



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JULY 09, 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 JUNE 11, 2019
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. CU 19-08- CONSIDERATION OF A CONDITIONAL USE REQUEST BY ROY AND LINDA RIEVES ON BEHALF OF BOBBY RIEVES TO ALLOW FOR A MOBILE HOME ON A R-5 ZONED PROPERTY LOCATED OF GRETA LANE WITH THE PARCEL NUMBERS 103P-08-012.00.
 - B. PP 19-03 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING A +/-20.75 PARCEL INTO 79 LOTS ON THE WEST SIDE OF SOUTH MONTGOMERY ST.+/-330FT SOUTH OF THE INTERSECTION WITH LYNN LANE DIRECTLY SOUTH OF THE MAISON DE VILLE SUBDIVISION IN A R-3A ZONING DISTRICT WITH THE PARCEL NUMBERS 102I-00-005.00, 102I-00-006.00 AND 102I-00-002.00.
- VIII. PLANNER'S REPORT
- IX. ADJOURN

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI JUNE 11, 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 June 11, 2019 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being present were Jason Camp, Ward 1, Carl Smith Jr., Ward 2, Tom Walker, Ward 3, Michael Brooks, Chairman, Ward 4, Alexis Gregory, Ward 5, Jeremiah Dumas, Ward 6, and Tommy Verdell Jr., Ward 7. Attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Emily Corban, Community Development Director Dr. Simon Kim, and City Attorney Chris Latimer.

Chairman Mike 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 June 11, 2019 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JUNE 11, 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 MAY 14, 2019
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. EX 19-03 REQUEST FOR AN EXCEPTION FOR A MONUMENT SIGN TO BE PLACED AT 607 UNIVERSITY DRIVE IN A T-5 ZONING DISTRICT WITH THE PARCEL NUMBER 101D-00-019.00
 - B. PP 19-04 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR A TWO-LOT SUBDIVISION 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 2011-00-013.00

- C. FP 19-03 REQUEST FOR FINAL PLAT APPROVAL FOR A TWO-LOT SUBDIVISION 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 2011-00-013.00

VIII. PLANNER'S REPORT

IX. ADJOURN

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner Dumas, the motion to approve the official agenda of the Planning and Zoning Commission for June 11, 2019 received unanimous approval.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF MAY 14, 2019

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner Gregory, the motion to approve the Minutes as amended of May 14, 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 EX 19-03 REQUEST FOR AN EXCEPTION FOR A MONUMENT SIGN TO BE PLACED AT 607 UNIVERSITY DRIVE IN A T-5 ZONING DISTRICT WITH THE PARCEL NUMBER 101D-00-019.00

City Planner Daniel Havelin introduced the request by St. Joseph's Catholic Church for an exception to allow a monument sign to be placed at 607 University Drive in a T-5 District. The applicant is seeking an exception to replace a recently destroyed monument sign with a new monument sign. To place any site signage in a T-5 district, an Exception is required.

51 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 May 21, 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.

The Chairman opened the public hearing.

Jeff Artigues, representing the applicant, came forward to speak in favor of the request.

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

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner Walker, the motion to approve EX 19-03 was approved.

B. CONSIDERATION OF PP 19-04 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR A TWO-LOT SUBDIVISION 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

C. CONSIDERATION OF FP 19-03 REQUEST FOR FINAL PLAT APPROVAL FOR A TWO-LOT SUBDIVISION 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

At the request of City Staff, the Commission allowed for both PP 19-04 and FP 19-03 to be presented at the same time with separate votes of each item.

City Planner Daniel Havelin made the Commission aware that the plans submitted in the Commissioner's packet incorrectly label both lots as Lot 2. This will be need to be corrected before the plans are submitted to the Board of Aldermen. For the purpose of this discussion, Lot 1 will be the western lot and Lot 2 will be the eastern lot.

Assistant City Planner Emily Corban introduced the request by 4J/I LP for preliminary and final plat approval for a two lot subdivision. The proposed subdivision is named "REF Properties LLC". The subject property is located in a C-2 Zone on the north side of Lynn Lane approximately 1700' west of South Montgomery Street. There are several easements shown on the plat. One is an ingress/egress easement on Lot 2 to provide access to Lot 1. This was a requirement of DRC to align the future driveways with the existing driveway to Starkville Academy. The other is a utility easement on Lot 1 for sewer service to Lot 2.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Camp the motion to approve PP 19-03 was approved with the following recommended conditions:

1. The preliminary plat shall meet the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code of 1972, as amended.
2. The preliminary plat shall meet the minimum requirements for C-2 zone dimensions.
3. Approval of the preliminary plat shall be tentative, pending the submission of the final plat, as specified in Appendix B, Article IV, Section 3 of the City of Starkville's Code of Ordinances.
4. Approval of the preliminary plat shall be valid for one year, per Appendix B, Article III, Section 2(6)(b) of the City of Starkville's Code of Ordinances.
5. A final plat review and approval shall be required prior to the recording of the plat at the Office of the Oktibbeha County Chancery Clerk.
6. Change lot numbers to read correctly.

