OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, DECEMBER 11, 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 NOVEMBER 13, 2018

VI. CITIZEN COMMENTS

VII. OLD BUSINESS

A. CU 18-04 REQUEST FOR CONDITIONAL USE BY JASON PEPPER ON BEHALF OF FOWLER CONSTRUCTION TO ALLOW FOR DUPLEXES TO BE CONSTRUCTED ON 2 PROPERTIES ALONG LOUISVILLE AND SCALES STREET WITH THE PROPERTY NUMBERS 102B-00-051.00 AND 102B-00-052.00

VIII. NEW BUSINESS

A. CU 18-03 REQUEST FOR CONDITIONAL USE TO ALLOW FOR A “PLACE OF WORSHIP” AT 450 N. LONG ST. IN AN R-5 ZONE WITH THE PARCEL NUMBER 118O-00-022.00.

B. CONSIDERATION OF THE 2019 PLANNING AND ZONING MEETING SCHEDULE

IX. PLANNERS REPORT

X. ADJOURN

UNAPPROVED MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION CITY OF STARKVILLE, MISSISSIPPI NOVEMBER 13, 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 November 13, 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, Carl Smith Jr., Ward 2, Alexis Gregory, Ward 5, Jeremiah Dumas, Ward 6, and Tommy Verdell Jr., Ward 7. Absent from the meeting was Tom Walker, Ward 3. Attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Emily Corban, and City Attorney Chris Latimer.

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

CONSIDERATION OF THE OFFICIAL AGENDA

There came for consideration the matter of the approval of the motion to approve the Official Agenda of the Planning and Zoning Commission of November 13, 2018 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF MONDAY, November 13, 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 SEPTEMBER 11, 2018

VI. CITIZEN COMMENTS
VII. NEW BUSINESS

   A. EX 18-06 REQUEST FOR AN EXCEPTION FROM FENESTRATION REQUIREMENTS FOR 621 UNIVERSITY DRIVE PROJECT IN A T-6 DISTRICT WITH THE PARCEL NUMBER 101D-00-007.00
   B. FP 18-13 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING +/-9.36 ACRE PARCEL INTO 51 LOTS ON THE WEST SIDE OF THE INTERSECTION OF SOUTH

MONTGOMERY AND KERKLING DRIVE IN A R-4A ZONE WITH THE PARCEL NUMBER 105 -15-007.00

C. CU 18-04 REQUEST FOR CONDITIONAL USE BY JASON PEPPER ON BEHALF OF FOWLER CONSTRUCTION TO ALLOW FOR DUPLEXES TO BE CONSTRUCTED ON 2 PROPERTIES ALONG LOUISVILLE AND SCALES STREET WITH THE PROPERTY NUMBERS 102B-00-051.00 AND 102B-00-052.00

D. PP 18-14 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING AND RECONFIGURING SEVERAL LOTS INTO 2 LOTS AT 113 AND 103 HWY 12 WEST, 720 SOUTH JACKSON STREET, AND 15, 17, AND 19 CANAL STREET IN A R-3/C-2 ZONE WITH THE PARCEL NUMBER 102H-00-019.00, 102H-00-020.00, 102H-00-020.01, 102H-00-020.02, 102H-00-025.00, 102H-00-024.00, 102H-00-023.00, 102H-00-022.00, AND 102H-00-021.00.

E. RZ 18-10 REQUEST TO REZONE 3 PARCELS LOT LOCATED NORTH SIDE OF CANAL STREET FROM R-3 TO C-2 WITH THE PARCEL NUMBERS 102H-00-023.00, 102H-00-022.00, AND 102H-00-021.00

VIII. PLANNER'S REPORT

IX. ADJOURN

After discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Gregory, the motion to approve the official agenda as amended of the Planning and Zoning Commission for November 13, 2018 received unanimous approval.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF October 9, 2018

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Camp, the motion to approve the Minutes as amended of October 9, 2018 Planning and Zoning Commission received unanimous approval.

CITIZEN COMMENTS

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

NEW BUSINESS

A. CONSIDERATION OF EX 18-06 REQUEST FOR AN EXCEPTION FROM FENESTRATION REQUIREMENTS FOR 621 UNIVERSITY DRIVE PROJECT IN A T-6 DISTRICT WITH THE PARCEL NUMBER 101D-00-007.00

This is a request for a reduction in the amount of required fenestration on the first floor of a commercial building in a T-district. The property is located at 621 University Drive in a T-6 District. The applicant is requesting to reduce the requirement from 70% to 51% to allow the building to blend in with the adjacent buildings. 20 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 October 15, 2018,

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and a sign was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone calls regarding the request.

No exception shall be approved unless the Planning and Zoning Commission finds the approval would: be consistent with 1.2 Intent and 1.3 Transect Districts ordinance and be consistent with the goals, objectives, and policies of the Comprehensive plan. 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.

The Commissioner opened up the public hearing.

The applicant, Robert Camp, came forward to speak in support of his request.

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

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve EX 18-06 was approved unanimously.

B. CONSIDERATION OF FP 18-13 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING +/-9.36 ACRE PARCEL INTO 51 LOTS ON THE WEST SIDE OF THE INTERSECTION OF SOUTH MONTGOMERY AND KERKLING DRIVE IN A R-4A ZONE WITH THE PARCEL NUMBER 105 -15-007.00

This is a request by Saunders Ramsey on behalf of Live Adelaide, LLC for Final Plat approval for subdividing a +/-9.36-acre parcel into 33 lots. The proposed subdivision is named "Adelaide, Phase II" and is located in an R-4A zone. The proposed subdivision is located on the west side of the intersection of South Montgomery and Kerkling Drive. The Preliminary Plat was approved by the Board of Aldermen on April 18, 2017.
The proposed development has a gross density of 3.5 units per acre. The covenants have been sent to the City Attorney for review. All easements and dedications are provided on the final plat. The roadways will be dedicated to the City. The County has reviewed and approved of the proposed road name. Electrical service will be provided by 4 County and will be placed underground. Potable water and sanitary sewer utility services will be provided by the City. Street numbers have been assigned for construction permitting and utility assignments.

