



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, APRIL 9, 2019
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 THE APPROVAL OF MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES OF MARCH 12, 2019
- VI. CITIZEN COMMENTS
- VII. OLD BUSINESS
 - A. RZ 19-02 REQUEST BY CARPENTER COURT 2019, LP TO REZONE ONE SPLIT ZONED PARCEL FROM C-1 BUSINESS AND R-5 RESIDENTIAL TO R-5 RESIDENTIAL LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LOUISVILLE STREET AND SAND ROAD WITH THE PARCEL NUMBER 105B-00-001.05
- VIII. NEW BUSINESS
 - A. CU 19-03 REQUEST FOR CONDITIONAL USE TO ALLOW FOR RESIDENTIAL DWELLING UNITS AS PART OF A PROPOSED MIXED USE DEVELOPMENT LOCATED APPROXIMATELY 1700' WEST OF THE INTERSECTION OF LYNN LANE AND SOUTH MONTGOMERY ON THE NORTHSIDE OF LYNN LANE IN A C-2 ZONING DISTRICT WITH THE PARCEL NUMBER 201I-00-013.00.
 - B. CU 19-04 REQUEST FOR CONDITIONAL USE TO ALLOW FOR A BED AND BREAKFAST INN TO BE LOCATED WITHIN AN EXISTING HOME AT 607 OLD WEST POINT ROAD IN A R-E ZONE WITH THE PARCEL NUMBER 117L-00-001.00.
 - C. CU 19-05 REQUEST FOR CONDITIONAL USE TO ALLOW FOR A MOBILE HOME TO BE LOCATED AT 1605 SAND ROAD IN A R-5 ZONE WITH THE PARCEL NUMBER 105 -16-023.01.
 - D. EX 19-01 REQUEST FOR AN EXCEPTION FROM BAND SIGN REQUIREMENTS FOR PROPERTY LOCATED AT 114 EAST MAIN STREET IN A T-6 DISTRICT WITH THE PARCEL NUMBER 118P-00-311.00.
 - E. EX 19-02 REQUEST FOR AN EXCEPTION TO ALLOW A NONCONFORMING MONUMENT SIGN TO BE PLACED AT 310 RUSSELL STREET IN A T-5 DISTRICT WITH THE PARCEL NUMBER 101D-00-211.00.

- F. RZ 19-03 REQUEST BY SAPERIOR PATTON REZONE ONE PARCEL FROM R-1 SINGLE FAMILY TO R-6 MOBILE HOMES LOCATED +- 250 WEST OF THE INTERSECTION OF ROCKHILL ROAD AND BUTLER ROAD WITH THE PARCEL NUMBER 115 -22-001.00.

IX. ADJOURN

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI MARCH 12, 2019**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville met at their regularly scheduled meeting on March 12, 2019 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. Absent from the meeting was Tommy Verdell Jr., Ward 7, Attending the Commissioners was 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 March 12, 2019 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, MARCH 12, 2019
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 JANUARY 25, 2019
 - B. CONSIDERATION OF THE UNAPPROVED MINUTES OF FEBRUARY 12, 2019
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. RZ 19-03- REQUEST BY CARPENTER COURT 2019, LP TO REZONE ONE PARCEL FROM C-1 BUSINESS AND R-5 RESIDENTIAL TO R-5 RESIDENTIAL LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LOUISVILLE STREET AND SAND ROAD WITH THE PARCEL NUMBER 105B-00-001.05
- VIII. PLANNER'S REPORT
- IX. ADJOURN

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Camp, the motion to approve the official agenda as amended of the Planning and Zoning Commission for March 12, 2019 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
JANUARY 25, 2019**

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve the Minutes as amended of January 25, 2019 Planning and Zoning Commission received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
FEBRUARY 12, 2019**

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve the Minutes as amended of February 12, 2019 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 RZ 19-03- REQUEST BY CARPENTER COURT 2019, LP TO REZONE ONE PARCEL FROM C-1 BUSINESS AND R-5 RESIDENTIAL TO R-5 RESIDENTIAL LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LOUISVILLE STREET AND SAND ROAD WITH THE PARCEL NUMBER 105B-00-001.05

Assistant City Planner Emily Corban introduced the request by Carpenter Court 2019, LP to rezone one split zoned parcel located at the southeast corner of the intersection of Louisville Street and Sand Road with the parcel number 105B-00-001.05. The applicant is seeking to rezone from C-1 Business and R-5 Residential to R-5 Residential based on a manifest error in the ordinance and a public need to correct the error.

11 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on February 13, 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 inquiring about the request.

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:
Error: There is a Manifest Error in the ordinance and a Public Need to correct the error:

Error- The property is split zoned R-5 and C-2.

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 2016 Comprehensive Plan lists the subject property's place type as suburban center. Multi-family is listed as a possible use in the suburban center placetype.

Land Use Compatibility: The proposed rezoning would be consistent and compatible the adjacent land uses in the vicinity. The subject property is bordered to the east and south by a multi-family development.

The Chairman opened up the public hearing.

Mr. Brown came forward to speak in favor of the request.

After discussion and upon the motion of Commissioner Dumas duly seconded by Commissioner Walker, the motion to table RZ 19-03 was approved unanimously.

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 April 9, 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 April 9, 2019 in in the Courtroom located at 110 West Main Street, Starkville MS, was unanimously approved.

Mike Brooks, Commission Chair

Emily Corban, Assistant 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: RZ 19-02 Request by Carpenter Court 2019, LP to rezone one split zoned parcel from C-1 Business and R-5 Residential to R-5 Residential located at the southeast corner of the intersection of Louisville Street and Sand Road with the parcel number 105B-00-001.05
Date: March 12, 2019

The purpose of this report is to provide information regarding the request by Carpenter Court 2019, LP to rezone one split zoned parcel from C-1 Business and R-5 Residential to R-5 Residential located at the southeast corner of the intersection of Louisville Street and Sand Road with the parcel number 105B-00-001.05. Please see attachments 1- 3

BACKGROUND INFORMATION:

The applicant is seeking to rezone from C-1 Business and R-5 Residential to R-5 Residential based on a manifest error in the ordinance and a public need to correct the error.

Zoning Change Subject Property				
Properties	1960s- 1970s Map	1982-1991 Map	2000 Map	Current Map
118K-00-035.00	R-1/M-1	C-1/R-5	C-1/R-5	C-1/R-5
Zoning Change Adjacent Properties				
Properties	1960s- 1970s Map	1982-1991 Map	2000 Map	Current Map
North	R-1	C-1/R-5	C-1/R-5	C-1/R-5
East	R-1/M-1	R-5	R-1	R-5
South	M-1	R-5	R-5	R-5
West	Not in city limits	C-1	C-1/R-5	C-1
Zoning and land uses adjacent to the subject property				
Direction	Zoning	Current Use		
North	C-1/R-5	Vacant/multi-family		
East	R-5	Multi-family		
South	R-5	Multi-family		
West	C-1	Vacant		

NOTIFICATION:

11 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on March 18, 2019 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 inquiring about the request.

REZONING REQUEST:

The subject property rezoning request is from C-1 Business and R-5 Residential to R-5 Residential. Differences between C-1 and R-5 zones are:

Current 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.*

Proposed Zoning District:

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.

Permitted and Conditional Uses:

C-1

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

R-5

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

14. Accessory dwelling unit
15. Assisted Living Facility
16. Dwelling, live/work
17. Dwelling, single family, detached
18. Dwelling, multi-family
19. Dwelling, 3-4 family
20. Personal Care/Group Home
21. Family Child Care
22. Parks & Recreation, Passive
23. 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

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:
 - Error- The property is split zoned R-5 and C-2.
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.

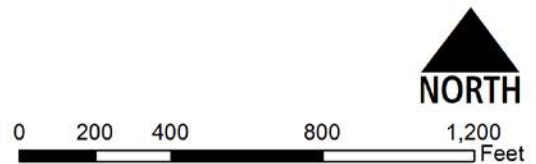
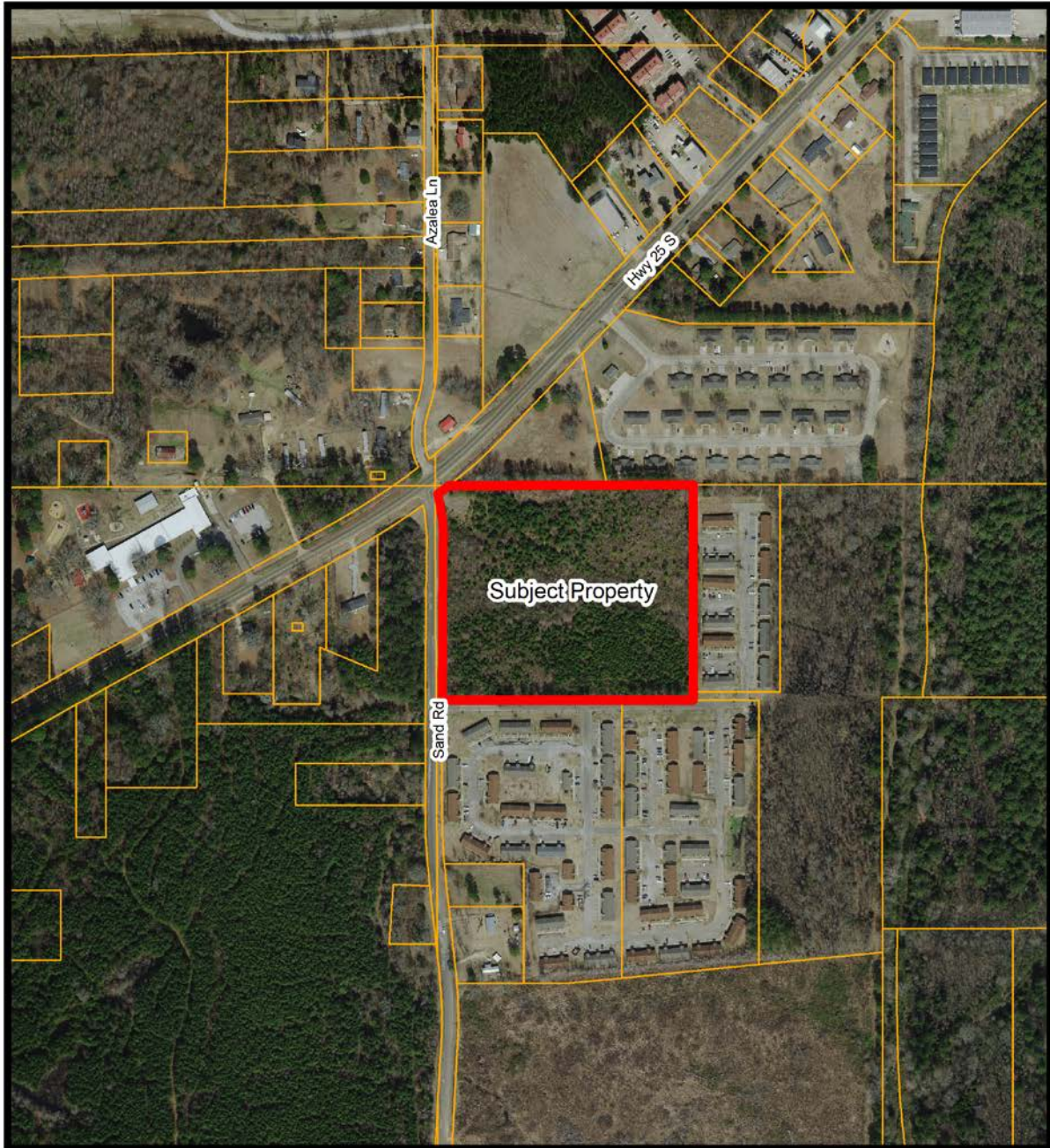
Within 1 mile of the subject property along Louisville Street and Sand Road, there have been two rezonings since the adoption of the 2013 Zoning Map.

- In March of 2018, 288 Sand Road was rezoned from R-5 to R-6.
- In June of 2018, the property on the west side of Louisville Street south of Academy Road was rezoned from R-4 to C-1.

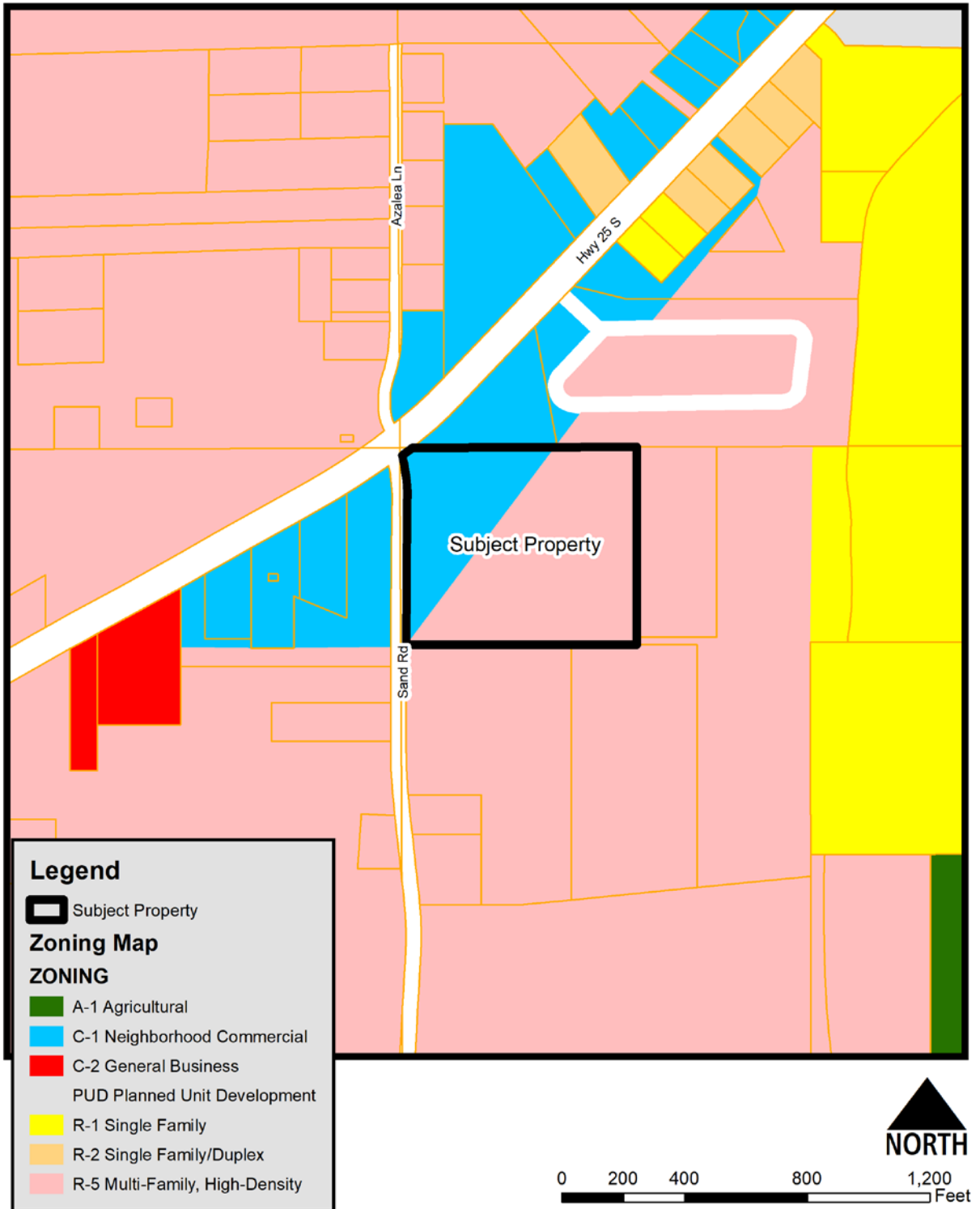
Consistency with Comprehensive Plan: The proposed rezoning would generally be consistent with the goals, objectives and policies found in the City's Comprehensive Plan. The 2016 Comprehensive Plan lists the subject property's place type as suburban center. Multi-family is a listed possible use in suburban center placetype.

