



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, DECEMBER 12, 2017
1ST FLOOR 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 OF NOVEMBER 14, 2017
 - B. CONSIDERATION OF THE UNAPPROVED MINUTES OF NOVEMBER 16, 2017
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PP 17-11 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING 348.81 PARCEL INTO 3 LOTS FOR A PROPOSED INDUSTRIAL PARK. THE PROPERTY IS LOCATED AT 1629 HWY 389 IN A M-1 ZONE WITH THE PARCEL NUMBER 115-21-007.01, 115-21-007.00, AND 115-21-010.02
 - B. DISCUSSION AND CONSIDERATION OF THE 2018 PLANNING AND ZONING COMMISSION MEETING AND SUBMISSION SCHEDULE
- VIII. ADJOURN

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI NOVEMBER 14, 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 November 14, 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, Tom Walker, Ward 3, Alexis Gregory, Ward 5, Jeremiah Dumas, Ward 6. Absent from the meeting was Tommy Verdel Jr., Ward 7. 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 November 14, 2017 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, NOVEMBER 14, 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. CONSIDERATION OF THE UNAPPROVED MINUTES SEPTEMBER 12, 2017
 - B. CONSIDERATION OF THE UNAPPROVED MINUTES OF NOVEMBER 1, 2017
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS

- A. AA 17-02 REQUEST FOR AN ADMINISTRATIVE APPEAL FROM DENIAL OF THE USE OF EIFS FOR 550 RUSSELL STREET IN A T-5 DISTRICT WITH THE PARCEL NUMBER 101D-00-316.00
- B. AA 17-03 REQUEST FOR AN ADMINISTRATIVE APPEAL FROM DENIAL OF THE PLACEMENT OF A SECONDARY BUILDING AT 35 JARNIGAN STREET IN A T-4 DISTRICT WITH THE PARCEL NUMBER 101D-00-094.00
- C. CU 17-08 REQUEST FOR CONDITIONAL USE TO ALLOW FOR A PARKING LOT AT 609 GILLESPIE STREET IN AN C-2 ZONE WITH THE PARCEL NUMBER 101D-00-313.00
- D. 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
- E. PROPOSED SIGN ORDINANCE AMENDMENT

VIII. PLANNER'S REPORT

IX. ADJOURN

After discussion and upon the motion of Commissioner Dumas duly seconded by Commissioner Camp, the motion to approve the official agenda of the Planning and Zoning Commission for November 14, 2017 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
SEPTEMBER 12, 2017**

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory the motion to approve the Minutes as amended of the September 12, 2017 Planning and Zoning Commission received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
NOVEMBER 1, 2017**

After discussion and upon the motion of Commissioner McReynolds duly seconded by Commissioner Camp the motion to approve the Minutes as amended of the November 1, 2017 Planning and Zoning Commission received unanimous approval, with Commissioner Gregory abstaining due to absence from the meeting.

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 AA 17-02 REQUEST FOR AN ADMINISTRATIVE APPEAL FROM DENIAL OF THE USE OF EIFS FOR 550 RUSSELL STREET IN A T-5 DISTRICT WITH THE PARCEL NUMBER 101D-00-316.00**

Assistant City Planner Emily Corban presented the request by Mark Castleberry for an Administrative Appeal from the denial of the use of EIFS for 550 Russell Street in a T-5 District. The applicant is appealing the decision by the Community Development Department to not allow the use of EIFS (exterior insulation and finish systems) on the 2nd and 3rd floor of a building currently under construction.

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

Mr. Mark Castleberry came forward to speak in favor of his request.

Let the record state that Commissioner Verdell entered the meeting at 5:49 pm.

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

After discussion and upon the motion of Commissioner Walker, duly seconded by Commissioner Gregory, the motion to deny AA 17-02 was denied 5-1 with Mr. McReynolds being the dissenting vote.

B. CONSIDERATION OF AA 17-03 REQUEST FOR AN ADMINISTRATIVE APPEAL FROM DENIAL OF THE PLACEMENT OF A SECONDARY BUILDING AT 35 JARNIGAN STREET IN A T-4 DISTRICT WITH THE PARCEL NUMBER 101D-00-094.00

City Planner Daniel Havelin presented the request by Dwight Harding for an Administrative Appeal from the denial of the placement of a secondary building at 35 Jarnigan Street in a T-4 District with the parcel number 101D-00-316.00. The applicant is appealing the decision by the Community Development Department to not allow the placement of a secondary building on a lot that is less than 150' in depth. A lot less than 150' in depth can only have one primary and one outbuilding with a maximum of 576 square feet located on the lot. The Applicant is proposing to move an existing house from 104 Lummus and place it in the backyard of 35 Jarnigan Street which already has an existing house and exceeds the 576 square foot maximum allowed for an outbuilding.

