



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, May 8, 2018
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 APRIL 10, 2018
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PP 18-05 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING +/- 41.26 PARCEL INTO 61 LOTS. THE PROPERTY IS LOCATED AT THE WEST END OF HUNTINGTON DRIVE IN AN R-4 ZONING DISTRICTS WITH THE PARCEL NUMBER 105-15-003.04
 - B. PP 18-07 PRELIMINARY PLAT APPROVAL FOR RESUBDIVIDING 2 PARCELS AT 307 AND 311 GILLESPIE STREET IN A R-2 ZONE WITH THE PARCEL NUMBER 102A-00-157.00 AND 102A-00-156.00.
 - C. FP 18-04 FOR FINAL PLAT APPROVAL FOR RESUBDIVIDING 2 PARCELS AT 307 AND 311 GILLESPIE STREET IN A R-2 ZONE WITH THE PARCEL NUMBER 102A-00-157.00 AND 102A-00-156.00.
 - D. RZ 18-02 REQUEST TO REZONE 1 LOT LOCATED ON THE WEST SIDE OF LOUISVILLE STREET +/-100' SOUTH OF THE INTERSECTION OF ACADEMY ROAD FROM R-4 TO C-2 WITH THE PARCEL NUMBER 102J-00-011.01
- VIII. PLANNERS REPORT
- IX. ADJOURN

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI APRIL 10, 2018**

Be it remembered, that, the members of the Planning and Zoning Commission of the City of Starkville, met at their regularly scheduled meeting on April 10, 2018 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, and Tommy Verdell 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 April 10, 2018 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, APRIL 10, 2018
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 OF MARCH 13, 2018
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. CU 18-01 REQUEST FOR CONDITIONAL USE TO ALLOW FOR AN ACCESSORY DWELLING UNIT AT 400 LAUREL HILL DRIVE IN AN R-1 ZONE WITH THE PARCEL NUMBER 106D.00.158.21
 - B. PP 18-02 PP 18-03 FP 18-05 REQUEST FOR FINAL PLAT APPROVAL FOR RESUBDIVIDING +- 0.73-ACRE PARCEL INTO 2 LOTS AT 201 OAKMONT ROAD IN A R-4 ZONE WITH THE PARCEL NUMBER 106E.00.019.00

VIII. PLANNER'S REPORT

VIII. ADJOURN

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner Gregory, the motion to approve the official agenda of the Planning and Zoning Commission for April 10, 2018 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
MARCH 13, 2018**

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Camp, the motion to approve the Minutes as amended of the March 13, 2018 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 CU 18-01 REQUEST FOR CONDITIONAL USE TO ALLOW
FOR AN ACCESSORY DWELLING UNIT AT 400 LAUREL HILL DRIVE IN AN R-1
ZONE WITH THE PARCEL NUMBER 106D.00.158.21**

City Planner Daniel Havelin introduced the request by David Cole for a Conditional Use to allow for an Accessory Dwelling Unit. The property is located at 400 Laurel Hill Drive in the Greenbriar Subdivision in an R-1 zone. 27 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 March 13, 2018 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received 3 phone calls requesting information about the request and one call against. The properties on all four sides are zoned R-1 and are single family residence.

The applicant is seeking the Conditional Use to convert a shed into a dwelling. The applicants intended use for the structure is extra space for family to stay in while visiting. As part of this request, a variance is required from side and rear setbacks. The Board of Adjustment and Appeals recommended approval of the variance on March 28, 2018. The applicant has stated that there are no intentions on expanding the existing structure or altering the exterior.

The five criteria for Conditional Use are:

Land use compatibility. The proposed use as an Accessory Dwelling could be considered a compatible use with adjacent properties. The property is currently zoned R-1. The 2016 Comprehensive plan has the areas placetype listed as Suburban Single Family.

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 and State and will be required to obtain a Certificate of Occupancy prior to use.

The Commissioner opened up the public hearing.

The applicant, David Cole, came forward to speak in favor of the request.
Clifton Curtis, came forward to speak in favor of the request.

Upon the motion of Commissioner Dumas, duly seconded by Commissioner Verdell, the motion to approve CU 18-01 received unanimous approval with the following condition:

That the dwelling not be used as rental property for short or long-term use.

B. CONSIDERATION OF PP 18-02 PP 18-03 FP 18-05 REQUEST FOR FINAL PLAT APPROVAL FOR RESUBDIVIDING +- 0.73-ACRE PARCEL INTO 2 LOTS AT 201 OAKMONT ROAD IN A R-4 ZONE WITH THE PARCEL NUMBER 106E.00.019.00

City Planner Daniel Havelin introduced the request by Mike Brent on behalf of Kitty Henry for Final Plat approval for re-subdividing a +-0.73-acre parcel into 2 lots. The proposed subdivision is named "Lot #69 and Lot#70 Country Club Estates Re-Subdivision". The proposed subdivision is located in an R-4 zone. The newly created lot meets setbacks for an R-4 zoning.

Both lots were included on previously recorded plats, and the proposed plat modifies the adjoining lot line by 19.83' and both proposed lots are owned by the same individual. There are two different set of setback lines illustrated on the plat.

The staff report lists 5 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 R-4 dimensions.
3. Erosion control vegetation shall be established on all disturbed areas.
4. The applicant shall provide one paper copies of the recorded plat to the City, along with a digital copy in "AutoCAD" format in standard state plane coordinates.
5. 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.

Upon the motion of Commissioner Dumas, duly seconded by Commissioner Walker, the motion to approve PP 18-02 with conditions received unanimous approval.

Upon the motion of Commissioner Dumas, duly seconded by Commissioner Walker, the motion to approve FP 18-03 with conditions received unanimous approval.