The applicant, Saunders Ramsey, 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 FP 18-13 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 final plat shall meet the minimum requirements for R-4A dimensions.
3. All public utilities are currently in place and meet requirements as verified by the owner and engineer of record.
4. Erosion control vegetation shall be established on all disturbed areas.
5. Sidewalk construction shall conform to the City's Sidewalk Ordinance and ADA standards.
6. The applicant shall provide adequate and satisfactory test reports for roadways, curbs and all drainage structures and facilities.
7. The covenants shall include provisions for the maintenance of common areas/stormwater management and the City Attorney's standard hold-harmless indemnification clause.
8. A bond or surety in the amount of 150% of the current cost of the proposed sidewalk and any other infrastructure improvements shall be provided prior to approval by the Mayor and Board of Aldermen.
9. Financial assurance for the cost of the final layer of asphalt shall be determined by and provided to the City Engineer prior to approval by the Mayor and Board of Aldermen.
10. The roadways shall not be accepted by the City until at least 85% of all lots located on have been developed and received Certificates of Occupancy. The performance agreement shall remain in effect until such time.
11. The applicant shall execute the standard performance agreement ("developer contract") for the financial guarantee of the completion of the final requirements for acceptance of the streets and utilities, and the Board of Aldermen shall authorize the Mayor to execute same.
12. The applicant shall provide two paper copies of the recorded plat to the City, along with a digital copy in "AutoCAD" format in standard state plane coordinates.
13. The applicant shall provide "as-built" drawings of all infrastructure improvements (water, sewer, storm drainage, roadways, sidewalks, etc.) in "AutoCAD" format as well as a paper copy that is signed and sealed by a licensed design professional, guaranteeing accuracy.
14. 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 CU 18-04 REQUEST FOR CONDITIONAL USE BY JASON PEPPER ON BEHALF OF FOWLER CONSTRUCTION TO ALLOW FOR DUPLEXES TO BE CONSTRUCTED ON 2 PROPERTIES ALONG LOUISVILLE AND SCALES STREET WITH THE PROPERTY NUMBERS 102B-00-051.00 AND 102B-00-052.00

This is a Conditional Use Request by Jason Pepper on behalf of Fowler Construction to allow for duplexes to be constructed on 2 properties at 314 Louisville Street and 300 Scales Street with the property numbers 102B-00-051.00 and 102B-00-052.00. The applicant is seeking a Conditional Use to construct 5 duplexes after subdividing the 2

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properties 314 Louisville Street and 300 Scales Street into 5 lots. The properties are zoned R-2, and in order to construct a “dwelling, 2-family”, a Conditional Use is required per the City of Starkville’s Permitted and Conditional Use Chart.

The subject properties are currently two separate lots. The applicant is also proposing to subdivide the two lots into five lots in the near future. The applicant has also submitted a variance request from the front setback requirements for all five proposed lots and the rear setback of one lot. The request is to reduce the front setback requirement from 25’ to 10’ and the rear setback from 35’ to 15’ to allow for parking in the rear. 28 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 October 15, 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 letter addressed to the Planning and Zoning Commission against this request from Starkville Central Neighborhood Foundation (Attachment 4). Staff was also copied on an email addressed to the developer against the request following a meeting with representative of the Starkville Central Neighborhood Foundation and the developer (Attachment 5).

Appendix A, Article VI, Section I of the City’s Code of Ordinances provides five specific criteria for conditional use review and approval:

1. Land use compatibility. The proposed use as a “dwelling, 2-family” could be considered a compatible use with adjacent properties. The property is currently zoned R-2. The 2016 Comprehensive plan has the areas placetype listed as traditional neighborhood- existing
2. Sufficient site size and adequate site specifications to accommodate the proposed use. The site is adequately sized to accommodate the proposed use.
3. Proper use of mitigative techniques. The developer is proposing to place the parking in the rear of the building to minimize the impact to the neighborhood.
4. Hazardous waste. No hazardous waste or materials would be generated, used or stored at the site
5. Compliance with applicable laws and ordinances. The applicant is responsible for obtaining all the property permitting required by the City and State and will be required to seek a Certificate of Occupancy prior to the occupancy of any structure built on the site.

The Commissioner opened up the public hearing.

Jason Pepper, representing the applicant, came forward to speak in favor of the request.

Joe Fratesi, representing Starkville Central Neighborhood Foundation, came forward to speak against the request.

Jeremy Murdock came forward to speak against the request.

George Dunn came forward to speak against the request.

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

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Camp, the motion to table CU 18-04 until the December 11, 2018 Planning and Zoning meeting was approved unanimously.

D. CONSIDERATION OF PP 18-14 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING AND RECONFIGURING SEVERAL LOTS INTO 2 LOTS AT 113 AND 103 HWY 12 WEST, 720 SOUTH JACKSON STREET, AND 15, 17, AND 19 CANAL STREET IN A R-3/C-2 ZONE WITH THE PARCEL NUMBER 102H-00-019.00, 102H-00-020.00, 102H-00-020.01, 102H-00-020.02, 102H-00-025.00, 102H-00-024.00, 102H-00-023.00, 102H-00-022.00, AND 102H-00-021.00.

This is a request by Jason Pepper on behalf of 4-J I LP and Joel Josey for Preliminary Plat approval for subdividing and reconfiguring several lots into 2 lots.
The proposed subdivision is named “Jax Corner” and is located in a C-2/R-3 zone.
The subject properties are located at 113 and 103 Hwy 12 West, 720 South Jackson Street, and 15, 17, and 19 Canal Street. In addition to this request, the applicant is also seeking to rezone three of the parcels and a variance from the sidewalk requirements for proposed lot 2.

All easements are provided on the 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.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Smith, the motion to approve PP 18-14 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 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. 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.

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E. CONSIDERATION OF RZ 18-10 REQUEST TO REZONE 3 PARCELS LOT LOCATED NORTH SIDE OF CANAL STREET FROM R-3 TO C-2 WITH THE PARCEL NUMBERS 102H-00-023.00, 102H-00-022.00, AND 102H-00-021.00

The purpose of this report is to provide information regarding the request by Jason Pepper on behalf of 4-J I LP to rezone three parcels on the north side of Canal Street from R-3 to C-2. 35 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News October 15, 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 call requesting information.