The Commission Chair then opened up the public hearing and called for comments regarding the above 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 AA 17-03 was denied 4-2 with Mr. Walker and Mr. McReynolds being the dissenting votes.

C. CONSIDERATION OF CU 17-08 REQUEST FOR CONDITIONAL USE TO ALLOW FOR A PARKING LOT AT 609 GILLESPIE STREET IN AN C-2 ZONE WITH THE PARCEL NUMBER 101D-00-313.00

Assistant City Planner Emily Corban presented the Conditional Use Request by First Church of Christ to allow for a parking lot to be located at 609 Gillespie Street in an C-2 zone. The proposed parking lot will be used for church parking. The property is zoned C-2 and in order to construct a parking lot, a Conditional Use is required per the City of Starkville's Permitted and Conditional Use Chart. 21 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 Monday October 30, 2017 and a sign was posted on the property. As of this date, the Planning Office has received no phone calls against this request. Staff received one email in support of the request.

- The five specific criteria for conditional use review and approval:
- **Land use compatibility.** The proposed use as a "Parking Lots & Garages" could be considered a compatible use with adjacent properties. The proposed parking lot is located across the street from the existing church. The property is currently zoned C-2. The 2016 Comprehensive plan has the areas placetype listed as urban corridor.
- **Sufficient site size and adequate site specifications to accommodate the proposed use.** The site is adequately sized to accommodate the proposed use.
- **Proper use of mitigative techniques.** None proposed
- **Hazardous waste.** No hazardous waste or materials would be generated, used or stored at the site
- **Compliance with applicable laws and ordinances.** The applicant is responsible for obtaining all the property permitting required by City.

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

Mr. Glenn McGee 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 Walker, duly seconded by Commissioner Verdell, the motion to approve CU 17-08 was unanimously approved with the following conditions:

1. The applicant shall have six months from time of Conditional Use approval to obtain site plan approval by the City's Development Review Committee.

D. 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

City Planner Daniel Havelin presented the request by Mitchener Rentals, LLC and Danielle V. Kelly to rezone 2 lots located at 2003 and 2005 Hickory Street from R-1 Single Family to C-2 General Business. The property to the North and West is zoned R-1 and is currently Single-family. The property to the East is zoned C-2 and is currently a convenience store and vehicular service. The property to the South is zoned M-1 and is currently a business center. 30 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 October 5, 2017 and a sign was posted on the property. As of this date, the Planning Office has received six phone calls, two in office visits, and five letters against this request. The planning office has received one letter in support of this request. The planning office received 2 phone calls asking for information.

- A rezoning can only take place if one of the following conditions prevail
- Error: There is a Manifest Error in the ordinance and a Public Need to correct the error:
- There is No Error.
- Change in Condition with public need:
 1. New or Expanded commercial developments west of Louisville Street along Highway 12 (unless noted dates shown are for site plan approval not opening date)
 - AT&T Retail Store- 2011
 - Cellular South- 2011
 - Tractor Supply- 2011
 - Barnes Crossing Auto Sales- 2014
 - Dollar Tree- 2014
 - Kroger- Expanded in 2014
 - Panda Express- 2014
 - Academy Sports- Opened in 2017

- **Consistency with Comprehensive Plan:** The proposed rezoning would generally be not consistent with the goals, objectives and policies found in the City's Comprehensive Plan. The property's place type is shown as "Suburban Single Family".
- **Land Use Compatibility:** The proposed rezoning would be compatible with property to the east, but not compatible with property to the west and north

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

Mr. John Moore, representing the applicants, came forward to speak in favor of the request.

Ms. Peggy Carstens came forward to speak against the request.

Ms. Pequita Denson came forward to speak against the request.

Mr. Danny Tollinson came forward to speak against the request.

Ms. Marnita Henderson came forward to speak against the request.

Ms. Amelia Beavel came forward to speak against the request.

Mr. George Clark came forward to speak against the request.

Mr. John Moore, came forward to respond to comments against 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 Camp, the motion to deny RZ 17-06 was unanimously denied, citing a lack of demonstrated change in the neighborhood.

E. CONSIDERATION OF PROPOSED SIGN ORDINANCE AMENDMENT

City Planner Daniel Havelin gave a brief summary to the Commissioners of the proposed ordinance amendments:

1. Modifying the physical size of banners for approved special event advertising on Main Street. The current requirements limit the size of all banners to 24 square feet. The proposed change increases the size to a maximum of 90 square feet

with specific requirements for managing wind load and the location of eyelets for mounting the banner.