Land Use Compatibility: The proposed rezoning would be consistent and compatible the adjacent land uses in the vicinity. The subject property is bordered to the east and south by a multi-family development.

Attachment 1
RZ 19-02 Aerial



Attachment 2
RZ 19-02 Zoning



THE PLAN

PLACE TYPES: SUBURBAN AREAS

CENTERS

Suburban Centers

Locations

Key points along suburban corridors, as well as on Hwy. 12 in the NE corner of town and at the intersection of N. Jackson and Garrard

Spatial Form

Various scales and somewhat nodal

Land Uses

Primarily commercial, but also offices and multi-family residential

Density / Intensity

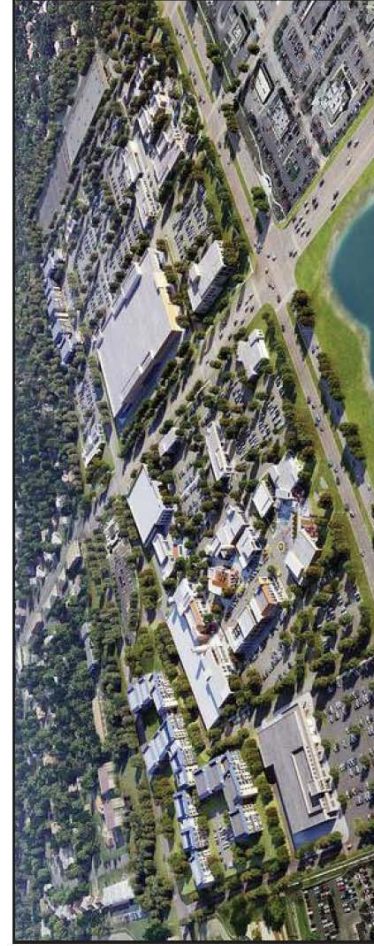
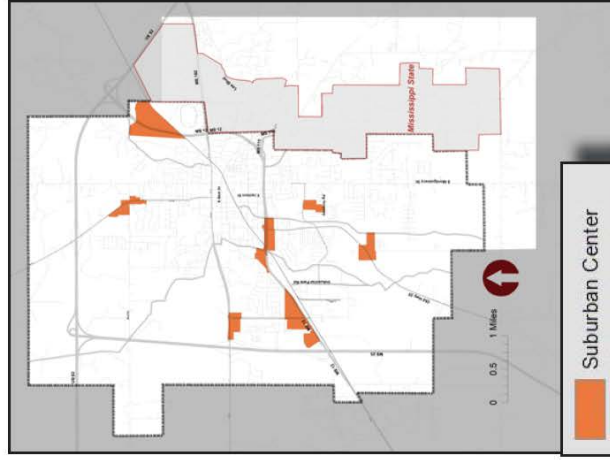
Moderate to high density

Development Form

Range from "big box" retail to smaller buildings, auto and pedestrian friendly, generous landscaping

Street Types

Boulevards, Avenues and Local





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 19-03 Request for conditional use to allow for residential dwelling units as part of a proposed mixed use development located approximately 1700' west of the intersection of Lynn Lane and South Montgomery on the northside of Lynn Lane in a C-2 zoning district with the parcel number 201I-00-013.00
Date: April 9, 2019

The purpose of this report is to provide information regarding the conditional use request by Jason Pepper on behalf of 4/J ILP to allow for the use of “dwelling, multi-family” in a proposed mixed use development located approximately 1700' west of the intersection of Lynn Lane and South Montgomery on the northside of Lynn Lane in a C-2 zoning district with the parcel number 201I-00-013.00. Please see attachments 1- 4.

BACKGROUND INFORMATION

The applicant is seeking a conditional use to place a mixed use building on the property. The building is proposed to have commercial units downstairs and 4 residential units upstairs. In a future phase, another residential building may be placed on the property and/or a third story may be added for an additional 4 residential units for a total of 8 residential units. 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.

Scale and intensity of use.

The applicant has provided a conceptual site plan for preliminary review to the Development Review Committee.

On- or off-site improvement needs.

A sidewalk will be required along Lynn Lane as part of this proposed development prior to issuance of a Certificate of Occupancy. 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 additional amenities other than what is required by code being proposed for the property.

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	School property/Undeveloped
East	C-2	Undeveloped
South	C-2	Undeveloped
West	C-2	Office

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

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

11 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on March 8, 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 about the request.

ANALYSIS

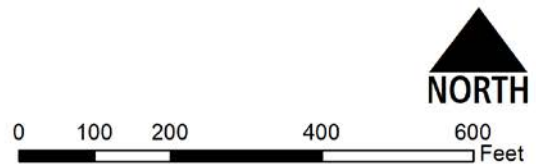
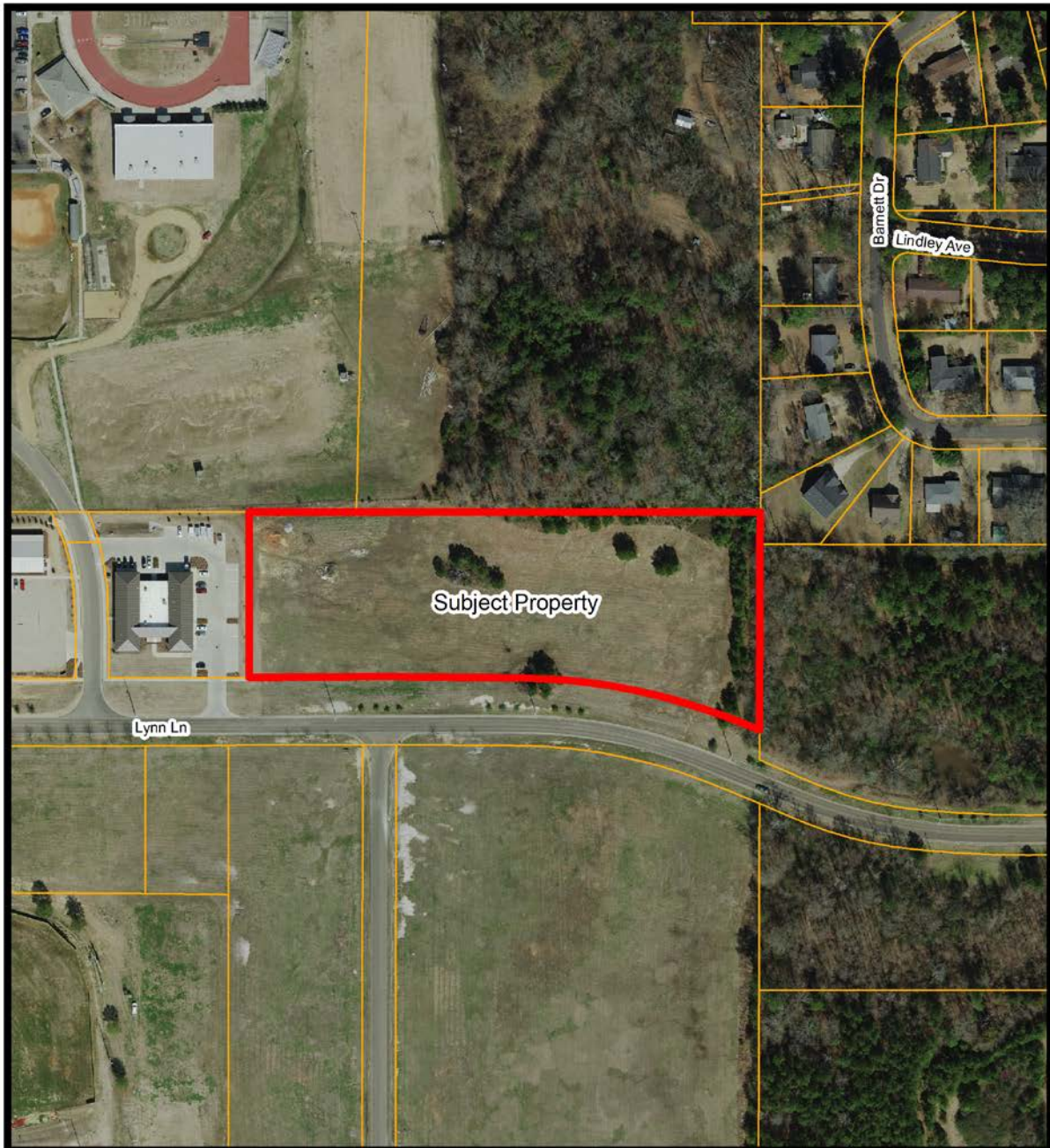
Appendix A, Article VI, Section I of the City's Code of Ordinances provides five specific criteria for conditional use review and approval:

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 General Commercial. The 2016 Comprehensive plan has the areas placetype listed as Suburban Corridor. Multi-family housing is a listed land use for Suburban Corridor.
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.

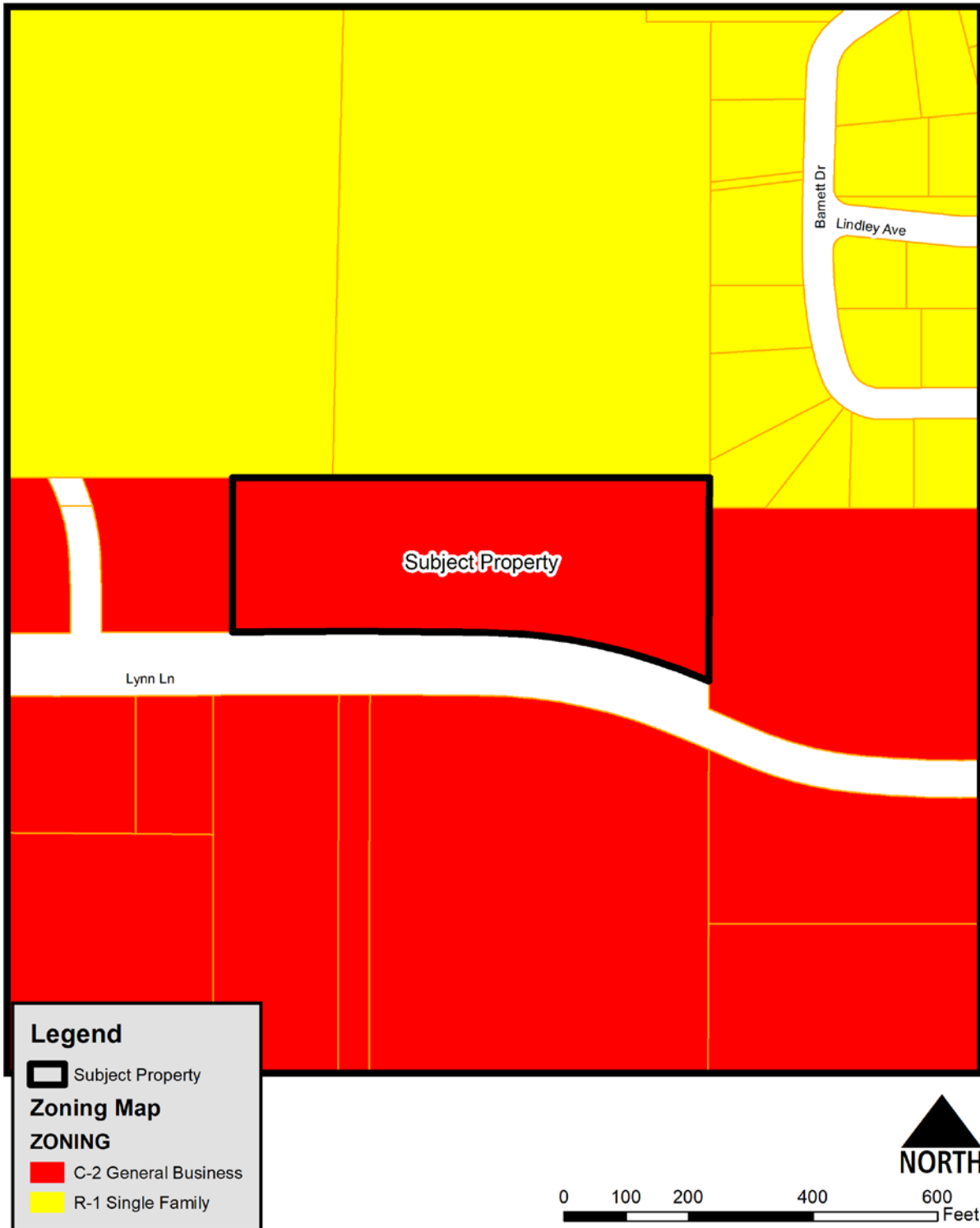
Requested Conditions:

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.

Attachment 1
CU 19-03 Aerial



Attachment 2
CU 19-03 Zoning



THE PLAN

PLACE TYPES: SUBURBAN AREAS

CORRIDORS

Suburban Corridors

Locations

Segments of Hwy. 12, Old Hwy. 25, Hwy. 182, and Stark Rd.

Spatial Form

Linear along primary roads

Land Uses

Primarily commercial, particularly retail and dining with drive-thru windows, as well as office and multi-family housing

Density / Intensity

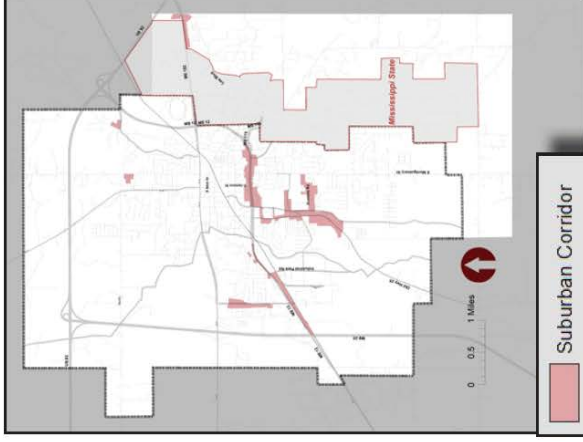
Moderate density / intensity

Development Form

Auto-oriented form with low-rise buildings fronting parking lots, but softened with generous landscaping

Street Types

Boulevards and Avenues



Attachment 4- Conceptual Site Plan





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 19-04 Request for conditional use to allow for a bed and breakfast inn to be located within an existing home at 607 Old West Point Road in a R-E zone with the parcel number 117L-00-001.00.
Date: April 9, 2019

The purpose of this report is to provide information regarding the conditional use request by Lee and Jennifer Carson to allow for a bed and breakfast inn to be located within an existing home at 607 Old West Point Road in a R-E zone with the parcel number 117L-00-001.00. Please see attachments 1- 6.