A rezoning can only take place if one of the following conditions prevail: Error in the map or Change in Condition with Public Need.
The applicant states that there is an apparent error in the map with the change in zoning between the 1960s-1970s Map and 1982-1991 Map.
There have also been six rezonings within ½ miles of the subject property since 2013
Garden Properties LLC (Bentbrook Subdivision) - Rezoned from R-1 to R-3a in December of 2013
The Cottages at Starkville Station- Rezoned from R-5 to R-4a in April of 2014
Sonic Restaurant- R-3 to B-1 in April of 2014
CAW Properties LLC (former site of mobile home park south of Starkville High School)- Rezoned from R-6 to R-5 in December of 2014
712 South Montgomery Street- Rezoned from R-1 to R-3 in July 2015
300 Yellow Jacket Drive- Rezoned from R-1 to R-3a in August of 2018

The proposed rezoning would generally be consistent with the goals, objectives, and policies found in the City's Comprehensive Plan. The 2016 Comprehensive Plan lists the placetype as Suburban Corridor. The proposed rezoning would be consistent and compatible with some of the adjacent land. The land use to the north is commercial. The proposed lot subdivision would add the subject properties to the properties to the north.

The Commissioner opened up the public hearing.

Brendan Madison Anderson came forward to speak against the request.
Varissa Curly came forward to speak against the request.
Tyron Stallings came forward to ask questions regarding the request.

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

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Camp, the motion to approve RZ 18-10 based on error in the map was approved unanimously with the following conditions:

1. That landscape buffer requirements be applied.

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PLANNER REPORT

VIII. ADJOURN

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on December 11, 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 Smith, the motion to adjourn until 5:30 p.m. on December 11, 2018 in in the Courtroom located at 110 West Main Street, Starkville MS, was unanimously approved.

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Mike Brooks, Commission Chair

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Daniel Havelin, City Planner

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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:	CU 18-04 Request for Conditional Use by Jason Pepper on behalf of Fowler Construction to allow for duplexes to be constructed on 2 properties along Louisville and Scales Street with the property numbers 102B-00-051.00 and 102B-00-052.00
Date:	December 11, 2018

The purpose of this report is to provide information regarding a Conditional Use Request by Jason Pepper on behalf of Fowler Construction to allow for duplexes to be constructed on 2 properties at 314 Louisville Street and 300 Scales Street with the property numbers 102B-00-051.00 and 102B-00-052.00. Please see attachments 1- 5.

BACKGROUND INFORMATION

The applicant is seeking a Conditional Use to construct 5 duplexes after subdividing the 2 properties 314 Louisville Street and 300 Scales Street into 5 lots. The properties are zoned R-2, and in order to construct a "dwelling, 2-family", a Conditional Use is required per the City of Starkville's Permitted and Conditional Use Chart. The subject properties are currently two separate lots. The applicant is also proposing to subdivide the two lots into five lots in the near future. The applicant submitted a variance request from the front setback requirements for all five proposed lots and the rear setback of one lot. The request was to reduce the front setback requirement from 25' to 10' and the rear setback from 35' to 15' to allow for parking in the rear. On November 28, 2018, the Board of Adjustment and Appeals denied the variance request. On December 4, 2018, an appeal of that decision to the Board of Aldermen was received by staff. The Board of Aldermen are scheduled to hear the appeal on December 18, 2018.

Scale and intensity of use.

The applicant has provided a conceptual site plan which seems to meet the City's land development requirements and is proportionate to the area. The applicant is proposing to build 5 duplexes fronting Scales and Louisville Street.

On- or off-site improvement needs.

A complete site plan review will be conducted by the Development Review Committee to ensure compliance with land development regulations prior to issuing of permits. Sidewalks will have to be provided if not existing and improved if existing but do not meet current standards.

On-site amenities proposed to enhance the site.

There are no amenities being proposed.

Site issues.

There are no known site issues regarding the intended use of the site.

The table below provides the zoning and land uses adjacent to the subject property:

Direction	Zoning	Current Use
North	R-2	Single family
East	R-2	Single family
South	R-2	Single family
West	R-2	Single family

ALLOWED USES UNDER THE PERMITTED (PU) AND CONDITIONAL USE (CU) CHART

R-2
The following uses are permitted by right in the R-2 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 R-2 zoning district:
1. Accessory Dwelling unit
2. Bed & Breakfast Inn
3. Dwelling, 2-family
4. Personal Care/Group Home
5. Community Services
6. Family Child Care
7. Education Facilities
8. Government Facilities
9. Parks & Recreation, Active
10. Places of Worship
11. Public Spaces

NOTIFICATION
28 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 November 19, 2018, and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received two letter addressed to the Planning and Zoning Commission against this request from Starkville Central Neighborhood Foundation (Attachment 4 and Attachment 6). Staff was also copied on an email addressed to the developer against the request following a meeting with representative of the Starkville Central Neighborhood Foundation and the developer (Attachment 5).

ANALYSIS

Appendix A, Article VI, Section I of the City's Code of Ordinances provides five specific criteria for conditional use review and approval:

1. **Land use compatibility.** The proposed use as a "dwelling, 2-family" could be considered a compatible use with adjacent properties. The property is currently zoned R-2. The 2016 Comprehensive plan has the areas placetype listed as traditional neighborhood- existing

2. **Sufficient site size and adequate site specifications to accommodate the proposed use.** The site is adequately sized to accommodate the proposed use.

3. **Proper use of mitigative techniques.** The developer is proposing to place the parking in the rear of the building to minimize the impact to the neighborhood.

4. **Hazardous waste.** No hazardous waste or materials would be generated, used or stored at the site