2. Removal and Replacement of current Billboard requirements. All existing billboards will be declared legal non-conforming billboards. Existing billboards will be placed into two types (I and II) categories. Type I are billboards that are subject to the requirements of state law. Type II are billboards that are not subject to the requirements of state law.
3. Removal of billboards from the amortization clause that governs all other sign types within the City. The removal schedule of Type II billboards is located in the proposed Section J (E)
4. Removal and Replacement of references to the Administrative Adjudication Process and Administrative Hearing Officer.
5. Modifying the variance process for signs. Dimensional variances will be heard by the Board of Adjustment and Appeals. All other variances will be heard by the Planning and Zoning Commission. Final approval and appeals will be heard by the Board of Aldermen.

A public hearing notice was published in the Starkville Daily News October 3, 2017. As of this date, the Planning Office has received no phone calls against the request.

The Board of Aldermen will hold the first public hearing on the proposed amendments on November 21, 2017 and a second public hearing on the proposed amendments on December 5, 2017.

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

Mr. Mark Baker came forward to speak in regards to the request. He provided some points for revision.

After Discussion, and upon a motion by Commissioner Walker, duly seconded by Commissioner Dumas, that the revised sign ordinance be passed forward to the Board of Alderman with any subsequent amendments incorporated by the City Planner and/or the City Attorney based on feedback from the Public Hearing was unanimously approved.

VIII. PLANNER'S REPORT

City Planner Daniel Havelin announced the need to have a special call Planning and Zoning meeting this week if possible to review the cornerstone final plat.

The Commissioners decided to meet on Thursday November 16, 2017 at 5:30 pm in the second-floor conference room for the special call meeting.

IX. ADJOURN

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on November 16, 2017, in the second-floor conference room of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Camp duly seconded by Commissioner Gregory, the motion to adjourn until 5:30 p.m. on November 16, 2017, in second-floor conference room located at 110 West Main Street, Starkville MS, was unanimously approved.

Mike Brooks, Commission Chair

Daniel Havelin, City Planner

**UNAPPROVED MINUTES OF THE SPECIAL CALL MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI NOVEMBER 16, 2017**

Be it remembered, that, the members of the Planning and Zoning Commission of the City of Starkville, met at Special Call meeting on November 16, 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, Tom Walker, Ward 3, and Alexis Gregory, Ward 5 and Tommy Verdell Jr., Ward 7. Absent from the meeting was Jeremiah Dumas, Ward 6. Attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Emily Corban, Community Development Director Buddy Sanders, and City Attorney Chris Latimer, who joined the meeting by phone.



PLANNING & ZONING COMMISSION

There will be Special Call meeting November 16, 2017 at 5:30 pm on the 2nd floor of City Hall in room 211 at 110 West Main Street to discuss the following items:

- **FP 17-08 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING +-224.30-ACRE PARCEL INTO 4 LOTS AS PART OF PHASE I OF CORNERSTONE PARK LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF MS HWY 12 W AND MS HWY 25 BYPASS IN A M-1/C-2 ZONE**
- **DISCUSSION AND CONSIDERATION OF MAKING A RECOMMENDATION TO THE BOARD OF ALDERMEN TO ADD AN ARCHITECT TO THE REVIEW PROCESS OF THE DEVELOPMENT REVIEW COMMITTEE.**

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 November 16, 2017 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, NOVEMBER 16, 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. CITIZEN COMMENTS

- VI. **NEW BUSINESS**
 - A. FP 17-08 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING +-224.30-ACRE PARCEL INTO 4 LOTS AS PART OF PHASE I OF CORNERSTONE PARK LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF MS HWY 12 W AND MS HWY 25 BYPASS IN A M-1/C-2 ZONE
 - B. DISCUSSION AND CONSIDERATION OF MAKING A RECOMMENDATION TO THE BOARD OF ALDERMEN TO ADD AN ARCHITECT TO THE REVIEW PROCESS OF THE DEVELOPMENT REVIEW COMMITTEE

- VIII. ADJOURN

After discussion and upon the motion of Commissioner Gregory duly seconded by Commissioner Verdell, the motion to approve the official agenda of the Special Call Planning and Zoning Commission meeting for November 16, 2017 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 FP 17-08 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING +-224.30-ACRE PARCEL INTO 4 LOTS AS PART OF PHASE I OF CORNERSTONE PARK LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF MS HWY 12 W AND MS HWY 25 BYPASS IN A M-1/C-2 ZONE**

City Planner Daniel Havelin presented the request by Clyde Pritchard on behalf of Oktibbeha County Economic Development Authority for Final Plat approval for subdividing a +/-224.30-acre parcel into 4 lots. The proposed subdivision is named

