



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JANUARY 8, 2018
1ST FLOOR CITY HALL – COURT ROOM
110 WEST MAIN STREET AT 5:30 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CONSIDERATION FOR APPROVAL OF MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES OF DECEMBER 11, 2018
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. CU 19-01 REQUEST FOR CONDITIONAL USE TO ALLOW FOR A DWELLING, SINGLE FAMILY, DETACHED AT 104 AZALEA LANE IN AN C-1 ZONE WITH THE PARCEL NUMBER 102O-00-029.00
 - B. PP 19-01 AND FP 19-01 REQUEST FOR PRELIMINARY AND FINAL PLAT APPROVAL FOR SUBDIVIDING 0.99 ACRE PARCEL INTO 3 LOTS. 104 AZALEA LANE IN A C-1 ZONING DISTRICT WITH THE PARCEL NUMBER 102O-00-029.00
 - C. CU 19-02 REQUEST FOR CONDITIONAL USE BY TEP STARKVILLE, LLC TO ALLOW RESIDENTIAL DWELLING UNITS TO BE PLACED IN A C-2 ZONE AS PART OF A MIXED-USE DEVELOPMENT LOCATED APPROXIMATELY 360' SOUTHEAST OF THE CENTER OF THE INTERSECTION OF HIGHWAY 12 EAST AND PAT STATION ROAD DIRECTLY EAST OF THE LA QUINTA INN WITH THE PARCEL NUMBER 117-25-021.00.
- VIII. ADJOURN

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI DECEMBER 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 December 11, 2018 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being present were Michael Brooks, Chairman, Ward 4, Jason Camp, Ward 1, Carl Smith Jr., Ward 2, Tom Walker, Ward 3, Alexis Gregory, Ward 5, Jeremiah Dumas, Ward 6, and Tommy Verdell Jr., Ward 7. Attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Emily Corban, 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 December 11, 2018 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF MONDAY, DECEMBER 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 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. PLANNER'S REPORT

X. ADJOURN

Commissioner Walker asked the chairman a question regarding an item under old business that is still under consideration with the Board of Aldermen. The City Attorney indicated because the item was advertised as a public hearing, a public hearing had to be held.

Chairman Brooks called for a public hearing for the old business item CU 18-04. Mr. Murdock came forward to speak against the request. Calling for and receiving no other comments, the Commission Chair closed the public hearing.

After discussion and upon the motion of Commissioner Walker, duly seconded by Commissioner Dumas, the motion to table CU 18-04 until the variance was heard by the Board of Aldermen was approved unanimously.

Considering the mater of the official agenda, after discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Walker, the motion to approve the official agenda as amended of the Planning and Zoning Commission for December 11, 2018 received unanimous approval.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF NOVEMBER 13, 2018

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Camp, the motion to approve the Minutes as amended of November 13, 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 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.

City Planner Daniel Havelin indicated that the applicant is requesting to table the item until the site plan can be further developed.

The Commissioner opened up the public hearing. 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 Verdell, the motion to table CU 18-03 was approved unanimously.

B. CONSIDERATION OF THE 2019 PLANNING AND ZONING MEETING SCHEDULE.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Walker, the motion to approve the 2019 Planning and Zoning Meeting schedule was approved unanimously.

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on January 8, 2019, 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 January 8, 2019 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: CU 19-01 Request for Conditional Use to allow for two dwellings, single family, detached on two proposed lots at 104 Azalea Lane in a C-1 Zone with the parcel number 102O-00-029.00
Date: January 8, 2019

The purpose of this report is to provide information regarding a Conditional Use request by Starkville Habitat for Humanity to allow for two dwellings, single family, detached on two proposed lots at 104 Azalea Lane in a C-1 Zone with the parcel number 102O-00-029.00. Please see attachments 1-3.

BACKGROUND INFORMATION

The applicant is seeking a Conditional Use to construct one single family dwelling on each of the proposed lots. This request is also a part of a preliminary and final plat to split the existing lot into three lots. The property is zoned C-1 and in order to construct a “dwelling, single family, detached”, a Conditional Use is required per the City of Starkville’s Permitted and Conditional Use Chart.