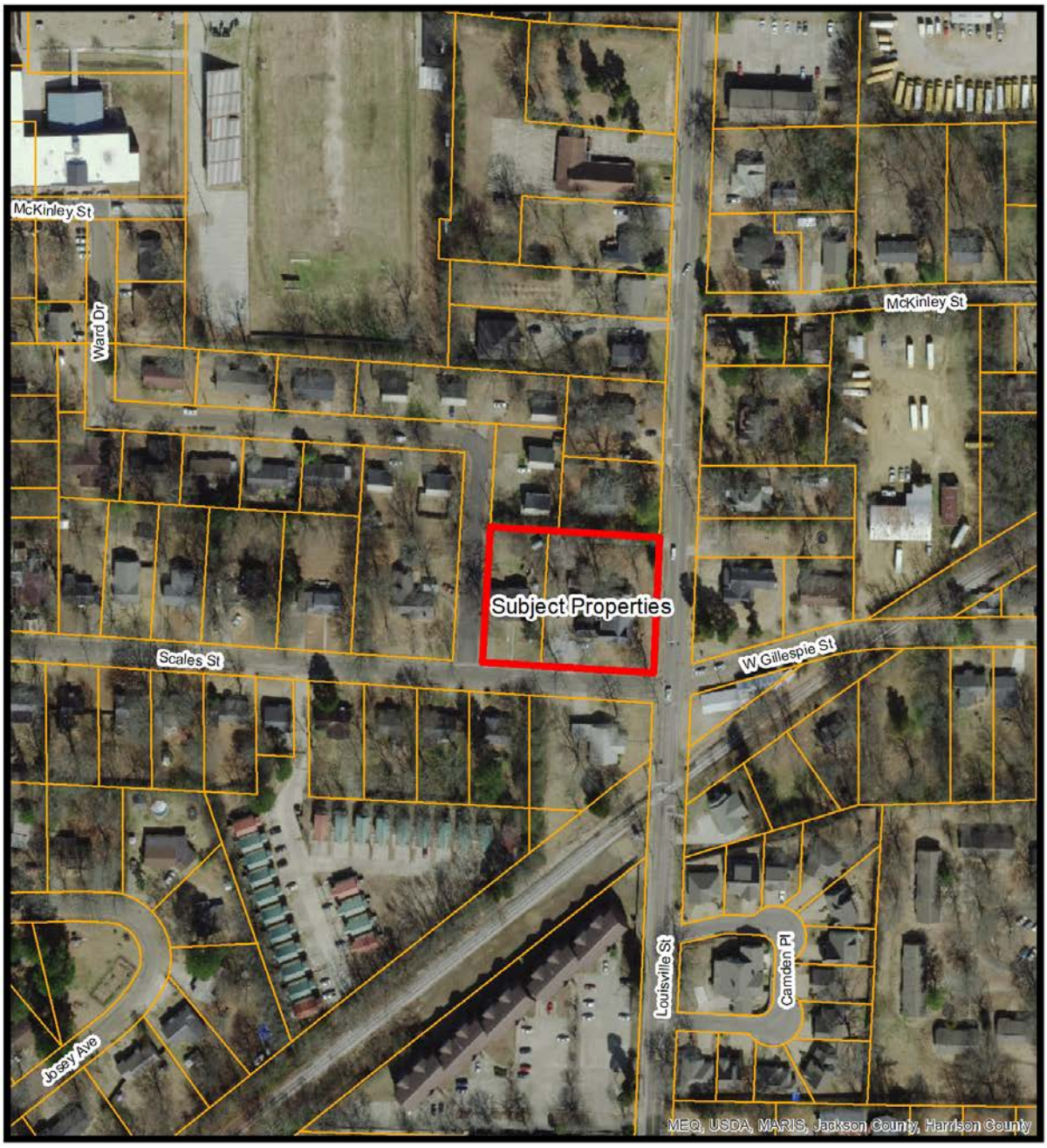
5. **Compliance with applicable laws and ordinances.** The applicant is responsible for obtaining all the property permitting required by the City and State and will be required to seek a Certificate of Occupancy prior to the occupancy of any structure built on the site.

Requested Conditions:

1. The applicant shall have six months from time of Conditional Use approval to obtain site plan approval by the City's Development Review Committee.
2. The applicant shall obtain a Certificate of Occupancy prior to the occupation of any dwelling at the subject property.
3. All of the above conditions shall be fully and faithfully executed or the conditional use shall become null and void.

Attachment 1

CU 18-04 Aerial



Legend

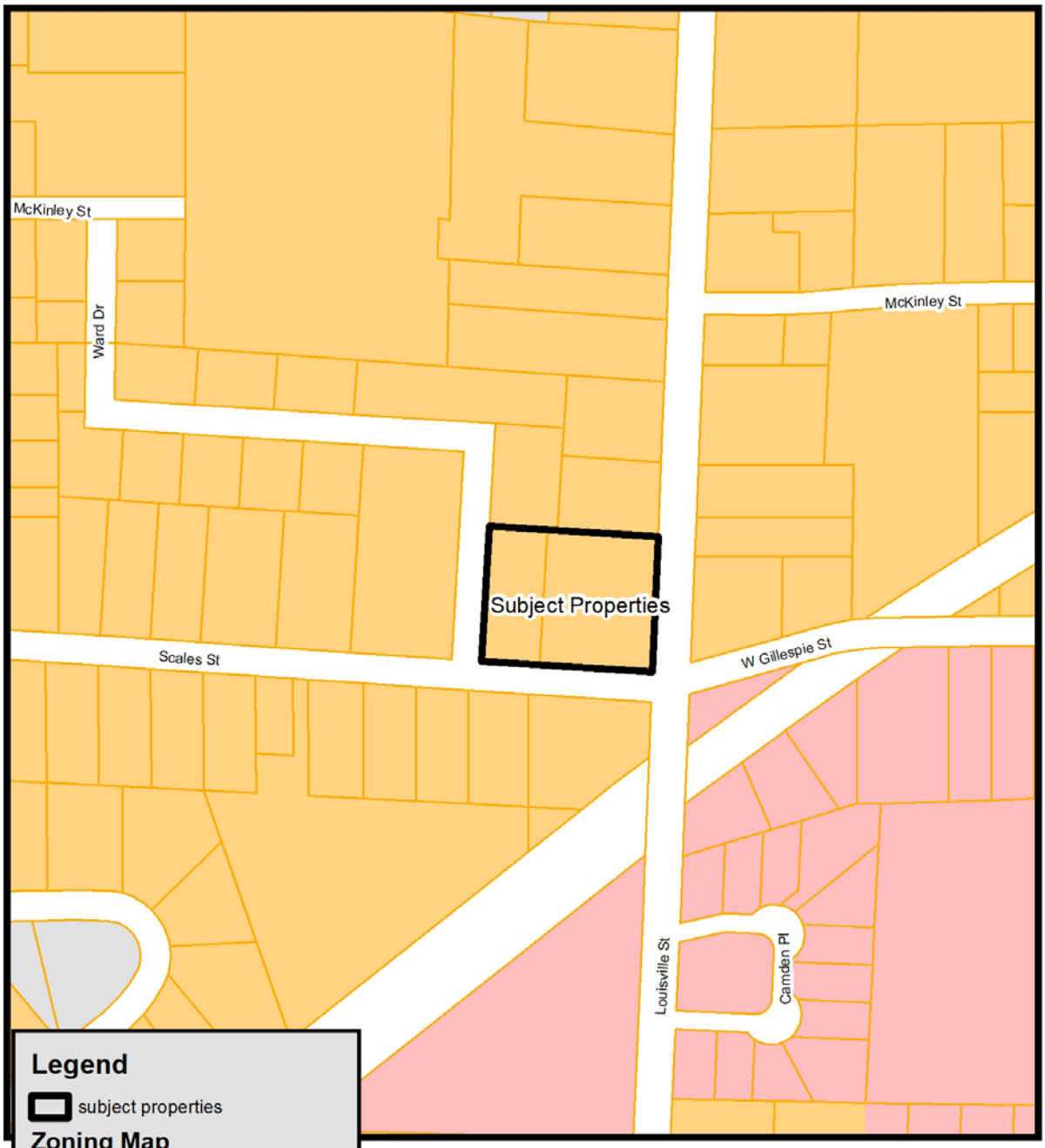
subject properties

NORTH

0 90 180 360 540 Feet

Attachment 2

CU 18-04 Zoning



Attachment 3- Site Plan

Attachment 4- Letter Against

Starkville Central Neighborhood Foundation

Encouraging people to live, work & play in Starkville's historic neighborhoods.