“Cornerstone Industrial Park- Phase 1”. The proposed subdivision is located in an M-1/C-2 zone. The proposed subdivision is located on the southwest corner of the intersection of MS Hwy 12 W and MS Hwy 25 Bypass. The Preliminary plat was approved by the Board of Alderman on August 21, 2007. The plat was reviewed at a special call Development Review Committee meeting on November 7, 2017

After discussion and upon the motion of Commissioner Walker, duly seconded by Commissioner Verdell, the motion to approve FP 17-08 was unanimously approved with the following 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 M-1 and C-2 dimensions.
3. Erosion control vegetation shall be established on all disturbed areas.
4. The applicant shall provide one paper copy of the recorded plat to the City, along with a digital copy in “AutoCAD” format in standard state plane coordinates.
5. 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 design professional, guaranteeing accuracy.
6. 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.
7. Approval to vary from the City of Starkville’s Code of Ordinances, Chapter 98, Article IV, Section 98-83, Paving and Street Construction which requires the developer provide a bond and maintain the public roadways as part of the Subdivision until 85% of the lots have received a certificate of occupancy. It is proposed to revise the 85% threshold to 17% which would allow the developer to turn the public roadways over to the City for ownership and maintenance after the final plat is executed.

B. DISCUSSION AND CONSIDERATION OF MAKING A RECOMMENDATION TO THE BOARD OF ALDERMEN TO ADD AN ARCHITECT TO THE REVIEW PROCESS OF THE DEVELOPMENT REVIEW COMMITTEE

There came for consideration, the matter of the Planning and Zoning Commission to write a letter to the Board of Aldermen requesting that an Architect be added to the Development Review Committee for architectural review. After a brief discussion, upon the motion of Commissioner Walker, duly seconded by Commissioner Verdell the motion to table the item was approved by a vote of 5 to 0.

VIII. ADJOURN

ADJOURN

Upon the motion of Commissioner Walker, duly seconded by Commissioner Verdell, the motion to adjourn was unanimously approved. The Commission adjourned until 5:30 p.m. on December 12, 2017, in the courtroom of City Hall located at 110 West Main Street, Starkville MS.

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 17-11 Request for Preliminary Plat approval for subdividing 348.81 parcel into 3 lots for a proposed industrial park. The property is located at 1629 HWY 389 in a M-1 zone with the parcel number 115-21-007.01, 115-21-007.00, and 115-21-010.02
Date: December 12, 2017

The purpose of this report is to provide information regarding the request by Saunders Ramsey on behalf of OCEDA for Preliminary Plat approval for subdividing a 348.81-acre parcel into 3 lots. The proposed subdivision is named "Starkville/Oktibbeha Industrial Park". The proposed subdivision is located in an M-1 Zone. The proposed subdivision is located at 1639 HWY 389. This request is part of a proposed industrial park. The applicant went to the Board of Adjustments and Appeals on November 30, 2017 to request two variances: a reduction in street width from 31' to 24' and the removal of the curb and gutter requirement. The BOAA recommended approval of the street width reduction but denied the removal of curb and gutter. The applicant's requests will be heard at the Board of Alderman on December 19, 2017. Please see attachments 1-3.

Below is information pertaining to M-1 Manufacturing (light industry) zoning district regulations

Sec. N. - M-1 manufacturing (light industry) zoning district regulations.

These [M-1 industrial] districts are intended to be composed of land and structures suitable for light manufacturing, wholesaling and/or distribution, along with similar services industries. The district regulations are designed to allow a wide range of industrial activities subject to yard, area, and other limitations designed to protect other more restrictive nearby districts. [The following regulations apply to the M-1 districts:]

- 1. See chart for uses permitted.*
- 2. See chart for uses which may be permitted as an exception.*
- 3. Minimum lot size: It is the intent of this ordinance that lots of sufficient size be used for any business or service use and to provide adequate parking and loading space in addition to the space required for the other normal operations of the enterprise.*
- 4. Minimum yard size: Front yard, 30 feet, except where existing establishments, other than residential, are set back, any new structures shall be set back not less than the average of the setbacks of the existing establishments within 100 feet on each side thereof. Side yards: 20 feet, excepting a lot adjoining its side lot lines to another lot which is in a residential zoning district, in which case there shall be a side yard of not less than 30 feet wide. Rear yard: 15 feet.*
- 5. Maximum height of buildings or structures: 60 feet (see article VI, section G, for exceptions).*

6. *Off-street parking: Parking spaces shall be provided at the ratio of 0.75 space per worker, and one space for each company vehicle incidental to the operation of the industry or use. See article VIII for requirements for other uses.*

7. *Off-street loading and unloading: Adequate space shall be provided for loading and unloading all vehicles or trucks incidental to the operation of the industry or use inside the established building lines.*

8. *Screening of junkyards, open storage areas and certain industrial facilities: Visual screening of all junkyards and open storage areas, as set forth in the schedule of land use regulations, consisting of fencing, earthen berms, landscape materials or any combination thereof, with sufficient density and height to block the view of such facilities from all public roads, is required.*

PLAT PROPOSAL:

General Information

The subdivision has a gross acreage of +/- 348.81 acres with a total of 3 lots. The proposed development has a gross density of 116.27 units per acre. The applicant will submit infrastructure plans to the Development Review Committee upon approval of Preliminary Plat. A copy of the proposed covenants and 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, Starkville Utilities.