BACKGROUND INFORMATION

The applicant is seeking a Conditional Use to allow for a bed and breakfast to operate at 607 Old West Point Rd. The property is zoned R-E and in order to construct a “Bed and Breakfast Inn”, 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 conceptual site plan which seems to meet the City’s land development requirements and is proportionate to the area.

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.

The applicant is proposing to add a covered walkway to the home as well as additional parking for guests and events.

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-E	Vacant land
East	R-1	Single family home
South	R-1	Single family home
West	R-1	Single family home

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

The following uses are permitted by right in the R-E 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-E 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
10. Farm
11. Farm Support

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 March 9, 2019 and a placard 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 regarding the request.

ANALYSIS

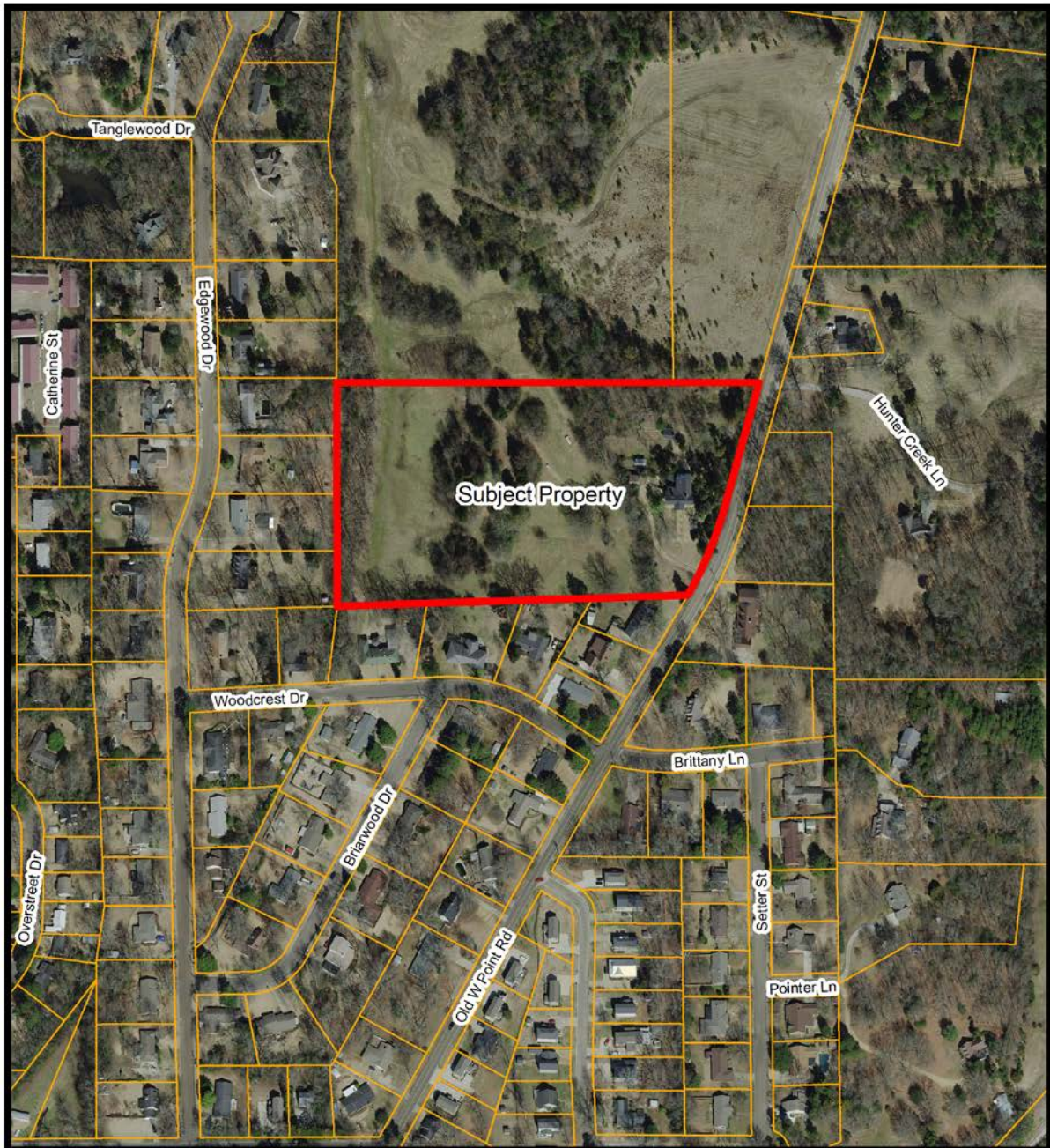
Appendix A, Article VI, Section I of the City's Code of Ordinances provides five specific criteria for conditional use review and approval:

- 1. Land use compatibility.** The proposed use as a Bed and Breakfast Inn could be considered a compatible use with adjacent properties. The property is currently zoned R-E. The 2016 Comprehensive plan has the area's placetype listed as suburban single family.
- 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 Conditions:

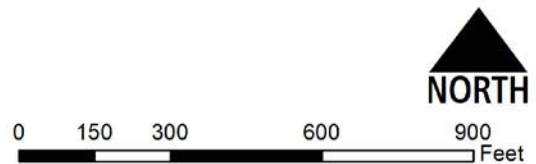
1. The applicant shall have six months from time of Conditional Use approval to obtain site plan approval by the City's Development Review Committee.

Attachment 1
CU 19-04 Aerial

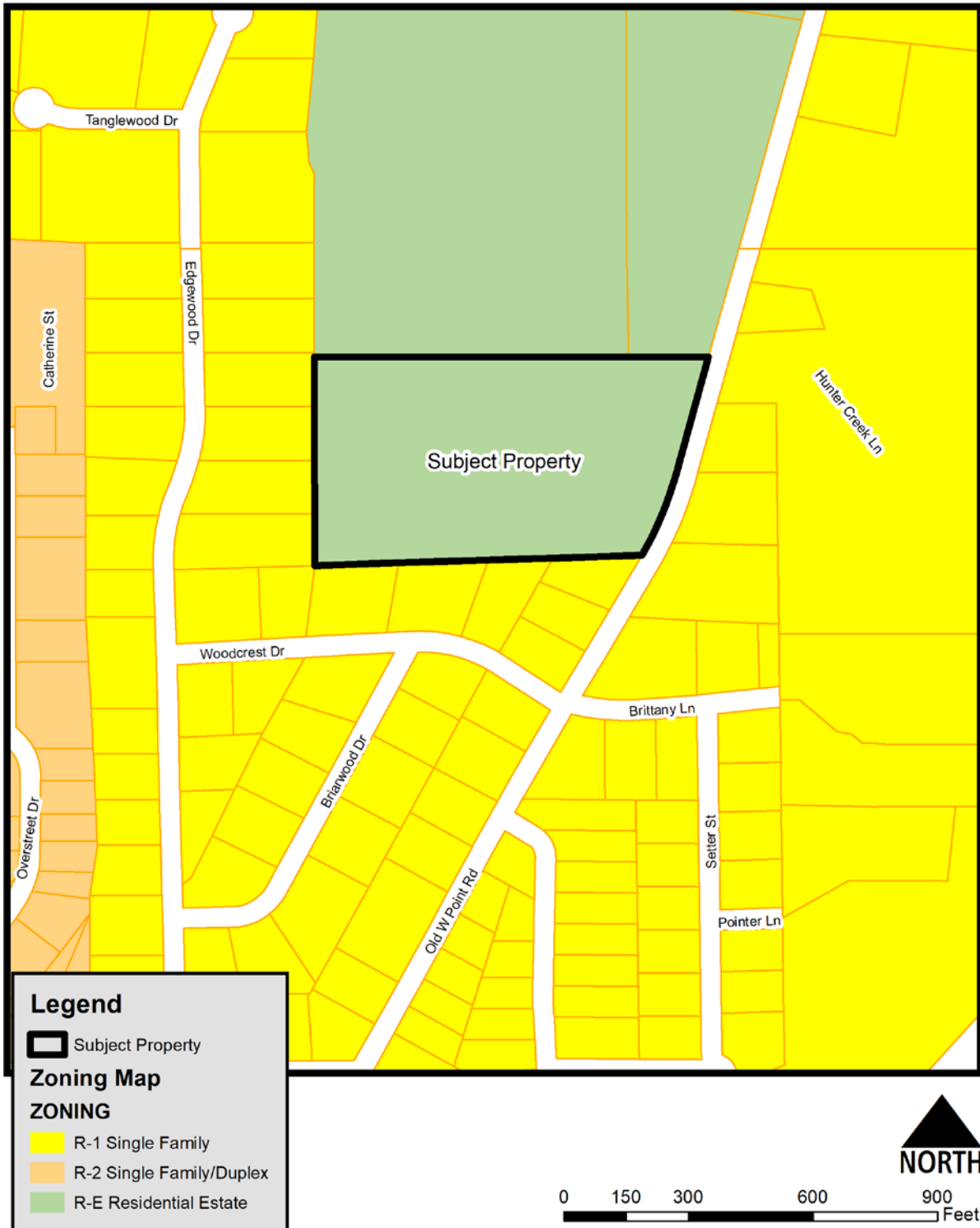


Legend

 Subject Property



Attachment 2
CU 19-04 Zoning



THE PLAN

PLACE TYPES: SUBURBAN AREAS

SINGLE-FAMILY AREAS

Suburban Single-Family Areas

Locations

Throughout the community, particularly along S. Montgomery

Spatial Form

Primarily expansive random forms

Land Uses

Single-family residential and supporting amenities (parks, etc.)

Density / Intensity

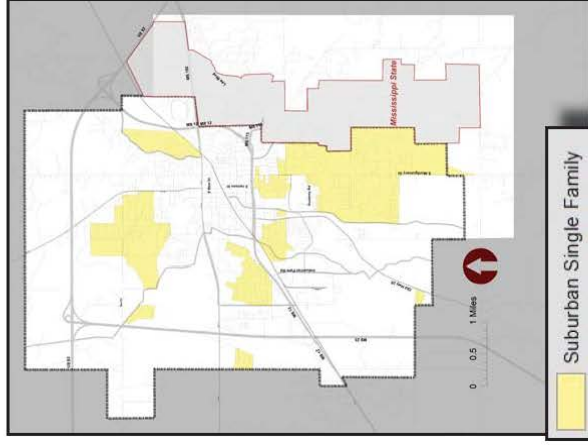
Low to moderate density

Development Form

Single-family detached homes with driveways and front-loaded garages, auto-oriented overall development patterns, including some cul de sacs

Street Types

Boulevards, Avenues and Local



Attachment 4- Applicant Statement

The Montgomery B & B *At the Cedars*

607 Old West Point Road
Starkville, MS 39759

Date: 04-03-2019

Attention Starkville Planning and Zoning Board:

We are excited to present The Montgomery B & B to the Starkville community. We plan to operate the historic property as an upscale bed and breakfast. This is exciting because the Antebellum home has a unique charm and still remains in its original setting that has been preserved nearly 200 years. It was constructed in 1835 and has remained in the Montgomery family until approximately 20 years ago when it was purchased by Denny and Judy Eshee. The Eshees did a wonderful job restoring and maintaining the property. It is currently in exceptional condition and would be a delight to open to the public to view and experience.

We plan to open the property as a bed and breakfast and also open it for events such as weddings. We will also allow tours and viewings of the property. We will combine research of the history into a publication that we will make available to the Starkville community.

Our first priority is to preserve the home and surrounding setting. To do this, we realize the need to make the home inviting and sustainable. The home currently has 4/5 bedrooms and only 2 bathrooms and sits on 10 acres. We will carefully add three small bathrooms, one for each of the bedrooms. The existing kitchen and bathrooms will remain as they are.

We have met with the city departments and will provide all necessary items required. Some of these items include: a fire suppression system, a widened driveway, handicap accessible entrance/parking, event parking spaces, and a dumpster.

We have purchased the property and have established The Montgomery B & B, LLC. We have discussed this with many people in the Starkville community and have received only positive comments. We have spoken with some of the neighbors of the property and have not received any objections. We have selected a manager for the property who will live there full time.

We are asking you to approve the conditional use to operate the existing property as a bed & breakfast. It is in the perfect location being just minutes from MSU campus and sporting events and will fill a need for our community. It is also in a great location being bordered on the east side by commercial property on Hwy 12.

We appreciate your consideration.

Sincerely,



F. Lee Carson (Owner/Operator)
Jennifer S. Carson (Owner/Operator)
The Montgomery B & B LLC

607 Old West Point Road

Starkville, Mississippi



The Cedars
Circa 1837
listed on the National Register of Historic Places

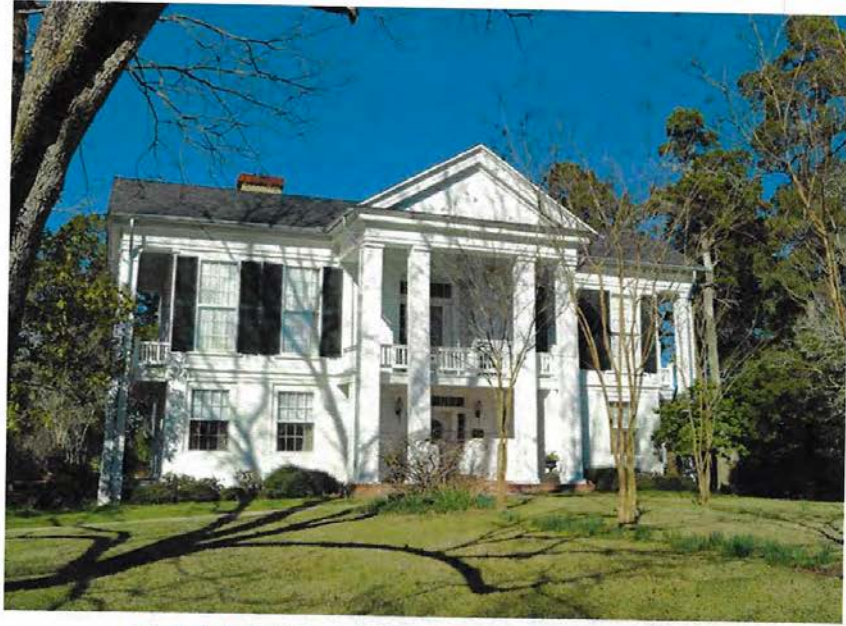
The Cedars was named for the number of large cedar trees found growing around the original home site. This treasure was built in 1837 and was lovingly restored by its current owners between 1999 and 2009.

The Cedars is one of the few remaining antebellum structures in Oktibbeha County. It was constructed by David Montgomery, a prominent cotton planter and a member of the State Legislature.

The Cedars is particularly notable for originally having its second floor as the main floor. This so-called "raised-cottage" type evolved on the Gulf Coast from French and Spanish 18th Century prototypes as a means to have living spaces elevated for ventilation and to avoid flooding. The Cedars is the only remaining raised-cottage type plantation house in Oktibbeha County.

