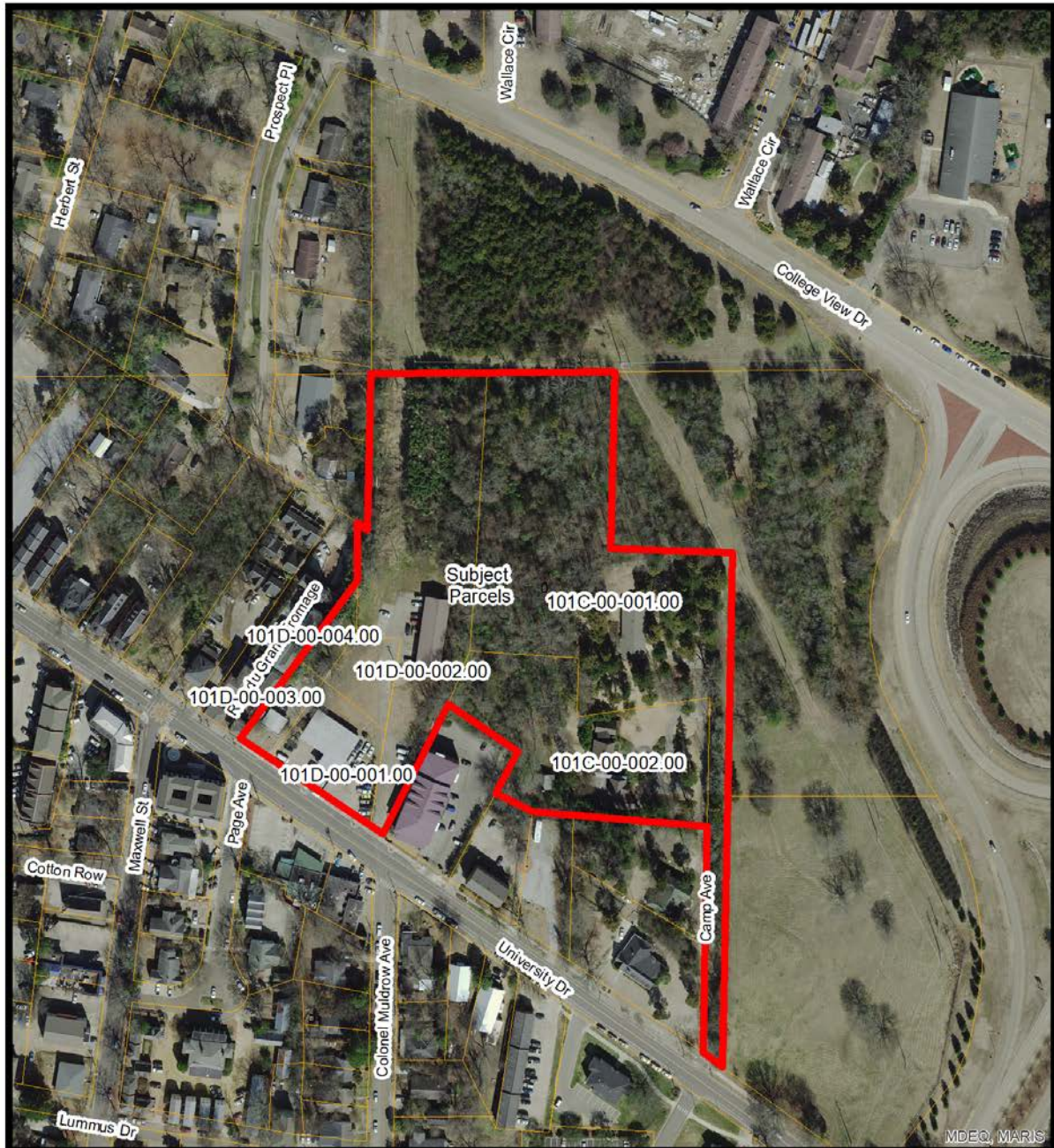
Findings and Comments

The preliminary plat is a Class "B" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended. The applicant shall provide documentation that the subject area is not part of a previously plat subdivision. If it is a part of a previously platted subdivision, the applicant shall provide names of the persons to be adversely affected thereby or directly interested therein and provided written proof from each party agreeing to the alteration.