Findings and Comments

The preliminary plat is a Class "C" 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.

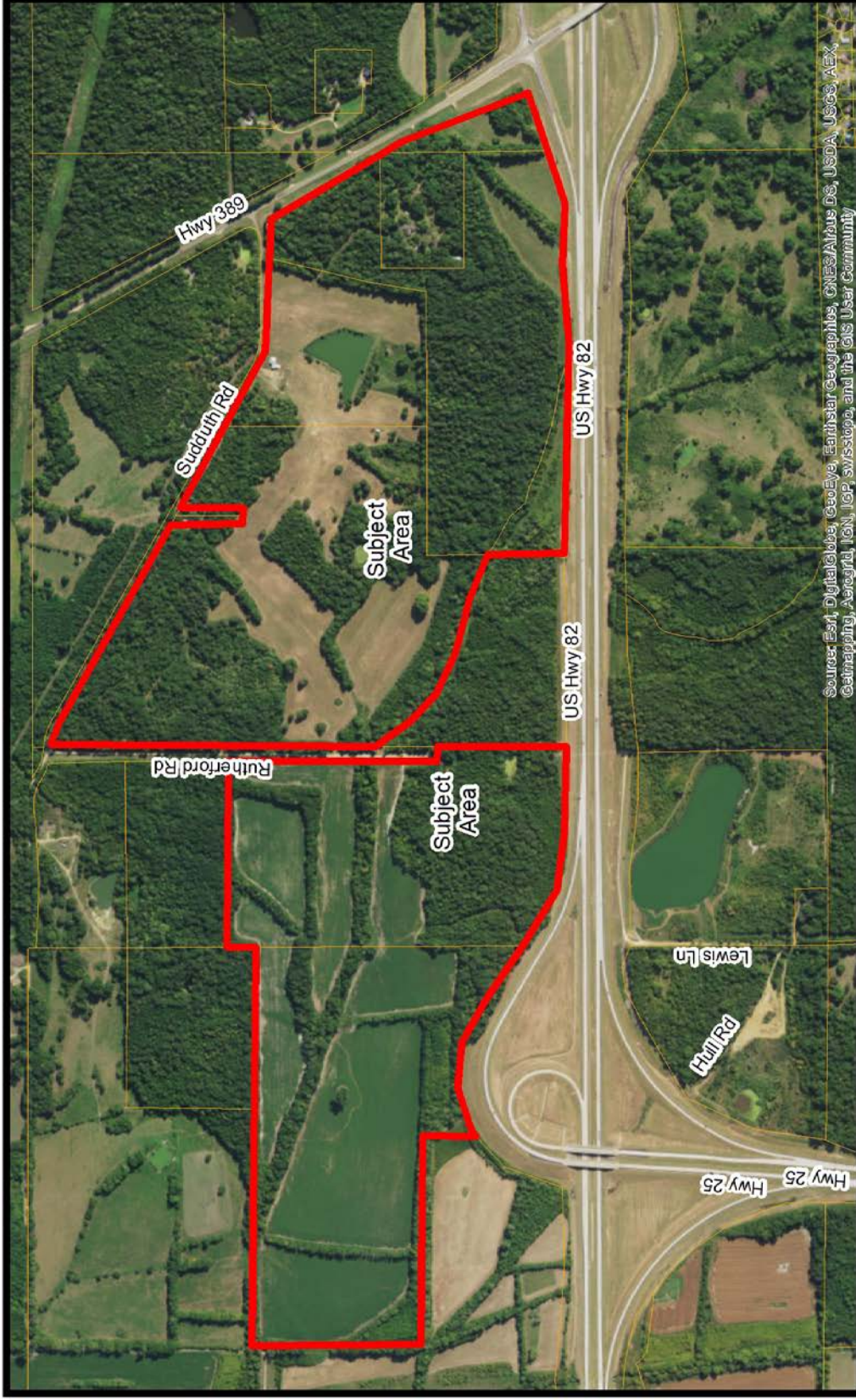
ADDITIONAL DRC REQUIREMENTS HERE

All stormwater will be managed at the time of development. Each newly developed lot will be responsible for providing adequate stormwater management in accordance to City of Starkville Stormwater Management Ordinance.