At the height of its glory, The Cedars plantation consisted of 10,000 acres of land and extended to the Clay County line. Today, the home sits on 3 acres with one of the highest elevations in Oktibbeha County. An additional 7.16 acres (+-) are also available for purchase.







The Cedars is Classic Greek Revival Architecture. As you enter the first floor foyer you are immediately struck by the beauty of the eight inch heart pine flooring. Heart pine is used throughout the home, although the plank width varies. Glass pane transoms top the doors, which are traditional six panel doors made of pine or cypress.



The living room features one of eight stunning mantles. The mantles in the house are all particularly notable, exhibiting naive variations on classical themes.



It's easy to imagine intimate dinners and elaborate feasts in this beautiful formal dining room. Close your eyes and envision the shared stories and peals of laughter from the innumerable dinners of times gone by...



This "heart of the home" kitchen features brick walls, exposed wood ceiling beams, stunning cabinetry, a hanging copper pot rack and a copper farmhouse sink. Quality craftsmanship and a warm, cozy design make this the "go to" place during gatherings.





The luxurious first floor master suite offers a private fireplace, a cozy sitting area and a private entrance.

The spacious bathroom features his-and-hers sinks, large closets and a built-in seated vanity.





The Cedars contains wide open spaces perfect for everyday living and holiday entertaining.

The bright sunroom features a built-in media center with doors to hide the television when it is not in use.



The second floor boasts a gorgeous foyer with a stunning chandelier. Pocket doors separate the ballroom into two rooms if desired.

A large fireplace framed by two niches provides a focal point. The rooms are currently used as a living area and trophy/pool room. The pool table remains with the home.





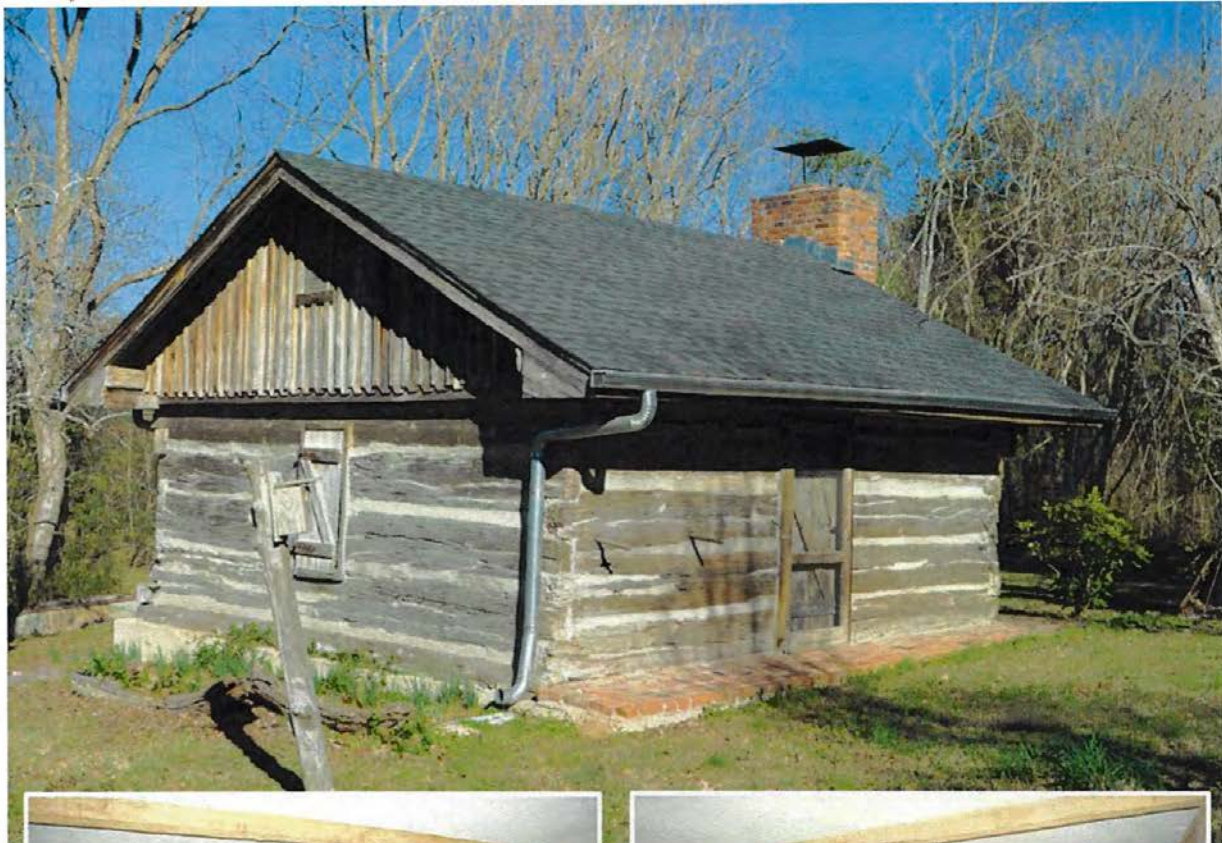
The upstairs master bedroom has beautiful heart pine floors and a stunning mantle.

*The third bedroom enjoys
wonderful light through
the tall windows.
The views are spectacular.*



*The fourth bedroom
is currently used
as an office.*





Original outbuildings once included brick stables, a barn, a kitchen and a carriage house. None of them remain. The only remaining outbuilding is the log cabin (referred to as the smoke house) which was built in 1837 for the original owner to live in during the construction of the plantation. It was moved closer to the house in 1982 and a new roof and brick floor were added. A chicken house on the property is used for storage.



Architectural Floor Plan - First Floor

Rooms and Dimensions:

- Entry/Breakfast/Check in: 10'-0" x 13'-4"
- Kitchen: 13'-1" x 18'-8"
- Dining/Living: 15'-8" x 18'-8"
- Bedroom 1: 15'-10" x 18'-5"
- Bedroom 2: 15'-5" x 18'-9"
- Bathroom: 5'-5" x 8'-10"
- Laundry: 8'-7" x 13'-1"
- Master Bedroom: 13'-1" x 18'-8"

Other Features:

- Front Porch: 10'-0" x 13'-4"
- Covered Walkway: 10'-0" x 13'-4"
- Staircase: 10'-0" x 13'-4"
- Master Bedroom: 13'-1" x 18'-8"
- Bathroom: 5'-5" x 8'-10"
- Laundry: 8'-7" x 13'-1"
- Kitchen: 13'-1" x 18'-8"
- Dining/Living: 15'-8" x 18'-8"
- Bedroom 1: 15'-10" x 18'-5"
- Bedroom 2: 15'-5" x 18'-9"

Annotations:

- Add covered walkway

Scale: 1/8" = 1'

Drawn By: F.L.C.

Date: 03/19/2019

Project Name: FIRST FLOOR PLAN

Client: The Montgomery at The Cedars

Address: 607 Old West Point Road

DRAWING:

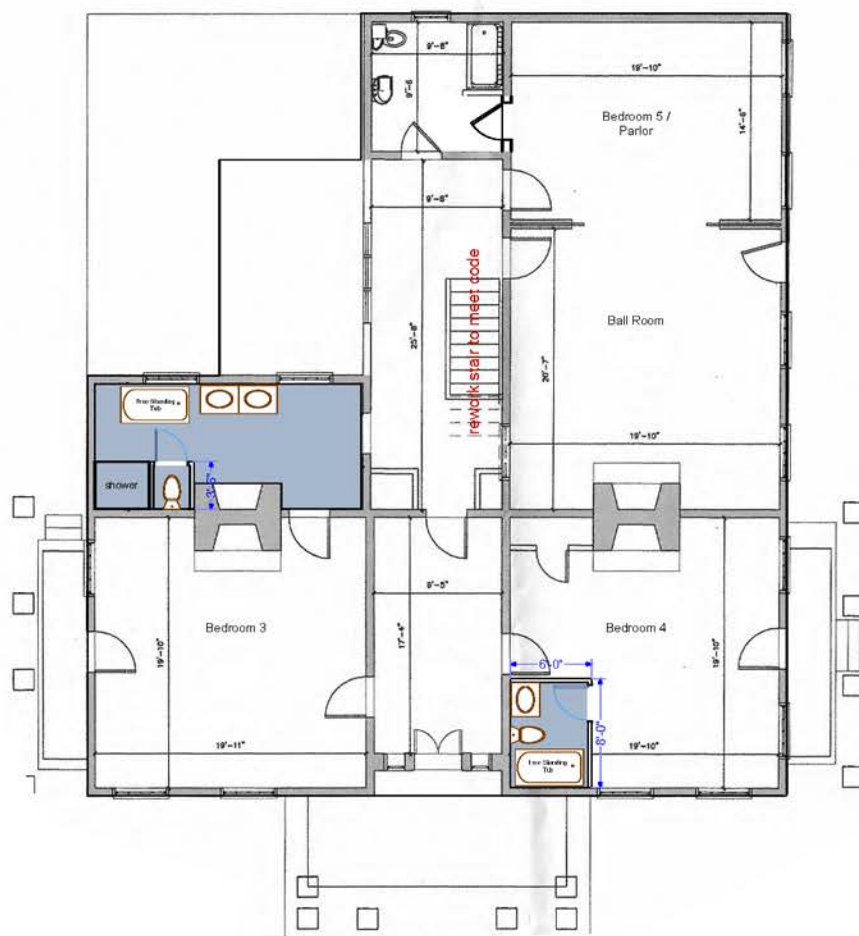
SCALE:

DRAWN BY:

DATE:

1003

The Montgomery
at The Cedars
607 Old West Point Road



A-1.2

DRAWING:

1/8"=1'

SCALE:

F.L.C.

DRAWN BY:

03/19/2019

DATE:

SECOND FLOOR PLAN

The Montgomery

at The Cedars

607 Old West Point Road

A BOUNDARY SURVEY IN
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 35, TOWNSHIP 19 NORTH RANGE 14 EAST

A BOUNDARY SURVEY IN
THE NORTH-EAST QUARTER OF THE NORTH-WEST QUARTER
OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 14 EAST
OKT 1886HA CO. MISSISSIPPI

FOR
BESSIE MONTGOMERY
STARVILLE, MISSISSIPPI

DATE: 03-11-98	DRAWN BY: JCRA,TA
SCALE	CHECKED BY: ES
REVISION #	PROJECT NO: 98-S-15

Springer Engineering, Inc.
205 Glenn Street
Starkville, MS 39759
601-323-2296



- IRON PIN FOUND
- IRON PIN SET
- SANITARY SEWER
- SANITARY SEWER MANHOLE

NOTES:

1. REFERENCE BEARING (A-B) OBTAINED FROM NORTH BOUNDARY OF WOODLAND HEIGHTS SECTION PLAT.
2. SURVEY MEETS THE REQUIREMENTS OF A CLASS "B" SURVEY.
3. IRON PINS SET ARE 0.5" DIAMETER X 24" LONG REBAR.
4. REFERENCE DEEDS: DEED BOOK 886, PAGE NO. 649-650
DEED BOOK 11, PAGE NO. 694-697
5. LOCATIONS OF UNDERGROUND UTILITIES WERE NOT VERIFIED IN THE FIELD EXCEPT WHERE VISIBLE ON THE SURFACE.
6. DASHED LINES WERE NOT SURVEYED.

S/N

CURVE DATA 1

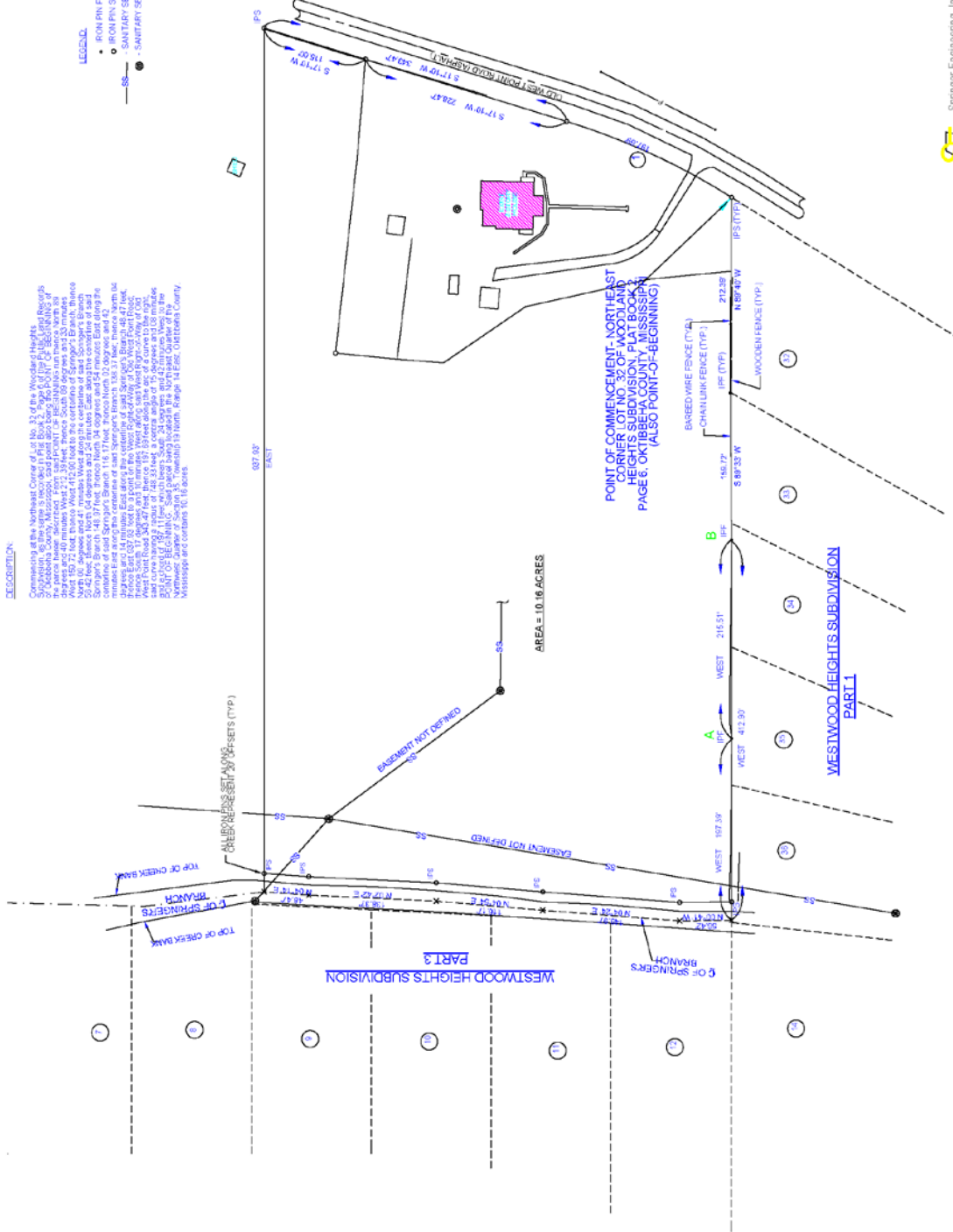
$\Delta = 15^{\circ}08' \text{ RIGHT}$
 $R = 748.33'$
 $L = 197.69'$
 $TAN = 99.42'$
 $\text{CHORD} = 107.11'$
 $\text{CHORD BRG.} = S 24^{\circ}42' W$

Dated: _____, 1998

Registered Land Surveyor
1146

DESCRIPTION:

Commissioners at the Northeast Corner of Lot No. 32 of the Woodland Heights Subdivision, located in the City of Westborough, Middlesex County, Massachusetts, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the City of Westborough, Middlesex County, Massachusetts, to wit: The original of the plat of the Woodland Heights Subdivision, as the same appears in the records of the City of Westborough, Middlesex County, Massachusetts, is a plat of the Woodland Heights Subdivision, as the same appears in the records of the City of Westborough, Middlesex County, Massachusetts, and is a true and correct copy of the original as the same appears in the records of the City of Westborough, Middlesex County, Massachusetts.