Scale and intensity of use.

The applicant has provided a plat showing the two lots which are sized sufficiently to support a single-family dwelling and is proportionate to the area.

On- or off-site improvement needs.

The existing lot is within the sidewalk zone. A sidewalk will be required to be constructed.

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	Single Family
East	C-1	Undeveloped
South	C-1	Undeveloped
West	R-5	Mobile Homes

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

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

1. Accessory dwelling unit
2. Assisted Living Facility
3. Child Care
4. Government Facilities
5. Parks & Recreation, Active
6. Parks & Recreation, Passive
7. Public Spaces
8. Transportation
9. Business Offices
10. Conference/Convention Center
11. Eating & Drinking Establishments
12. General Retail & Services
13. Personal Services

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

1. Bed & Breakfast Inn
2. Boarding/Rooming House
3. Dwelling, live/work
4. Dwelling, single family, detached
5. Dwelling, multi-family
6. Dwelling, 3 & 4-family
7. Dwelling, 2-family
8. Fraternity/Sorority House
9. Personal Care/Group Home
10. Community Services
11. Family Child Care
12. Education Facilities
13. Institutional and Health Care Facilities
14. Places of Worship
15. Utilities
16. Funeral Home
17. Parking Lots & Garages
18. Recreation and Entertainment, Indoor
19. Vehicular Sales & Service
20. Visitor Accommodations & Services
21. Trades & Skilled Services
22. Warehousing & Distribution
23. Farm Support

NOTIFICATION

15 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 December 14, 2019 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.

ANALYSIS

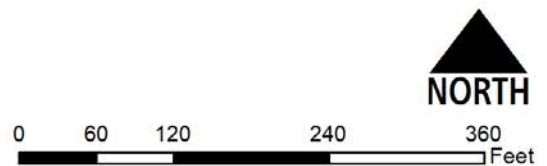
Appendix A, Article VI, Section I of the City's Code of Ordinances provides five specific criteria for conditional use review and approval:

1. **Land use compatibility.** The proposed use as a dwelling, single family, detached could be considered a compatible use with adjacent properties.
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.** 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.

