



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, OCTOBER 09, 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 SEPTEMBER 11, 2018
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PP 18-15 AND FP 18-11 REQUEST FOR PRELIMINARY PLAT AND FINAL PLAT APPROVAL FOR SUBDIVIDING A 0.76 ACRE LOT INTO 2 LOTS ON AZALEA LANE IN A R-5 ZONE WITH THE PARCEL NUMBER 102N-00-020.00
 - B. RZ 18-08 REQUEST TO REZONE ALL OF A 19.63 ACRES PARCEL LOCATED ON THE WEST SIDE OF SOUTH MONTGOMERY STREET +/- 330FT SOUTH OF THE LYNN LANE INTERSECTION FROM R-1/C-2 TO R-3A AND A PORTION OF 1 PARCEL LOCATED ON SOUTH SIDE OF LYNN LANE +/- 960FT WEST OF THE INTERSECTION WITH SOUTH MONTGOMERY STREET FROM C-2 TO R-3A WITH THE PARCEL NUMBERS 102I-00-005.00, 102I-00-006.00 AND 102I-00-002.00.
- VIII. PLANNERS REPORT
- IX. ADJOURN

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI SEPTEMBER 11, 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 September 11, 2018 at 5:30 PM 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, 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, 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 September 11, 2018 as presented. Commissioner Brooks announced item C and item J had been pulled from the agenda.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF MONDAY, SEPTEMBER 11, 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 OF THE APPROVAL OF MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES OF JUNE 12, 2018
 - B. CONSIDERATION OF THE UNAPPROVED MINUTES OF JUNE 29, 2018
 - C. CONSIDERATION OF THE UNAPPROVED MINUTES OF JULY 10, 2018
 - D. CONSIDERATION OF THE UNAPPROVED MINUTES OF JULY 17, 2018
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PP 18-09 FP 18-09 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING AND RECONFIGURING 2 LOTS AT 516 AND 518 S.

MONTGOMERY ST. IN A C-2 ZONE WITH THE PARCEL NUMBERS 102A-00-277.00 AND 102A-00-279.00.

- B. PP 18-12 FP 18-10 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING AND RECONFIGURING 2 LOT AT 400 AND 402 GREENSBORO ST. IN A R-1 ZONE WITH THE PARCEL NUMBERS 118O-00-318.00 AND 118O-00-319.00.
- C. RZ 18-08 REQUEST TO REZONE ALL OF 1 PARCEL LOCATED ON THE WEST SIDE OF SOUTH MONTGOMERY STREET +/- 330FT SOUTH OF THE LYNN LANE INTERSECTION FROM R-1/C-2 TO R-3A WITH THE PARCEL NUMBERS 102I-00-005.00 AND 102I-00-006.00. AS PART OF THIS REQUEST, A PORTION OF 1 PARCEL LOCATED ON THE SOUTH SIDE OF LYNN LANE +/- 960FT WEST OF THE INTERSECTION WITH SOUTH MONTGOMERY STREET TO BE REZONED FROM C-2 TO R-3A WITH THE PARCEL NUMBER 102I-00-002.00.
- D. EX 18-05 REQUEST FOR AN EXCEPTION FROM FENESTRATION REQUIREMENTS FOR THE VISTA PROJECT ON UNIVERSITY DRIVE DIRECTLY NORTH OF THE PAGE AVENUE INTERSECTION IN A T-5 DISTRICT WITH THE PARCEL NUMBERS 101D-00-003.00 AND 101D-00-001.00.
- E. PP 18-13 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING A 3.9 ACRE PARCEL INTO 28 LOTS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF BENT BROOK LANE AND YELLOW JACKET DRIVE IN AN R-3A ZONE WITH THE PARCEL NUMBER 102H-00-043.00.
- F. PP 18-11 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING +/-11.04 ACRES PARCEL INTO 51 LOTS LOCATED ON THE NORTH SIDE OF GARRARD ROAD +/- 660' WEST OF OLD WEST POINT ROAD IN A R-3A ZONING DISTRICT WITH THE PARCEL NUMBER 117C-00-036.01.
- G. RZ 18-06 REQUEST TO REZONE 2 LOTS LOCATED AT 901 AND 903 LOUISVILLE STREET FROM C-1 TO R-5 WITH THE PARCEL NUMBERS # 102G-00-156.01 AND 102G-00-166.
- H. PP 18-10 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING 21.66-ACRE PARCEL INTO 2 LOTS LOCATED +/-400' SOUTHEAST OF THE INTERSECTION OF PAT STATION ROAD AND MS HWY 12 IN AN R-1 ZONE WITH THE PARCEL NUMBER 117-25-021.00.
- I. RZ 18-07 REQUEST TO REZONE ONE PARCEL FROM R-1 TO R-5 AND C-2 LOCATED APPROXIMATELY 360' SOUTHWEST OF THE CENTER OF

THE INTERSECTION OF HIGHWAY 12 EAST AND PAT STATION ROAD
DIRECTLY EAST OF THE LA QUINTA INN WITH THE PARCEL NUMBERS
117-25-021.00 AND 117F-00-001.00.

- J. RZ 18-09 REQUEST TO REZONE ONE PARCEL FROM R-1 TO R-6 TO
ALLOW FOR THE PLACEMENT OF A MOBILE HOME LOCATED AT 723
JESSIE ROAD WITH THE PARCEL NUMBERS 115-22-037.02.

VIII. PLANNER'S REPORT

IX. ADJOURN

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve the official agenda as amended of the Planning and Zoning Commission for September 11, 2018 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF JUNE
12, 2018**

After discussion and upon the motion of Commissioner Dumas duly seconded by Commissioner Verdell, the motion to approve the Minutes as amended of June 12, 2018 Planning and Zoning Commission received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF JUNE
29, 2018**

After discussion and upon the motion of Commissioner Gregory duly seconded by Commissioner Camp, the motion to approve the Minutes as amended of June 29, 2018 Planning and Zoning Commission received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF JULY
10, 2018**

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Verdell, the motion to approve the Minutes as amended of July 10, 2018 Planning and Zoning Commission received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF JULY
17, 2018**

This set of minutes was tabled until the next meeting.

CITIZEN COMMENTS

The Chair opened up the meeting for Citizen Comments. Mr. Nobles came forward to speak to the Commission. Calling for and receiving no other comments, the Commission moved to New Business.

NEW BUSINESS

A. CONSIDERATION OF PP 18-09 FP 18-09 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING AND RECONFIGURING 2 LOTS AT 516 AND 518 S. MONTGOMERY ST. IN A C-2 ZONE WITH THE PARCEL NUMBERS 102A-00-277.00 AND 102A-00-279.00

This is a request by Mike Brent on behalf of Gold Asia, LLC for Final Plat approval for subdividing and reconfiguring 2 lots. The proposed subdivision is named "Gold Asia, LLC Property". The proposed subdivision is located in a C-2 zone. The proposed subdivision is located at 516 and 518 S. Montgomery St. with the parcel numbers 102A-00-277.00 and 102A-00-279.00.

The applicant is in the process of selling approximately 35' of the eastern side of their lot (102A-00-277.00) to the property owner to the east (102A-00-279.00). This area is currently an easement that has parking and the dumpster enclosure for Slim Chickens restaurant. The subdivision has a gross acreage of +/- 1.07 acres with a total of 2 lots. The proposed development has a gross density of .54 units per acre. 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 is provided by the City. Staff has 3 requested conditions.

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner Walker, the motion to approve PP 18-09 FP 18-09 was approved unanimously 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 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.
3. 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.

B. CONSIDERATION OF PP 18-12 FP 18-10 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING AND RECONFIGURING 2 LOT AT 400 AND 402 GREENSBORO ST. IN A R-1 ZONE WITH THE PARCEL NUMBERS 118O-00-318.00 AND 118O-00-319.00.

This is a request for Final Plat approval by Anita Reynolds on behalf of the Betsy Stark Revocable Trust for subdividing and reconfiguring 2 lots at 400 and 402 Greensboro St. in a R-1 zone with the parcel numbers 118O-00-318.00 and 118O-00-319.00. The proposed subdivision is named "402 Greensboro Street". The proposed subdivision is located in an R-1 zone. The owner of Lot 9 (402 Greensboro Street) is proposing to combine the northwest part of their lot with Lot 9a (400 Greensboro Street). The applicant

attended a Development Review Committee meeting on August 30, 2018. The Development Review Committee had no issues with the request. The subdivision has a gross acreage of +/- 1.41 acres with a total of 2 lots. 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. Staff has 3 requested conditions that are in your packet.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Verdell, the motion to approve PP 18-12 FP 18-10 was approved unanimously 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 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.
3. 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.

C. CONSIDERATION OF RZ 18-08 REQUEST TO REZONE ALL OF 1 PARCEL LOCATED ON THE WEST SIDE OF SOUTH MONTGOMERY STREET +/- 330FT SOUTH OF THE LYNN LANE INTERSECTION FROM R-1/C-2 TO R-3A WITH THE PARCEL NUMBERS 102I-00-005.00 AND 102I-00-006.00. AS PART OF THIS REQUEST, A PORTION OF 1 PARCEL LOCATED ON SOUTH SIDE OF LYNN LANE +/- 960FT WEST OF THE INTERSECTION WITH SOUTH MONTGOMERY STREET TO BE REZONED FROM C-2 TO R-3A WITH THE PARCEL NUMBER 102I-00-002.00

The City Engineer, Edward Kemp, came forward to give a brief presentation to the Commissioners on the Traffic Study down for South Montgomery in 2012.

Although this item was pulled from the agenda by the applicant, because it was advertised as a public hearing, the Chairman opened up the public hearing for anyone wishing to speak on the matter.

Ralph Nobles came forward to speak against the request.

Calling for, and hearing no other comments, the Chairman closed the public hearing.

D. CONSIDERATION OF EX 18-05 REQUEST FOR AN EXCEPTION FROM FENESTRATION REQUIREMENTS FOR THE VISTA PROJECT ON UNIVERSITY DRIVE DIRECTLY NORTH OF THE PAGE AVENUE INTERSECTION IN A T-5 DISTRICT WITH THE PARCEL NUMBERS 101D-00-003.00 AND 101D-00-001.00.

This is a request by The Vista- Starkville LLC for an exception from the fenestration requirements for The Vista project on University drive directly north of the Page Avenue intersection in a T-5 District with the parcel numbers 101D-00-003.00 and 101D-00-001.00. 41 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 9, 2018 and a sign was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received two phone calls requesting information.

The applicant is seeking an exception to allow for a reduction in the amount of fenestration required on the first floor of a mixed-use building. Fenestration refers to the design and placement of windows on a building. It is calculated as the total combined area of window glazing (lights or panes within each window's casing) divided by the total area of the façade for the target story of a building. The first floor of any building with a commercial use in a T-5 District is required to be a minimum of 70% fenestrated. The applicant is requesting a reduction in the amount of fenestration required to "allow building design to blend in with adjacent buildings in the cotton district". The applicant is requesting that only 40% of the first floor be fenestrated

The proposed exception would generally be consistent with the goals, objectives and policies of the City of Starkville's Comprehensive Plan. The 2016 Comprehensive Plan lists the property's placetype as Urban Corridor. 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.

The Commissioner opened up the public hearing.

Jackson Wallace 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 Walker, the motion to approve EX 18-05 was approved unanimously.

**E. CONSIDERATION OF PP 18-13 REQUEST FOR PRELIMINARY PLAT
APPROVAL FOR SUBDIVIDING A 3.9 ACRE PARCEL INTO 28 LOTS LOCATED
AT THE SOUTHEAST CORNER OF THE INTERSECTION OF BENT BROOK
LANE AND YELLOW JACKET DRIVE IN AN R-3A ZONE WITH THE PARCEL
NUMBER 102H-00-043.00.**

This is a request by Jason Pepper on behalf of the Magnolias at Bent Brook LLC for Preliminary Plat approval for subdividing a 3.9-acre parcel into 28 lots. The proposed subdivision is named "Magnolias at Bent Brook". The proposed subdivision is located in an R-3a zoning district. The proposed subdivision is located at the southeast corner of the intersection of Bent Brook Lane and Yellow Jacket Drive. On August 7, 2018 the

Board of Aldermen rezoned the property from R-1 to R-3A. The subdivision has a gross acreage of +/- 3.9 acres with a total of 28 lots. The proposed development has a gross density of 7.18 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 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. All easements are provided on the Preliminary Plat with the exception of a required 10' utility easement along the right of way. This easement will be required to be shown on the Final 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.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve PP 18-13 was approved unanimously 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-3A 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.

F. CONSIDERATION OF PP 18-11 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING +/-11.04 ACRES PARCEL INTO 51 LOTS LOCATED ON THE NORTH SIDE OF GARRARD ROAD +/- 660' WEST OF OLD WEST POINT ROAD IN A R-3A ZONING DISTRICT WITH THE PARCEL NUMBER 117C-00-036.01.