VIII. PLANNER'S REPORT

City Planner Daniel Havelin announced to the Commission that staff has been asked to research off-street parking issues in residential areas.

IX. ADJOURN

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on May 8, 2018, in the Courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Camp, duly seconded by Commissioner Dumas, the motion to adjourn until 5:30 p.m. on May 8, 2018, in in the Courtroom 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 18-05 Request for Preliminary Plat approval for subdividing +/- 41.26 parcel into 61 lots. The property is located at the west end of Huntington Drive in an R-4 Zoning district with the parcel number 105-15-003.04
Date: May 8, 2018

The purpose of this report is to provide information regarding the request by Mike Brent on behalf of Jackson Construction Inc. for reapproval of a Preliminary Plat for subdividing a +/- 41.26 acre parcel into 61 lots. The proposed subdivision is named "Huntington Park Phase 9". The proposed subdivision is located in an R-4 zone. The proposed subdivision is located at west end of Huntington Drive. The preliminary plat was approved by the Board of Aldermen on March 21, 2017. After 12 months with no construction activity, the approved preliminary plat has expired. The applicant is now seeking reapproval of the preliminary plat to proceed with construction. The Development Review Committee has received an application for infrastructure plan approval and is currently reviewing that application. The applicant also received a Variance on street width and right of way width from the Board of Aldermen on February 2, 2017. Please see attachments 1-4.

Below is information pertaining to R-4 Zoning District

Sec. F. - R-4 residential zoning regulations.

These [R-4 residential] districts are intended to be composed mainly of zero lot line and cluster development type single-family dwellings, with duplex and three- and four-family dwellings also permitted. Mobile home parks and mobile home subdivisions are also permitted under certain special conditions. Appropriate residential support facilities are provided for along with certain yard and area standards to protect the open character of the district. [The following regulations apply to R-4 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, one-family dwelling: 3,200 square feet.*
 - (b) Minimum lot width at building line: 34 feet.*
 - (c) Minimum depth of front yard: 25 feet.*
 - (d) Minimum width of side yard (only one required): Ten feet.*
 - (e) Minimum depth of rear yard: 20 feet.*
 - (f) Maximum height of structure: 45 feet.*
 - (g) Minimum distance between buildings: Ten feet.*

PLAT PROPOSAL:

General Information

The subdivision has a gross acreage of +/- 41.26 acres with a total of 61 lots. The proposed development has a gross density of 2.24 units per acre. 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, 4 County. 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 "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.

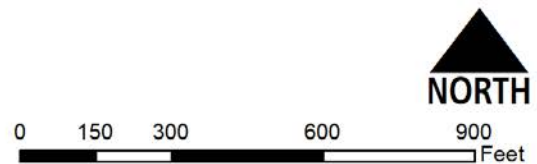
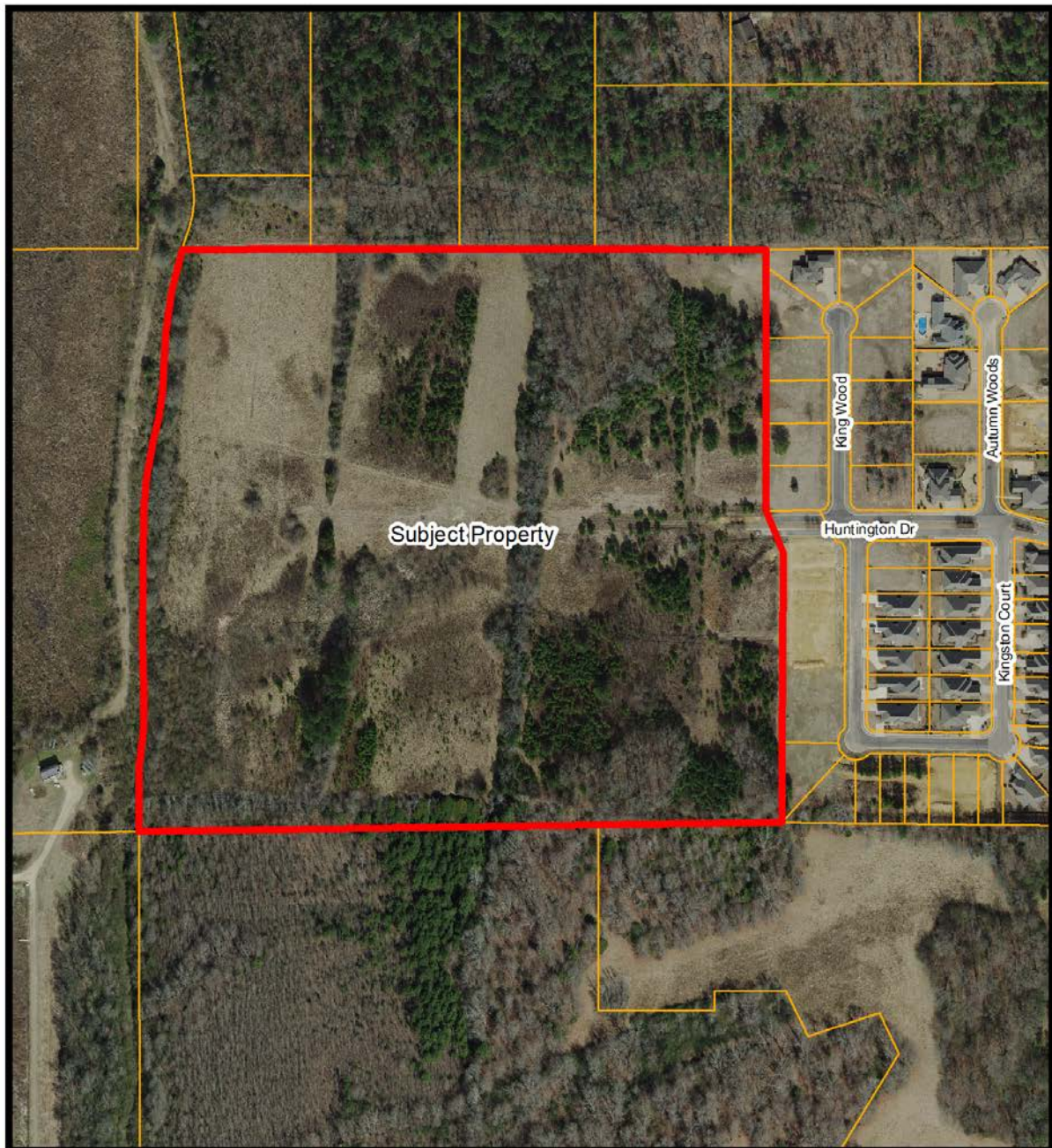
REQUESTED CONDITIONS:

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 R-4 zoning 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

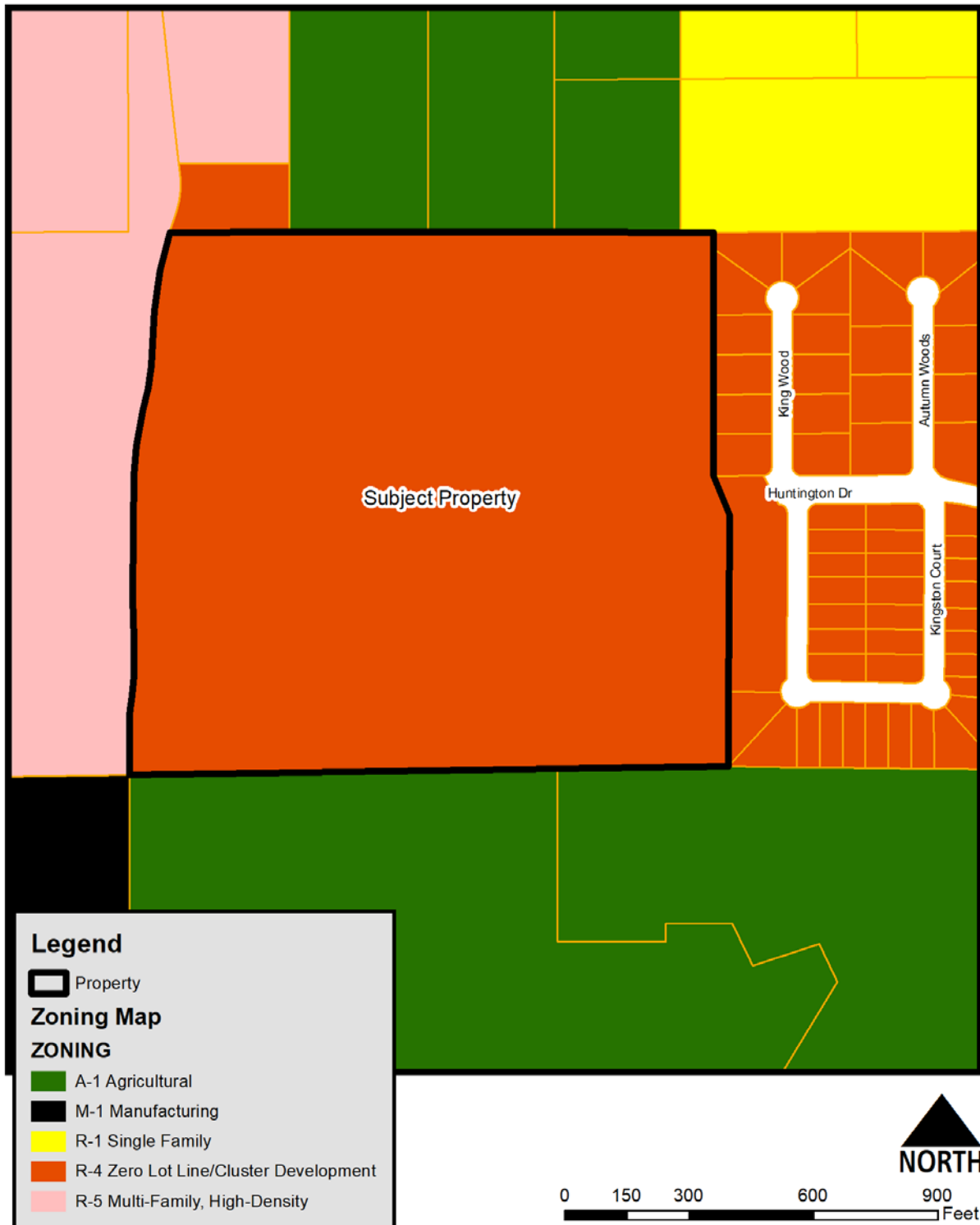
that is signed and sealed by a licensed professional engineer, indicating that the improvements were installed under his/her responsible direction and that the improvements conform to the approved construction plans, specifications and the City's ordinances.