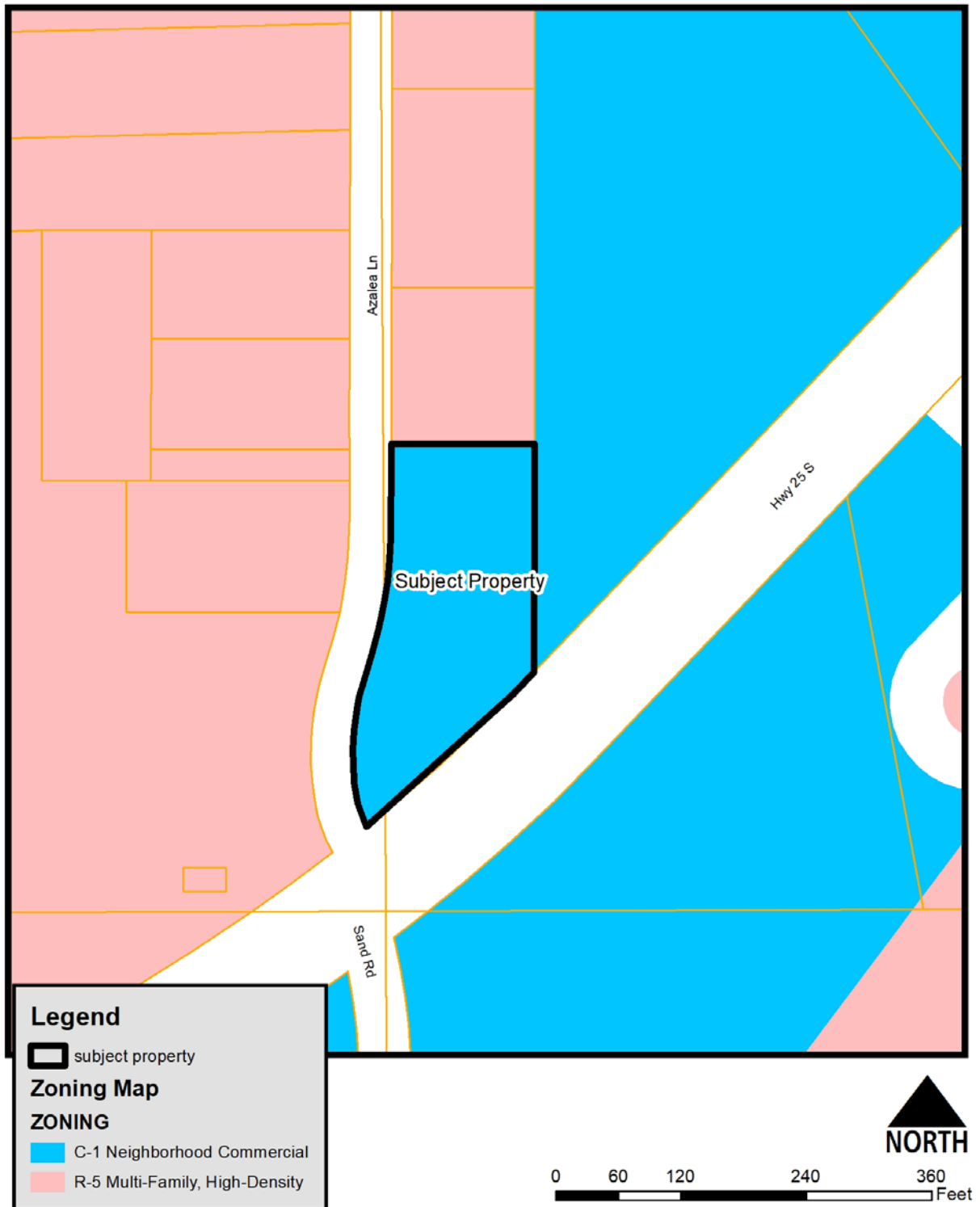
Requested Condition:

1. The applicant shall have six months from time of Conditional Use approval to a building permit.

Attachment 1
CU 19-01 Aerial



Attachment 2
CU 19-01 Zoning



5 | RIGHT-OF-WAY OF A 75' POWER EASEMENT





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 19-01 and FP 19-01 Request for Preliminary and Final Plat approval for subdividing 0.99-acre parcel into 3 lots. 104 Azalea Lane in a C-1 zoning district with the parcel number 102O-00-029.00
Date: January 8, 2019

The purpose of this report is to provide information regarding the request by Starkville Habitat for Humanity for Preliminary and Final Plat approval for subdividing a 0.99-acre parcel into 3 lots. The proposed subdivision is named "Habitat for Humanity Property, Azalea Subdivision, No. 2". The proposed subdivision is located in a C-1 zoning district. The proposed subdivision is located at 104 Azalea Lane. The applicant is also seeking a Conditional Use to place single family dwellings on Lot 1 and Lot 2. Please see attachments 1-4.

Below is information pertaining to C-1 zoning District

Sec. K. - C-1 business (local shopping) zoning district regulations.

These [C-1 business (local shopping)] districts are intended to be composed mainly of neighborhood (local) shopping and services facilities that supply the daily household needs of surrounding residential neighborhoods. Often located on one or more arterial streets, these districts are small and are located within convenient walking distance of most of the areas they will serve. To protect surrounding areas certain yard and area standards are required. [The following regulations apply to C-1 districts:]

- 1. See chart for uses permitted.*
- 2. See chart for uses which may be permitted as an exception.*
- 3. Minimum lot size: It is the intent of this ordinance that lots of sufficient size be used for any business or service use and to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.*
- 4. Minimum yard size: Front, 35 feet; rear, 20 feet; side, ten feet, except on a lot adjoining along its side lot line a lot which is in a residential district, there shall be a side yard not less than that required by the residential district.*
- 5. Maximum height of building or structures: 35 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 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.*

(Ord. No. 2014-3, 9-16-14)

PLAT PROPOSAL:

General Information

The subdivision has a gross acreage of +/- 0.99 acres with a total of 3 lots. The proposed development has a gross density of 3.03 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.