This is a request by Crosstown Builders for Preliminary Plat approval for subdividing a +/-11.04 parcel into 51 lots. The proposed subdivision is named "The Cottages of Starkville". The proposed subdivision is located in an R-3A zoning district. The proposed subdivision is located on the north side of Garrard Road +/- 660' west of Old West Point Road. On March 15, 2018 the Board of Aldermen rezoned the property to R-3A from R-1. There were three conditions placed on the rezoning.

Condition 1: No individual driveway curb cuts allowed on Garrard Road.

Condition 2: Landscape Buffer, with dimensions stated in the City Ordinance, will be required along the northern property line.

Condition 3: Six foot solid fence along northern property line adjacent to Southern Crossway property (Parcel #117-26-001.02)

The subdivision has a gross acreage of +/- 11.04 acres with a total of 51 lots. The proposed development has a gross density of 4.62 units per acre. The applicant shall 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. 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.

Todd Sandridge came forward to speak in favor of the request.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Verdell, the motion to approve PP 18-11 was approved unanimously 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-3A zoning district 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.

G. CONSIDERATION OF RZ 18-06 REQUEST TO REZONE 2 LOTS LOCATED AT 901 AND 903 LOUISVILLE STREET FROM C-1 TO R-5 WITH THE PARCEL NUMBERS # 102G-00-156.01 AND 102G-00-166

This is a request by Clay Weeks and Sandy Reese to rezone 901 and 903 Louisville Street from C-1 to R-5. The property is located on the east side of Louisville Street at the intersection of Linden Circle with the parcel # 102G-00-156.01 and 102G-00-166. 12 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 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 no phone calls about the request.

A rezoning can only take place if one of the following conditions prevail:

Error in the map: There is no Error

Or Change in conditions with public need

There have been three rezonings since 2014 within a ½ mile of the subject property.

- o 903 ½ Louisville St- rezoned from R-6 to R-5 on December 16, 2014.
- o Bent Brook Ridge- rezoned to R-3A single family in 2014.
- o Josey Property on Yellow Jacket Drive- rezoned from R-1 to R-3A on August 7, 2018

The proposed rezoning would generally be consistent with the goals, objectives and policies found in the City's Comprehensive Plan. The Comprehensive Plan has the subject properties' placetype listed as suburban corridor. The proposed rezoning would be consistent and compatible with the adjacent land uses in the vicinity. The Commissioner opened up the public hearing.

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

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Verdell, the motion to approve RZ 18-06 was approved unanimously based on change in condition and public need.

H. CONSIDERATION OF PP 18-10 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING 21.66-ACRE PARCEL INTO 2 LOTS LOCATED +/-400' SOUTHEAST OF THE INTERSECTION OF PAT STATION ROAD AND MS HWY 12 IN AN R-1 ZONE WITH THE PARCEL NUMBER 117-25-021.00.

This is a request by the York Development, LLC for Preliminary Plat approval for subdividing a 21.66-acre parcel into 2 lots. The proposed subdivision is named "The Row". The proposed subdivision is located +/- 400' southeast of the intersection of Pat Station Road and MS Hwy 12 in an R-1 zone. The applicant is also requesting to rezone the property from R-1 to R-5 and C-2. The preliminary plat boundary lines will also serve as the boundary lines for the proposed rezoning (which will be heard after this request). The subdivision has a gross acreage of +/- 21.66 acres with a total of 2 lots. The applicant will submit infrastructure plans to the Development Review Committee upon approval of Preliminary Plat. A copy of the proposed covenants that includes 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. 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. Staff requests 9 conditions.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Verdell, the motion to approve PP 18-10 was approved unanimously 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 C-2 and R-5 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.

I. CONSIDERATION OF RZ 18-07 REQUEST TO REZONE ONE PARCEL FROM R-1 TO R-5 AND C-2 LOCATED APPROXIMATELY 360' SOUTHWEST OF THE CENTER OF THE INTERSECTION OF HIGHWAY 12 EAST AND PAT STATION ROAD DIRECTLY EAST OF THE LA QUINTA INN WITH THE PARCEL NUMBERS 117-25-021.00 AND 117F-00-001.00.

This is a request by TEP Starkville, LLC to rezone one parcel from R-1 to R-5 and C-2 located approximately 360' southwest of the center of the intersection of Highway 12 East and Pat Station Road directly east of the La Quinta Inn with the parcel numbers 117-25-021.00. 8 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 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 one call requesting information.

A rezoning can only take place if one of the following conditions prevail

Error in the map: There is no Error

Or Change in conditions with public need

There have been two rezonings within a ½ mile of the subject property since the adoption of the 2013 City of Starkville Zoning Map.

- o The property that now houses Haven 12 was rezoned from R-1 to B-1 on 4/2/13

- o The property known as 300 Traditions was rezoned from R-1 to B-1 for multi-family on 4/26/13

The proposed rezoning would generally be consistent with the goals, objectives and policies found in the City's Comprehensive Plan. The comprehensive plan has the placetype listed as Suburban center. The proposed rezoning would be consistent and compatible the adjacent land uses in the vicinity.

The Commissioner opened up the public hearing.

John Grandberry 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 Walker, the motion to approve RZ 18-07 was approved unanimously based on change in condition and public need.

J. CONSIDERATION OF RZ 18-09 REQUEST TO REZONE ONE PARCEL FROM R-1 TO R-6 TO ALLOW FOR THE PLACEMENT OF A MOBILE HOME LOCATED AT 723 JESSIE ROAD WITH THE PARCEL NUMBERS 115-22-037.02.

Although this item was pulled from the agenda by the applicant, because it was advertised as a public hearing, the Chairman opened up the public hearing for anyone wishing to speak on the matter.

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

PLANNER REPORT

Assistant City Planner Emily Corban announced that there would be a training opportunity for planning commissioners at the upcoming Mississippi-Alabama American Planning Association State Conference that will be held on October 10-12 in Oxford, MS. She stated she would send additional information to the commissioners this week.

VIII. ADJOURN

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on October 9, 2018, in the Courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Dumas, duly seconded by Commissioner Camp, the motion to adjourn until 5:30 p.m. on October 9, 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 18-15 and FP 18-11 Request for Preliminary Plat and Final Plat approval for subdividing a 0.76 acre lot into 2 lots on azalea lane in a R-5 zone with the parcel number 102N-00-020.00
Date: October 9, 2018

The purpose of this report is to provide information regarding the request by Starkville Area Habitat for Humanity for Final Plat approval for subdividing a 0.76-acre parcel into 2 lots. The proposed subdivision is named "Azalea Subdivision, NO. 1". The proposed subdivision is located in on Azalea Lane in an R-5 zone. Please see attachments 1-4.

Below is information pertaining to Sec. G. - R-5 residential zoning regulations.

These [R-5 residential] districts are intended to be composed mainly of multifamily dwellings, although a wide range of dwelling types is also permitted. Mobile homes, mobile home parks, and mobile home subdivisions are also permitted under certain special conditions. Appropriate supporting facilities to accommodate higher density multifamily districts are permitted and the character of this residential district is protected by requiring certain yard and area standards to be met. [The following regulations apply to R-5 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, per unit: 1,800 square feet.
 - b) Minimum lot width at building line:
 - Single-family and multifamily dwelling of less than eight units: 50 feet.
 - Townhouse dwelling: 16 feet.
 - Multifamily dwelling of eight units or more: 100 feet.
 - c) Minimum depth of front yard: 25 feet.
 - d) Minimum width of side yard: 5 feet.
 - e) Minimum depth of rear yard: 20 feet.
 - f) Maximum height of structure: 45 feet.

Mobile homes on individual lots shall comply with the provisions of article VII, section E. Mobile home parks and mobile home subdivisions shall comply with provisions of article VII, section H.

4. Off-street parking requirements: See article VII of this ordinance for requirements for other uses.
5. 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.*
- 6. *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 of no longer than twelve 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.*

PLAT PROPOSAL:

General Information

The subdivision has a gross acreage of +/- 0.76 acres with a total of 2 lots. The proposed development has a gross density of 2.63 units per acre.

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 is provided by the City.

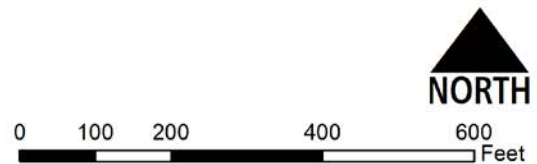
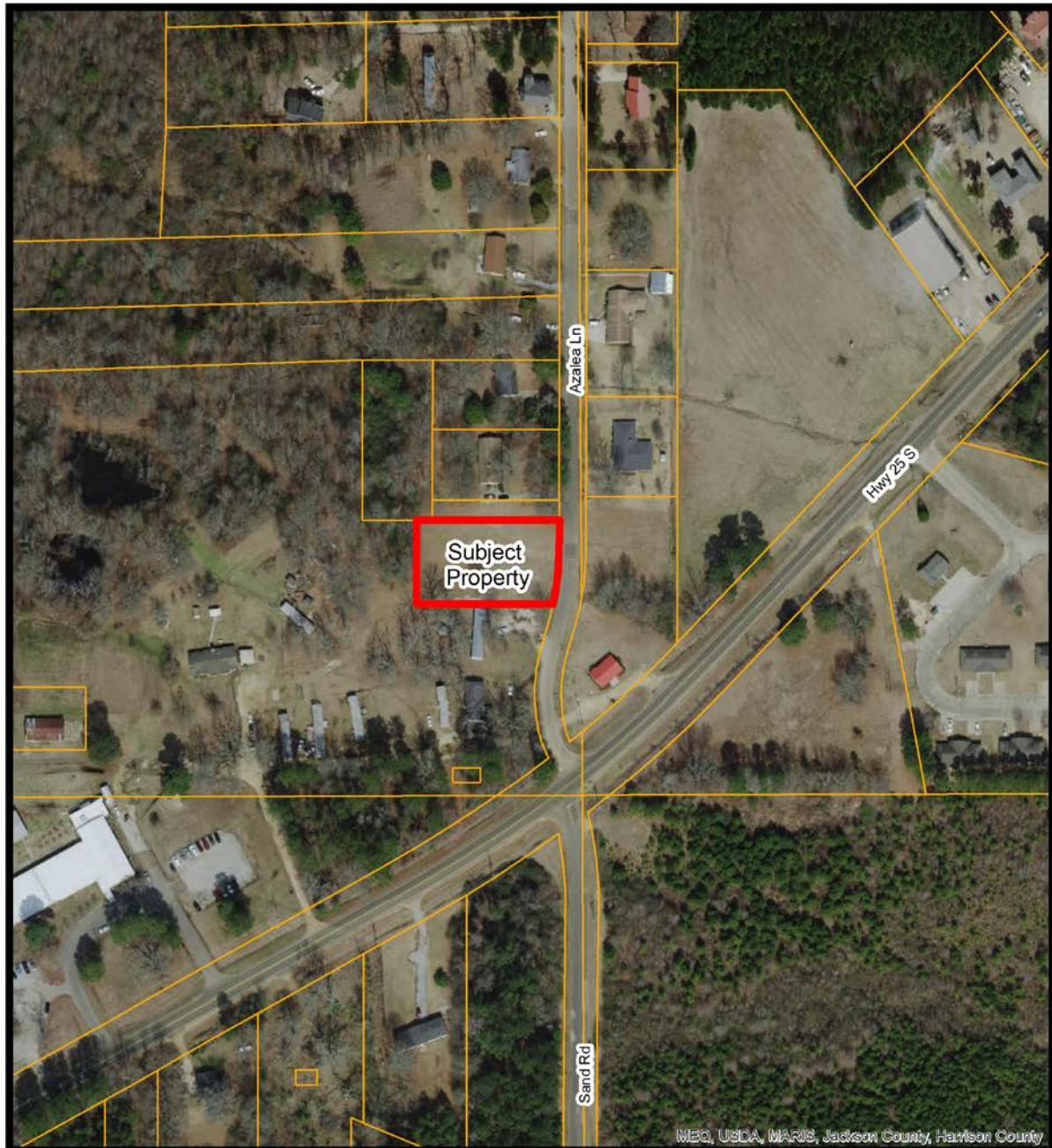
Findings and Comments

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 not part of any previously platted subdivision, therefore no adversely effected parties.