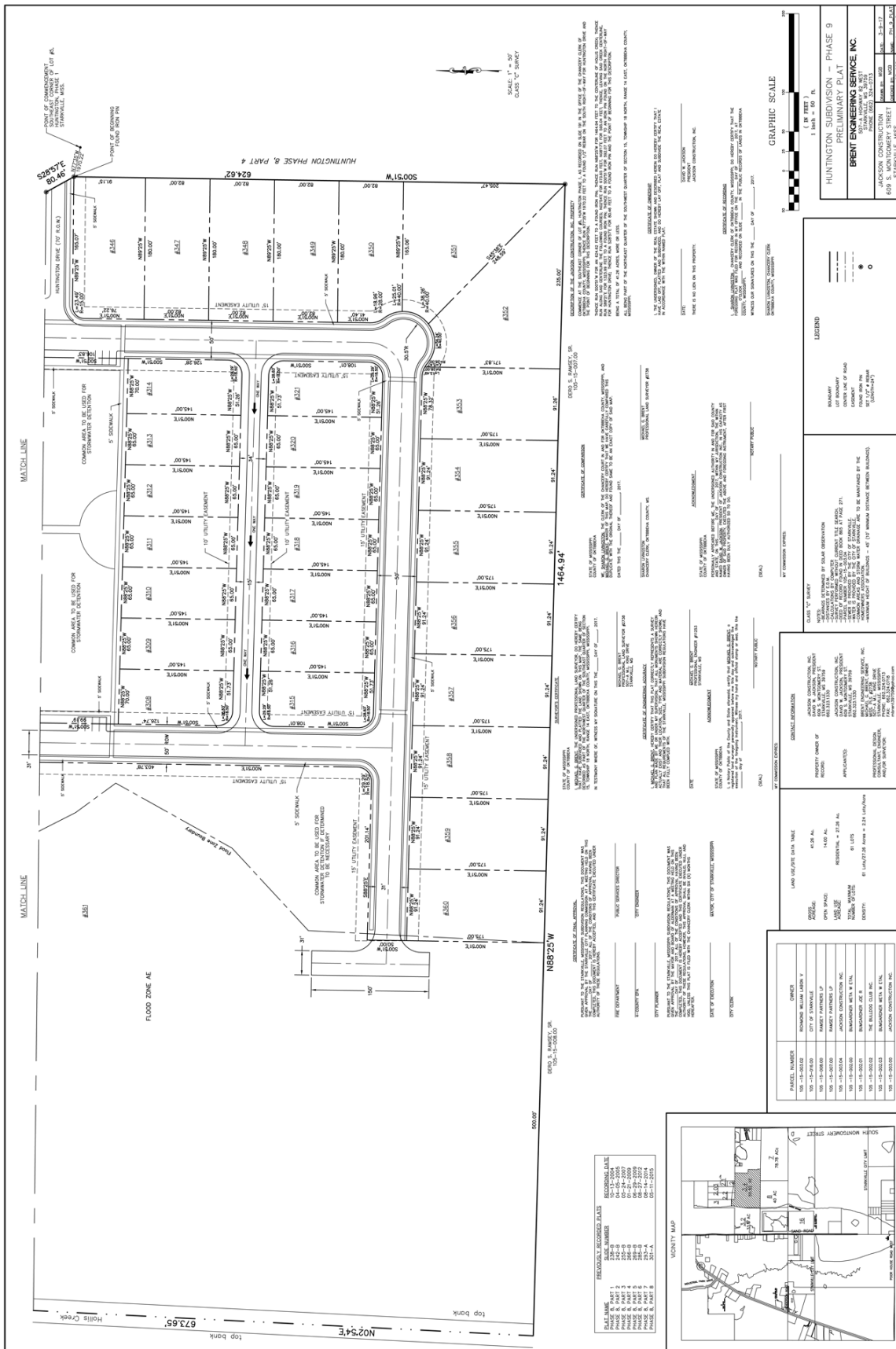
9. A final plat review and approval shall be required prior to the recording of the plat at the Office of the Oktibbeha County Chancery Clerk.

Attachment 1
PP 18-05 Aerial



Attachment 2
PP 18-05 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: PP 18-07 FP 18-04 Request for Final Plat approval for resubdividing 2 parcels at 307 and 311 Gillespie Street in a R-2 zone with the parcel number 102A-00-157.00 and 102A-00-156.00.
Date: May 08, 2018

The purpose of this report is to provide information regarding the request by Carrol Walker Jr. for Final Plat approval for resubdividing 2 parcel into 2 parcels. The proposed subdivision is named "Harrison Carroll Walker, Jr. Property". On March 20, 2018 the Board of Aldermen approved a Final Plat for the property. Since this approval, the plans for the proposed home have changed. To accommodate the changes, additional area needs to be added to Parcel 1. The dividing property line is being proposed to move to the east +/-10' on the northern property line and +/- 20' on the southern property line. The proposed subdivision is located in an R-2 zone. The proposed parcel 1 is located at 307 and proposed parcel 2 is located at 311 Gillespie St. Please see attachments 1-3.

Below is information pertaining to R-2 zoning:

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.

PLAT PROPOSAL:

General Information

The subdivision has a gross acreage of +/- 1.97 acres with a total of 2 lots. The difference between the proposed and the previous plat is the relocation of the shared property line to the east. This resulted in a change in the acreage of Parcel 1 from 0.77 to 0.89 acres and Parcel 2 from 1.22 to 1.07 acres.

Easements and Dedications

All easements are provided on the final plat. There are no proposed roadway dedications on the plat. Electrical service is provided by Starkville Utilities. Potable water and sanitary sewer utility services are provided by the City.