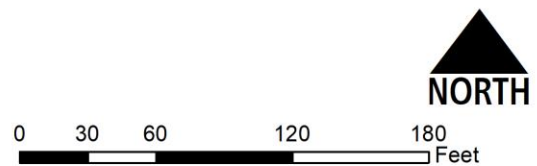
Findings and Comments

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.

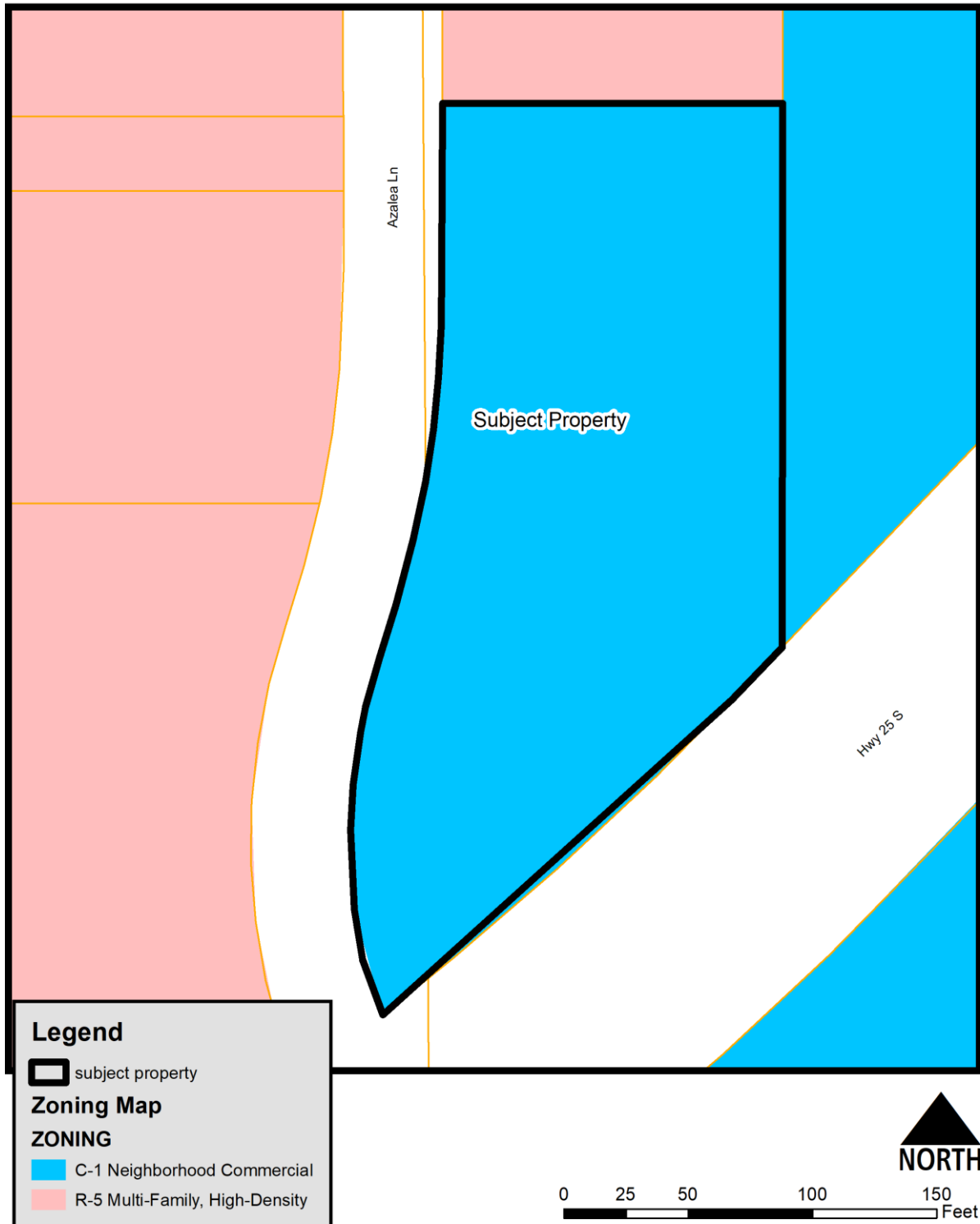
REQUESTED CONDITIONS:

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 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.

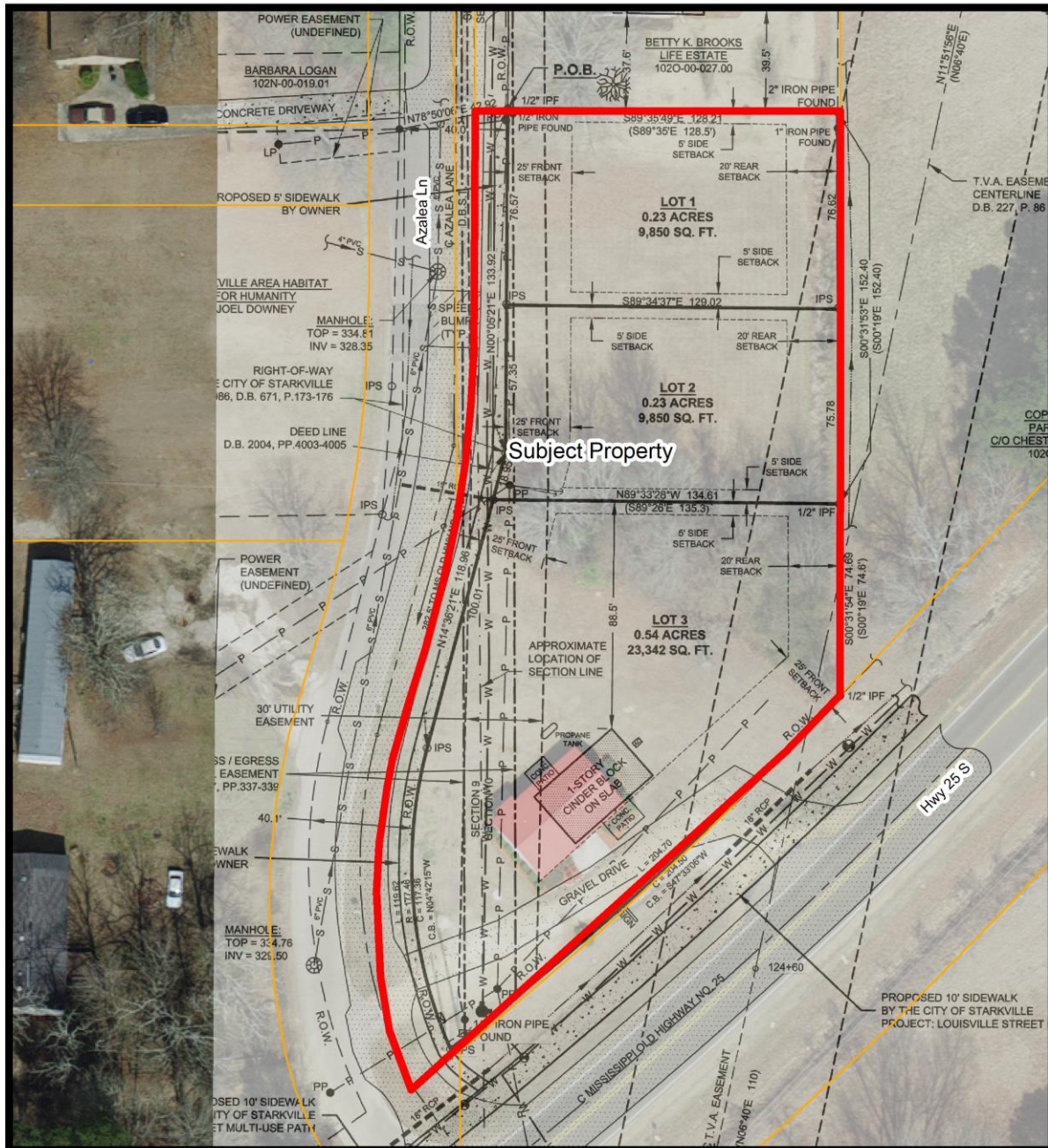
Attachment 1
PP 19-01 & FP 19-01 Aerial



Attachment 2
PP 19-01 & FP 19-01 Zoning



Attachment 5 PP 19-01 & FP 19-01 Plat Overlay



Legend

subject property





THE CITY OF STARKVILLE
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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 19-02 Request for Conditional Use by TEP Starkville, LLC to allow residential dwelling units to be placed in a C-2 zone as part of a mixed-use development located approximately 360' southeast of the center of the intersection of Highway 12 East and Pat Station Road directly east of the La Quinta Inn with the parcel number 117-25-021.00.
Date: 01-08-19

The purpose of this report is to provide information regarding Conditional Use Request by TEP Starkville, LLC to allow residential dwelling units to be placed in a C-2 zone as part of a mixed-use development located approximately 360' southeast of the center of the intersection of Highway 12 East and Pat Station Road directly east of the La Quinta Inn with the parcel number 117-25-021.00. Please see attachments 1-4.

BACKGROUND INFORMATION

The applicant is seeking a Conditional Use to allow residential dwelling units to be placed in a C-2 zone as part of a mixed-use development. The property is zoned C-2 and in order to construct a "dwelling, multi-family", a Conditional Use is required per the City of Starkville's Permitted and Conditional Use Chart. The proposal is to construct residential units on the upper floors and commercial space on the ground floor of the proposed building.

Scale and intensity of use.

The applicant has an approved preliminary plat and has submitted infrastructure plans for review by the Development Review Committee.