REQUESTED CONDITIONS:

1. The preliminary plat shall meet the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code of 1972, as amended.
2. The preliminary plat shall meet the minimum requirements for T5 zoning district dimensions or receive a variance from those dimensions prior to approval by the Board of Aldermen.
3. Approval of the preliminary plat shall be tentative, pending the submission of the final plat, as specified in Appendix B, Article IV, Section 3 of the City of Starkville's Code of Ordinances.
4. Approval of the preliminary plat shall be valid for one year, per Appendix B, Article III, Section 2(6)(b) of the City of Starkville's Code of Ordinances.
5. Applicant shall prepare and submit infrastructure plans in accordance with Appendix B, Article III, Sections 3 & 4 of the City of Starkville's Code of Ordinances.
6. When infrastructure plans have been approved for construction, a pre-construction conference shall be held with appropriate City staff prior to the commencement of any construction activities at the site.
7. All public utilities shall be in place and any non-conforming conditions noted during final inspection shall be corrected prior to placement on the Planning & Zoning Commission agenda.
8. When a final plat is submitted for review by the City's Development Review Committee, all required improvements must be complete and the applicant shall provide "as-built" drawings of all infrastructure improvements (water, sewer, storm drainage, roadways, sidewalks, etc.) in "AutoCAD" format as well as a paper copy that is signed and sealed by a licensed professional engineer, indicating that the improvements were installed under his/her responsible direction and that the improvements conform to the approved construction plans, specifications and the City's ordinances.
9. A final plat review and approval shall be required prior to the recording of the plat at the Office of the Oktibbeha County Chancery Clerk.
10. Recommendation of approval of the Preliminary Plat is contingent upon the approval of the variance request for street width and lot width for the subject properties.