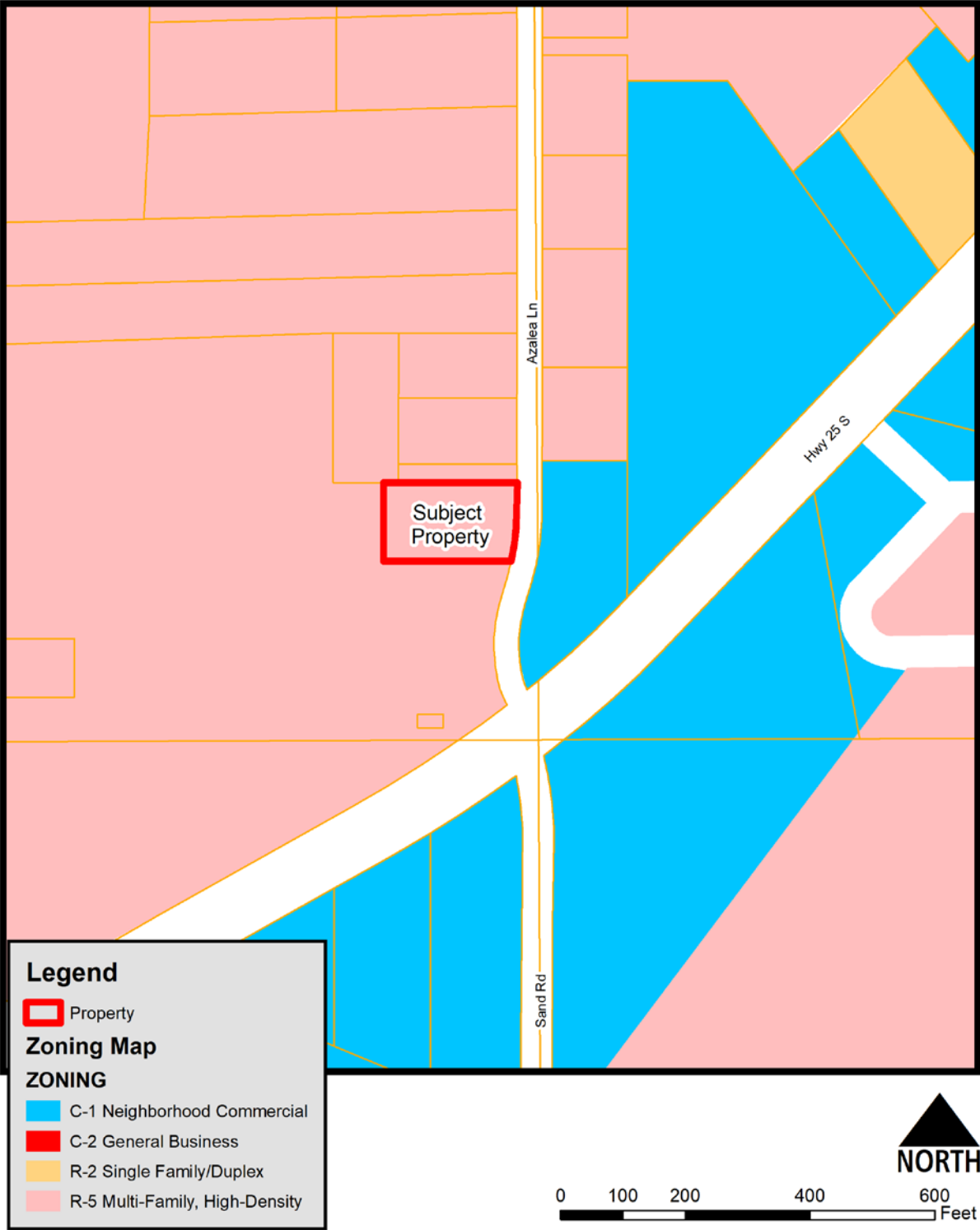
REQUESTED CONDITIONS:

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 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.
3. 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.

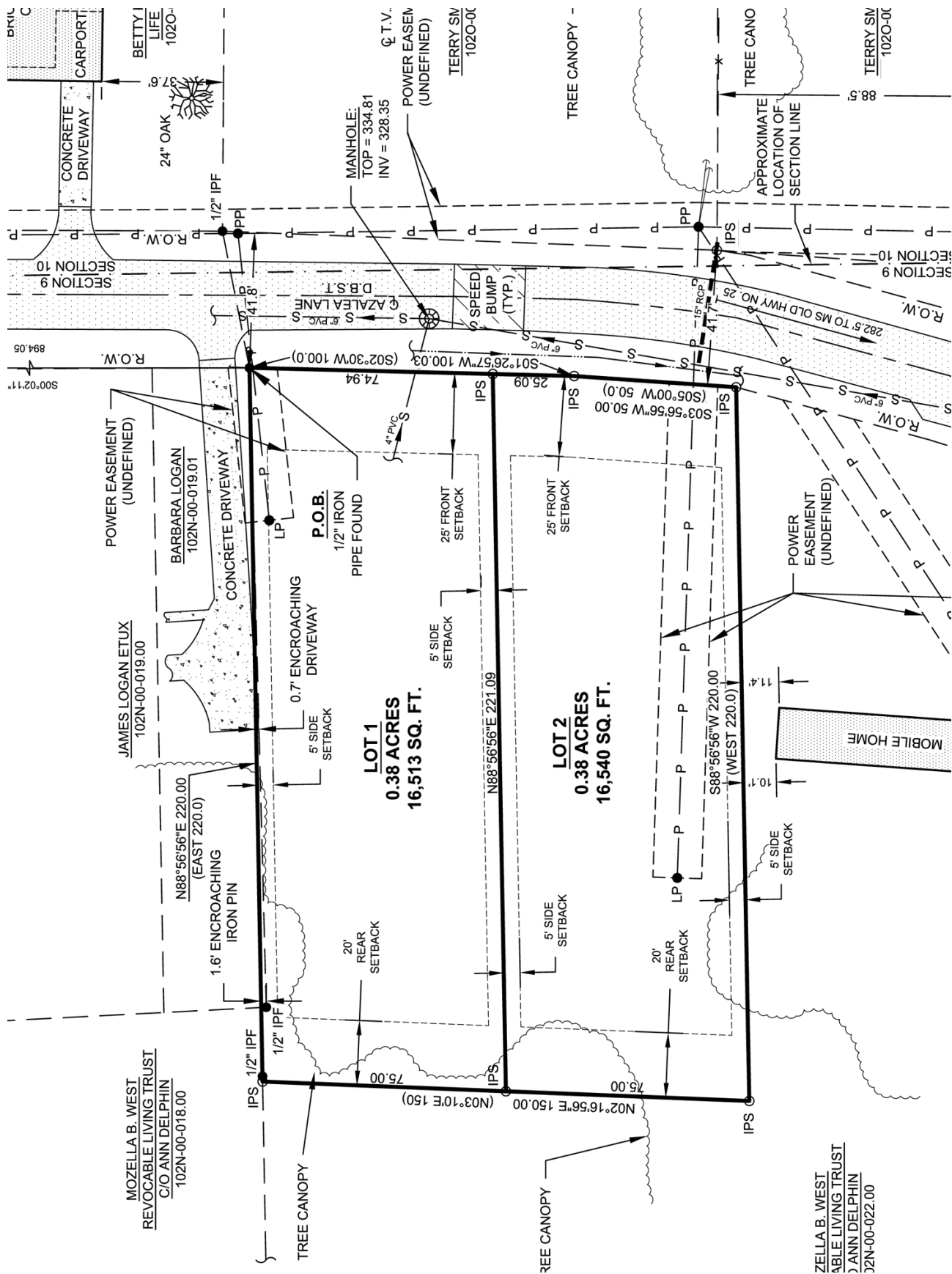
Attachment 1
PP 18-15 & FP 18-11 Aerial



Attachment 2
PP 18-15 & FP 18-11 Zoning



Attachment 4- Enlarged Final Plat





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 18-08 Request to Rezone all of a 19.63 acres parcel located on the west side of South Montgomery Street +/- 330ft south of the Lynn Lane intersection from R-1/C-2 to R-3A and a portion of 1 parcel located on south side of Lynn Lane +/- 960ft west of the intersection with South Montgomery Street from C-2 to R-3A with the parcel numbers 102I-00-005.00, 102I-00-006.00 and 102I-00-002.00.

Date: October 9, 2018

The purpose of this report is to provide information regarding the request by Andy Fornea to rezone several parcels. Parcel 1 is owned by the Valentine W R Estate located on the west side of South Montgomery St. +/-330ft south of the intersection with Lynn Lane directly south of the Maison De Ville subdivision with the parcel numbers 102I-00-005.00 and 102I-00-006.00. The request is to rezone from C-2 General Business and R-1 Single Family to R-3A Single Family. Parcel 2 is owned by William Labon Richmond V, Sean Crumpton Richmond, and Dallas Carroll Richmond, and is located on the south side of Lynn Lane, +/- 960ft west of the intersection with S. Montgomery St. with the parcel number 102I-00-002.00. The request is to rezone 200' of the eastern most portion of the southern portion of the parcel from C-2 General Business to R-3A Single Family Residential. Please see attachments 1-9.

BACKGROUND INFORMATION:

The applicant is seeking to rezone from C-2 and R-1 to R3-A based on 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.

Zoning Change Subject Property				
Properties	1960s- 1970s Map	1982-1991 Map	2000 Map	Current Map
Lynn Lane	C-2	C-2	C-2	C-2
S. Montgomery	R-1	R-1	R-1	R-1
S. Montgomery 2	C-2	C-2	C-2	C-2
Zoning Change Adjacent Properties				
Properties	1960s- 1970s Map	1982-1991 Map	2000 Map	Current Map
North	R-1/C-2	R-1/C-2	R-1/C-2	R-3/C-2
East	R-1	R-1	R-1	R-1
South	R-1	R-1	R-1	R-1
West	C-2	C-2	C-2	C-2

Zoning and land uses adjacent to the subject property			
Direction	Zoning	Current Use	
North	R-3/C-2	Single family and vacant	
East	R-1	Single family	
South	R-1	Fire station/church	
West	C-2	Vacant	

NOTIFICATION:

63 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 September 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 three phone calls for information and three phone calls against the request. Staff has also received 13 letters against the request (attachment 6) and 2 letters for the request (attachment 7). A petition against the request was received by email on October 4, 2018. The petition contains 196 signatures (attachment 5). Approximately 40% of the property owners directly adjacent to the east side of the subject properties are signatories of the petition against the request (see attachment 9 for calculations). Per § 17-1-17., of the Mississippi Code of 1972, as amended, a three-fifths (3/5) favorable vote by the Board of Aldermen will be required to approve the rezoning request.

REZONING REQUEST:

The subject properties rezoning request is from C-2 and R-1 to R3-A. Differences between the zones are:

Current 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.*

Sec. C. - R-1 residence zoning district regulations.

These [R-1 residential] districts are intended to be composed mainly of single-family residential properties along with appropriate neighborhood facilities, with their character protected by requiring certain minimum yard and area standards to be met. [The following regulations apply to R-1 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: 10,000 square feet.*
 - b. *Minimum lot width at the building line: 75 feet.*
 - c. *Minimum depth of front yard: 30 feet.*
 - d. *Minimum depth of rear yard: 35 feet.*
 - e. *Minimum width of each side yard: Ten 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:

Sec. R. - R-3A single-family, medium-density.

- A. *Intent. These districts are intended to be composed of single-family dwellings. Appropriate neighborhood supporting facilities are provided for and the district's open residential character is protected by requiring minimum yard and area standards. R-3A zoning districts shall be more restrictive than the R-3 (multi-family) district but less restrictive than the R-1 (single-family) district.*
- B. *Required lot area and width, yards, building areas and height for single-family dwellings:*
 - Front setback: 25 feet*
 - Side setback: 5 feet*
 - Rear setback: 20 feet*
 - Minimum lot area: 5,000 square feet*
 - Minimum width at building line: 50 feet*
 - Maximum building height: 45 feet*
- C. *Off-street parking. A minimum of three off-street parking spaces shall be provided for each dwelling unit.*
- D. *Permitted and conditional uses shall be as follows:*
 - 1. *The following uses are permitted by right in the R-3A zoning district:*
 - a. *Single-family dwelling.*
 - b. *Garden.*
 - c. *Home occupation.*
 - 2. *The following uses are allowed by conditional use in the R-3A zoning district:*
 - a. *Church or place of worship.*
 - b. *Golf course, not including commercial driving ranges; need not be enclosed within structure.*
 - c. *Public utilities.*
 - d. *Recreational facilities.*
- E. *Comprehensive plan. The R-3A zoning district shall be considered a medium density residential land use classification allowing a maximum gross density of eight dwelling units per acre, as allowed per Table 32 of the city's comprehensive plan.*

Permitted and Conditional Uses:

Current Zoning

R-1

The following uses are permitted by right in the current R-1 zoning district:

1. Dwelling, live/work
2. Dwelling, single family, detached
3. Parks & Recreation, Passive

The following uses are allowed by conditional use in the current R-1 zoning district:

1. Accessory Dwelling unit
2. Bed & Breakfast Inn
3. Community Services
4. Family Child Care
5. Education Facilities
6. Government Facilities
7. Parks & Recreation, Active
8. Places of Worship
9. Public Spaces

C-2

The following uses are permitted by right in the current 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 current 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

Proposed Zoning

R-3A

The following uses are permitted by right in the proposed R-3A zoning district:

1. Dwelling, live/work
2. Dwelling, single family, detached
3. Parks & Recreation, Passive

The following uses are allowed by conditional use in the proposed R-3A zoning district:

1. Accessory Dwelling unit
2. Community Services
3. Education Facilities
4. Government Facilities
5. Parks & Recreation, Active
6. Places of Worship
7. Public Spaces

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.
 - Staff has located at least eight Rezoning since 2013 within ½ mile of the subject property.
 1. The subdivision now known as Bent Brook Ridge on Yellow Jacket Road was rezoned from R-1 to R-3A in February of 2014.
 2. The Cottages at Starkville Station on Lincoln Green was rezoned from R-5 to R-4A in April of 2014.
 3. The former site of a mobile home park directly south of Starkville High School on Louisville Street was rezoned from R-6 to R-5 in December of 2014.
 4. Riddle Run development on Lynn Lane was rezoned from R-1 to R-3 in July of 2015.
 5. The property located to the east of Academy Hill Subdivision on Academy Road was rezoned from R-3A to C-2 in January of 2017
 6. The property on the west side of Louisville Street south of Academy Road was rezoned from R-4A to C-1 in June of 2018.
 7. The former Josey home at 300 Yellow Jacket Drive was rezoned from R-1 to R-3A in August of 2018.
 8. The property located at 901 and 903 Louisville Street was rezoned from C-1 to r-5 in October of 2018

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 properties' placetype is listed as traditional neighborhood- new (attachment 3).