On- or off-site improvement needs.

The submitted infrastructure plans have proposed private and public roads as part of this development.

On-site amenities proposed to enhance the site.

Landscaping will be required per ordinance for this project.

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-1/C-2	vacant
East	C-2/Out of City Limits	vacant
South	R-1	vacant
West	C-2	hotel

ALLOWED USES UNDER THE PERMITTED (PU) AND CONDITIONAL USE(CU) CHART C-2

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

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

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

1. Dwelling, live/work
2. Dwelling, single family, detached
3. Dwelling, multi-family
4. Dwelling, 3 & 4-family
5. Dwelling, 2-family
6. Fraternity/Sorority House
7. Manufactured Home
8. Community Services
9. Education Facilities
10. Places of Worship
11. Wireless Communication Towers
12. Car Title Loan, Payday Advance or Loan Business
13. Parking Lots & Garages
14. Recreation and Entertainment, Outdoor
15. Manufacturing, light
16. Farm Support

NOTIFICATION

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 December 24, 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 this request.

ANALYSIS

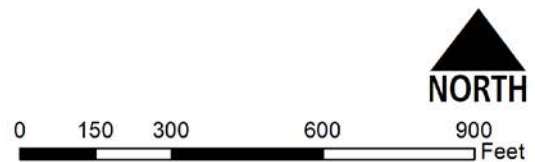
Appendix A, Article VI, Section I of the City's Code of Ordinances provides five specific criteria for conditional use review and approval:

1. **Land use compatibility.** The proposed use as a "dwelling, multi-family" could be considered a compatible use with adjacent properties. The property is currently zoned C-2. The 2016 Comprehensive plan has the areas placetype listed as suburban center.
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.** 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 operations at the site.