Attachment 1
PP 17-10 Aerial



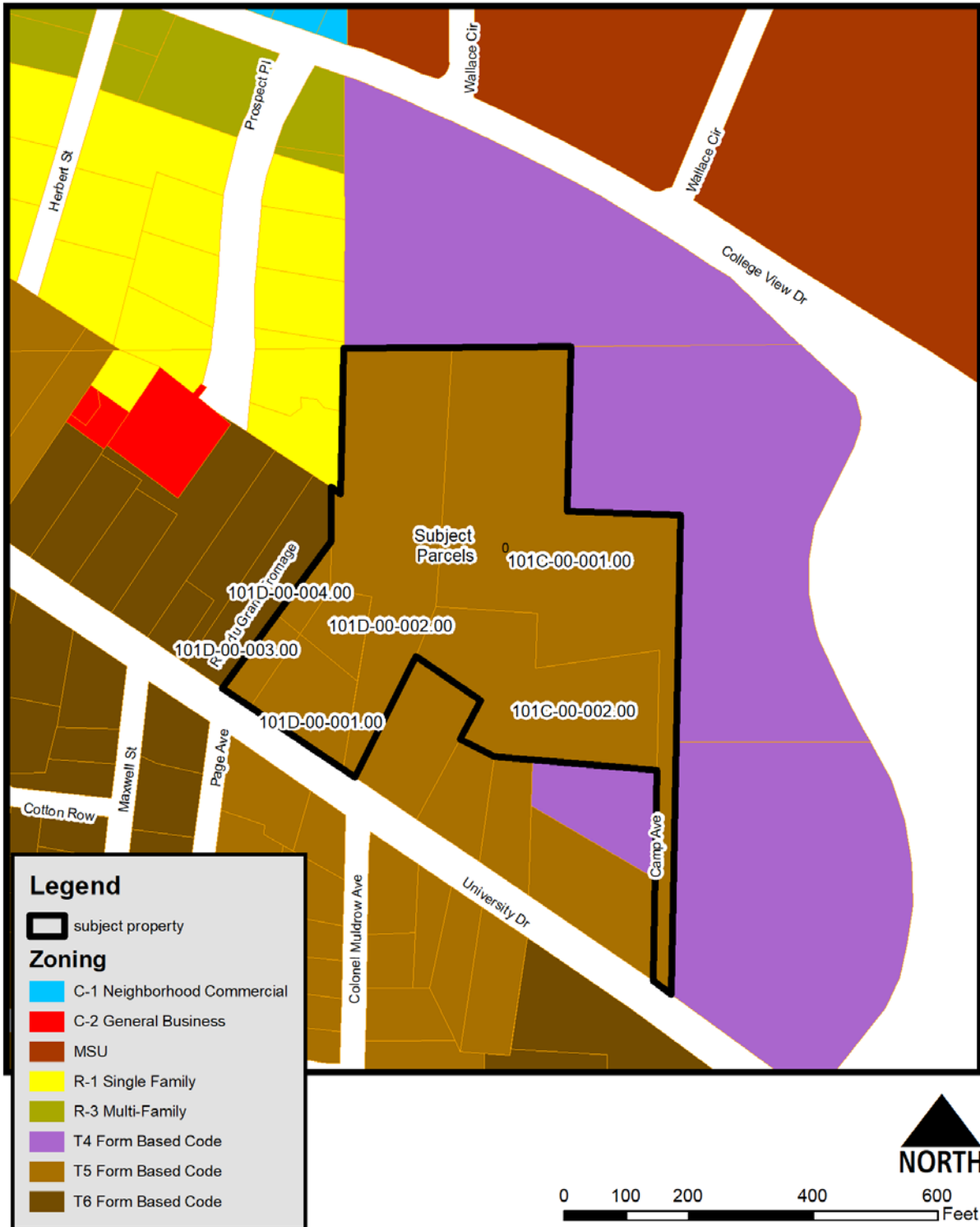
Legend

 subject property

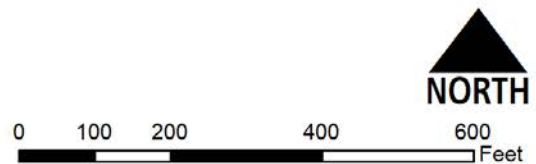
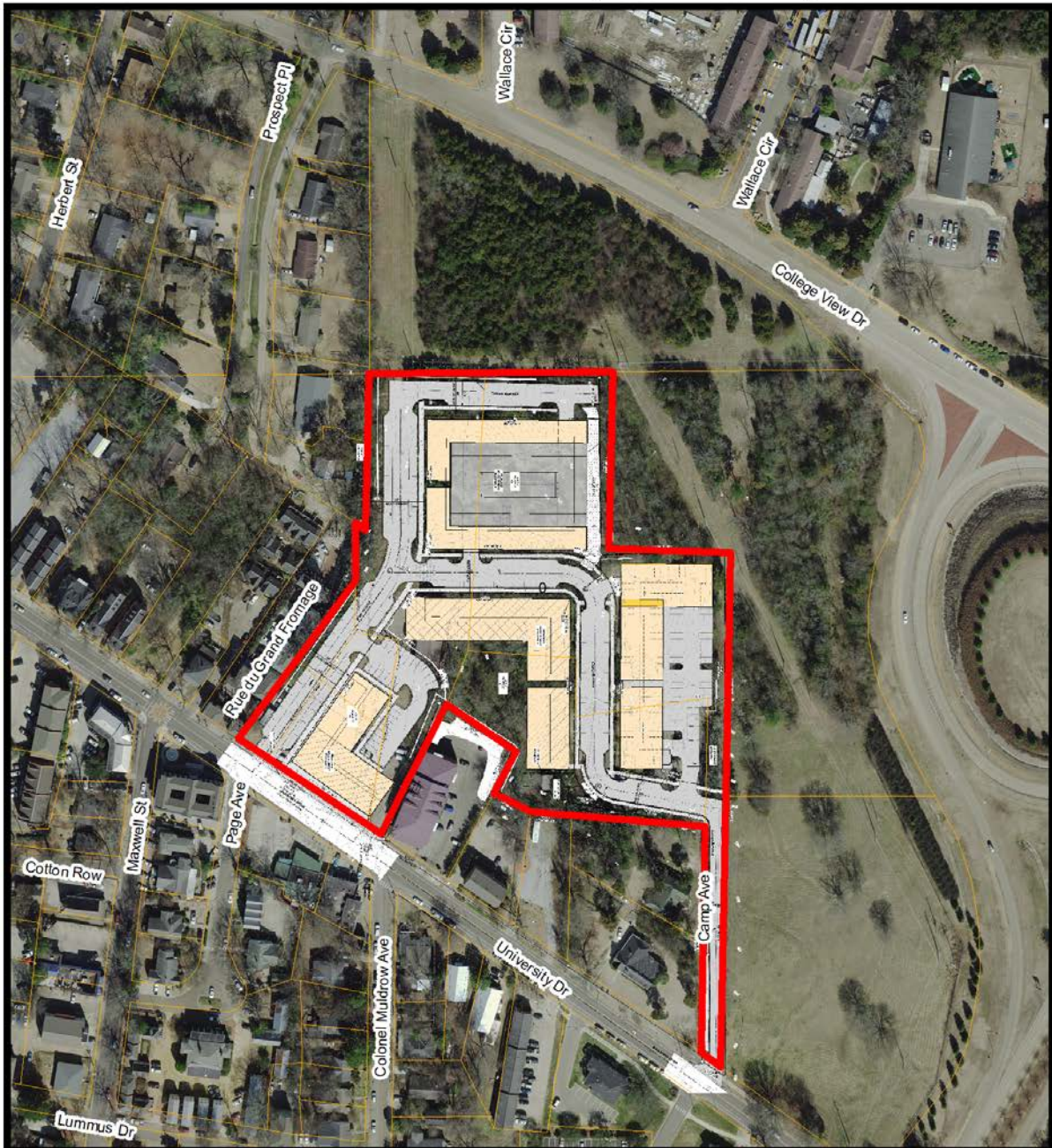
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Feet



Attachment 2 PP 17-10 Zoning



Attachment 3
PP 17-10 Preliminary Plat Overlay



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PRELIMINARY PLAT
VERANDA AT THE COTTON DISTRICT
PART OF THE NW 1/4 OF THE NE 1/4 & THE NE 1/4 OF THE NW 1/4 OF
STARKVILLE, OKTIBBEHA COUNTY, MISSISSIPPI