After discussion and upon the motion of Commissioner Walker, duly seconded by Commissioner Verdell, the motion to approve FP 19-03 was approved with the following recommended conditions:

1. The final plat shall meet the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code of 1972, as amended.
2. The applicant shall provide one paper copies of the recorded plat to the City, along with a digital copy in "AutoCAD" format in standard state plane coordinates.
3. The final plat shall be recorded at the Office of the Oktibbeha County Chancery Clerk within thirty (30) days of the approval by the Mayor and Board of Aldermen.
4. The required sewer services line will have to be constructed and accepted by the City or an acceptable form of financial surety provide for the installation of the sewer service prior to releasing the final plat to be recorded at the Office of the Oktibbeha County Chancery Clerk.
5. Change lot numbers to read correctly.

PLANNER REPORT

City Staff recognized that this would be the last meeting of Commission Walker of Ward 4 term. Commissioner Walker was thanked for his service to the community and the City of Starkville.

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on July 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 Gregory, the motion to adjourn until 5:30 p.m. on July 9, 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 19-08 Request for Conditional Use to allow for a mobile home on Greta Lane in an R-5 zone with the parcel number 103P-08-012.00
Date: July 9, 2019

The purpose of this report is to provide information regarding Conditional Use Request by Roy and Linda Rieves on behalf of Bobby Rieves for a conditional use to allow a mobile home on a R-5 zoned property located on Greta Lane with the parcel number 103P-08-012.00. Please see attachments 1- TOTAL NUMBER.

BACKGROUND INFORMATION

The applicant is seeking a Conditional Use to place a mobile home on property on Greta Lane with the parcel number 103P-08-012.00. The property is zoned R-5 and in order to construct a "Mobile Home", a Conditional Use is required per the City of Starkville's Permitted and Conditional Use Chart.

Scale and intensity of use.

The proposed use is similar to the scale and intensity of use of other properties on the street.

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/C-2	Residence, vacant
East	R-5/M-1	Residence, airport
South	R-5	Vacant
West	MDOT	Highway 25

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

8 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on June 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 regarding 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 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 optional district.
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.