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 19-05 Request for Conditional Use to allow for a mobile home to be located at 1605 Sand Road in a R-5 zone with the parcel number 105 -16-023.01
Date: April 9, 2019

The purpose of this report is to provide information regarding a Conditional Use Request by Diane Jordan to allow for a mobile home to be located at 1605 Sand Road in a R-5 zone with the parcel number 105 -16-023.01. Please see attachments 1- 2.

BACKGROUND INFORMATION

The applicant is seeking a Conditional Use to place a mobile home on the subject property. The property is zoned R-5 and in order to place a “mobile home”, a Conditional Use is required per the City of Starkville’s Permitted and Conditional Use Chart.

Scale and intensity of use.

Other mobile homes are located along Sand Road.

On- or off-site improvement needs.

There are no off-site improvements being proposed.

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	Mobile home
East	R-5	vacant
South	R-5	Mobile home
West	R-5	vacant

**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

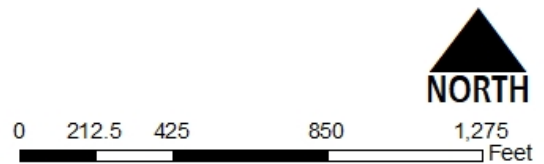
5 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on March 21, 2019 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone calls regarding the request.

ANALYSIS

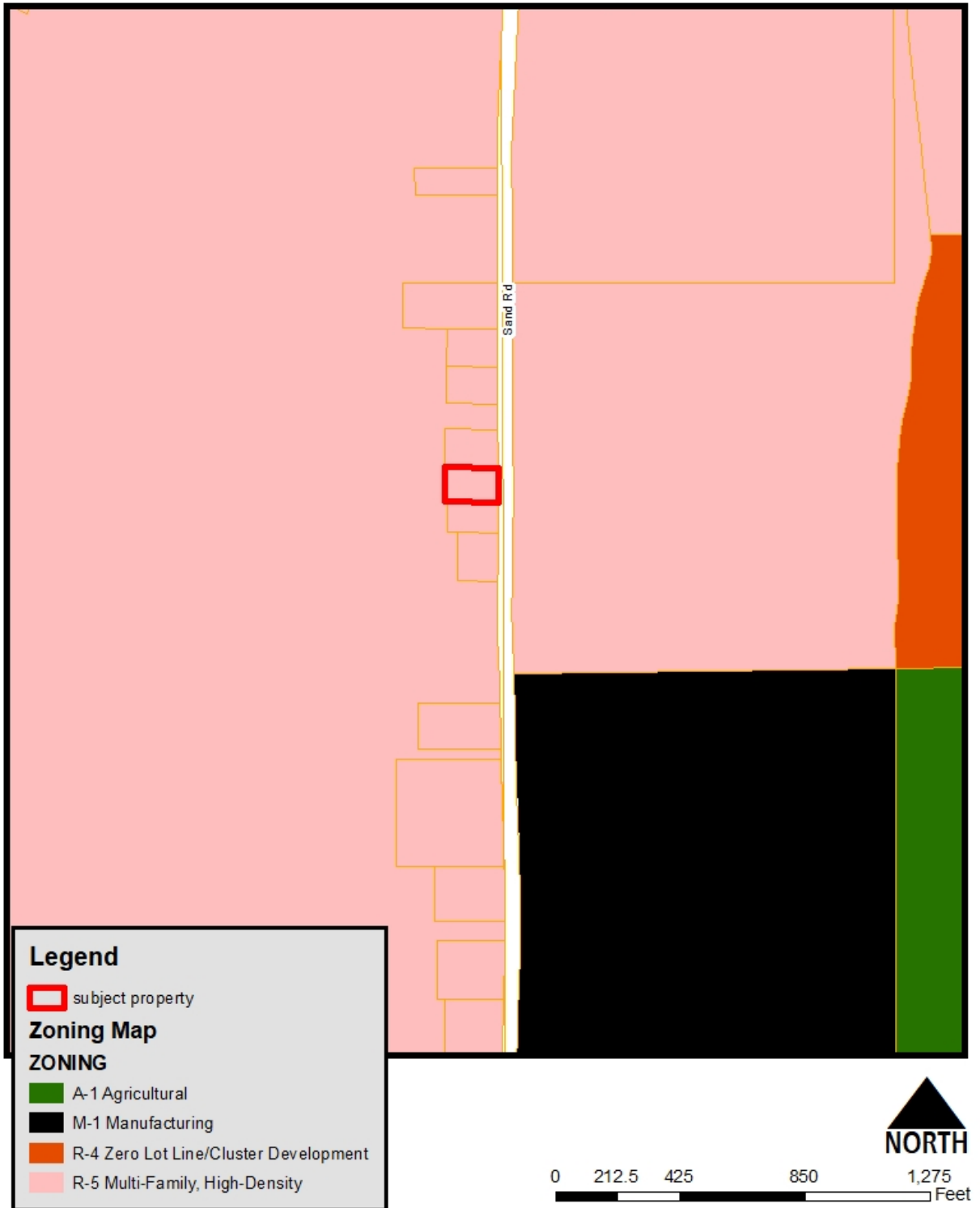
Appendix A, Article VI, Section I of the City's Code of Ordinances provides five specific criteria for conditional use review and approval:

1. **Land use compatibility.** The proposed use as a "mobile home" 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 new.
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.

Attachment 1
CU 19-05- Aerial



Attachment 2
CU 19-05- Zoning





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: EX 19-01 Request for an exception from band sign requirements for property located at 114 East Main Street in a T-6 district with the parcel number 118P-00-311.00
Date: April 7, 2019

The purpose of this report is to provide information regarding the request by MSU's Center for Entrepreneurship and Outreach on behalf of MTB Properties, LLC for an exception from band sign requirements for 114 East Main Street in a T-6 zoning district with the parcel number 18P-00-311.00. Please see attachments 1- 3.

BACKGROUND INFORMATION:

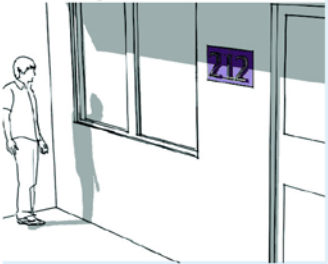
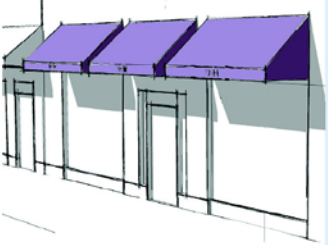
The applicant is seeking an exception to allow for larger type band sign than allowed in a T-6 zoning district. The applicant has recently opened the Idea Shop and has had a sign created. When the applicant applied for a sign permit, the permit was denied due to the size of the sign. An exception from the band sign requirements is required for the current sign to be installed.

NOTIFICATION:

52 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News March 13, 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 about the request.

CODE SECTION REQUESTING EXCEPTION FROM:

APPENDIX A - ARTICLE VII. - DISTRICT REGULATIONS - Sec. T-Transect districts - § 2 - GENERAL TO ALL TRANSECT DISTRICTS –

TABLE 8. SIGN STANDARDS				
	T4	T5	T6	SPECIFICATIONS
Address Sign 	■	■	■	Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max Clearance 4.5 ft min Apex N/A Letter Height 6 in max
Awning and Sign 	■	■	■	Quantity 1 per window Area N/A Width width of Awning Height N/A Depth / Projection 4 ft min Clearance 8 ft max Apex N/A Letter Height 5 in min, 10 in max
Band Sign 	□	■	■	Quantity 1, 2 for corner building Area 1.5 sq ft per linear ft of Facade Width 90% of width of Facade max Height 3 ft max Depth / Projection 7 in max Clearance 7 ft max Apex N/A Letter Height 18 in max
Blade Sign 	■	■	■	Quantity 1 per Facade, 2 max Area T3: 4 sq ft; T4 & T5: 6 sq ft Width 4 ft max Height 4 ft max Depth / Projection 4 ft max Clearance 8 ft min Apex N/A Letter Height 8 in max
Marquee and Sign 	■	■	■	Quantity 1 per business Area N/A Width width of entrance plus 4' o.c. Height 50% Story height max Depth / Projection 4 ft min, 10 ft max Clearance N/A Apex N/A Letter Height 3 ft min

■ By Right

□ By Exception

EXCEPTION REQUEST REQUIREMENTS:

APPENDIX A – ZONING, ARTICLE VII. – DISTRICT REGULATIONS, Sec. T. – Transect districts

1.5 EXCEPTION AND VARIANCE

(a) *There are two types of permitted deviations from the requirements of this Section:*

i. Exception

- a. Requests for Exception shall only be permitted as specifically indicated in this Section.*
- b. To apply for an Exception, the applicant shall provide the following:*
 - i. The specific Exception(s) requested including citation from this Section and why the Exception is being sought.*
 - ii. Maps, text, drawings and/or statistical data related to the requested Exception(s).*
- c. 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.*
- d. Any decision regarding an approval or denial of an Exception shall state, in writing, the reasons for the approval or denial.*
- e. If the Planning and Zoning Commission denies any requested Exception, the applicant may appeal the decision to the Mayor and Board of Aldermen. The Mayor and Board of Aldermen shall review the application de novo.*

ii. Dimensional Variance

- a. A Dimensional Variance shall be processed pursuant to Chapter 2 - Administration, Article VI - Board of Adjustments & Appeals, Section 2 - 176 Variances and the Board of Adjustments & Appeals of the City of Starkville's Code of Ordinances.*

(b) *Exceptions shall be advertised and noticed in the same fashion as conditional uses in the City's Code of Ordinances in accordance with Appendix A, Article VI, Section 1.*

APPENDIX A – ZONING, ARTICLE VII. – DISTRICT REGULATIONS, Sec. T. – Transect districts

1.2 INTENT

- (a) Regulations on buildings equitably balance the rights of individual property owners and the interests of the community as a whole.*
- (b) Infrastructure, landscape and buildings shape the public realm, the spatial definition of which can be understood as a continuum from weak to strong.*

- (c) *Transect Districts organize the individual characteristics of infrastructure, landscape and buildings into distinct physical environments, with the overall character of each differing from one another.*
- (d) *Distinct physical environments provide a choice in living arrangement for citizens with differing physical, social, and emotional needs.*
- (e) *Mixed Uses within Transect Districts and individual buildings provides access to daily needs within close proximity to dwellings so that residents may choose to work, recreate, and shop within walking distance to their home.*

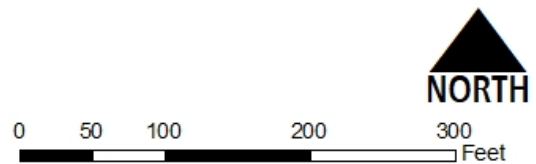
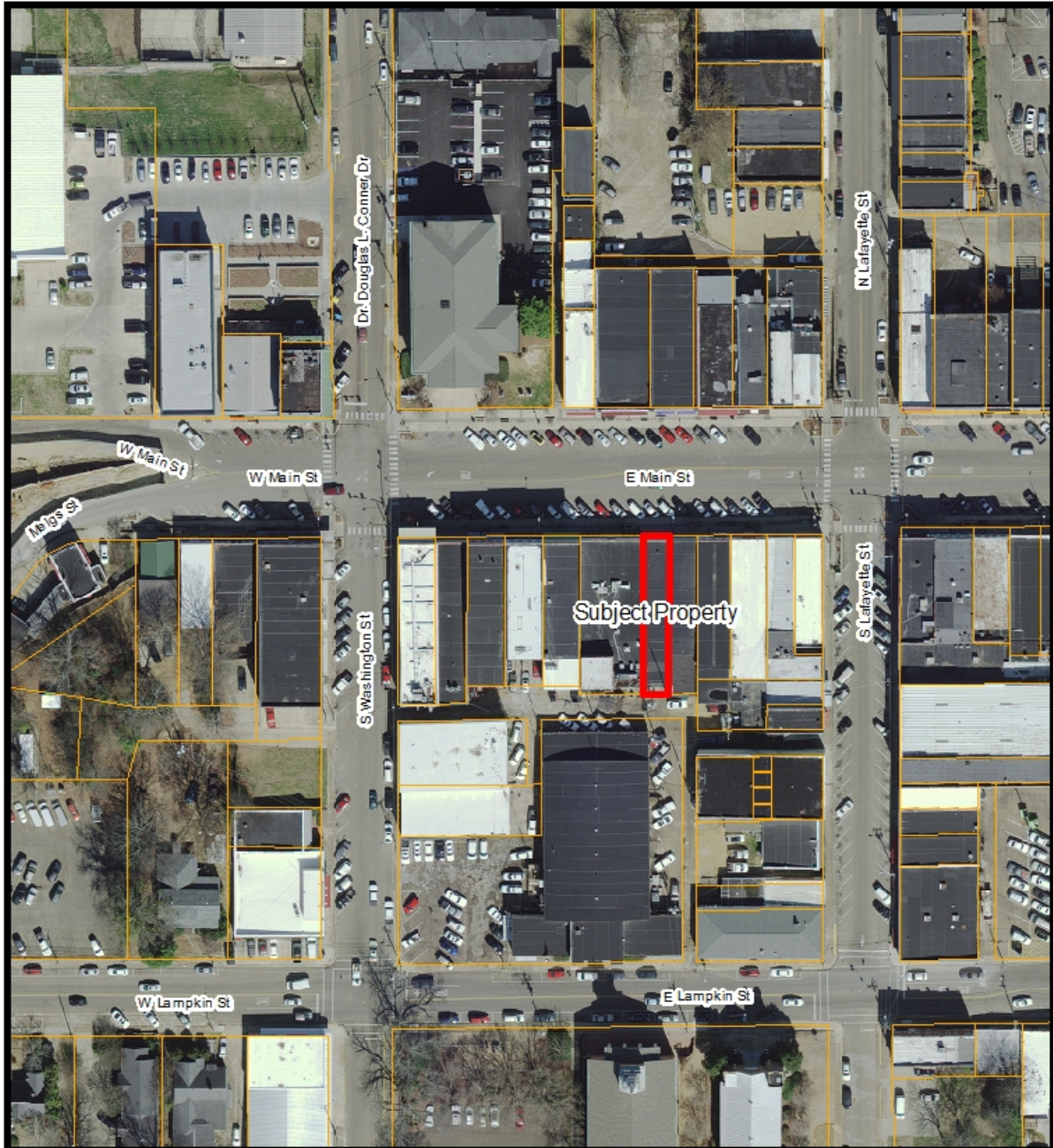
1.3 TRANSECT DISTRICTS

- (a) *The following Transect Districts are established under the provisions of this Section and are illustrated on Table 1:*
 - i) *T1 District - Reserved for Future*
 - ii) *T2 District - Reserved for Future*
 - iii) *T3 District - Reserved for Future*
 - iv) *T4 District*
 - v) *T5 District*
 - vi) *T6 District*
 - vii) *Civic District*
- (b) *The T1 District consists of land approximating a wilderness condition, including land unsuitable for development due to topography, hydrology, or vegetation.*
- (c) *The T2 District consists of sparsely settled lands in open or cultivated states with little spatial definition, if any.*
- (d) *The T3 District consists of lightly settled lands and is primarily residential in character, where deep setbacks and limited Lot coverage creates only a minimal level of spatial definition of outdoor spaces.*
- (e) *The T4 District consists of moderately settled lands, is primarily residential in character, but permits an appropriate level of Mixed Use. Moderate setbacks and Lot coverage by buildings creates an increased sense of spatial definition.*
- (f) *The T5 District consists of heavily settled lands and is primarily Mixed-Use in character. Shallow setbacks, high Lot coverage, and multi-level buildings creates strong spatial definition of outdoor spaces.*
- (g) *The T6 District consists of the most intensely settled lands and is mixed-use in character. Multi-storied buildings positioned at the front Lot Line, no Setbacks, and maximum Lot coverage by buildings creates the strongest definition of outdoor space of all Districts.*
- (h) *The Civic District consists of open spaces and public buildings dedicated to arts, culture, education, recreation, local government, and/or municipal parking Uses that serve as necessary components of any community.*

CONSISTENCY WITH COMPREHENSIVE PLAN:

The comprehensive plan does not address signage specifically in the placetype designation of this property. The placetype is Urban Core. This sign type has not been allowed since the rezoning of the property to T-6 District in 2012.