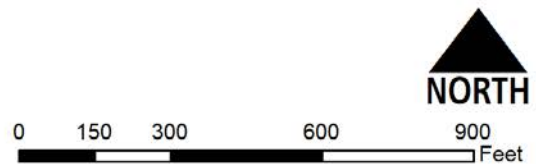
Land Use Compatibility: The proposed rezoning would be consistent and compatible the adjacent land uses in the vicinity. The subdivision immediately to the north, Maison de Ville, is an R-3 development similar to what is being proposed for the subject properties.

Attachment 1
RZ 18-08 Aerial

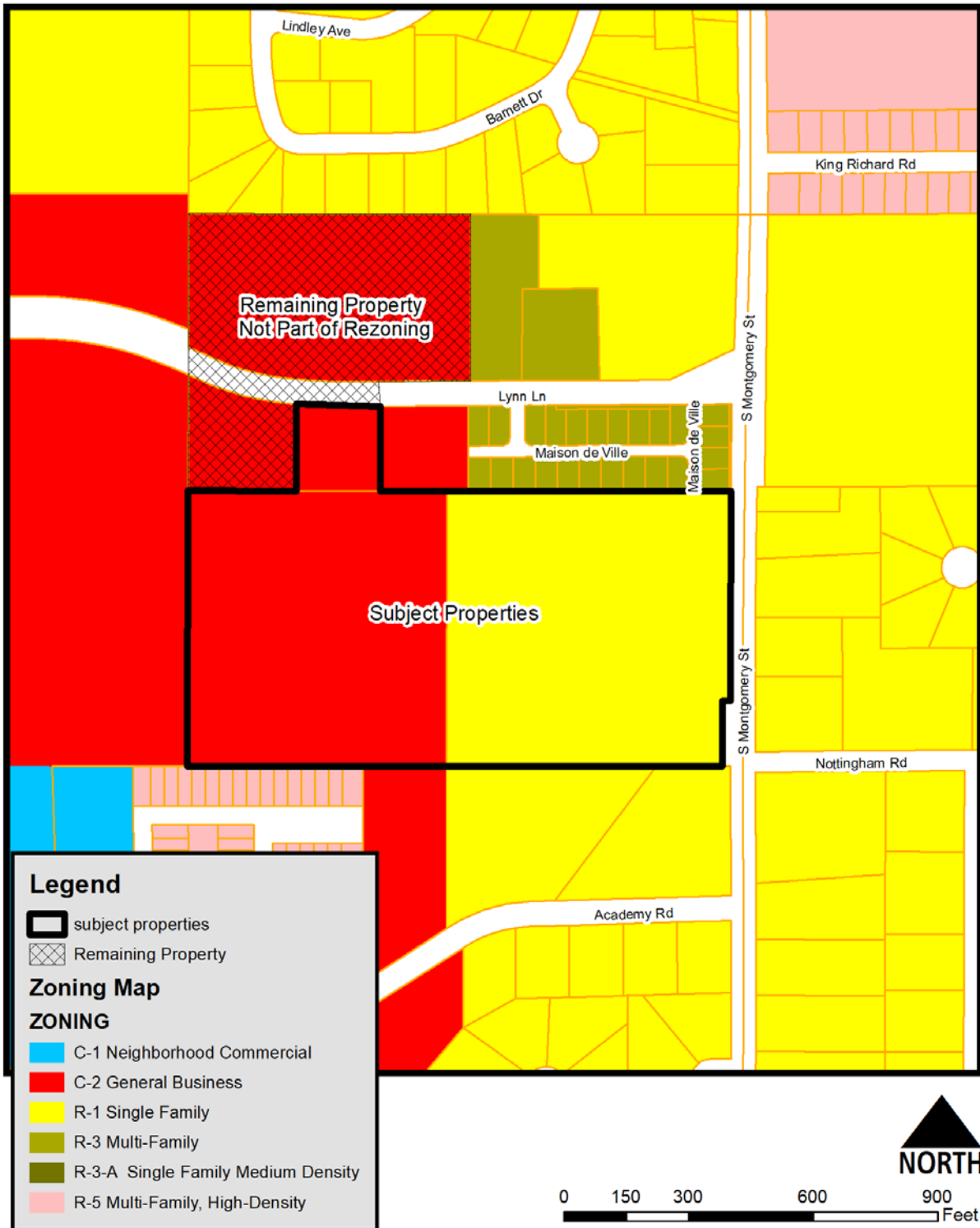


Legend

-  subject properties
-  Remaining Property



Attachment 2 RZ 18-08 Zoning

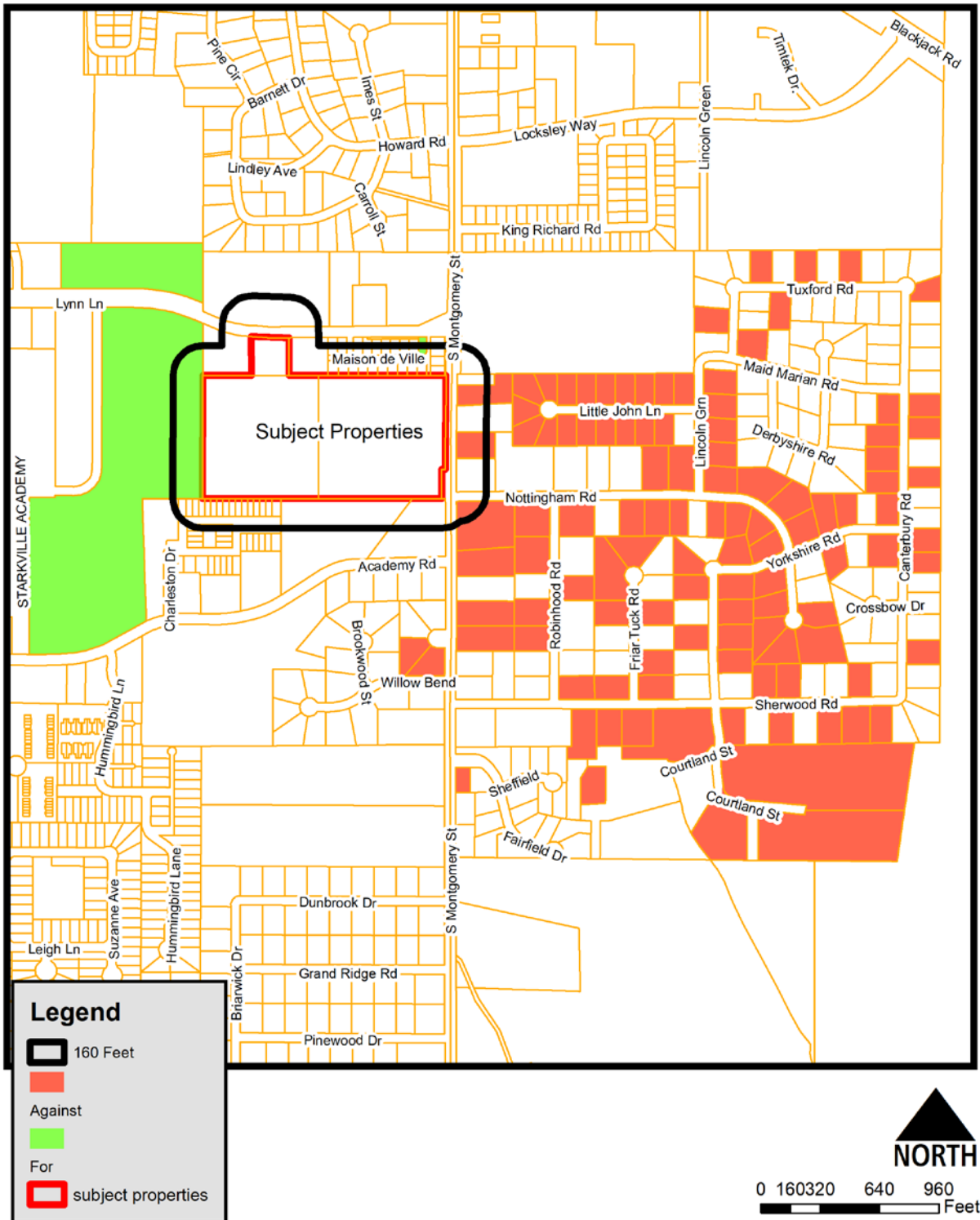


TRADITIONAL NEIGHBORHOODS: NEW

Avenues and Local



Attachment 4
RZ 18-08 Letters Received and Petitioners Against



Attachment 5- Petition Against the Request

SHERWOOD FOREST NEIGHBORHOOD PETITION

This is presented to City of Starkville officials including the Mayor, the members of the Board of Aldermen and the members of the Planning and Zoning Commission. It is in reference to an agenda item that is set to be heard at the October 9, 2018 meeting of the Planning and Zoning Commission and is presented in opposition to the rezoning of the property described as "19.63 acres, more or less, situated in the Northeast Quarter of Section 10, Township 18 North, Range 14 East, Oktibbeha County, Mississippi" that is being considered for a zoning change to R - 3A.

We whose signatures are attached are the property owners of the Sherwood Forest area neighborhood which we define as being the Sherwood Forest subdivision, the homes located on contiguous property and the homes located nearby on South Montgomery. We believe our neighborhood would be forever negatively impacted by a change in rezoning. All properties surrounding us are currently R-1 with the exception of Mississippi State property to the east and the north and the City property at the intersection of S. Montgomery and Academy Road.

We accept that Starkville is growing and we are not against progress. We are supportive of development of currently vacant property on South Montgomery as long as it meets the standards and requirements of the current R-1 zoning and as long as traffic issues are considered and addressed.

We are against the rezoning of any nearby properties that are currently R-1 for quality of life and safety reasons. We believe that by maintaining the density requirements of R-1, any additions to the existing heavy traffic we currently experience will be minimized as much as possible. We are a neighborhood of families and the traffic congestion at both Nottingham Road and Sherwood Road are a major safety issue especially given the history of traffic accidents on South Montgomery. As noted during a presentation by city officials at the September meeting of the Planning and Zoning Commission, the traffic congestion begins at Sherwood Road and extends all the way to Old Highway 12.

We are supportive of the rezoning to R-1 of any nearby properties that are currently zoned otherwise.

Anything other than this would result in an unwanted change in the character of our beloved neighborhood, have safety implications and we believe would negatively impact our property values.

DATE	PRINTED NAME	SIGNATURE	PHONE NO.	HOME ADDRESS
9/23/18	Annie R. Thompson	Annie R. Thompson	323-2587	621 Sherwood Rd
9/23/18	WILFRED R Thompson, Jr	WR Thompson Jr	323-2587	621 Sherwood Rd
9/23/18	Anna Byrd	Anna Byrd	(662) 418-0110	623 Sherwood Rd
9/23/18	Evelyn B. Simmons	(662-323-4028)		627 Sherwood Rd.
10/1/18	Cheryl Lyon	Cheryl Lyon	662-418-8263	1 Courtland

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We accept that Starkville is growing and we are not against progress. We are supportive of development of currently vacant property on South Montgomery as long as it meets the standards and requirements of the current R-1 zoning and as long as traffic issues are considered and addressed.

We are against the rezoning of any nearby properties that are currently R-1 for quality of life and safety reasons. We believe that by maintaining the density requirements of R-1, any additions to the existing heavy traffic we currently experience will be minimized as much as possible. We are a neighborhood of families and the traffic congestion at both Nottingham Road and Sherwood Road are a major safety issue especially given the history of traffic accidents on South Montgomery. As noted during a presentation by city officials at the September meeting of the Planning and Zoning Commission, the traffic congestion begins at Sherwood Road and extends all the way to Old Highway 12.