October 25, 2018

City of Starkville Planning and Zoning Commission
110 W. Main Street
Starkville, MS 39759

Dear Starkville Planning and Zoning Commission Members,

The Starkville Central Neighborhood Foundation (SCNF) is a membership-based organization that was founded in 2004 and promotes, supports, and engages in the improvement and preservation of Starkville's traditional neighborhoods. Specifically, the SCNF is concerned with the historic homes and neighborhoods of central Starkville, including the Greensboro, Overstreet, Downtown, and Nash Street National Register Districts.

On behalf of the SCNF Board of Directors (Board), I am writing to express our thoughts and concerns regarding the proposed Conditional Use and Variance requests associated with the parcels located at 314 Louisville Street and 300 Scales Street (CU 18-04 and VA 18-10, respectively). The SCNF feels that it is extremely important that new development in our traditional neighborhoods add to the fabric and character of the existing neighborhoods and not detract from the area. On Monday, October 22, 2018, members of the SCNF Board had the opportunity to meet with representatives from Fowler Construction and city staff to discuss the potential development project. At that meeting, a copy of the site plan for the proposed development project was provided (*see the attached site plan).*

Unfortunately, based on the proposed site plan provided at that meeting, we are currently unable to support the conditional use and variance request because of the scale/density of the proposed development and the subsequent issues this density creates. *(For a more detailed explanation of our concerns regarding the proposed site plan, see the attached email sent to Fowler construction on 10.24.18 following our meeting).* To be clear, as an organization, the SCNF is not opposed to duplexes on this site, however we are opposed to the number of duplexes proposed in the attached site plan.

As an organization we believe that the central neighborhoods contribute to Starkville's charm and are vital to the long-term success of our community. As such, it is critical to ensure that infill development in our central neighborhoods occur in such a manner as to promote and enhance the character of the area. With that in mind, we would like to offer the following seven conditions that would help create a site plan that is more appropriate for the site and the neighborhood.

1. A maximum of **three** buildings may be constructed on the overall site.
2. All buildings shall have a minimum setback of 25 feet and a maximum setback of 40 feet in keeping with the typical setbacks of the surrounding neighborhood.
3. All duplex buildings must face the most appropriate roadway (Louisville Street, Scales Street, or Ward Drive) and provide a major access point into the residence from the roadway.
4. All buildings facades shall follow the guidelines outlined in the Standards for Starkville's Historic District manual and include appropriate features (which could include windows, entrances, balconies, etc.) to ensure they mimic the pattern of the neighborhood.

SCNF

502 Greensboro Street | Starkville, Mississippi 39759 | historicstarkville@gmail.com

5. All parking areas shall be located at the rear of the buildings and visibility from the roadways shall be minimized and screened whenever possible.
6. A minimum of 25% of the existing mature canopy trees (DBH: 16"+) shall be preserved and adequately protected during the construction process.
7. All utility equipment (A/C units, water meters, etc.) shall be located out of view from the major roadways.

We respectfully ask that as you consider the Conditional Use request for this site that you incorporate the conditions and concerns outlined above to ensure that we do not allow a development pattern and style that is out of context for the area.

Thank you for your consideration regarding this extremely important matter.

Respectfully,

Joseph N. Fratesi
President

SCNF

502 Greensboro Street | Starkville, Mississippi 39759 | historicstarkville@gmail.com

Attachment 5- Post Meeting Response Against

Gmail Starkville Central Neighborhood Foundation <historicstarkville@gmail.com>

Louisville / Scales Street Development

1 message

Starkville Central Neighborhood Foundation <historicstarkville@gmail.com> Wed, Oct 24, 2018 at 9:05 AM
To: brent@fowlerconstruction.net
Cc: d.havelin@cityofstarkville.org, e.corban@cityofstarkville.org, l.spruill@cityofstarkville.org, jeremy@sig.msstate.edu, joefratesi@gmail.com

Brent-

On behalf of the Starkville Central Neighborhood Foundation (SCNF), I want to thank you for taking the time to meet with Jeremy and me regarding the proposed development at the corner of Louisville and Scales Street. We appreciate you taking the time to explain your concept for the proposed development.

We also appreciate you providing us with a copy of your preliminary concept plans for the development. We were pleased to see that there were several aspects of the concept plan that we are supportive of. It is critical to us that infill development front the major streets like the surrounding properties, which has been considered in the early renditions of your plan. The architectural style of the buildings should also mimic the general eras present in the existing neighborhood, which based on our conversation, you intend to follow.

Many of the early design concepts are leading toward something that the neighborhood could support. However, after having time to review the concept plan and reflect upon our meeting, there remain several concerns that prevent the SCNF from supporting the current design concept. Most of the concerns are related to the extreme density proposed and the subsequent issues created by that density.

- **Density.** The proposed plan is just too intensive/dense for this site and much greater than the surrounding area. For nearly 130 years only 1-2 structures occupied this property. The current proposal has a density which is much more intensive than anything in the neighborhood with 5 structures housing approximately 30 residents. This is a drastic increase in density for the site and the neighborhood. This level of intensity is out of context for the surrounding properties which are composed mostly of single-family detached housing. To be clear, we do not oppose duplexes on the site, however, we are opposed to the number of duplexes proposed.

- **Scale.** Subdividing 2 parcels into 5 in an effort to allow higher density development creates a concept that is completely out of scale for the historic neighborhood. Developing 5 two-story buildings with large parking lots will resemble an apartment complex similar to what the neighborhood feared with the initial R-5 zoning request. An infill development in the middle of a historic single-family neighborhood should not give the appearance of a housing complex.