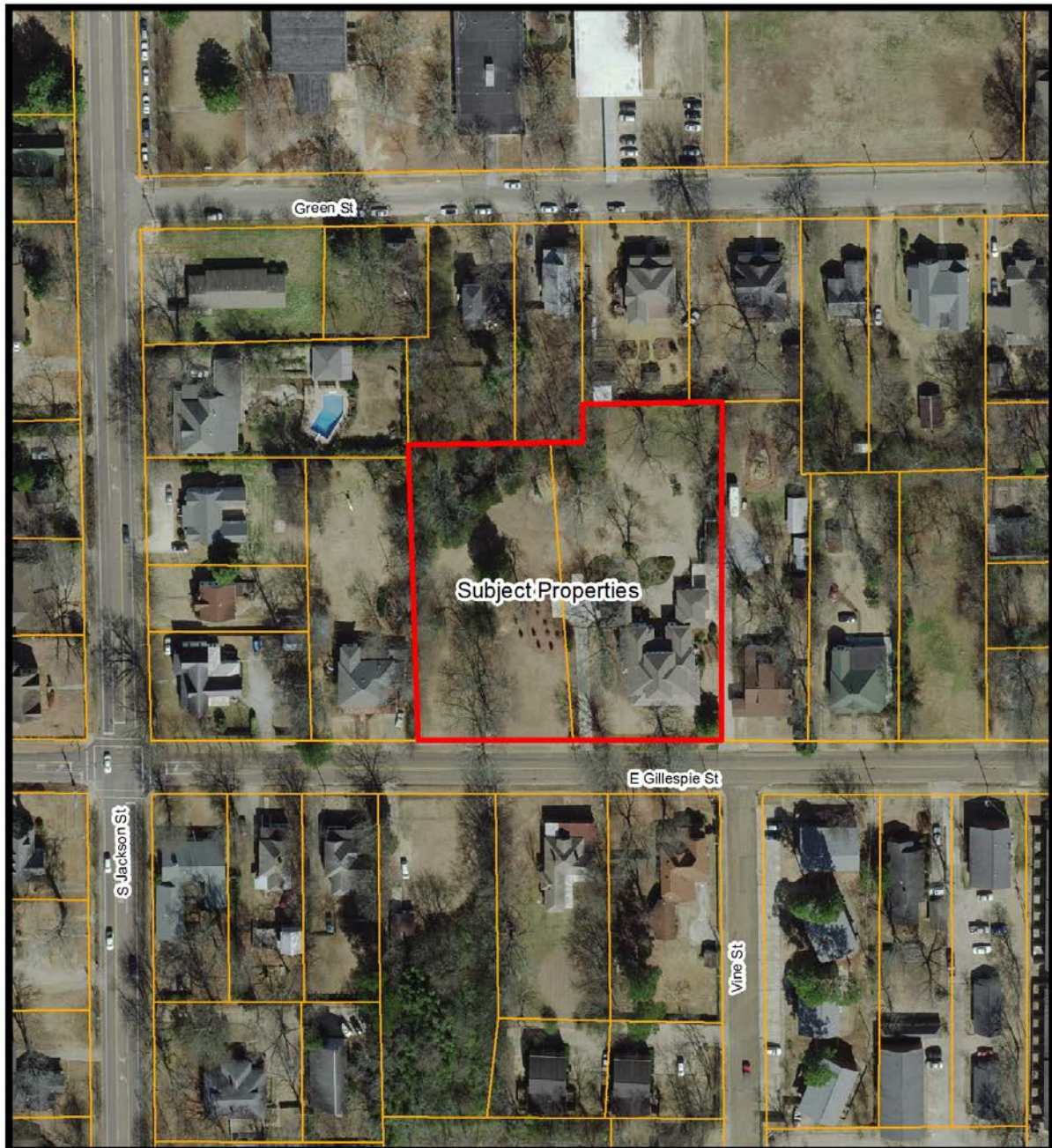
Findings and Comments

The final 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. This subdivision is part of a previously platted subdivision. The subdivision is currently under the same single ownership as it was for the March 20, 2018 Final Plat. Since the ownership for both parcels is the same as previously platted, there are no adversely affected parties to the subdivision that would not be signatories no the plat.

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 R-2 dimensions.
3. All public utilities must be currently in place and meet city requirements.
4. Erosion control vegetation shall be established on all disturbed areas.
5. The applicant shall provide one paper copies of the recorded plat to the City, along with a digital copy in "AutoCAD" format in standard state plane coordinates.
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.