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 M-1 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. Typical road way section shown on plat will be modified if necessary based on the decision of the Board of Aldermen for variance request VA 17-17.

Attachment 1
PP 17-11 Aerial



Legend

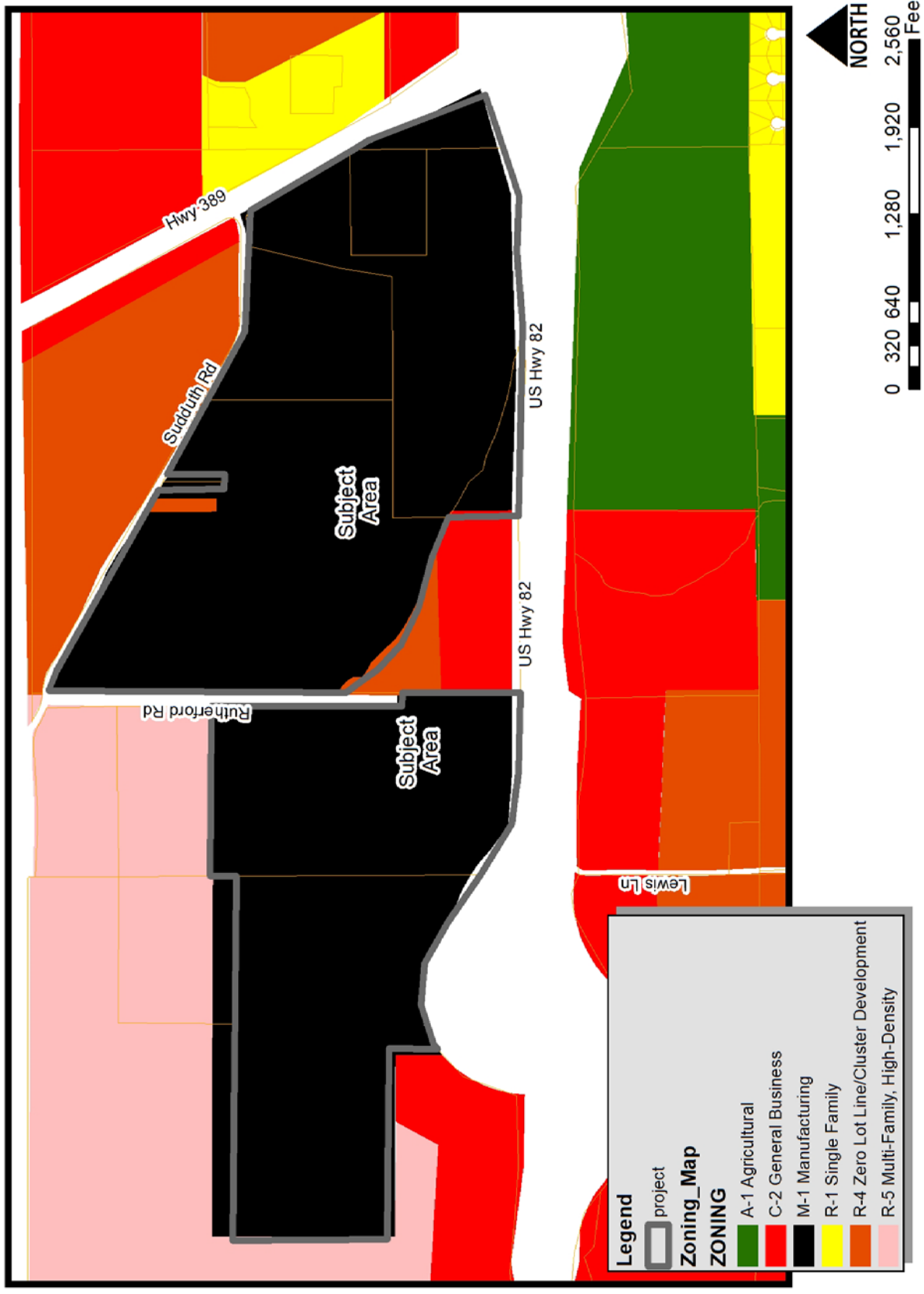
 project

 NORTH

0 320 640 1,280 1,920 2,560 Feet



Attachment 2
PP 17-11 Zoning



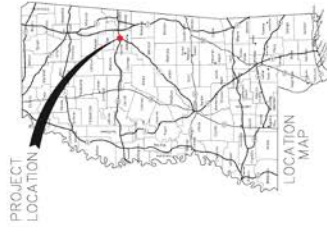
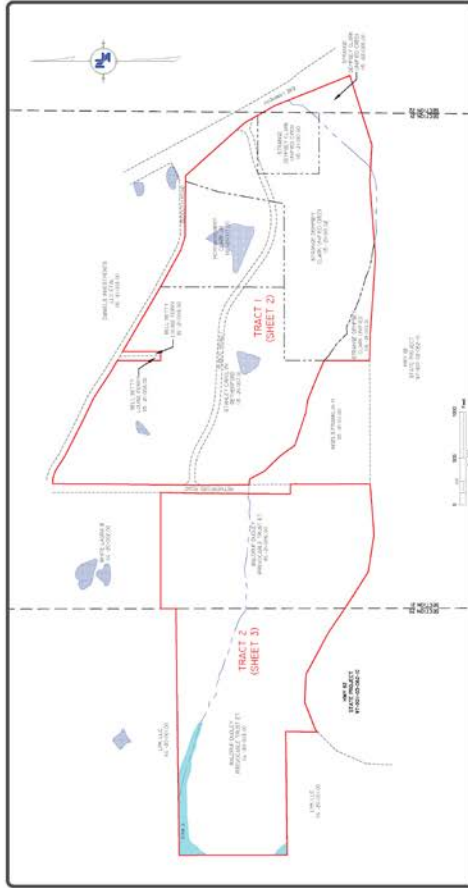
Attachment 3- Preliminary Plat

STARKVILLE/OKTTEBEHA INDUSTRIAL PARK OCEDA

JACK WALLACE, PRESIDENT 662-323-3322
jandmjwal@aol.com
SCOTT MAYNARD, CEO/SDP 662-323-3322
smaynard@starkville.org
200 EAST MAIN STREET
STARKVILLE, MS 39759
FAX: 662-323-5815