- **Setbacks.** We have concerns with the proposed variances to the building setback requirements. While we appreciate your desire to front the buildings on Louisville and Scales Street and to locate the parking in the rear of the buildings (which is where the parking needs to be), decreasing the building setback to 10' would be completely out of character with all existing buildings along Louisville and Scales Street. The average setbacks for buildings along Louisville and Gillespie/Scales is 35 feet. The current site plan shows the buildings with a much closer setback and having buildings of the proposed size located this close to the right of way would be extremely out of context for the area.

- **Parking.** Developing 5 structures housing 30 residents generates a significant parking need for the site. Attempting to build a parking lot large enough to accommodate 30 automobiles on a property that likely accommodated less than 6 is also extremely out of context for the neighborhood. For reference, a 30-space

parking lot is larger than what is currently available in the Starkville Library parking lot and the shopping center that houses Deep South Pout and Rooney's Barber Shop. We are very supportive of the fact that the parking areas need to be located along the rear or center of the property away from the street, but the scale of the parking is too large for the area.

- **Tree Removal.** While we understand that the future development of this particular site with anything other than single family residential use will require the loss of some of the mature vegetation, the proposed site plan would result in the removal of **all** mature vegetation on site. Identifying a development style and layout that would allow for the retention of some of the existing mature trees would help to maintain the historic and residential character of the site and be more fitting of the name "The Oaks" as you mentioned.

It is extremely important that the new development at the corner of Louisville and Scales Street adds to the fabric of the existing neighborhood rather than detracts from the area. Several factors will help ensure that the development contributes to the neighborhood. These factors include building setbacks, building form, scale, parking, architectural style, and landscaping. The easiest method for ensuring that these factors mimic the existing pattern is to simply copy the surrounding patterns, which the current site plan fails to do.

Unfortunately, due to the scale/density of development you are proposing for this particular site, we have major concerns and are unable to support the proposed development as currently designed. A decrease in density from 5 buildings to 2-3 buildings, internal parking areas, utility equipment (A/C units, water meters, etc.) located out of view, and buildings with a setback and scale similar to the surrounding homes would create a site plan appropriate for our neighborhood. It is our hope that the conceptual site plan is modified so that it is more appropriate for the site and the neighborhood.

If you have any questions about our concerns, please feel free to contact either Jeremy or myself.

Joe Fratesi, SCNF President – joefratesi@gmail.com

Jeremy Murdock, SCNF Vice-President – jeremy@sig.msstate.edu

Attachment 6- Letter against

Daniel Havelin <d.havelin@cityofstarkville.org>

Louisville / Scales Street Conditional Use

1 message

Starkville Central Neighborhood Foundation <historicstarkville@gmail.com> Tue, Dec 4, 2018 at 1:58 PM
To: Carl Smith <carlesmithjr@gmail.com>, Thomas H Walker <tom@thomashwalkerconsultants.com>, Mike Brooks <wmbrooks@wmbrooks.com>, agregory@caad.msstate.edu, jason.camp@msstate.edu, JDumas@parkingtransit.msstate.edu, tverdell@physplant.msstate.edu
Cc: d.havelin@cityofstarkville.org, e.corban@cityofstarkville.org, jeremy@sig.msstate.edu, joefratesi@gmail.com

Dear Starkville Planning and Zoning Commission Members,

On behalf of the Starkville Central Neighborhood Foundation (SCNF), I am writing to again express our thoughts and concerns regarding the proposed Conditional Use associated with the parcels located at 314 Louisville Street and 300 Scales Street (CU 18-04). As before, the SCNF continues to feel that it is extremely important that new development in our traditional neighborhoods add to the fabric and character of the existing neighborhoods and not detract from the area. Unfortunately, the proposed site plan associated with this request would result in a development pattern that is out of context and character for the area and not be in keeping with the existing neighborhood. Please see the attached rendering that highlights how out of character this development project would be.

Since we feel that it is critical to ensure that infill development in our central neighborhoods occur in such a manner as to promote and enhance the character of the area, we would like to again offer the following seven conditions that would help create a site plan that is more appropriate for the site and the neighborhood.

1. A maximum of **three** buildings may be constructed on the overall site.
2. All buildings shall have a minimum setback of 25 feet and a maximum setback of 40 feet in keeping with the typical setbacks of the surrounding neighborhood.
3. All duplex buildings must face the most appropriate roadway (Louisville Street, Scales Street, or Ward Drive) and provide a major access point into the residence from the roadway.
4. All buildings facades shall follow the guidelines outlined in the Standards for Starkville's Historic District manual and include appropriate features (which could include windows, entrances, balconies, etc.) to ensure they mimic the pattern of the neighborhood.
5. All parking areas shall be located at the rear of the buildings and visibility from the roadways shall be minimized and screened whenever possible.
6. A minimum of 25% of the existing mature canopy trees (DBH: 16"+) shall be preserved and adequately protected during the construction process.
7. All utility equipment (A/C units, water meters, etc.) shall be located out of view from the major roadways.

We respectfully ask that as you again consider the Conditional Use request for this site that you please incorporate the conditions and concerns outlined above to ensure that we do not allow a development pattern and style that is out of context for the area.

Thank you again for your consideration regarding this extremely important matter.

Joe Fratesi
SCNF President

LouisvilleStreet_Duplexes_SitePlan-Setback-OVERLAY.pdf
2465K

Average setbacks of existing homes
Average setbacks of existing homes
Scales St
SCALES STREET
W Gillespie St
Google earth

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:	CU 18-03 Request for Conditional Use to allow for a "place of worship" at 450 N. Long St. in an R-5 zone with the parcel number 118O-00-022.00.
Date:	November 13, 2018

The purpose of this report is to provide information regarding a Conditional Use Request by Douglas W. and Carlinda L. Bardwell on behalf of Dwalette Smith to allow for a "place of worship" at 450 N. Long Street with the property number 118O-00-022.00. Please see attachments 1- 4.

BACKGROUND INFORMATION
The applicant is seeking a Conditional Use to construct a church at 450 N. Long St. The property is zoned R-5 and in order to construct a "place of worship", a Conditional Use is required per the City of Starkville's Permitted and Conditional Use Chart. The applicant attended a Development Review Committee Meeting on December 6, 2018 and received information from various departments about improvements that would be required in order to receive an approved site plan and go forward with the conditional use request.

At this time, Planning Staff recommends that the Starkville Planning Commission table this item until the site plan meets the minimum requirements for the conditional use.

Scale and intensity of use.
The applicant has provided a conceptual site plan which does not meet the minimum requirements for a site plan for a conditional use application.