Attachment 1
PP 18-07 FP 18-04 Aerial



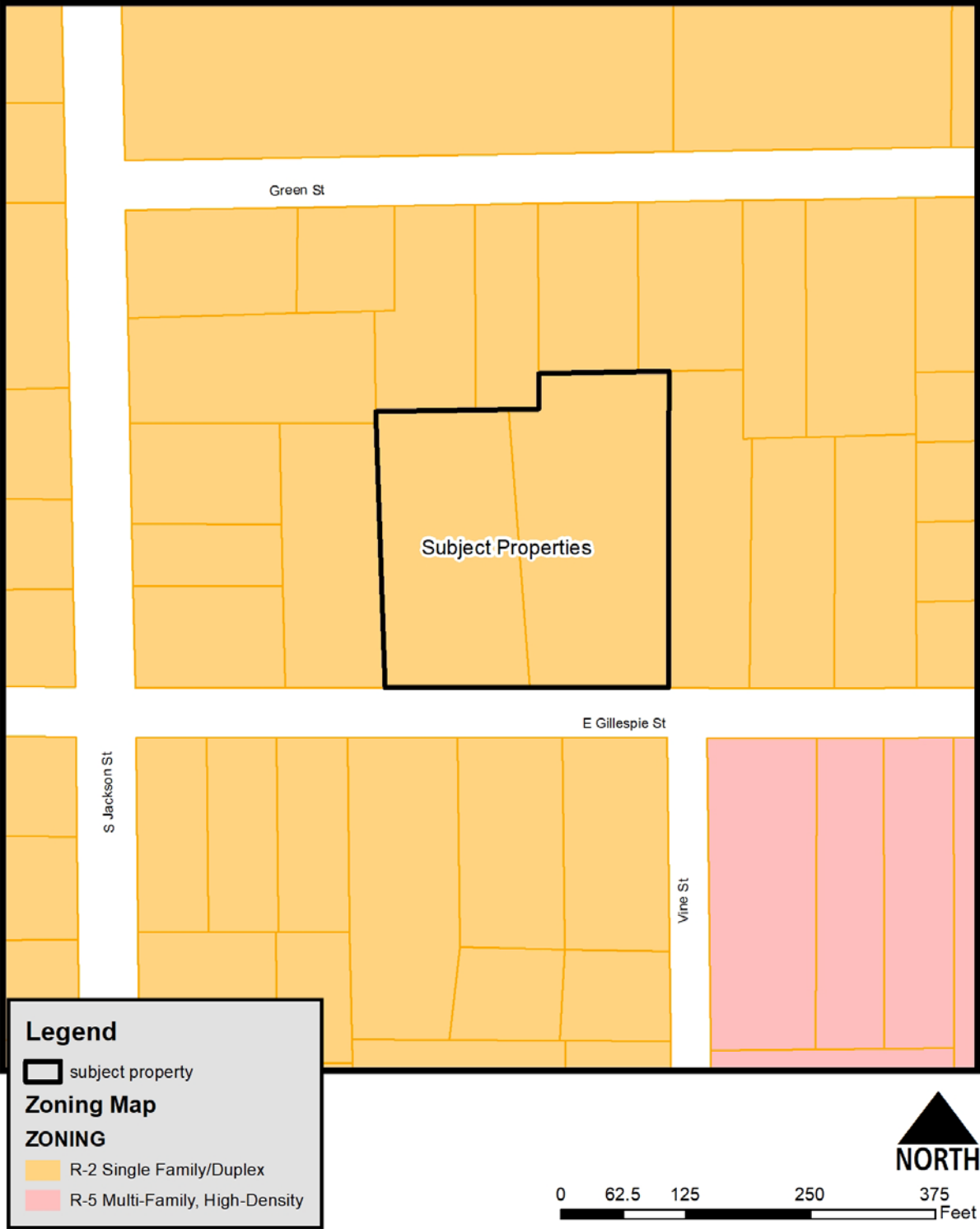
Legend

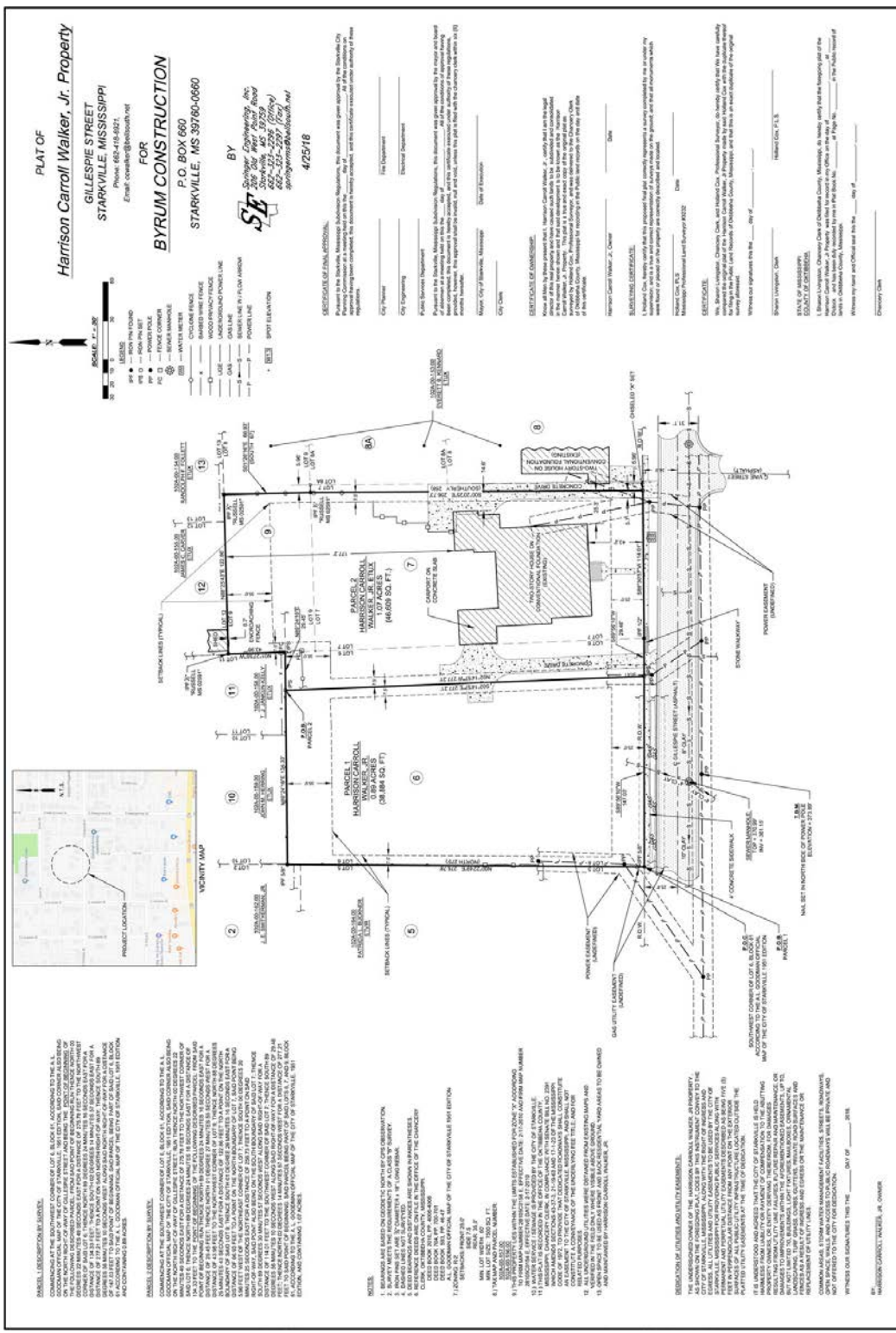
 subject property

0 62.5 125 250 375 Feet



Attachment 2
PP 18-07 FP 18-04 Zoning





Attachment 4- Enlarged Final Plat

[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 18-02 Request to Rezone 1 lot located on the west side of Louisville Street +/-100' south of the intersection of Academy Road from R-4 to C-2 with the parcel number 102J-00-011.01
Date: May 8, 2018.