(SHEET 1 OF 3)

CITY OF STARKVILLE, MISSISSIPPI
MAYOR
LYNN SPIRULL
ALDERMEN

WARD 1 BEN CARVER
WARD 2 SANDRA C. SISTRUNK
WARD 3 DAVID LITTLE
WARD 4 JASON WALKER
WARD 5 ROY A. PERKINS (VICE-MAYOR)
WARD 6 HENRY N. VAUGHN, SR.
WARD 7



LATITUDE & LONGITUDE
OF PROJECT CENTER
(APPROX. CENTER OF PROJECT)

NOTE
● INDICATES APPROXIMATE LOCATION OF PROJECT

LAND AREA	ACRES
TRACT 1	1.00
TRACT 2	1.00
TRACT 3	1.00
TOTAL AREA	3.00



NEEL-SCHAFFER
Solutions you can build upon
www.neel-schaffer.com
PH: 662-328-7988 / FAX: 662-328-7981
Starkville, MS 39759

NOTES:
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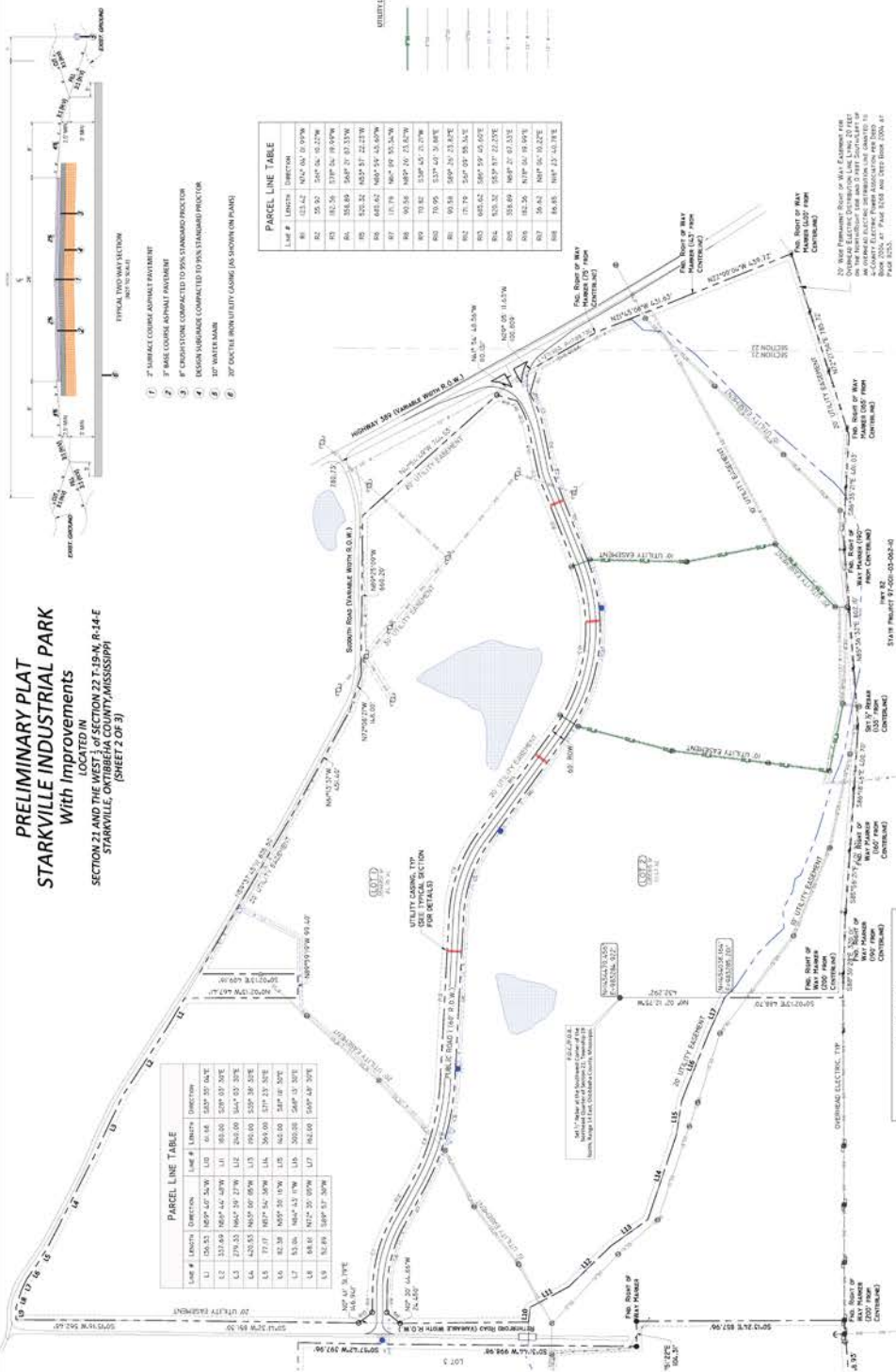
SECTION 21 AND THE WEST $\frac{1}{2}$ of SECTION 22 T-19-N, R-14-E
STARKVILLE, OKTIBBEHA COUNTY, MISSISSIPPI
(SHEET 2 OF 3)