On- or off-site improvement needs.
There are no off-site improvements being proposed. A complete site plan review will be conducted by the Development Review Committee to insure compliance with land development regulations prior to issuing of permits.

On-site amenities proposed to enhance the site.
There are no amenities being proposed.

Site issues.
There are no known site issues regarding the intended use of the site

The table below provides the zoning and land uses adjacent to the subject property:

Direction	Zoning	Current Use
North	R-5	Park
East	R-5	Vacant
South	R-5	Single family home
West	R-5	Multi-family homes

ALLOWED USES UNDER THE PERMITTED (PU) AND CONDITIONAL USE(CU) CHART

R-5

The following uses are permitted by right in the R-5 zoning district:

1. Accessory dwelling unit
2. Assisted Living Facility
3. Dwelling, live/work
4. Dwelling, single family, detached
5. Dwelling, multi-family
6. Dwelling, 3-4 family
7. Personal Care/Group Home
8. Family Child Care
9. Parks & Recreation, Passive
10. Business Offices

The following uses are allowed by conditional use in the R-5 zoning district:

1. Bed & Breakfast Inn
2. Boarding/Rooming House
3. Dormitory
4. Dwelling, 2-family
5. Fraternity/Sorority House
6. Manufactured Homes
7. Mobile Homes
8. Community Services
9. Education Facilities
10. Government Facilities
11. Institutional and Health Care Facilities
12. Parks & Recreation, Active
13. Places of Worship
14. Public Spaces
15. Utilities
16. Conference/Convention Center
17. Eating & Drinking Establishments
18. General Retail & Services
19. Parking Lots & Garage
20. Personal Services

NOTIFICATION

19 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 October 25, 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 letter against the request (See Attachment 4).

ANALYSIS

Appendix A, Article VI, Section I of the City's Code of Ordinances provides five specific criteria for conditional use review and approval:

1. **Land use compatibility.** The proposed use as a Place of Worship could be considered a compatible use with adjacent properties. The property is currently zoned R-5. The 2016

Comprehensive plan has the areas placetype listed as Traditional Neighborhood-existing.

2. **Sufficient site size and adequate site specifications to accommodate the proposed use.** There is currently not sufficient parking proposed for the site.

3. **Proper use of mitigative techniques.** None proposed.

4. **Hazardous waste.** No hazardous waste or materials would be generated, used or stored at the site

5. **Compliance with applicable laws and ordinances.** The applicant is responsible for obtaining all the property permitting required by City and State and will be required to seek a Certificate of Occupancy prior to the commencement of business operations at the site.