We are supportive of the rezoning to R-1 of any nearby properties that are currently zoned otherwise.

Anything other than this would result in an unwanted change in the character of our beloved neighborhood, have safety implications and we believe would negatively impact our property values.

DATE	PRINTED NAME	SIGNATURE	PHONE NO.	HOME ADDRESS
9-23-2018	Joel Kent Gray	<i>Joel Kent Gray</i>	(662) 312-5770	1207 Nottingham
9-23-2018	Cathy Gray	<i>Cathy Gray</i>	662 312-5008	1207 Nottingham
9-23-2018	Gloria C. Correo	<i>Gloria C. Correo</i>	662-418-0109	616 Sherwood
9/23/18	JOHN V. CORRERO	<i>John V. Correo</i>	662/418-0435	616 Sherwood Road

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We accept that Starkville is growing and we are not against progress. We are supportive of development of currently vacant property on South Montgomery as long as it meets the standards and requirements of the current R-1 zoning and as long as traffic issues are considered and addressed.

We are against the rezoning of any nearby properties that are currently R-1 for quality of life and safety reasons. We believe that by maintaining the density requirements of R-1, any additions to the existing heavy traffic we currently experience will be minimized as much as possible. We are a neighborhood of families and the traffic congestion at both Nottingham Road and Sherwood Road are a major safety issue especially given the history of traffic accidents on South Montgomery. As noted during a presentation by city officials at the September meeting of the Planning and Zoning Commission, the traffic congestion begins at Sherwood Road and extends all the way to Old Highway 12.

We are supportive of the rezoning to R-1 of any nearby properties that are currently zoned otherwise.

Anything other than this would result in an unwanted change in the character of our beloved neighborhood, have safety implications and we believe would negatively impact our property values.

DATE	PRINTED NAME	SIGNATURE	PHONE NO.	HOME ADDRESS
09-23-18	PATTI DRAPALA	<i>Patti Drapala</i>	662-617-9237	905 S. Montgomery St.
09-23-18	Justin Chance	<i>Justin Chance</i>	214-557-4249	903 S. Montgomery St.
23 Sept. 2018	Kirk Mairers	<i>Kirk Mairers</i>	662-617-2629	803 S. Montgomery St.
9-23-18	Jennie Beth Chance	<i>Jennie Beth Chance</i>	214-557-4211	903 S. Montgomery St.
9/30/18	Linda Mairers	<i>Linda Mairers</i>	662-769-0101	803 S. Montgomery St.
9/30/18	John Gholston	<i>John Gholston</i>	662-574-8400	801 S. Montgomery St.
9/30/18	Mary Grace Gholston	<i>Mary Grace Gholston</i>	662-574-8284	801 S. Montgomery St.
9/30/18	KAY MILAM	<i>Kay Milam</i>	662-324-0567	908 S. Montgomery St.
9-30-18	Donald Saxon	<i>Donald Saxon</i>	662-352-9189	906 Pine Grove Cir.
9-30-18	Catherine Saxon	<i>Catherine Saxon</i>	662-889-1472	906 Pine Grove Cir.

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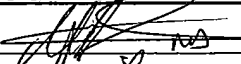
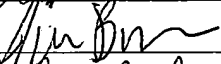
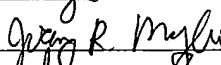
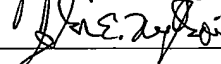
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DATE	PRINTED NAME	SIGNATURE	PHONE NO.	EMAIL ADDRESS
9/24/18	R. Allen Butler, ms		662-312-1735	900 Yorkshire allenbutler1@hotmail.com
9/24/18	Julia Purvis Butler		662-312-1734	900 Yorkshire juliabutler1@hotmail.com
10/2/18	ANGIE M. CROSLAND		662-617-1357	715 S. Montgomery
10/2/18	Joan R. Mylroie		662-648-9885	617 Sherwood Rd.
10/2/18	John E. Mylroie		662-617-5542	617 Sherwood Rd.

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9/22/18	Lisa Richardson	<i>Lisa Richardson</i>	418-6747	507 Lincoln Green
9/22/18	P.C. McLaurin, Jr.	<i>P.C. McLaurin, Jr.</i>	662-312-5092	505 Lincoln Green
9/22/18	BARBARA McLaurin	<i>Barbara McLaurin</i>	662-418-8274	505 Lincoln Green
9/22/18	Karin Kessler	<i>Karin Kessler</i>	662-425-0911	509 Lincoln Green
9/22/18	Victor Kessler	<i>Victor Kessler</i>	662-884-9405	509 Lincoln Green
9/22/18	Kameron Ball	<i>Kameron Ball</i>	601-850-2556	503 Lincoln Green
9/22/18	Bill Ball	<i>B. Ball</i>	601-954-8161	" "
9/23/18	Tyler Richardson	<i>Tyler Richardson</i>	662-418-3335	507 Lincoln Green
9/23/18	Andrew Richardson	<i>Andrew Richardson</i>	662-418-3111	507 Lincoln Green

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9/23/18	Clay Richardson	<i>Clay Richardson</i>	662-694-0456	507 Lincoln Green
9/30/18	Patricia Burkland	<i>Patricia Burkland</i>	847-280-1733	106 Tuxford Rd
9/30/18	Joseph Burkland	<i>Joe Burkland</i>	847-271-9338	106 Tuxford Rd
10/1/18	Kyle Skinner	<i>Kyle Skinner</i>	662-418-7167	1103 Yorkshire Rd
10/1/18	KENDALL COLE	<i>Kendall Cole</i>	662-323-0620	1107 NOTTINGHAM
10/2/18	Tom Roberson	<i>Tom Roberson</i>		1105 Nottingham

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9/22/18	Thomas McElroy	[Signature]	985-373-9092	118 Little John Lane
9/22/18	Kim McElroy	[Signature]	662-312-5272	118 Little John Ln.
9/22/18	Earl Stennis	[Signature]	662-323-7809	117 Little John
9/22/18	Mary C. Stennis	[Signature]	662-323-7809	117 Little John
9-22-18	Jean Lindsey	[Signature]	662-323-5104	115 LITTLE John
9-22-18	Murray Lindsey	[Signature]	662-323-5104	115 LITTLE John
9-22-18	Mark Franklin	[Signature]	662-324-7956	113 Little John Ln
9-22-18	Mary Beth Franklin	[Signature]	662-324-7956	113 Little John Ln
9-22-18	David Lewis	[Signature]	662-769-2808	116 Little John Ln

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9/28/18	Aletha McKinion	<i>Aletha McKinion</i>	662-416-0590	112 Little John Lane
9/22/18	JAMES McKinion	<i>James McKinion</i>	601-416-8507	112 Little John Lane
9-26-18	Straton Kara	<i>Straton Kara</i>	662-418-5268	106 Little John Lane
9-26-18	Jane Read	<i>Jane Read</i>	662-418-2589	109 Little John Lane
9-26-18	Jeff Read	<i>Jeff Read</i>	662-923-1234	109 Little John Lane
9-26-18	Emily Marett	<i>Emily Marett</i>	662-323-1585	104 Little John Lane
9/26/2018	Lawrence Kent Macett	<i>Lawrence Kent Macett</i>	662-323-1585	104 Little John Lane
9/27/2018	Melita Tomlinson	<i>Melita Tomlinson</i>	662-323-0355	114 Little John Lane
9/27/18	Tommy H. Tomlinson	<i>Tommy H. Tomlinson</i>	662-312-6122	114 Little John Lane

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9/23/18	JOSEPH M. BROWN	<i>Joseph M. Brown</i>	(662) 323-8436	310 CANTERBURY RD S.V.
9/23/18	JIMMIE D. BROWN	<i>Jimmie D. Brown</i>	(662) 323-8436	310 CANTERBURY RD S.V.
9/23/18	William Lindsey Hill	<i>William Lindsey Hill</i>	601-896-7944	306 Canterbury Rd.
9-23-18	Charles Templeton	<i>Charles Templeton</i>	662-369-9438	305 Canterbury Rd.
9/23/18	James M. Templeton	<i>James M. Templeton</i>	318-683-8885	305 Canterbury Rd.
9/24/18	Allison W. Pearson	<i>Allison W. Pearson</i>	662-769-1542	311 Canterbury Road
9/24/18	Rodney A. Pearson	<i>Rodney A. Pearson</i>	662-312-9052	311 Canterbury Road
9-24-18	Julia Hodges	<i>Julia Hodges</i>	(662) 418-2674	304 Canterbury Rd

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9/30/18	Larry G. Brown	<i>Larry G. Brown</i>	662-312-4141	308 Canterbury Rd.
9/30/18	Susan Brown	<i>Susan C. Brown</i>		308 Canterbury Road
9/30/18	Larry Otis	<i>Larry Otis</i>	662-610-8909	Starkville, MS 403 Canterbury Rd.
9/30/18	SHARON FANNING-OTIS	<i>Sharon Fanning-Otis</i>	662-418-4226	403 Canterbury Rd.
9/30/18	Charles E. McLomb	<i>Charles E. McLomb</i>	662-323-4140	401 Canterbury Rd.
09/30/18	Marguerite S. Cook	<i>Marg S. Cook</i>	662-418-3535	303 Canterbury Rd.

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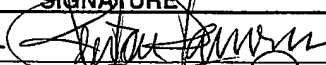
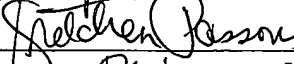
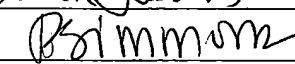
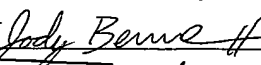
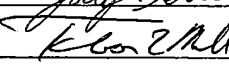
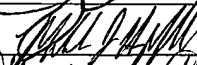
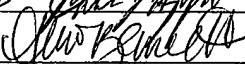
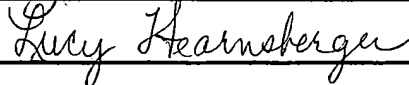
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9-21-18	Brenton Passons			1107 Robin Hood
9-21-18	Gretchen Passons			1107 Robin Hood
9-21-18	Prige Simmons			100 Fairfield
9-23-18	Jody Bennett			1101 Robinhood Rd
9-23-18	ADAM MALLER			1103 Robinhood RD
9/23/18	Jacqueline Mullen			1103 Robinhood Road
9/23/18	Michael J. HUNFIELD			119 Tuxford Road
9-23-18	Alice Bennett			1101 Robinhood Rd.
9-24-18	Lucy Hearnberger			1104 Robinhood Rd

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9/30/2018	Joan Butler	<i>Joan Butler</i>	662-523-1495	1101 Yorkshire
9/30/2018	Clay Taylor	<i>Clay Taylor</i>	"	"
10-2-18	Suzanne Walters	<i>Suzanne Walters</i>	662 617 0080	108 Little John

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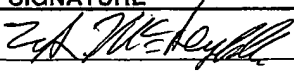
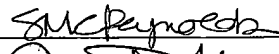
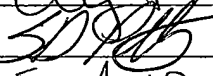
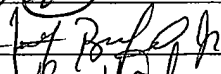
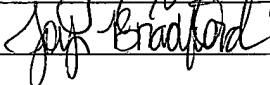
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9/25/18	Russ McReynolds			1100 Robinhood Rd
9/25/18	Sonjia McReynolds			1100 Robinhood Rd
9/30/18	Anna Pitts		2143547880	1109 Robinhood Rd
9/30/18	SAM PITTS			1109 ROBINHOOD RD
10/1/18	Timothy Bradford Jr			1107 Yorkshire
10/1/18	Joy Bradford			1107 Yorkshire

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[illegible]

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9/23/18	Joseph W James	<i>J.W. James</i>	323-1510	1163 Nottingham Rd.
9/23/18	NANCY JAMES	<i>Nancy James</i>	323-1510	1103 Nottingham Rd.
9/23/18	William Tomlin	<i>W. Tomlin</i>	254-449-2208	1110 Nottingham Rd.
9/23/18	Lisa Tomlin	<i>Lisa Tomlin</i>	254-449-2906	1110 Nottingham Rd.
9/26/18	Mark Lehman	<i>Mark Lehman</i>	662-312-6813	1112 Nottingham Rd.
9/26/18	Carol Lehman	<i>Carol M. Lehman</i>	662-312-8829	1112 Nottingham Rd.
10/1/18	Kristin Reed	<i>Kristin Reed</i>	662-418-7884	204 Maid Marian Rd.
10/1/18	Richard Reed	<i>Richard Reed</i>	662-386-3502	204 Maid Marian Rd.
10/1/18	Susan Roberson	<i>S. Roberson</i>	662-418-0381	1105 Nottingham Rd.