The purpose of this report is to provide information regarding the request by John Black to rezone one lot located at west side of Louisville Street +/-100' south of the intersection of Academy Road from R-4 to C-2 with the property #102J-00-011.01. Please see attachments 1- TOTAL NUMBER.

BACKGROUND INFORMATION:

The applicant is seeking to rezone from R-4 to C-2 based on changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth. The property was previously rezoned from C-1 to R-4 in 2008 as part of a proposed single-family housing development. The development was never built.

Zoning Change Subject Property				
Properties	1960s- 1970s Map	1982-1991 Map	2000 Map	Current Map
x	R-3	C-1	C-1	R-4
Zoning Change Adjacent Properties				
Properties	1960s- 1970s Map	1982-1991 Map	2000 Map	Current Map
North	R-3	C-1	C-1	C-1
East	C-2	C-1/C-2	C-1	C-1
South	C-2	C-1	C-1	R-5
West	R-3	R-5	R-5	R-5
Zoning and land uses adjacent to the subject property				
Direction	Zoning	Current Use		
North	C-1	Church		
East	C-1	Gas Station		
South	R-5	Apartments		
West	R-5	Apartments		

NOTIFICATION:

11 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 April 17, 2018 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone calls against this request.

REZONING REQUEST:

The subject property rezoning request is from R-4 to C-2. Differences between zones are:

Current Zoning District:

Sec. F. - R-4 residential zoning regulations.

These [R-4 residential] districts are intended to be composed mainly of zero lot line and cluster development type single-family dwellings, with duplex and three- and four-family dwellings also permitted. Mobile home parks and mobile home subdivisions are also permitted under certain special conditions. Appropriate residential support facilities are provided for along with certain yard and area standards to protect the open character of the district. [The following regulations apply to R-4 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, one-family dwelling: 3,200 square feet.*
 - (b) Minimum lot width at building line: 34 feet.*
 - (c) Minimum depth of front yard: 25 feet.*
 - (d) Minimum width of side yard (only one required): Ten feet.*
 - (e) Minimum depth of rear yard: 20 feet.*
 - (f) Maximum height of structure: 45 feet.*
 - (g) Minimum distance between buildings: Ten feet.*
- 4. Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.*

Proposed Zoning District:

Sec. L. - C-2 business (general business) zoning district regulations.

These [C-2 general business] districts are intended to be composed of the wide range of commercial goods and services to support community needs. Under special conditions some light industrial and distribution uses are also permitted. Usually located along arterial streets or near the intersection of two or more arterials, these districts are usually large and within convenient driving distance of the entire community. The district regulations provide for certain minimum yard and area standards to be met to assure adequate open space and compatibility with surrounding districts. [The following regulations apply in the C-2 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 business or service.*
- 4. Minimum yard size: Front, 20 feet; rear, 20 feet; side, a total of 20 feet, but one side shall be sufficient in width to provide vehicular access to the rear. On any lot [in] which the side lot line adjoins a residential district, the side yard on that side shall not be less than required by the residential district.*
- 5. Maximum height of building or structures: 45 feet.*
- 6. Off-street parking: One space for each 200 square feet of retail or office building area. See article VIII of this ordinance for requirements for other uses.*
- 7. Off-street loading and unloading: The required rear or side yard may be used for loading and unloading.*
- 8. All building facades that are visible from public right-of-way or adjacent property zoned residential shall meet these requirements.*
 - a) The following materials are allowed for use on a building façade: brick, wood, fiber cement siding, stucco, natural stone, and split faced concrete masonry units that are tinted and textured. Architectural metal panels may be used as long as the panels make up less than 40 percent of an individual façade.*
 - b) The following materials are not allowed for use on a building facade: smooth faced concrete masonry units, vinyl siding, tilt-up concrete panels, non-architectural steel panels (R Panels), and EIFS (exterior insulation and finish systems). EIFS is permitted to be used for trim and architectural accents.*
 - c) The primary facade colors shall be low reflectance, subtle, neutral or earth tones. The use of high intensity, metallic flake, or fluorescent colors is prohibited.*

9. *All parking lots adjacent to public right-of-way shall be paved either entirely or with a combination of the following: asphalt, concrete, porous pavement, concrete pavers, or brick pavers. Gravel can be used temporarily as a parking surface for a period on no longer than 12 months upon the approval of the community development director. All temporary gravel lots must provide ADA accessible parking and access ways in accordance with the ADA guidelines.*

Permitted and Conditional Uses:

C-2

The following uses are permitted by right in the C-2 zoning district:

1. Accessory dwelling unit
2. Assisted Living Facility
3. Bed & Breakfast Inn
4. Boarding/Rooming House
5. Dormitory
6. Personal Care/Group Home
7. Child Care
8. Government Facilities
9. Institutional and Health Care Facilities
10. Parks & Recreation, Active
11. Parks & Recreation, Passive
12. Public Spaces
13. Transportation
14. Utilities
15. Business Offices
16. Conference/Convention Center
17. Eating & Drinking Establishments
18. Funeral Home
19. General Retail & Services
20. Personal Services
21. Recreation and Entertainment, Indoor
22. Vehicular Sales & Service
23. Visitor Accommodations & Services
24. Trades & Skilled Services
25. Warehousing & Distribution
26. Wholesale Services