Attachment 1
EX 19-01 Aerial



Attachment 2 EX 19-01 Zoning



Attachment 3- Sign Application

Michael Lane mlane@ecenter.msstate.edu
662-315-0166

SIGN PERMIT APPLICATION
City of Starkville Community Development Dept
City Hall, 110 West Main Street
Starkville, Mississippi 39759-2823
Phone: (662) 323-2525 Fax: (662) 323-4143
e-mail: buildingdept@cityofstarkville.org



Sign Street Address/Location 114 East Main Street
Owner's Name Brian Kelley Phone Number +1(662) 418-3855
Owner's Address 210 MLK Dr. E Starkville, MS 39759
Contractor's Name _____ Phone Number _____
Contractor's Address _____

Estimated Valuation \$ 3,895.00 Permit Cost \$ _____

Type of Project: ☒ New ☐ Alteration ☐ Repair ☐ Removal ☐ Sign Face Change

Description of Work:

Installing a new sign

SIGN FACE CHANGE ONLY

Type of Sign: ☐ Monument ☐ Wall ☐ Band

☐ Other _____

Existing Square Feet _____ Proposed Square Feet _____



NEW SIGNAGE

Type of Sign(s): ☐ Monument ☒ Wall ☐ Band ☐ Billboard ☐ Blade ☐ Awning ☐ Window ☐ Marquee

☐ Other _____

Monument Sign: Square Footage of Face _____ Height of Sign _____

Wall Sign: Square Footage 48 Square Footage of Wall 475

Other Signage: _____ Total Square Footage _____

ELECTRICAL INFORMATION

Electrical Requirements: ☐ 60 amp ☐ 100 amp ☐ 125 amp ☐ 150 amp ☐ 200 amp ☐ Other _____

Is sign to be lighted? ☐ Yes ☒ No If yes, ☐ internally illuminated ☐ externally lighted ☐ neon ☐ LED

Will there be an electronic message board? ☐ Yes ☐ No Dimensions _____

Electrician _____ Phone _____

Approved By: _____ Date: _____ Permit # _____

I understand that in consideration for the issuance of the requested building permit, that I, the applicant, shall assume total responsibility for final cleanup of all trash, debris, and other construction materials or residue generated as a result of this permit. I also assume total responsibility for the removal of said debris and materials from the site and all public property and street right-of-way prior to final inspection.

Applicant is responsible for the following:

1. If the applicant is not the property owner, a notarized authorization shall be required.
2. Provide a sketch, drawn to scale, showing location of sign, all right-of-ways, buildings, driveways, lighting and color schemes with this application.
3. All new signage proposed shall be graphically depicted, drawn to scale and include square footages.
4. No sign may be placed within the sight distance triangle as defined by City Ordinance.
5. No monument-type sign shall be placed closer than ten (5) feet from the edge of the paved road or right-of-way line, whichever is greater.
6. Monument-type signs require a footer or foundation that does not need to be designed by an engineer.
7. All signs shall be designed to withstand sustained wind speeds of 90 MPH with 3-second gusts.
8. Contacting all utility providers regarding any location, relocation or abandonment of any utilities.
9. Contacting all utility providers prior to construction under or near any electrical lines.
10. Insuring that no structure is built on any easement.
11. Complying with any restrictive covenants that apply to the property.
12. Complying with all applicable codes, ordinances and regulations.
13. Providing a current copy of applicable State contractor license to the Building Department at time of permitting.
14. Paying a \$20 re-inspection fee for any re-inspections required as a result of the work not being ready for inspection or not being in conformance with the applicable code when inspected.
15. Posting the issued building permit card on the jobsite at all times.
16. No permit shall be issued until all requirements have been met.

SUBMITTAL OF THIS APPLICATION IS FOR REVIEW PURPOSES ONLY.

No signage shall be erected and/or installed until permit is issued or the PERMIT FEE SHALL BE TRIPLED.

Three or more violations in a calendar year by individuals, businesses or sign installation companies shall result in the loss of sign erection/installation privileges for one year from the date of the action.

Submitted by



Date 2/27/19

DO NOT WRITE IN THIS AREA—FOR OFFICE USE ONLY

Permit Fee Calculations:

Valuation _____

Payment Type: _____

Valuation _____

Cash / Check # _____

Sub-Total _____

Receipt # _____

Electrical Inspections _____

Permit # _____

Total \$ _____



FOR SIGN PERMIT - WALL SIGN
IDEA SHOP AT MSU



Above the T.V.
will be a
small Mississippi
State logo
Either vinyl
or paint
Does it need to
be included in
this permit?

1- 8'x6' EXTERIOR CEDAR SANDBLASTED SIGN
ATTACHED TO BLOG.

SIGN AREA - 48 SQ. FT.

BLOG. AREA 475 SQ. FT.







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: EX 19-02 Request for an exception to allow a nonconforming monument sign to be placed at 310 Russell Street in a T-5 District with the parcel number 101D-00-211.00
Date: April 9, 2019

The purpose of this report is to provide information regarding the request by Richard Mayers and Mitch Stripling for an exception to allow a nonconforming monument sign to be placed at 310 Russell Street in a T-5 District with the parcel number 101D-00-211.00. Please see attachments 1- 3.

BACKGROUND INFORMATION:

There are currently two nonconforming pole signs located on the site. The applicant is proposing to replace the signs with an internally lit monument type sign with digital letters. T-5 districts do not allow for site signage, internally lit signage, or digital message boards. The applicant submitted a sign permit and was denied. An exception from the type, the lighting, and use of a message board is required for approval.

NOTIFICATION:

11 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News March 19, 2019 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.

CODE SECTION REQUESTING EXCEPTION FROM:

APPENDIX A – ZONING, ARTICLE VII. – DISTRICT REGULATIONS, Sec. T. – Transect districts - § 2 - GENERAL TO ALL TRANSECT DISTRICTS - 2.8 SIGNAGE

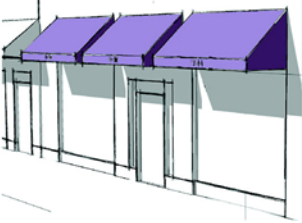
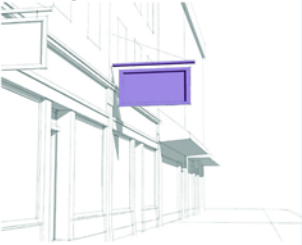
- (a) Signage shall be designed according to Table 8 and specific types permitted as indicated for each Sub-District.*
- (b) Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify. Address Signs may be attached to a mailbox by Exception.*
- (c) Awning Signage shall be limited to no more than seventy percent (70%) of the Valance of the awning or the vertical portion of a dome awning. The height of the Valance shall not exceed twelve (12) inches. Awning Signs shall contain only the business name, logo, and/or street address.*
- (d) One (1) Band Sign limited to 90% of the width of the building Facade shall be permitted for each building with a Commercial Use. Information shall consist only of the name and/or logo of the business.*

- (e) *Blade Signs shall be permitted only for businesses that have a Principal Entrance on the first Story.*
- (f) *One (1) Blade Sign shall be permitted for each business if the Facade is no more than five (5) feet from the Principal Frontage Line. Blade Signs may encroach into the Public Frontage up to four (4) feet, shall clear the Sidewalk by at least eight (8) feet, and shall not encroach above the bottom of any second Story windows. Blade Signs shall be limited to the name and/or logo of the business.*
- (g) *Marquees shall be located only above the Principal Entrance of a building, shall provide a minimum clearance of ten (10) feet, and may Encroach the Public Frontage to within two (2) feet of the Curb. Message Boards shall be permitted as part of Marquees.*
- (h) *One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to a building wall within ten (10) feet of a Principal Entrance.*
- (i) *Outdoor Display Cases shall not exceed six (6) square feet and may be internally illuminated.*
- (j) *One (1) freestanding, double-sided, temporary Sidewalk Sign may be placed within the Parking Strip of the Public Frontage for each business. Sidewalk Signs shall be removed at the close of business each day.*
- (k) *Window signs shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through windows into premises and view product displays. Window signs may list services and/or products sold on the premises, or provide phone numbers, operating hours or other messages.*
- (l) *Decorative Lighting shall be prohibited in all Transect Districts*

APPENDIX A – ZONING, ARTICLE VII. – DISTRICT REGULATIONS, Sec. T. – Transect districts - § 4 - SPECIFIC TO T5 DISTRICTS - 7.7 SIGNAGE

- (a) *Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.*
- (b) *Permitted signage types shall conform to the specifications of Table 8.*
- (c) *Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.*

APPENDIX A – ZONING, ARTICLE VII. – DISTRICT REGULATIONS, Sec. T. – Transect districts - § 2 - GENERAL TO ALL TRANSECT DISTRICTS – TABLE 8

TABLE 8. SIGN STANDARDS				
	T4	T5	T6	SPECIFICATIONS
Address Sign 	■	■	■	Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max Clearance 4.5 ft min Apex N/A Letter Height 6 in max
Awning and Sign 	■	■	■	Quantity 1 per window Area N/A Width width of Awning Height N/A Depth / Projection 4 ft min Clearance 8 ft min Apex N/A Letter Height 5 in min, 10 in max
Band Sign 	□	■	■	Quantity 1, 2 for corner building Area 1.5 sq ft per linear ft of Facade Width 90% of width of Facade max Height 3 ft max Depth / Projection 7 in max Clearance 7 ft max Apex N/A Letter Height 18 in max
Blade Sign 	■	■	■	Quantity 1 per Facade, 2 max Area Y3: 4 sq ft; T4 & T5: 6 sq ft Width 4 ft max Height 4 ft max Depth / Projection 4 ft max Clearance 8 ft min Apex N/A Letter Height 8 in max
Marquee and Sign 	■	■		Quantity 1 per business Area N/A Width width of entrance plus 4' o.c. Height 50% Story height max Depth / Projection 4 ft min, 10 ft max Clearance N/A Apex N/A Letter Height 3 ft min

■ By Right
 □ By Exception

TABLE 8. SIGN STANDARDS (continued)

	T4	T5	T6	SPECIFICATIONS
Nameplate Sign 	■	■	■	Quantity 1 Area 3 sf max Width 18 in max Height 2 ft max Depth / Projection 3 in max Clearance 4 ft max Apex 7 ft max Letter Height N/A
Outdoor Display Case 	■	■	■	Quantity 1 Area 8 sf max Width 3.5 ft max Height 3.5 ft max Depth / Projection 5 in max Clearance 4 ft max Apex N/A Letter Height N/A
Sidewalk Sign 	■	■	■	Quantity 1 per business Area 8 sf max Width 26 in max Height 42 in max Depth / Projection N/A Clearance N/A Apex 42 in max Letter Height N/A
Window Sign 	■	■	■	Quantity 1 per window Area 25% of glass max Width varies Height varies Depth / Projection N/A Clearance 4 ft Apex N/A Letter Height 8 in max

- By Right
□ By Exception

EXCEPTION REQUEST REQUIREMENTS:

APPENDIX A – ZONING, ARTICLE VII. – DISTRICT REGULATIONS, Sec. T. – Transect districts

1.5 EXCEPTION AND VARIANCE

(a) *There are two types of permitted deviations from the requirements of this Section:*

- i. *Exception*
 - a. *Requests for Exception shall only be permitted as specifically indicated in this Section.*
 - b. *To apply for an Exception, the applicant shall provide the following:*
 - i. *The specific Exception(s) requested including citation from this Section and why the Exception is being sought.*
 - ii. *Maps, text, drawings and/or statistical data related to the requested Exception(s).*
 - c. *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.*
 - d. *Any decision regarding an approval or denial of an Exception shall state, in writing, the reasons for the approval or denial.*
 - e. *If the Planning and Zoning Commission denies any requested Exception, the applicant may appeal the decision to the Mayor and Board of Aldermen. The Mayor and Board of Aldermen shall review the application de novo.*
 - ii. *Dimensional Variance*
 - a. *A Dimensional Variance shall be processed pursuant to Chapter 2 - Administration, Article VI - Board of Adjustments & Appeals, Section 2 - 176 Variances and the Board of Adjustments & Appeals of the City of Starkville's Code of Ordinances.*
- (b) *Exceptions shall be advertised and noticed in the same fashion as conditional uses in the City's Code of Ordinances in accordance with Appendix A, Article VI, Section 1.*

APPENDIX A – ZONING, ARTICLE VII. – DISTRICT REGULATIONS, Sec. T. – Transect districts

1.2 INTENT

- (a) *Regulations on buildings equitably balance the rights of individual property owners and the interests of the community as a whole.*
- (b) *Infrastructure, landscape and buildings shape the public realm, the spatial definition of which can be understood as a continuum from weak to strong.*
- (c) *Transect Districts organize the individual characteristics of infrastructure, landscape and buildings into distinct physical environments, with the overall character of each differing from one another.*
- (d) *Distinct physical environments provide a choice in living arrangement for citizens with differing physical, social, and emotional needs.*
- (e) *Mixed Uses within Transect Districts and individual buildings provides access to daily needs within close proximity to dwellings so that residents may choose to work, recreate, and shop within walking distance to their home.*