SHERWOOD FOREST NEIGHBORHOOD PETITION

16

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10/1/18	JAMES A. HENLEY, JR	<i>James A. Henley, Jr</i>	662-571-5092	127 TUXFORD ROAD
10-1-18	Rita Usher	<i>Rita Usher</i>	662-312-5634	111 Tuxford
10/1/18	David Usher	<i>David Usher</i>	662-617-9240	111 Tuxford Rd
10/1/18	Marilyn David Morris	<i>Marilyn David Morris</i>	662-323-6309	127 Tuxford
10-1-18	Ben Harrelson	<i>Ben Harrelson</i>	662-574-8321	115 Tuxford Rd
10-2-18	Robert M. Crossland	<i>Robert M. Crossland</i>	662-324-6512	715 S. Montgomery

K

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9/26/18	MARSHA OBRINGER	<i>Marsha Obringer</i>	323-9222	1206 Nottingham
9/26/18	STEPHEN J. OBRINGER	<i>Stephen J. Obringer</i>	"	" "
9/26/18	Paul K Lee	<i>Paul K Lee</i>	312-3983	1201 Nottingham
9/26/18	Minger B. Lee	<i>Minger B. Lee</i>	574-9989	1201 Nottingham
9/27/18	Amy Weiskopf	<i>Amy Weiskopf</i>	256-404-4653	1305 Nottingham
9/27/18	W. Lee Weiskopf	<i>W. Lee Weiskopf</i>	601-441-8942	1305 Nottingham
9/27/18	BRIAN S LESLEY	<i>Brian S Lesley</i>	662-387-7242	1302 Nottingham
9/27/18	Emily K. Lesley	<i>Emily K. Lesley</i>	662-418-8695	1202 Nottingham

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9/29	HARRY McINGVALE	<i>Harry McIngle</i>	662-323-6464	1200 Nottingham Rd
9/29	JERRIE McINGVALE	<i>Jessie McIngle</i>	333-6464	1200 Nottingham Rd
9/29	JAMES H. MARTIN	<i>James H. Martin</i>	662-324-7557	902 Yorkshire
9/29	Barbara S. Martin	<i>Barbara S. Martin</i>	662-324-7557	902 Yorkshire
9/29	Jammy Shubbs	<i>Jammy Shubbs</i>	769-2668	1145 Yorkshire Rd.
9/29	Robert Moorhead	<i>Robert Moorhead</i>	662-323-1838	1106 Yorkshire Rd
9/29	GA Bohach	<i>GA Bohach</i>	325-2815	1100 Jackson Rd
9/29	Tammy Gammill	<i>Tammy Gammill</i>	312-8472	1002 Yorkshire
9/29	Kay Nobles (Hower)	<i>Kay Nobles Hower</i>	601-9151	719 S. Montgomery

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9/27	STEPHEN LANGSTON	<i>Stephen Langston</i>	662-323-9657	1301 Nottingham Rd
9/27	J. DONALD TROTTER	<i>J. Donald Trotter</i>	662-323-0316	1307 Nottingham Rd
9/27	LYNDA M. TROTTER	<i>Lynda M. Trotter</i>	" "	" "
9/27	LINDA MORSE	<i>Linda Morse</i>	662 323-7002	1205 Nottingham
9/27	DAVID MORSE	<i>David Morse</i>	662.323.7002	1205 NOTTINGHAM
9/27	Meredith Martin	<i>M Martin</i>	662 769-7910	1202 Nottingham
9/27	Will. Martin	<i>Will Martin</i>	662 907-0391	1202 Nottingham
9/27	Jennifer Cougle	<i>Jennifer Cougle</i>	662-694-9488	1203 Nottingham
9/27	Boyd (B) Cougle	<i>Boyd Cougle</i>	(662) 694-9489	1203 Nottingham Rd

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9/22/18	Rolanda J. Wilson	<i>Rolanda Wilson</i>	662-418-6663	2 Courtland
9/22/2018	Glenn S. See	<i>Glenn S. See</i>	601-695-1150	107 COURTLAND
9/22/2018	MARY E. SEE	<i>Mary E. See</i>	601.750.7885	107 COURTLAND
9/23/2018	Brenda J. Harden	<i>Brenda J. Harden</i>	662-312-1882	103 Tuxford Rd.
9/23/2018	JAMES C. HARDEN	<i>James C. Harden</i>	662-312-1882	103 Tuxford Rd.

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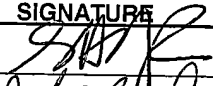
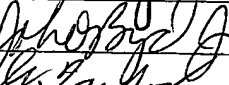
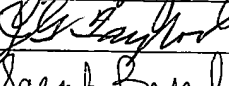
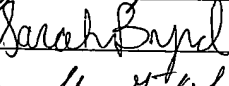
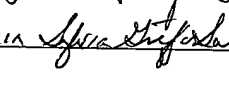
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9-23-18	Sylvia H. Byrd		662-312-0246	623 Sherwood Rd
09/23/18	John Byrd		662/418-4537	623 Sherwood
9/23/18	John G. Taylor Jr.		662 323-1226	1112 Robinhood Rd.
9/23/18	Sarah Byrd		662-418-0612	623 Sherwood Rd.
9/23/18	Sylvia Griffin Sutherland		662 323 5628	101 Maid Marian Rd

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9-26-2018	MARTHA SWAIN	Martha Swain	323-3926	105 Little John
9-26-2018	MARGARET SWAIN	Margaret Swain	323-3926	105 Little John
9-27-2018	Mandee Lewis	Mandee Lewis	769-4010	116 Little John Lane
9-27-2018	Nancy Lifer	Nancy Lifer	662-398-0001	107 Little John Lane
9-26-2018	MARGARET SWAIN	Margaret Swain	323-3926	105 Little John Lane
9-25-2018	Glenn T. Ellis	Glenn T. Ellis	312-3602	103 Little John
9/30/18	Rebecca Wood	Rebecca Wood	574-6009	100 Little John Ln
10/01/18	Bennett H. Wood	Bennett H. Wood	574-2295	100 Little John Ln

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9/28/2018	Wen-Hsing Cheng	<i>Wen-Hsing Cheng</i>	662-325-4002	WC 523 @ 102 Little John Ln MSS State. Rd
9-29-18	FARREES ZOOK	<i>Farrees Zook</i>	662-337-8397	111 LITTLE JOHN LN, STAN
9-29-18	Darryl Zook	<i>Darryl Zook</i>	662-337-0807	111 LITTLE JOHN LN, STAN

SHERWOOD FOREST NEIGHBORHOOD PETITION

This is presented to City of Starkville officials including the Mayor, the members of the Board of Aldermen and the members of the Planning and Zoning Commission. It is in reference to an agenda item that is set to be heard at the October 9, 2018 meeting of the Planning and Zoning Commission and is presented in opposition to the rezoning of the property described as "19.63 acres, more or less, situated in the Northeast Quarter of Section 10, Township 18 North, Range 14 East, Oktibbeha County, Mississippi" that is being considered for a zoning change to R - 3A.

We whose signatures are attached are the property owners of the Sherwood Forest area neighborhood which we define as being the Sherwood Forest subdivision, the homes located on contiguous property and the homes located nearby on South Montgomery. We believe our neighborhood would be forever negatively impacted by a change in rezoning. All properties surrounding us are currently R-1 with the exception of Mississippi State property to the east and the north and the City property at the intersection of S. Montgomery and Academy Road.

We accept that Starkville is growing and we are not against progress. We are supportive of development of currently vacant property on South Montgomery as long as it meets the standards and requirements of the current R-1 zoning and as long as traffic issues are considered and addressed.

We are against the rezoning of any nearby properties that are currently R-1 for quality of life and safety reasons. We believe that by maintaining the density requirements of R-1, any additions to the existing heavy traffic we currently experience will be minimized as much as possible. We are a neighborhood of families and the traffic congestion at both Nottingham Road and Sherwood Road are a major safety issue especially given the history of traffic accidents on South Montgomery. As noted during a presentation by city officials at the September meeting of the Planning and Zoning Commission, the traffic congestion begins at Sherwood Road and extends all the way to Old Highway 12.

We are supportive of the rezoning to R-1 of any nearby properties that are currently zoned otherwise.

Anything other than this would result in an unwanted change in the character of our beloved neighborhood, have safety implications and we believe would negatively impact our property values.

DATE	PRINTED NAME	SIGNATURE	PHONE NO.	EMAIL ADDRESS
9/23/18	Charles Lowery	Charles Lowery	662-323-7848	609 Sherwood Rd
9/24/18	Susie Lowery	Sara B. Lowery	"	"
9-24-18	Marilyn Mullendore	Marilyn Mullendore	662-323-1904	607
9-26-18	Dekki May	312-1937	1304 Nottingham Rd	Sherwood
9-26-18	Mike May	607-2742	1304 Nottingham Rd	(Mike May)
9-26-18	Sherley Richter	Sherley Richter	662-323-5652	1110 Friar Tuck Rd
9-26-18	Kim M. Dier	Kim M. Dier	662-323-0989	1112 Friar Tuck Road
9-26-18	Joe Dier	Joe Dier	662-323-0989	1112 Friar Tuck Rd.

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DATE	PRINTED NAME	SIGNATURE	PHONE NO.	MAIL ADDRESS
9/25/2018	Harold Mashburn	<i>[Signature]</i>	601 955-1926	1103 F.L. MaTuck Rd Starkville MS 39259
9/25/2018	Luanne Mashburn	<i>[Signature]</i>	601 954-2749	1103 F.L. MaTuck Rd Starkville, MS 39259
9/25/2018	Edna Wells	<i>[Signature]</i>	662-323-1393	1101 Union Church
9-25-2018	Neu Valentine	<i>[Signature]</i>	662-607-1280	1003 Yonshire Rd.
9/25/2018	John H. Knight	<i>[Signature]</i>	662-324-7717	605 Sherwood Rd
9/25/2018	Michael Valen	<i>[Signature]</i>	662-617-1787	1223 Yonshire Rd
9/25/18	John Usher	<i>[Signature]</i>	662-312-2964	111 Tuxford Rd
9/25/18	Ardeshir Adeli	<i>[Signature]</i>	267-575-7591	1111 Friarh
9/25/18	Guyen Elizabeth Sutphin	<i>[Signature]</i>	662-341-0373	101 maid marian Road
9/25/18	Lary Sutphin	<i>[Signature]</i>	662 323 5628	101 maid marian

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DATE	PRINTED NAME	SIGNATURE	PHONE NO.	EMAIL ADDRESS
9-25-18	Jane Gair	Jane Gair	662-617-0442	1100 Friar Tuck
9/26/18	Jane Moorhead	Jane Moorhead	662-323-1838	1106 Yorkshire Rd
9/27/18	Ruth Remy	Ruth Remy	662-617-6448	1100 Friar Tuck
9/27/18	Ruth Remy	Ruth Remy	662-324-3599	603 Sherwood
9/27/18	Keith Remy	Keith L. Remy	662-324-3599	603 Sherwood

SHERWOOD FOREST NEIGHBORHOOD PETITION

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DATE	PRINTED NAME	SIGNATURE	PHONE NO.	HOME ADDRESS
9/30	Margaret Stokes Bateman	<i>Margaret Stokes Bateman</i>	662-312-5706	662-323-8936 618 Sherwood
9/30	Thomas Stokes Bateman	<i>Thomas Stokes Bateman</i>	662-341-6776	618 Sherwood Road
9/3	Lynda McReynolds	<i>Lynda McReynolds</i>	901-461-8521	3 Courtland
10/1	Catherine G. Kapetz	<i>C. Kapetz</i>	614-361-1920	624 Sherwood

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DATE	PRINTED NAME	SIGNATURE	PHONE NO.	ADDRESS
9/28/18	Pat Phillips	<i>Pat Phillips</i>	323-5340	909 Yorkshire Rd
9/28/18	Lee R. Phillips	<i>Lee R. Phillips</i>	323-5340	" "
9/28/18	ROBERT A GREEN	<i>Robert A Green</i>	724-0159	1000 YORKSHIRE RD
9/28/18	Chuck Rivenburgh	<i>Chuck Rivenburgh</i>	324-3843	1303 NOTTINGHAM
9/28/18	Nina Rivenburgh	<i>Nina Rivenburgh</i>	324-3843	1303 NOTTINGHAM
9/28/18	Terry Simpson	<i>Terry Simpson</i>	662-418-0377	905 YORKSHIRE RD
9-28-18	Flora J Johnson Jr.	<i>Flora J Johnson Jr.</i>	662-8801	704 SOUTH
9-28-18	Shelia R Johnson	<i>Shelia R Johnson</i>	662-325	8801 904 YORKSHIRE