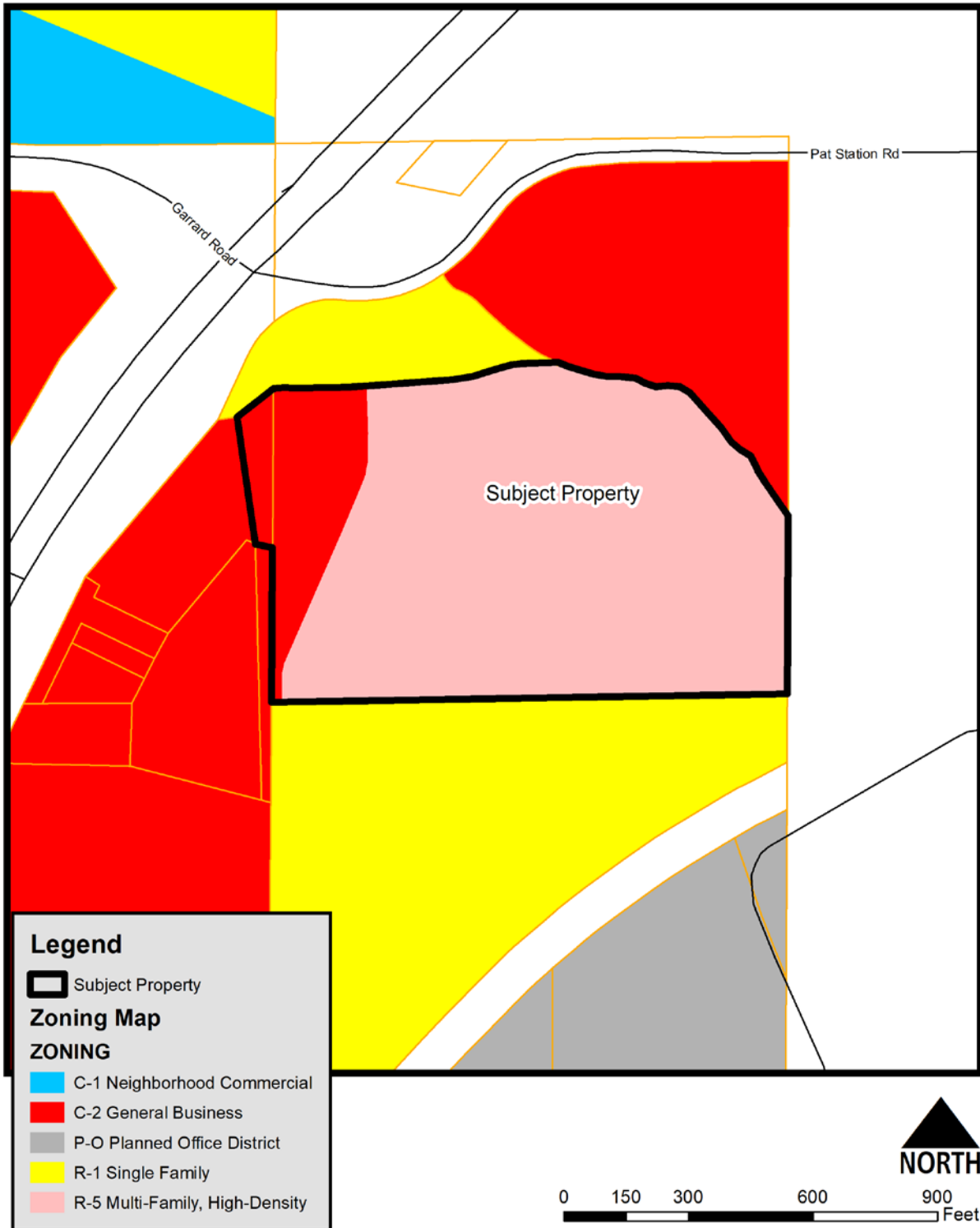
Requested Conditions:

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 commencement of any business activities 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 19-02- Aerial



Attachment 2
CU 19-02- Zoning



1 OF 3