The following uses are allowed by conditional use in the C-2 zoning district:

1. Dwelling, live/work
2. Dwelling, single family, detached
3. Dwelling, multi-family
4. Dwelling, 3 & 4-family
5. Dwelling, 2-family
6. Fraternity/Sorority House
7. Manufactured Home
8. Community Services
9. Education Facilities
10. Places of Worship

11. Wireless Communication Towers
12. Car Title Loan, Payday Advance or Loan Business
13. Parking Lots & Garages
14. Recreation and Entertainment, Outdoor
15. Manufacturing, light
16. Farm Support

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 ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

Rezoning:

- On January 3, 2017 Fair Project on Academy Road was rezoned from R-3 to C-2

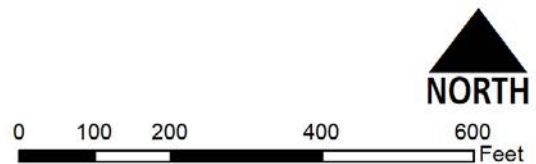
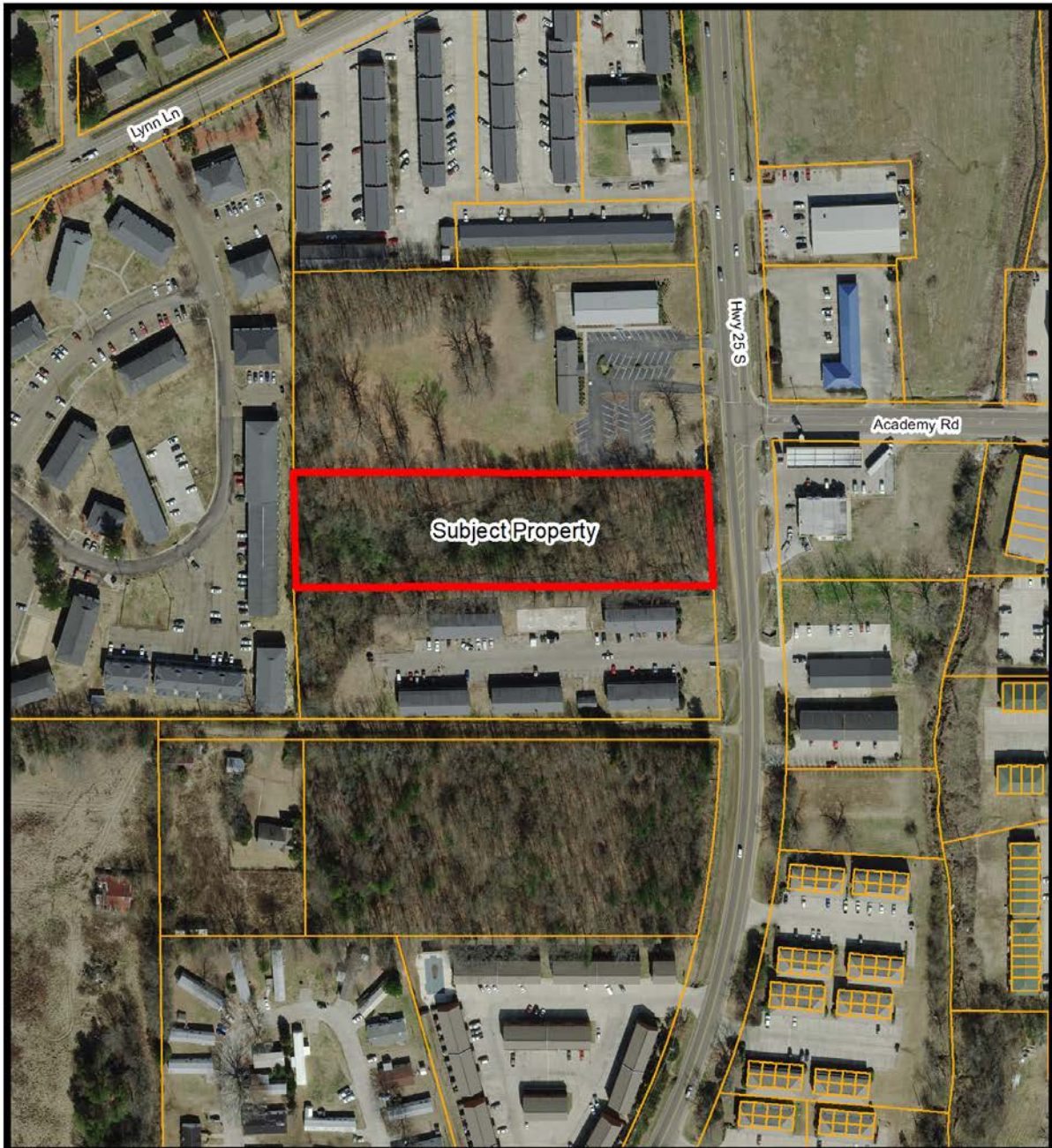
Development Projects:

- Dairy Queen opened in 2017 at the corner of Lynn Lane and Louisville Street
- Break Time C-Store will open in 2018 at the corner of Lynn Lane and Louisville Street.
- Academy Hill Subdivision started construction on 2017. The subdivision consisting of 53 lots is located on Academy Drive.

Consistency with Comprehensive Plan: The proposed rezoning would generally be consistent with the goals, objectives and policies found in the City's Comprehensive Plan. The subject property's place is Suburban Corridor.

Land Use Compatibility: The proposed rezoning would be consistent and compatible the adjacent land uses in the vicinity. The property is near the intersection of Academy Road and Louisville Street which is commercial in nature. The proposed rezoning would be compatible with the existing commercial property.

Attachment 1
RZ 18-02 Aerial



Attachment 2
RZ 18-02 Zoning