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DATE	PRINTED NAME	SIGNATURE	PHONE NO.	ADDRESS
9/30/18	Kristen Skinner	<i>[Signature]</i>	662-435-9322	1103 Yorkshire Rd. Starkville, MS
9/30/18	Martina Thomas	<i>[Signature]</i>	662-312-4069	1103 Yorkshire Rd. Starkville, MS
9/30/18	Matt Thomas	<i>[Signature]</i>	662-617-0171	1103 Yorkshire Rd. Starkville, MS
10/01/18	Ralph Nokes	<i>[Signature]</i>	617-2434	1204 Nottingham Rd. Starkville, MS
10/01/18	Sharon A. Nokes	<i>[Signature]</i>	617-2436	1204 Nottingham Rd. Starkville, MS

Attachment 6- Letters Against the Request

9/11/2018

City Of Starkville Mail - Rezoning of property on S.Montgomery



Emily Corban <e.corban@cityofstarkville.org>

Rezoning of property on S.Montgomery

1 message

Alice Bennett <alicebennett@bellsouth.net>
To: e.corban@cityofstarkville.org

Mon, Sep 10, 2018 at 5:01 PM

Emily,

I pay over \$5000 in Starkville property taxes every year so I feel like I can voice my concerns over the rezoning of the Valentine property on S.Montgomery. My property is at the corner of Nottingham and Robinhood Road so the zone change of this property will effect my property value in the future. I've known that one day the property would be developed and I'm okay with change. I'm not ok with rezoning from R1 to R3A for the following reasons:

1. S. Montgomery is already overpopulated. There are several new smaller housing developments that are on or off S.Montgomery that have effected traffic/congestion. .. we don't need another 79 houses. There are 3 schools that are off Lynn Lane and the main connection for most of the traffic is from S. Montgomery and Hwy 25. If you add a neighborhood with 79 properties that has a main entrance/exit to Lynn lane, I feel that it would make an existing problem (traffic/congestion) worse.
2. There are probably around 250-300 houses for sale in the Starkville area. I'm not sure another neighborhood of 79 houses is needed.
3. If the reason to rezone the property on S. Montgomery is to benefit the developer financially and not benefit our city/community then it needs to stay a R1 zone.

Thanks Emily,
Alice Bennett

Sent from my iPhone



Emily Corban <e.corban@cityofstarkville.org>

Item RZ18-08 on Tuesday, 9/11/18 Rezoning Agenda

2 messages

Gloria Corro <gcc3@cspirehome.net>
To: e.corban@cityofstarkville.org, dlittle@cityofstarkville.org

Mon, Sep 10, 2018 at 11:57 AM

Planning and Zoning Commissioners:

Ralph Nobles has shared detailed information on the potential rezoning of the Valentine Property on South Montgomery Street and the possible impact on this area of Starkville.

We certainly agree with his assessment that the lot sizes should be R1 or larger to create a destination neighborhood and not add to the large number of smaller units that the area is already experiencing such as the Academy Road project.

We also agree that given the current traffic issues already on South Montgomery, we definitely oppose any entrances and exits on to South Montgomery and think they should be restricted to Lynn Lane.

Please do not approve this rezoning request as it is currently proposed. Please take time to strategically look at all of the growth in the area and prepare a plan to manage the increase of small densely built neighborhoods and condominium/apartment developments in our area and our city as a whole.

Thank you for your consideration and you time serving on the Rezoning Commission.

John & Gloria Corro
gcc3@cspirehome.net

Emily Corban <e.corban@cityofstarkville.org>
To: gcc3@cspirehome.net
Cc: dlittle@cityofstarkville.org

Mon, Sep 10, 2018 at 12:06 PM

Thank you for your email Mr. and Mrs. Corro. We will be printing out any citizen emails we receive for the planning commission to have during their review of this proposed rezoning that will be at the Tuesday September 11th Planning Commission meeting at 5:30 pm.

Please let me know if you have any further questions.

Best,

Emily
[Quoted text hidden]
--
Emily Corban, AICP

110 West Main Street | Starkville | MS 39759-2823

Ph: [662.323.2525](tel:662.323.2525) ext: 3138

www.cityofstarkville.org

9/11/2018

City Of Starkville Mail - Opposed to change from R1 to R3A property adjacent to Sherwood Forest



Emily Corban <e.corban@cityofstarkville.org>

Opposed to change from R1 to R3A property adjacent to Sherwood Forest

1 message

Jamesm McKinion <jamesmmckinion@gmail.com>
To: e.corban@cityofstarkville.org

Mon, Sep 10, 2018 at 9:32 PM

My wife and I are totally opposed to the proposed change of zoning from R1 to R3A. This would decrease the value of our property at 112 Little John Lane. It would also have deleterious effect on traffic in the area bounded by S. Montgomery, Lynn Lane and Academy Road which you know is already congested. Please do the right thing and keep the zoning at R1. Dr. and Mrs. James M. McKinion

9/10/2018

City Of Starkville Mail - R1 to R3A rezone



Emily Corban <e.corban@cityofstarkville.org>

R1 to R3A rezone

1 message

Joan Myroie <joanmyroie@gmail.com>
To: e.corban@cityofstarkville.org, dlittle@cityofstarkville.org

Sun, Sep 9, 2018 at 4:44 PM

Dear Mr. Little and Mr. Corban,

I am against the rezoning of South Montgomery from R1 to R3A. Between the increase in traffic and the higher density housing, I think this would NOT benefit the area of town affected by these changes.

Thank you for considering my opinion.
Joan Myroie



Daniel Havelin <d.havelin@cityofstarkville.org>

Sherwood Forrest

Jody Bennett <buzbennett@yahoo.com>

Thu, Sep 6, 2018 at 8:17 PM

Reply-To: Jody Bennett <buzbennett@yahoo.com>

To: "d.havelin@cityofstarkville.org" <d.havelin@cityofstarkville.org>, "e.corban@cityofstarkville.org" <e.corban@cityofstarkville.org>

My name is Jody Bennett, and I live on Robinhood Rd in Sherwood Forrest. It is my understanding that the land across from our entrance on South Montgomery is up for rezoning, and that there are 3 criteria that influence the decision to rezone: change in neighborhood, market need, and error in the current zoning map. After discussing this with several others, it does not appear that any of these have been met. There are 5 new developments along South Montgomery within a half mile of our neighborhood, and all of them have vacancies. There are new developments going in further south near the golf course. To me, it would be irresponsible of the city to allow yet another development, especially the potential size of what's being planned to go in across from us, in an already saturated area. Nothing has been done to address the current congestion on South Montgomery. All 3 schools are located off of Lynn Lane, and adding another cramped, zero lot line neighborhood would further congest it, leading to more delays getting our children to school.

I urge you to deny the request from the developer and get more specific plans from any future development requests so that we know exactly the size and number of houses/condos/town homes someone that doesn't live here and drive on our streets wants to saturate us with so they can make a fast dollar.

I plan to attend the meeting next week along with many other residents in our neighborhood.

Concerned,

Jody Bennett



Emily Corban <e.corban@cityofstarkville.org>

Rezoning on South Montgomery

2 messages

Marsha Obringer <marsha_obringer@hotmail.com>
To: "e.corban@cityofstarkville.org" <e.corban@cityofstarkville.org>

Fri, Sep 7, 2018 at 1:33 PM

Ms. Corban,

As thirty year residents on Nottingham Road in Sherwood Forest, we are quite concerned about rezoning for the proposed housing development across South Montgomery. Another high density area seems undesirable on many levels. First of all, Sherwood residents are concerned about a decrease in property values if adjacent areas are no longer R1. Also, we feel that an already overloaded traffic situation will be seriously impacted by an additional couple hundred cars. School dismissal hours and commutes to and from work are already very congested. Finally, it seems that a huge neighborhood of patio homes would overcrowd a market which already has numerous homes of this type. We have Academy Place, Carpenter Place, Sherwood Commons, Bent Ridge, new developments on Academy Rd., Yellow Jacket Dr., Lynn Lane, etc. All of these areas appear to have numerous houses for sale. We just don't feel that rezoning is a wise decision.

Thank you for your consideration.

John and Marsha Obringer
1206 Nottingham Road
Get [Outlook for iOS](#)

Emily Corban <e.corban@cityofstarkville.org>
To: Daniel Havelin <d.havelin@cityofstarkville.org>

Fri, Sep 7, 2018 at 1:48 PM

[Quoted text hidden]

--

Emily Corban, AICP

110 West Main Street | Starkville | MS 39759-2823

Ph: 662.323.2525 ext: 3138

www.cityofstarkville.org



Emily Corban <e.corban@cityofstarkville.org>

Rezoning Request

1 message

KEITH H & RUTH REMY <khremy@bellsouth.net>

Tue, Sep 11, 2018 at 11:19 AM

Reply-To: KEITH H & RUTH REMY <khremy@bellsouth.net>

To: "e.corban@cityofstarkville.org" <e.corban@cityofstarkville.org>

We are unable to attend tonight's public meeting of the Planning and Zoning Commission and want to request that our concerns be added to the list of those objecting to the rezoning of the property (<20 acres west of Sherwood Forest) on South Montgomery Street from R1 to R3A. We strongly oppose the request because of the negative impact on property values in adjacent subdivisions and even greater concerns about continued increase in traffic problems on **BOTH** South Montgomery **AND** Lynn Lane. Our Sherwood Forest neighbor Ralph Noble has expressed these objections after careful study and research and we believe his reasoning to be sound and fair to both the proposed developer and residents of established residential areas as well as in the best interests of the City. We will appreciate having our names added to the list of those opposed to the rezoning request.

Respectfully,

Keith and Ruth Remy
603 Shewood Road
Starkville, MS 39759

email: khremy@bellsouth.net

Tel: 662-324-3599



Emily Corban <e.corban@cityofstarkville.org>

RZ 18-08 Sept. 11 P/Z meeting

1 message

Kim McElroy <kimmcelroy78@gmail.com>

Sun, Sep 9, 2018 at 10:09 AM

To: "e.corban@cityofstarkville.org" <e.corban@cityofstarkville.org>

Cc: "d.little@cityofstarkville.org" <d.little@cityofstarkville.org>

Planning and Zoning Commissioners,

As residents of Sherwood Forest neighborhood, we write to express our concern regarding the request by Fornea Development to rezone acreage on S. Montgomery from R1 to R3A. The acreage is located across from Sherwood Forest.

We feel very strongly that the request will add to an already over burdened S. Montgomery traffic count and affect property values in the area. The developer would like to place 79 houses in the area. This is simply too dense. There is already a development along Academy Road under construction with minimal size lots that will feed onto S. Montgomery, among other developments and apartments that feed into the area.

Please take time to strategically take a look at all of the growth in the area and responsibly manage the uptick of small densely built neighborhoods and condominium/apartment developments in our area and the city as a whole.

Please do not approve this re-zoning request.

Thank you for your consideration. Thank you also for serving on the Commission. It is a very important job.

Kim and Tom McElroy
118 Little John Lane
Starkville

9/7/2018

City Of Starkville Mail - concern over development on South MontgomeryLynn Lane



Emily Corban <e.corban@cityofstarkville.org>

concern over development on South MontgomeryLynn Lane

1 message

Morse, Linda

Fri, Sep 7, 2018 at 11:44 AM

To: "e.corban@cityofstarkville.org" <e.corban@cityofstarkville.org>

Dear Ms. Corban,

I have tried several times to reach you by phone, so I am now sending this email.

I have great concern over the development being considered on South Montgomery/Lynn Lane.

I am opposed to having too many small houses on limited land space. As a Sherwood Forest resident, I see this as a disturbing development. I do not understand how 79 houses can be placed on slightly less than 20 acres. I also do not understand how the traffic will flow without causing issues.

I will be unable to attend the meeting on Sept. 11, but please consider this as my concern and negative feelings regarding this potential development under the current conditions.

Thank you,

Linda Morse

[1205 Nottingham Road](#)

[Starkville, MS 39759](#)



Emily Corban <e.corban@cityofstarkville.org>

Rezoning/Development of Valentine Property on South Montgomery St .

1 message

Mabry, Mike <MMabry@saffairs.msstate.edu>

Mon, Sep 10, 2018 at 9:48 PM

To: "e.corban@cityofstarkville.org" <e.corban@cityofstarkville.org>

Dear Ms. Corban,

My wife and I have resided in Sherwood Forest for over 30 years and would like to express to you our objection to the rezoning of the Valentine Property on South Montgomery from R1 to R3A . Our reasons for objecting are numerous but the two primary ones are the potential to devalue the existing properties in and around our neighborhood and the additional traffic issues such a proposed development poses to what is already a problem during peak times . Thanks for any consideration and help you might can give toward keeping this area zoned as it currently is .

Sincerely ,

Mike and Debbie Mabry

Sent from my iPad



Emily Corban <e.corban@cityofstarkville.org>

South Montgomery Zoning

1 message

Nikki Roberson <niknikroberson@gmail.com>

Mon, Sep 10, 2018 at 1:14 PM

To: e.corban@cityofstarkville.org, dlittle@cityofstarkville.org

Planning and Zoning Commissioners,

As a resident of Sherwood Forest neighborhood, I write to express my concern regarding the request by Fornea Development to rezone acreage on South Montgomery from R1 to R3A. This acreage is located across from Sherwood Forest.