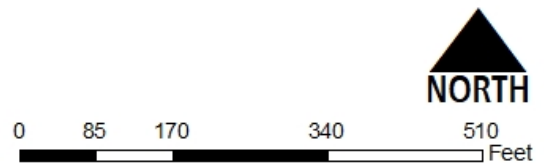
1.3 TRANSECT DISTRICTS

- (a) *The following Transect Districts are established under the provisions of this Section and are illustrated on Table 1:*
 - i) *T1 District - Reserved for Future*
 - ii) *T2 District - Reserved for Future*
 - iii) *T3 District - Reserved for Future*
 - iv) *T4 District*
 - v) *T5 District*
 - vi) *T6 District*
 - vii) *Civic District*
- (b) *The T1 District consists of land approximating a wilderness condition, including land unsuitable for development due to topography, hydrology, or vegetation.*
- (c) *The T2 District consists of sparsely settled lands in open or cultivated states with little spatial definition, if any.*
- (d) *The T3 District consists of lightly settled lands and is primarily residential in character, where deep setbacks and limited Lot coverage creates only a minimal level of spatial definition of outdoor spaces.*
- (e) *The T4 District consists of moderately settled lands, is primarily residential in character, but permits an appropriate level of Mixed Use. Moderate setbacks and Lot coverage by buildings creates an increased sense of spatial definition.*
- (f) *The T5 District consists of heavily settled lands and is primarily Mixed-Use in character. Shallow setbacks, high Lot coverage, and multi-level buildings creates strong spatial definition of outdoor spaces.*
- (g) *The T6 District consists of the most intensely settled lands and is mixed-use in character. Multi-storied buildings positioned at the front Lot Line, no Setbacks, and maximum Lot coverage by buildings creates the strongest definition of outdoor space of all Districts.*
- (h) *The Civic District consists of open spaces and public buildings dedicated to arts, culture, education, recreation, local government, and/or municipal parking Uses that serve as necessary components of any community.*

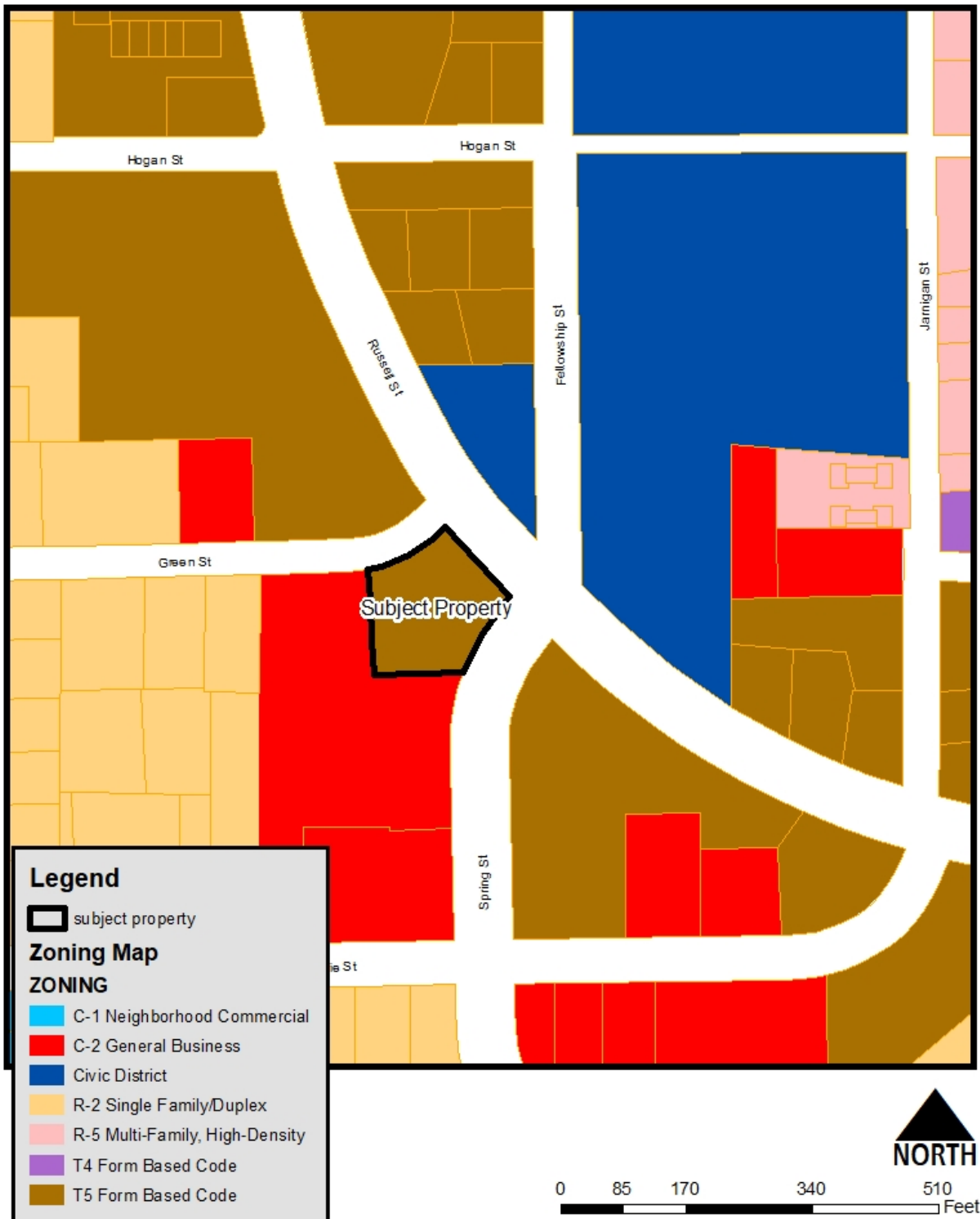
CONSISTENCY WITH COMPREHENSIVE PLAN:

The comprehensive plan does not address signage specifically in the placetype designation of this property. The placetype is Urban Corridor. This sign type has not been allowed since the rezoning of the property to T-5 District in 2012.

Attachment 1
EX 19-02 Aerial



Attachment 2
EX 19-02 Zoning

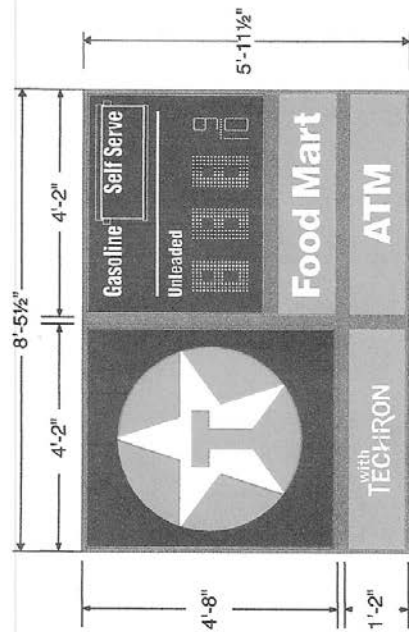


Starkville, MS

NOTE: not to scale

Self Serve

9 1/2" X 25" panel
Copy to be Helvetica Black Condensed
further condensed 85%



12" LED

12 LED
"Gasoline" to be Helvetica Black
Condensed further condensed 85%

"Unleaded" to be Helvetica Black Condensed

Sketch No.
18-10-912-N-TEX-A2
Customer Signature

Scale: $3/8" = 1' - 0"$

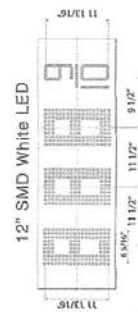
Date: 1-18-2019

Dualite Sales & Service, Inc.
WILMINGTON, OHIO • CEDAR HILLS, TEXAS

Dualite Sales & Service, Inc.
One Dualite Lane
Williamsburg, Ohio 45176

This design is exclusive property of Duallite Sales & Service, Inc.
1 Duallite Lane, Wilmansburg, OH 45176
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All Rights Reserved. Reproduction of this
proprietary work without the permission of
Duallite Sales & Service, Inc. will subject the
user to liability under the copyright statutes
of the United States.

Note: Dimensions are Approximate and Subject to Change Pending Review by Quality Engineering.



Texaco COLOR SPECS

TEXACO RED 1677

PMS 431

PMS 2415C

BLACK

VINYL 3650-12

2/22/2019

Russell St - Google Maps

Google Maps Russell St

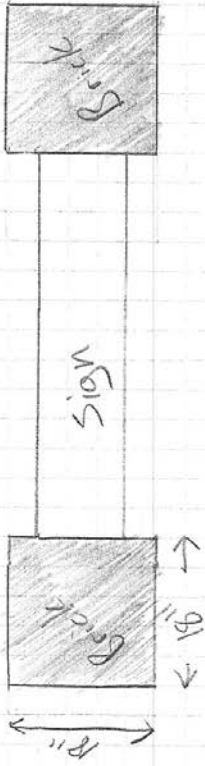


Imagery ©2019 Google, Map data ©2019 Google 20 ft

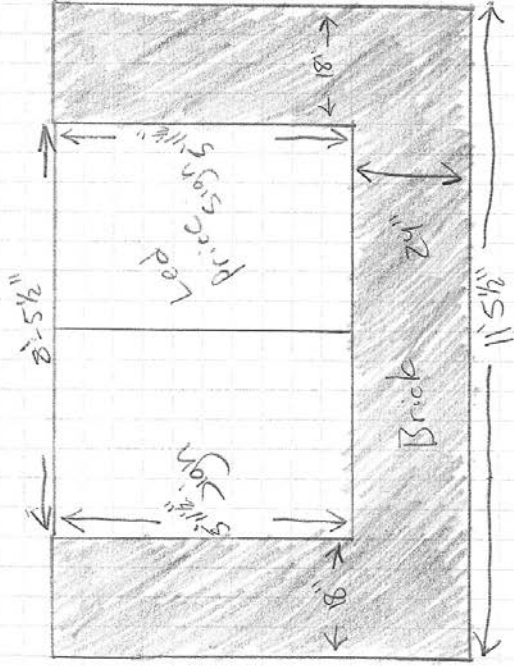
The two existing signs will be removed.

Russell
St
Texaco

Top View



Side View





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 19-03 Request by Saperior Patton rezone one parcel from R-1 single family to R-6 mobile homes located +- 250 west of the intersection of Rockhill Road and Butler Road with the parcel number 115 -22-001.00.
Date: April 9, 2019

The purpose of this report is to provide information regarding the request by Saperior Patton to rezone one parcel from R-1 single family to R-6 mobile homes located +- 250 west of the intersection of Rockhill Road and Butler Road with the parcel number 115 -22-001.00. Please see attachments 1- 5.

BACKGROUND INFORMATION:

The applicant is seeking to rezone from R-1 to R-6 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
115 -22-001.00	N/A	N/A	R-1	R-1
Zoning Change Adjacent Properties				
Properties	1960s- 1970s Map	1982-1991 Map	2000 Map	Current Map
North	N/A	N/A	N/A	N/A
East	N/A	N/A	R-1	R-1
South	N/A	N/A	R-1	R-1
West	N/A	N/A	M-1	M-1
Zoning and land uses adjacent to the subject property				
Direction	Zoning	Current Use		
North	N/A	Vacant land/landfill		
East	R-1	Single family home		
South	R-1	Single family home- Mobile Home		
West	M-1	landfill		

NOTIFICATION:

10 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News March 18, 2019 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Department has received one in office visit requesting information about the request. One letter against the request was hand delivered to the Planning Department on April 4, 2019 with the signatures of three property owners in the area.

REZONING REQUEST:

The subject property rezoning request is from R-1 to R-6. Differences between zones are:

Current Zoning District:***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. H. - R-6 residential zoning regulations.

These [R-6 residential (mobile homes)] districts are intended to be comprised mainly of mobile homes, mobile home parks, and mobile home subdivision, along with appropriate neighborhood supporting facilities. The character of this district is protected by requiring that certain yard and area standards be met. [The following regulations apply to R-6 districts:]

- 1. See chart for permitted uses.*
- 2. See chart for uses which may be permitted as an exception.*
- 3. Required lot area and width, yards, building areas and heights for mobile home parks and subdivisions and individual mobile homes on platted lots:*
 - (a) The parcel of land to be used for a mobile home park or subdivision shall have a minimum lot area of five acres. The minimum width of the lot at the building line shall be 300 feet. The minimum yard depths for the mobile home park or subdivision shall be: Front, 30 feet; side and rear, 15 feet each. This yard space may not be used for parking nor shall it constitute the yard requirements for any individual mobile home. The height of all structures in the trailer park shall be limited to one story or 12 feet.*
 - (b) The individual mobile home lot shall have a minimum lot area of 5,000 square feet and shall not be less than 40 feet in width at the building line. The minimum yard requirements for the mobile home lot shall be: Front, 20 feet; rear, 15 feet; sides, five feet. This yard space may be used for parking of the residents' vehicles, but shall not constitute any of the yard requirements for the mobile home park or subdivision. Private accessory structures, such as sheds, must be within the building area defined for each lot. Structures shall not cover more than 35 percent of the total building area.*
 - (c) All mobile homes permitted by this ordinance shall meet the following guidelines:*
 - (i) Shall be secured on a permanent foundation with tiedowns;*
 - (ii) Shall be provided with a skirt of material comparable to exterior of the structure and shall be placed on the site in a manner compatible with adjacent sites; and*
 - (iii) Shall be in conformance with codes adopted by the City of Starkville.*
- 4. Off-street parking requirements: Two parking spaces shall be provided for each mobile home. See article VIII of this ordinance for requirements for other uses.*

Permitted and Conditional Uses:

Current Zoning District:

The following uses are permitted by right in the 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 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

Proposed Zoning District:

The following uses are permitted by right in the R-6 zoning district:

1. Dwelling, live/work
2. Dwelling, single family, detached
3. Manufactured Homes
4. Mobile Homes
5. Family Child Care
6. Parks & Recreation, Passive

The following uses are allowed by conditional use in the R-6 zoning district:

1. Community Services
2. Education Facilities
3. Government Facilities
4. Parks & Recreation, Active
5. Places of Worship
6. Public Spaces
7. Parking Lots & Garage

STATE REZONING CRITERIA

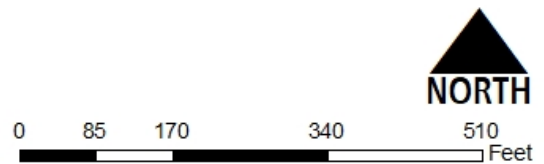
Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

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.
 - Since 2012 there has been one rezoning along Rockhill Road north of the Highway 82 (+/- 0.7 miles).
 - o August 2012 1646 Rockhill Road was rezoned R-1 to R-M based on error