SECTION 21 AND THE WEST $\frac{1}{2}$ of SECTION 22 T-19-N, R-14-E
STARKVILLE, OKTIBBEHA COUNTY, MISSISSIPPI
(SHEET 2 OF 3)



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
80	22.42	N42.64° E 0.0996
81	52.92	S45.04° E 10.2726
82	82.56	S37.54° E 19.6546
83	82.56	S48.27° E 22.3376
84	356.85	S63.57° S 22.2738
85	62.52	N40.54° E 14.45096
86	118.78	N69.58° E 55.5456
87	90.56	N42.54° E 23.8796
88	70.92	S35.45° E 2.7876
89	70.92	S37.44° E 3.6876
90	93.58	S49.20° E 23.8476
91	93.58	S49.20° E 23.8476
92	71.62	S45.04° E 9.8476
93	62.52	S45.04° E 9.8476
94	356.85	S63.57° S 22.2738
95	356.85	S63.57° S 22.2738
96	82.56	N12.64° E 19.6546
97	82.56	N12.64° E 19.6546
98	86.45	N15.64° E 10.2726

UTILITY LEGEND	8" PROPOSED SEWER
	8" EXISTING SEWER
	10" EXISTING SEWER
	15" EXISTING SEWER
	10" PROPOSED WATER
	6" EXISTING WATER
	30" EXISTING WATER
	12" EXISTING WATER

[illegible]



Planning & Zoning Commission

2018 Public Meeting Schedule

Advertised Submittal Deadline	Non-Advertised Submittal Deadline	Public Meeting Date
December 11, 2017	December 25, 2017	January 9, 2018
January 15, 2018	January 29, 2018	February 13, 2018
February 12, 2018	February 26, 2018	March 13, 2018
March 12, 2018	March 26, 2018	April 10, 2018
April 9, 2018	April 23, 2018	May 8, 2018
May 14, 2018	May 29, 2018	June 12, 2018
June 11, 2018	June 26, 2018	July 10, 2018
July 9, 2018	July 23, 2018	August 7, 2018
August 13, 2018	August 27, 2018	September 11, 2018
September 10, 2018	September 24, 2018	October 9, 2018
October 16, 2018	October 29, 2018	November 13, 2018
November 12, 2018	November 26, 2018	December 11, 2018
December 10, 2018	December 24, 2018	January 8, 2019

Advertised items include Rezoning, Conditional Uses & PUD's and require advertisement, notification and posting

Non-Advertised items, such as preliminary and final subdivision plats, do NOT require advertisements

Meetings begin at 5:30 pm at the City Hall Courtroom located on the first floor at 110 West Main Street