Attachment 1

CU 18-03- Aerial

Legend

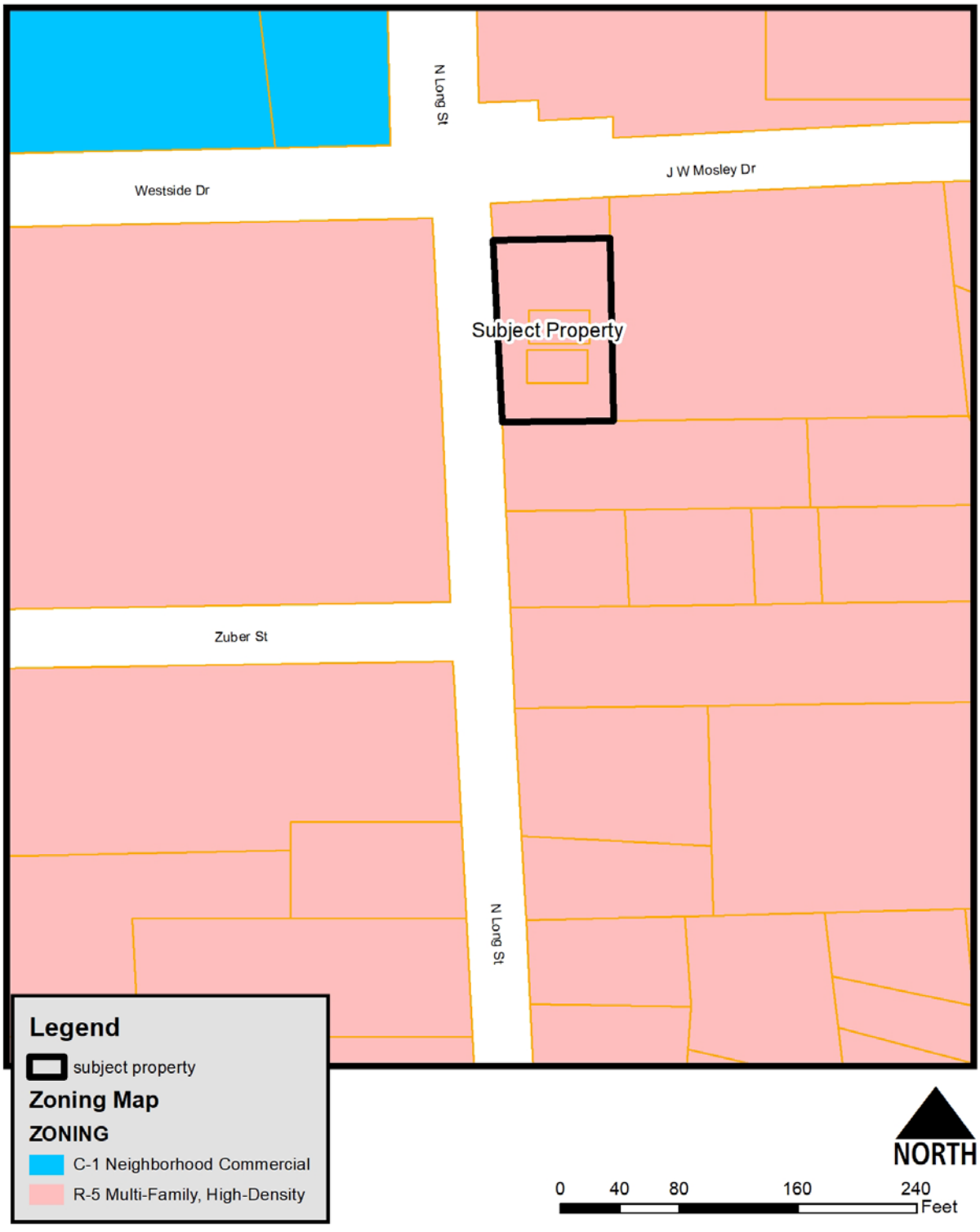
subject property

NORTH

0 40 80 160 240 Feet

Attachment 2

CU 18-03- Zoning



Attachment 3- Site Plan

12/05/2018 10:33AM FAX 0001/0002

Fax Cover Page

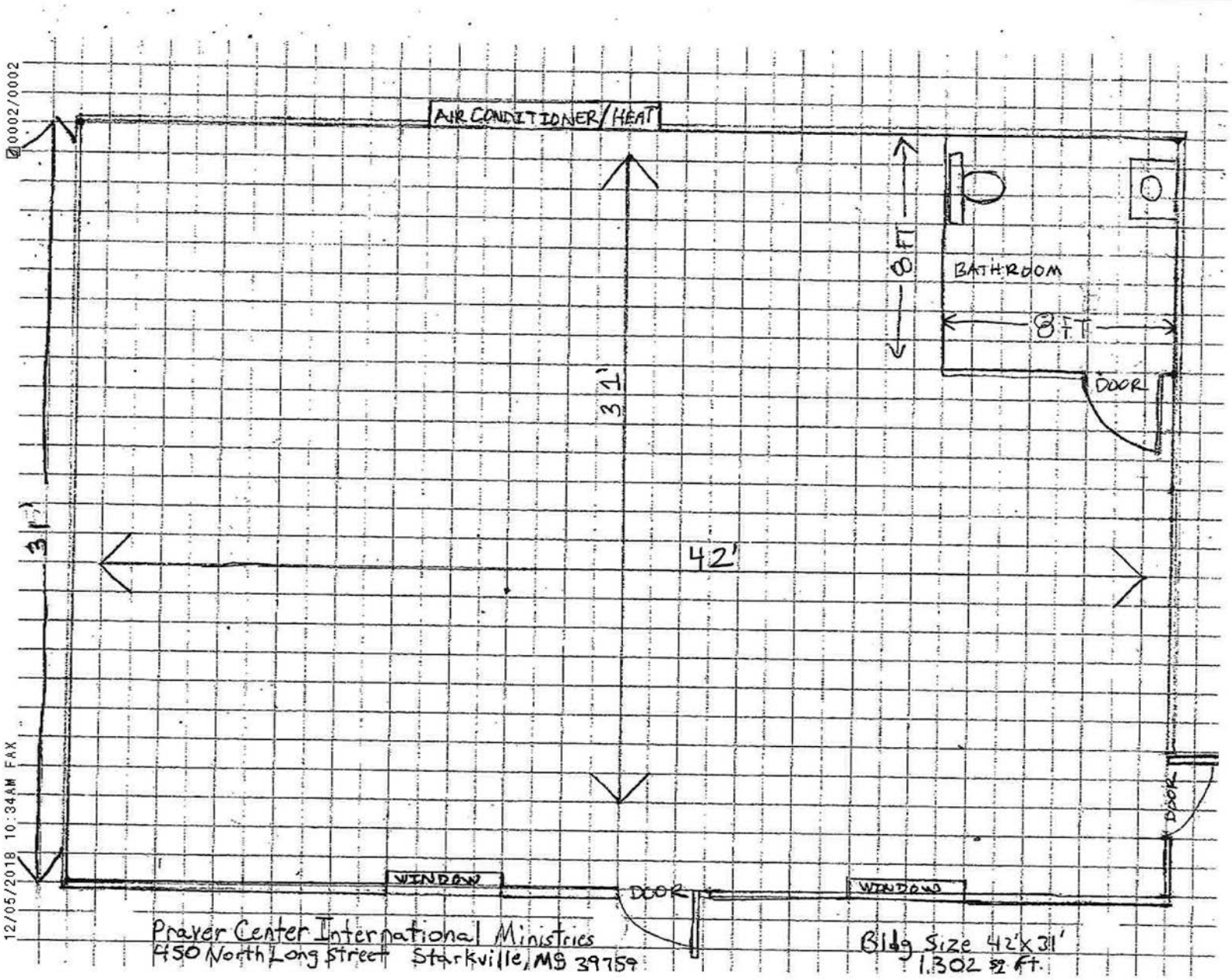
Starkville City Planning
To: David Havelin/Emily Corbin
Fax Number: 1-662-323-4143
Pages: 2 incld cover
Comments:

From: Ron Taylor
Phone Number: (213) 910-0042
Date: 12-3-18

Drawings for Praya Center International Ministries located at 450 N. Long Street, Starkville, MS 39759. This is a steel frame building that already exist and the construction is minimal. We plan to add two windows, another exit door, and expand bathroom to meet wheelchair/handicap regulations.
I hope the simple plans attached will be sufficient. If not, please inform me what the proper protocal will be. Total construction is estimated under $1,000.00

Thank you Very Much,
Ron Taylor
Partner of Praya Center Int'l Ministries

0002/0002



12/05/2018 10:34AM FAX

Attachment 4- Letters Against the Request

October 29, 2018

To Whom it May Concern:

My name is Irene Pace and I was sent a letter concerning a church being constructed on 450 N. Long Street. It is not my property but my property is next to it. The reason I oppose this becoming a church is because there is no space for parking and it is so close to my property that I will be affected if anything such as noises or disturbance that may occur. I have a husband who is having health issues and the peace we have now I would like to continue. The property is really close to my house and the space is just too small. I have lived her over 30 years and I am up in age now so I hope that my request will be considered.

Sincerely,

Irene Pace

Irene Pace
100 JW Mosley
Starkville, Ms. 39759

RECEIVED
NOV 02 2018
BY:

HISTORIC STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Planning & Zoning Commission

2019 Public Meeting Schedule

Advertised Submittal Deadline	Non-Advertised Submittal Deadline	Public Meeting Date
December 10, 2018	December 24, 2018	January 8, 2019
January 14, 2019	January 28, 2019	February 12, 2019
February 11, 2019	February 25, 2019	March 12, 2019
March 11, 2019	March 25, 2019	April 9, 2019
April 15, 2019	April 29, 2019	May 14, 2019
May 13, 2019	May 28, 2019	June 11, 2019
June 10, 2019	June 25, 2019	July 9, 2019
July 15, 2019	July 29, 2019	August 13, 2019
August 12, 2019	August 26, 2019	September 10, 2019
September 9, 2019	September 23, 2019	October 8, 2019
October 15, 2019	October 28, 2019	November 12, 2019
November 11, 2019	November 25, 2019	December 10, 2019
December 16, 2019	December 30, 2019	January 14, 2020

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

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

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