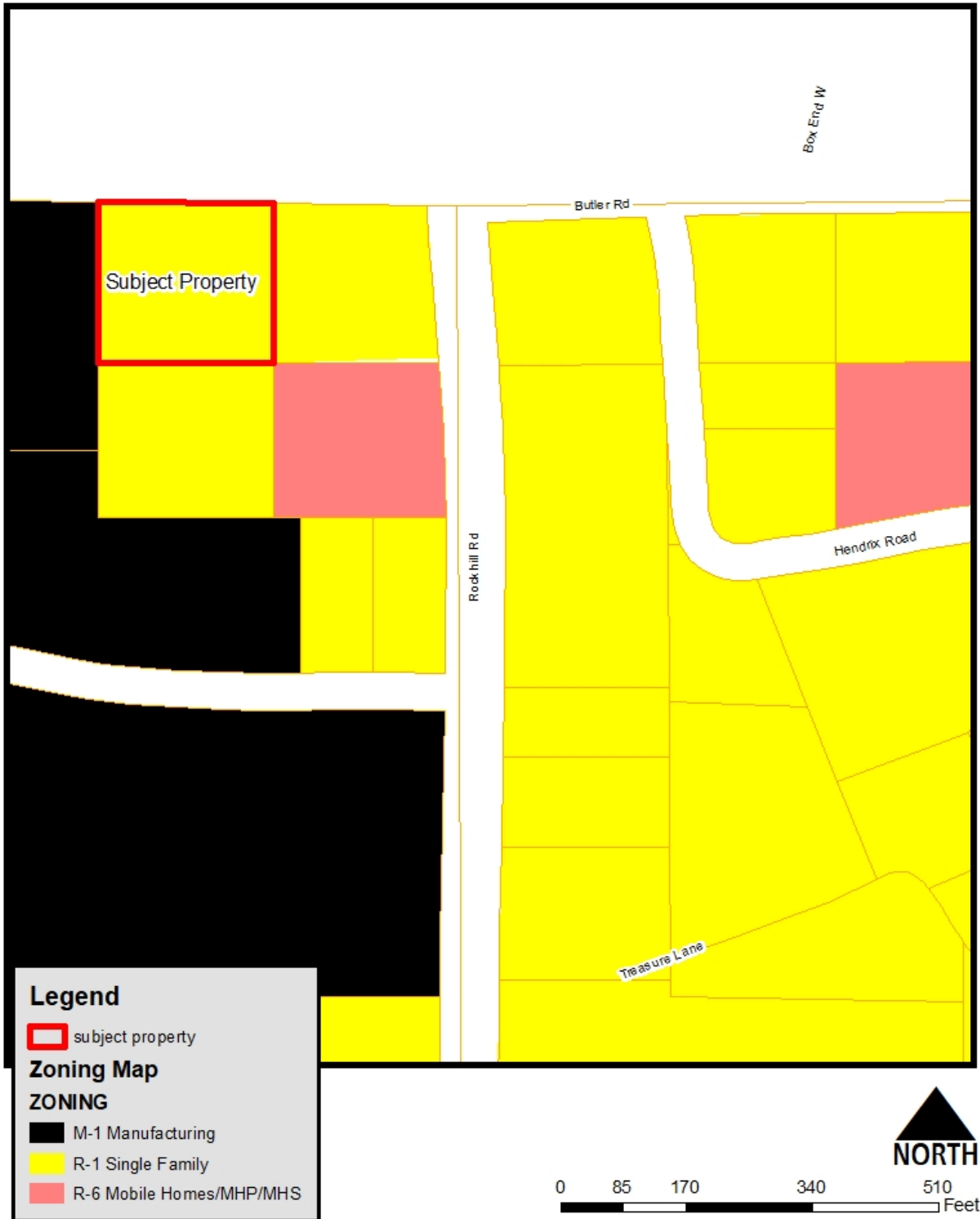
Consistency with Comprehensive Plan: The proposed rezoning would generally be not consistent with the goals, objectives and policies found in the City's Comprehensive Plan. The 2016 Comprehensive Plan has the area listed as an Optional District. The Optional District list out four uses for the place type: Commercial Option, Industrial Option, Traditional Neighborhood Development Option, and Conservation Subdivision Development Option. The zoning classification of R-6 does not have any permitted uses other than single family detached dwelling that fit into any of the use types for Optional District.

Land Use Compatibility: The proposed rezoning could be considered consistent and compatible the adjacent land uses in the vicinity. There are three mobile homes located directly to the south of the property and one single family home to the east.

Attachment 1
RZ 19-03 Aerial



Attachment 2
RZ 19-03 Zoning



THE PLAN

PLACE TYPES: OPTIONAL DISTRICTS

OPTIONAL DISTRICT CHOICES

There are four optional uses for this place type:

Commercial Option

This option allows a range of commercial uses, including retail, dining, personal and professional services, offices and other related uses. It can be either a conventional suburban development or a more urban "lifestyle center."

Industrial Option

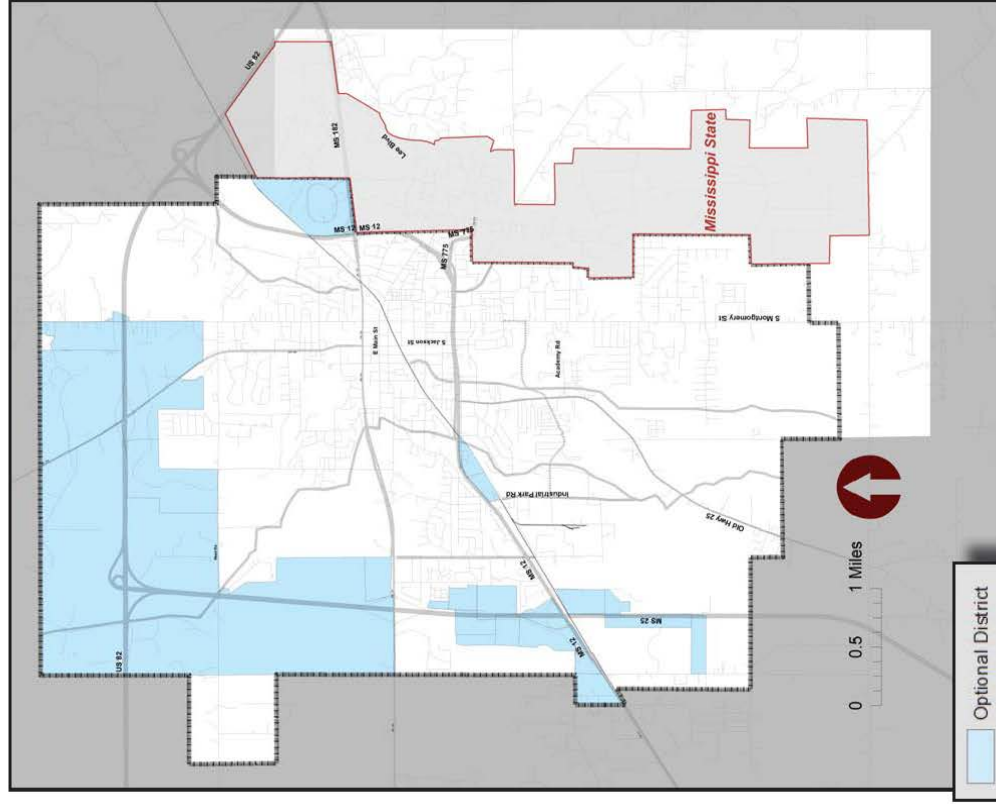
This option allows manufacturing, warehousing and similar industrial uses. It offers the ability to design sites in a campus style and to utilize generous landscaping.

TND Option

Traditional Neighborhood Development features a mixture of uses in an urban form. Housing can occur in a variety of types and densities, and the overall design should result in a pedestrian-friendly place.

CSD Option

Conservation Subdivision Development allows clustered housing to result in preserved open space.



THE PLAN

PLACE TYPES: OPTIONAL DISTRICTS

COMMERCIAL OPTION

Commercial

Locations

Northwest part of Starkville

Spatial Form

Large expansive areas

Land Uses

Retail, dining, service, office, etc.

Density / Intensity

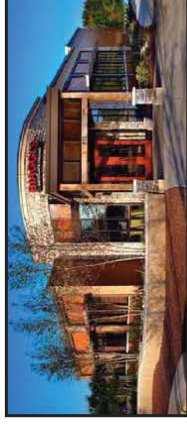
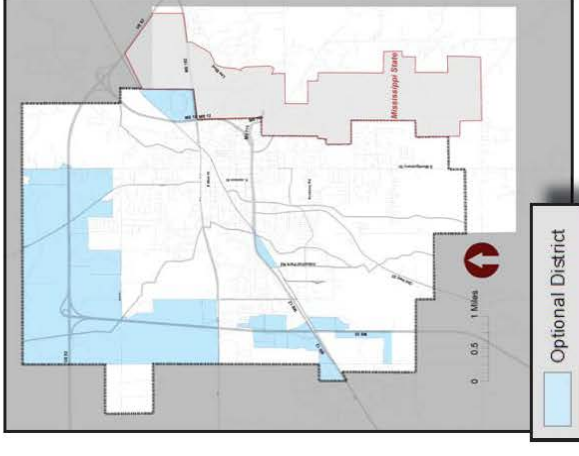
Low to moderate overall "gross" site density/ intensity, but can be high where buildings are located

Development Form

Can range from conventional suburban forms with an auto orientation to more urban "lifestyle" centers with mixed uses and a walkable environment and peripheral parking lots

Street Types

Parkways, Avenues, Main Street, Local



THE PLAN

PLACE TYPES: OPTIONAL DISTRICTS

INDUSTRIAL OPTION

Industrial

Locations

Northwest part of Starkville

Spatial Form

Large expansive areas

Land Uses

Manufacturing, assemblage, processing, warehousing, and other industrial uses

Density / Intensity

Low to moderate

Development Form

This option should be designed as "campuses" with unifying elements for streets, landscaping, signage, and architecture; and buildings are often large, utilitarian and clustered

Street Types

Parkways, Avenues, Local



THE PLAN

PLACE TYPES: OPTIONAL DISTRICTS

TND OPTION

Traditional Neighborhood Develop.

Locations

Northwest parts of Starkville; potentially a conditional use elsewhere

Spatial Form

Relatively large areas

Land Uses

Primarily residential with varied housing types, as well as small-scale commercial and institutional uses

Density / Intensity

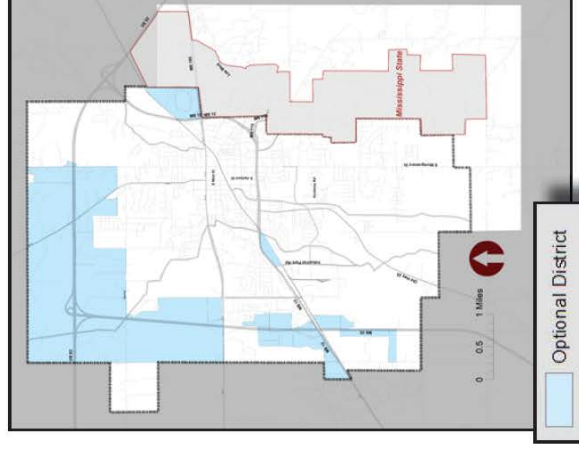
Moderate to high density/intensity

Development Form

Urban and compact form with emphasis on public and pedestrian realms; buildings close to streets, with parking on street and behind/below buildings

Street Types

Parkways, Avenues, Main Street, Local



THE PLAN

PLACE TYPES: OPTIONAL DISTRICTS

CSD OPTION

Conservation Subdivision Develop.

Locations

Northwest part of Starkville; potentially a conditional use elsewhere

Spatial Form

Relatively large areas

Land Uses

Residential and open space

Density / Intensity

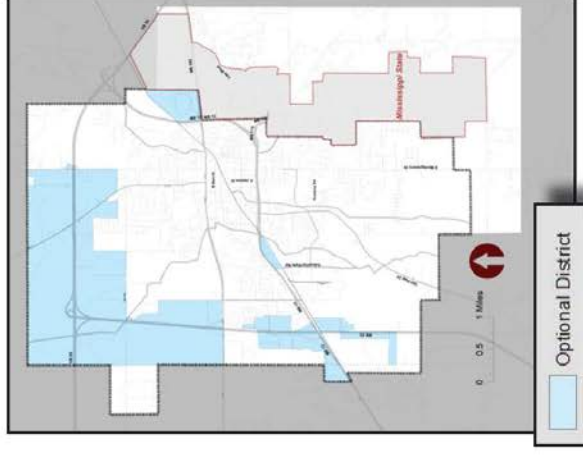
Low gross density for the site, but high density in developed portions with clustered housing

Development Form

Primarily single-family detached houses on clustered small to medium sized lots with 50-75% preserved open space; rural character

Street Types

Parkways, Local



Attachment 4- Application

REQUEST FOR PUBLIC HEARING
City of Starkville Planning & Zoning Commission
City Hall, 110 West Main Street
Starkville, Mississippi 39759-2823
Phone: (662) 323-8012 Fax: (662) 323-4143
e-mail: buildingdept@cityofstarkville.org

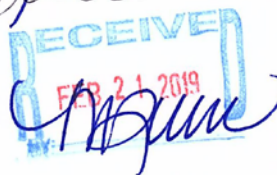


APPLICANT INFORMATION
Name: Superior Patton Phone: 662-418-0875
Address: 264 Butler Road Starkville, MS 39759
E-mail address: superior100@yahoo.com

PROPERTY OWNER INFORMATION
Name: Superior Patton Phone: 662-418-0875
Address: 264 Butler Rd. Starkville, MS 39759
E-mail address: superior100@yahoo.com
If different from applicant, please attach notarized letter of authorization.

APPLICATION INFORMATION
Street Address/Location: Rockhill Road
Tax Map/Parcel ID Number: 24 Zoning:
Type of Requested: ☒ Rezoning ☐ Conditional Use ☐ Use by Exception ☐ Preliminary Plat ☐ Final Plat
Reason for request: The land is zoned as residential but only for a home to be built on the property. I would like to re-zone the land so that a mobile home can be placed on the land.
Property to the NORTH: Zoning Current Use
Property to the EAST: Zoning Current Use
Property to the SOUTH: Zoning Current Use
Property to the WEST: Zoning Current Use

Submittal deadline is approximately 30 days prior to proposed public hearing date; please refer to P&Z schedule.
☐ Application Fee ☐ Legal Description ☐ Notarized Owner Authorization
Submitted by: [Signature] Date: 2/21/19



Attachment 5- Letter Against

Date: 4-2-19

To: City of Starkville

From: Ann and Buddy Daniels, Daniels Investment LLC; Margaret Copeland; Mary S. Bell, LMK, LLC

RE: Rezoning Request by Saperior Patton (RZ 19-03)

Please accept this letter as a formal objection to the rezoning of the parcel of land located on Butler Road adjacent to the properties owned and signed below.

The reasons we are against the rezoning is based on the fact that rezoning would follow the property and is forever changed. It is also our understanding that if the land is rezoned to R-6 it would/could allow for multiple mobile homes to be placed on the property.

The legal description identified on the mailing we received is also incorrect. The land is identified as being east of Rockhill Road and I believe this land is actually West of Rockhill Road.

In closing, it is our understanding that the city could allow Saperior Patten an exception to the current zoning which would allow her to place "ONE" mobile home for her primary residence on this property without changing the zoning. We would NOT object to the exception.

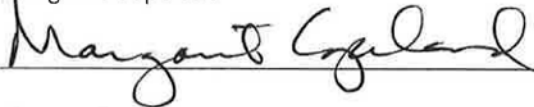
Should you have any questions, please feel free to contact any of us for additional information.

Sincerely,

Ann Daniels



Margaret Copeland



Mary Bell