I feel very strongly that the request will add to an already extremely over burdened South Montgomery traffic count, not to mention affect property values in the area. The developer would like to place 79 houses in the area. There is already a development along Academy Road under construction with minimal size lots that will feed onto South Montgomery, among other developments and apartments that feed into the area.

Please take time to strategically take a look at all of the growth in the area, and responsibly manage the uptick of small densely built neighborhoods and condominium/apartment developments in our area and the city as a whole.

I am asking that you do not approve this re-zoning request. Thank you for your consideration, and for serving on the commission.

Nikki Roberson
1105 Nottingham Road

Rezoning/Development of Valentine Property On South Montgomery Street

Owning a house on S. Montgomery St., my family received a letter from City Planner detailing the rezoning request from R1 to R3A of the subject property. Also we received word via the grapevine of an August 28 meeting with Farmer Realty and Fornea Development. This was attended; there were no drawings, notes, or handouts but was very informational. The following was gleaned:

- The plan provides for 79 houses on 19.86 acres, Southern Acadian style, 2000 square feet each (does this include garage?), \$280k – \$320K range
- The main entrance will be on Lynn Lane with traffic signal, plus S. Montgomery will have single lane in and another out, right turn only specified by City
- There will be a buffer zone along S. Montgomery; after session realtor suggested this will be landscaped to provide screening of backyards.
- Developer will not provide wrap-around fence; individual houses restricted to “iron” only.
- Existing pond on southwest corner to be enhanced as green space.
- This will be the developer’s second project; he is winding up Waterstone in Oxford.
- No sale of individual lots to builders or prospective homeowners; to preserve uniformity the developer will provide only finished houses to the marketplace.
- The plat to be presented at Sept. 11 Rezoning meeting will cover the entire project – no progression of phases in which further rezoning might be requested.
- This will be developer’s second project; he is winding up Waterstone in Oxford - which I subsequently visited. The website describes it as “infill” within the much larger Grand Oaks; there are 35 very small lots.

Concerns

Lot size – 19.86 acres (45,360 sq ft per acre) minus 3 acres assumed for streets/buffer/greenspace and divided by 79 yields an average lot size of 0.215 acre (9680 sq ft), thus the rezoning from R1 (10,000 sq ft minimum) to R3A (5000 sq ft). If the streets etc should require 5 acres, the average lot reduces to 8600 sq ft. I believe such small lots are applicable to the small reclaimed parcels along Yellowjacket Drive, or “niche” developments like Maison deVille and the new spaciouly arranged duplex development on Lynn Lane. These small projects don’t hurt the value of adjacent neighborhoods with traditionally-sized lots, but I think a large project of 79 squeezed-together houses could certainly damage the value of neighboring Sherwood Forest (where we also own a house) and Maison de Ville etc.. There is already a development with minimal lots and small houses underway on Academy Road; that is enough (too much) for this area. It is certainly possible to have a successful development with larger lots/houses, i.e., Adelaide, or a smaller version of Country Club estates.

Pricing/Quality – The Waterstone houses (termed as condos) are very attractive, other than the dominant front feature being the garage/driveway, and several are listed on Zillow at prices from \$379k to \$465k, around 2650-2800 sq ft. Subtract \$100k or more as per the Starkville proposal, and appearance certainly must suffer, due to decreased size, possibly quality, and the garage becoming a larger visual portion of the house package (smaller square footage). Waterstone seems to be a destination neighborhood (almost filled up); the Starkville project with its smaller houses maybe not so much and therefore not an asset to the area.

Traffic on South Montgomery - Already very heavy at peak times; 79 more families will obviously result in more delay and safety concerns. At least, limit the access to South Montgomery by having only the entrance/exit on Lynn Lane, with signalization.

Recommendation

Utilize R1 or larger lots, with larger houses, so as to achieve Waterstone success, while enhancing the value of the area. Provide solid fencing, not just metal spindles, so as to provide positive screening from S. Montgomery.

By Ralph Nobles (rnobles46@gmail.com, 662-617-2434)



Emily Corban <e.corban@cityofstarkville.org>

Rezoning Development of the Valentine Property

1 message

Vance & Jo Ann Watson <watson8373@bellsouth.net>
Reply-To: Vance & Jo Ann Watson <watson8373@bellsouth.net>
To: "mobles46@gmail.com" <mobles46@gmail.com>
Cc: "e.corban@cityofstarkville.org" <e.corban@cityofstarkville.org>

Sat, Sep 8, 2018 at 4:37 PM

Ralph, thank you so much for sharing the information on the potential rezoning of the Valentine Property on South Montgomery St.

We certainly agree with your assessment that the lot sizes should be R1 or larger, to create a destination neighborhood and not add to the large number of smaller units that the area is already experiencing such as the Academy Road project.

Given the current traffic issues already on South Montgomery, we definitely oppose any entrance and exits on to South Montgomery and think they should be restricted to Lynn Lane.

We hope you will prepare a list of people responding to the information you have shared and present that list and a summary of responses at the next meeting of the rezoning Board and to the Board of Aldermen and Mayor.

Again, thank you for sharing with us.

**Vance and Jo Ann Watson
503 Canterbury Rd.**

Attachment 7- Letters For the Request

September 3, 2018

Dear Zoning Board of Starkville,

After learning about the rezoning of the South Montgomery property, known as the Valentine property, as well as the Lynn Lane property, known as the Richmond property, the rezoning requests meet our approval.

We are satisfied and comfortable that the new, residential development will be a positive addition to our community. .

Sincerely,

Laura Lea and Tommy Cobb 119 Maison de Ville

Residing at

Starkville, MS.



Daniel Havelin <d.havelin@cityofstarkville.org>

Rezoning application... Valentine property

1 message

David Josey <davidhJosey@gmail.com>

Thu, Sep 6, 2018 at 2:57 PM

To: "<wmbrooks@wmbrooks.com>" <wmbrooks@wmbrooks.com>

Cc: Daniel Havelin <d.havelin@cityofstarkville.org>

Re: Application for rezoning of "Valentine" property (South Montgomery)

Dear Planning & Zoning Commission,

Having property adjacent to the "Valentine" property, we have taken a lot of interest in its recent purchase and prospective development.

I recently met with the new owner Andy Fornea and his team in Oxford. We toured several of his projects including "The Mill" and "Waterstone" a high-end single family project developed at The Country Club at Oxford. I not only was impressed by the quality and detail of these projects but also with the new owner/developer. Mr. Fornea's interest in bringing further quality to South Montgomery is genuine and matched by his ability and experience.

We support the developer's rezoning initiative and prospective project.

Sincerely,

David Josey
4J Properties
901-240-3742

Attachment 8- Applicant Statement



To: Daniel Havelin, City of Starkville
From: Henry Minor, Kimley-Horn Associates, Inc.
Date: October 4, 2018
Subject: Application Letter for Rezoning Request

We are submitting this application to rezone approximately 20 acres of property with public road frontage on South Montgomery Road and Lynn Lane. Approximately half the property is currently zoned C-2 and the other half is zoned R-1. We are requesting the property all be rezoned to R-3A to allow for the creation of a high-quality, single-family residential neighborhood.

Existing Conditions

The property currently contains one single family residence, which is the original home of the current property owner. The existing C-2 and R-1 zoning originated in the 1960s, according to the historic Starkville zoning map, and has remain unchanged since that time. The property consists mostly of open fields and pine forested areas, and there is a small lake on the site. To the north, the property abuts the Maison de Ville neighborhood, and to the south it adjoins the Starkville Fire Department, Grace Presbyterian Church, and the Charleston Place Apartments. On the western boundary, there is vacant land currently zoned C-2, and the eastern boundary is entirely South Montgomery Road frontage. Across the street on South Montgomery is the Sherwood Forest neighborhood.

Considerations for Rezoning Request

There are several reasons we believe this rezoning request is justifiable, which are outlined below.

- First and foremost, the City of Starkville's Comprehensive Plan indicates the entire subject property as a Traditional Neighborhood New place type. The density listed for Traditional Neighborhood New is moderate to high density residential.
- There has been a change in the character of the land uses surrounding this property with the rezoning to R-3 multi-family for the development of Maison de Ville and Riddle Run directly to the north of this property. To the south, a rezoning to R-5 high-density, multi-family was done for the development of the Charleston Place Apartments.
- The public need is evident in the high demand for newly built single-family homes on residential lots in the range of 6,000 SF to 8,000 SF in neighborhoods such as Adelaide, Carpenter Place, and Riddle Run. For a home in Carpenter Place, the average number of days on the market is 68 days. However, in Sherwood Forest, where lots and homes are much larger, the average number of days on the market is 137 days.

In the subsequent pages, we have included for your review a concept plan for this neighborhood, example home elevations, and a graphic representation of how the streetscape would look along South Montgomery Road. Thank you for your time and assistance with this rezoning request.

Sincerely,

A handwritten signature in black ink that reads "Henry Minor".

Henry Minor, PLA, ASLA



716 S. MONTGOMERY STREET
STARKVILLE, MISSISSIPPI | CONCEPT PLAN

Kimley-Horn

NOTE:
THE CONCEPTUAL PLAN SHOWN HEREON IS ONLY A REPRESENTATIVE EXAMPLE
OF HOW THE SUBJECT PROPERTY COULD BE DEVELOPED AS A SINGLE FAMILY
RESIDENTIAL DEVELOPMENT. IT IS NOT A GUARANTEE OF ANYTHING AND IS
SUBJECT TO CHANGE DURING THE CITY OF STARKVILLE APPROVAL PROCESS.





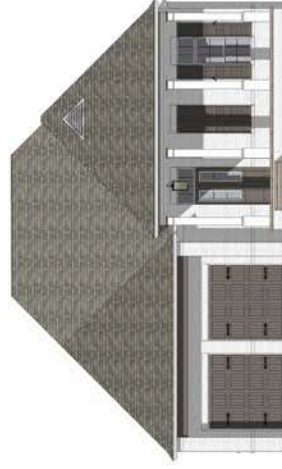
OVERALL STREETSCAPE ELEVATION



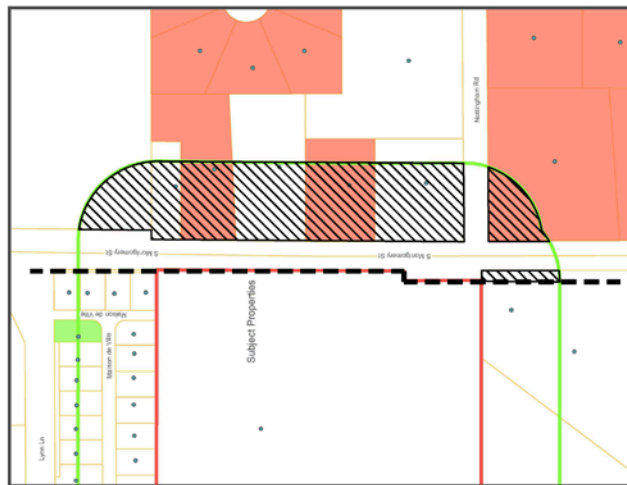
10' WIDE MEDIAN ENTRANCE ENLARGEMENT

SOUTH MONTGOMERY ROAD - LINEAR PARK / STREETSCAPE ELEVATIONS

EXAMPLE HOME ELEVATIONS



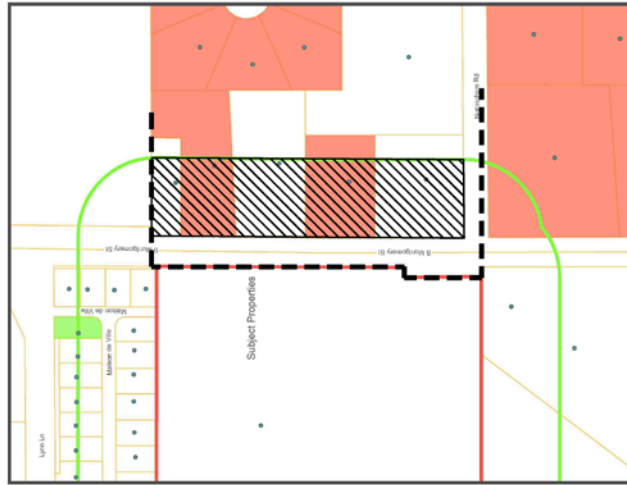
Attachment 9- Calculation Methods for Determining 3/5ths Threshold



Calculation Method #1
Total Area= 133,230 sqft
Petition Area= 52,618 sqft
39.49%



Calculation Method #2
Total Area= 115,319 sqft
Petition Area= 47,400 sqft
41.10%



Calculation Method #3
Total Area= 101,963 sqft
Petition Area= 40,822 sqft
40.03%