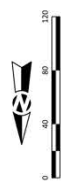
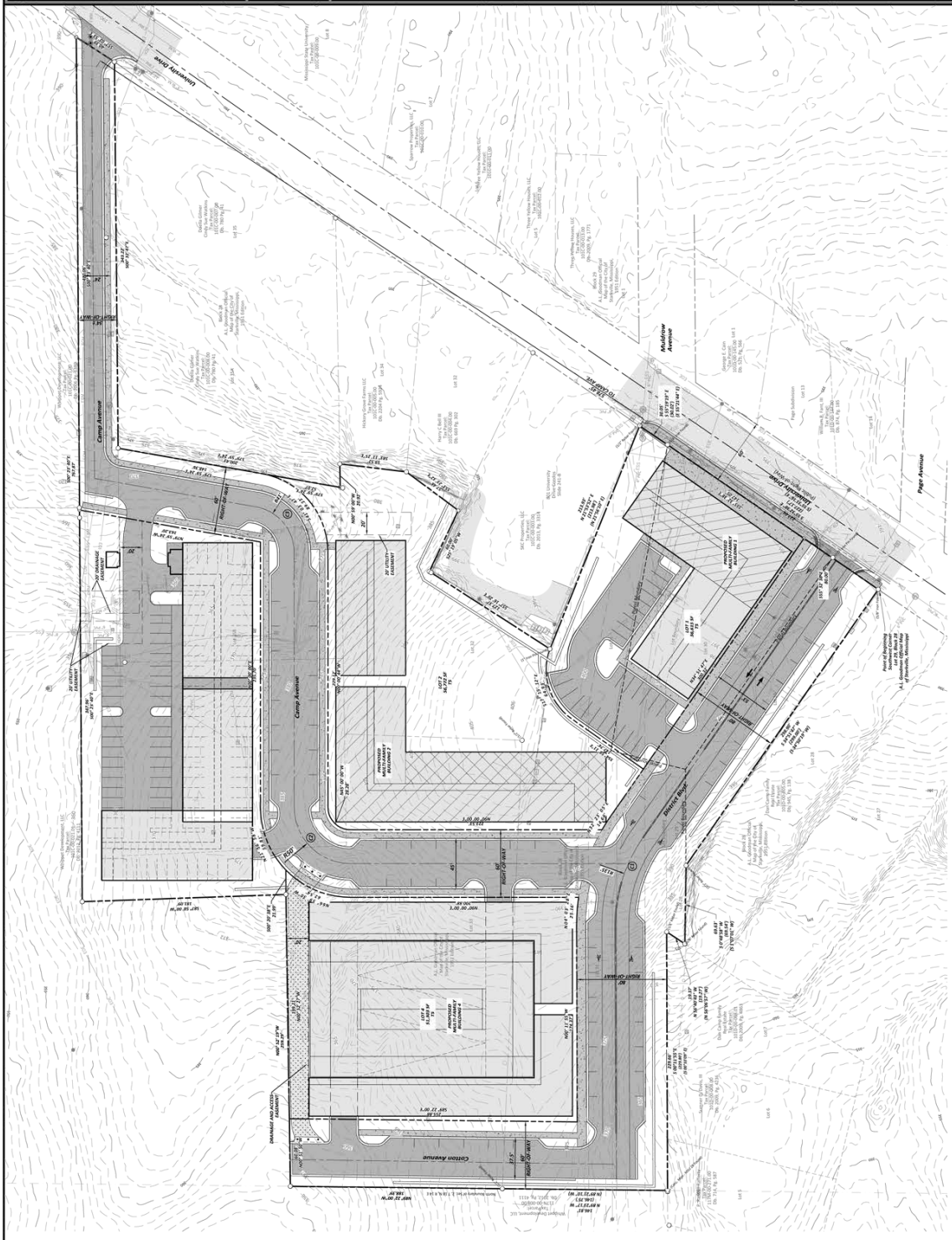
OF SEC. 2, T18N, R14E

STARKVILLE, OKTIBBEHA COUNTY, MISSISSIPPI

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

WALKER ASSOCIATES, INC.
ENGINEERING, PLANNING, GIS & SURVEYING

2890 Rice Mine Road NE
Tuscaloosa, AL 35406
www.walkercivil.com
P (205) 561-3778 | F (205) 561-3779



SURVEY LEGEND

- [illegible]

PROPOSED LEGEND

- | | |
|---|--------------------------------|
|  | PROPOSED RIGHT-OF-WAY |
|  | PROPOSED MINIMUM BUILDING LINE |
|  | PROPOSED SIGN |
|  | PROPOSED ASPHALT |
|  | PROPOSED CONCRETE SIDEWALK |
|  | PROPOSED CONCRETE PAVEMENT |

ONOMO	ALUOLUS	ONOMO	ONOMO	ARC
		BENDING	LENGTH	
C1	115.00°	1° 31' 53" E	81.03°	82.31°
C2	50.00°	6° 45' 00" 000" W	70.72°	78.54°
C3	41.00°	5° 39' 53" 44" E	52.59°	57.19°