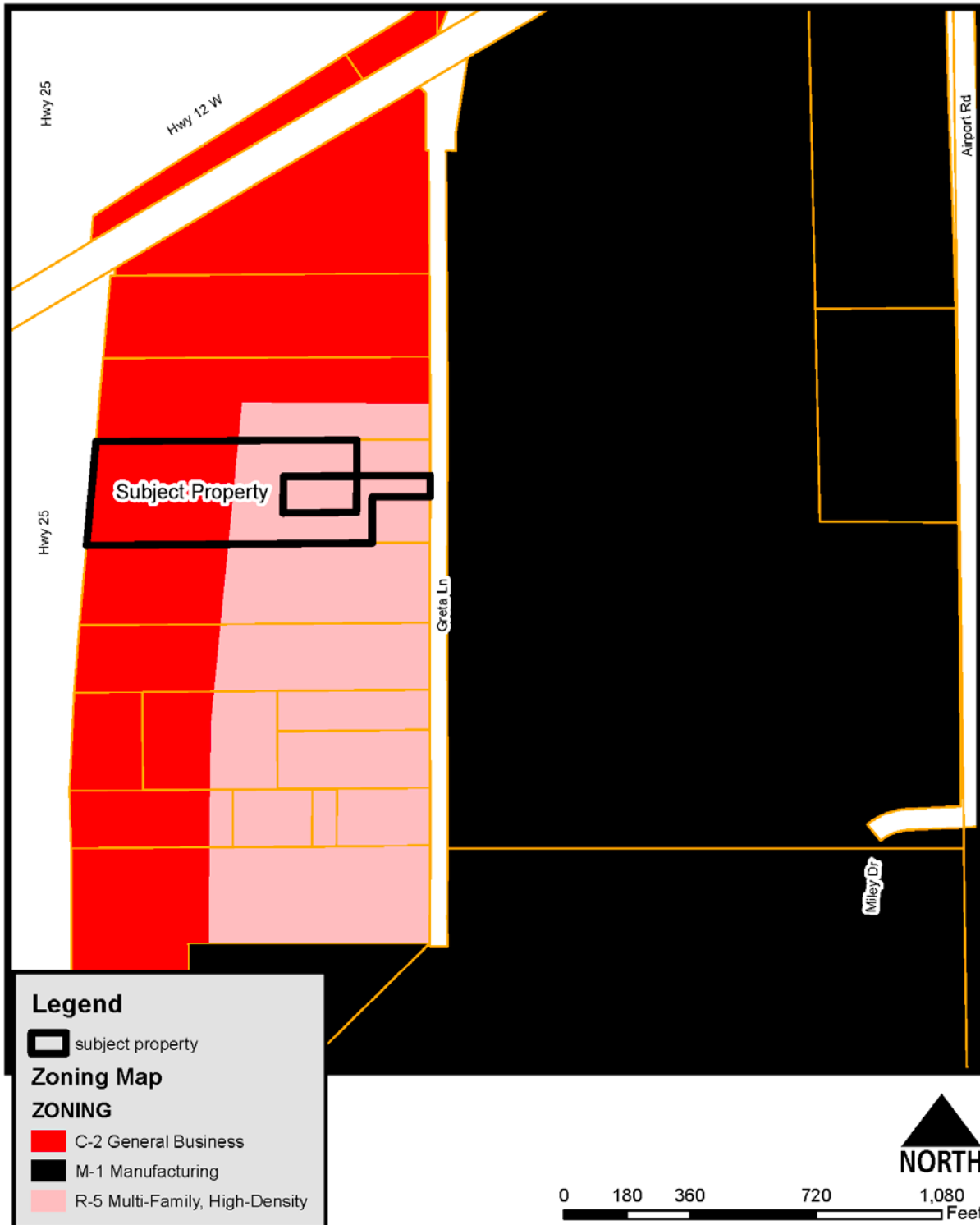
Requested Conditions:

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 19-08 Aerial



Attachment 2
CU 19-08 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: PP 19-03 Request for Preliminary Plat approval for subdividing a +/-20.75 parcel into 79 lots on the west side of South Montgomery St. +/-330ft south of the intersection with Lynn Lane directly south of the Maison De Ville subdivision in a R-3A zoning district with the parcel numbers 102I-00-005.00, 102I-00-006.00 and 102I-00-002.00.
Date: July 09, 2019

The purpose of this report is to provide information regarding the request by Andy Fornea for Preliminary Plat approval for subdividing a +/-20.75 parcel into 79 lots. The proposed subdivision is named "Valentine Property Development". The proposed subdivision is located in an R-3A zoning district located on the west side of South Montgomery St. +/-330ft south of the intersection with Lynn Lane directly south of the Maison De Ville subdivision. The Board of Aldermen rezoned the property from R-1 to R-3A on November 6, 2018. The applicant is also seeking a variance on front setback for all 79 lots. They have applied for a variance to reduce the front setback from 25 feet to 15 feet. The preliminary plat shows the front setback at the required 25 feet. The Board of Adjustment and Appeals will hear this request on July 24, 2019. Please see attachments 1-3.

Below is information pertaining to R-3A

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

- A. Intent. These districts are intended to be composed of single-family dwellings. Appropriate neighborhood supporting facilities are provided for and the district's open residential character is protected by requiring minimum yard and area standards. R-3A zoning districts shall be more restrictive than the R-3 (multi-family) district but less restrictive than the R-1 (single-family) district.*
- B. Required lot area and width, yards, building areas and height for single-family dwellings:*
 - Front setback: 25 feet*
 - Side setback: 5 feet*
 - Rear setback: 20 feet*
 - Minimum lot area: 5,000 square feet*
 - Minimum width at building line: 50 feet*
 - Maximum building height: 45 feet*
- C. Off-street parking. A minimum of three off-street parking spaces shall be provided for each dwelling unit.*
- D. Permitted and conditional uses shall be as follows:*
 - 1. The following uses are permitted by right in the R-3A zoning district:*
 - a. Single-family dwelling.*
 - b. Garden.*
 - c. Home occupation.*

2. *The following uses are allowed by conditional use in the R-3A zoning district:*
 - a. *Church or place of worship.*
 - b. *Golf course, not including commercial driving ranges; need not be enclosed within structure.*
 - c. *Public utilities.*
 - d. *Recreational facilities.*
- E. *Comprehensive plan. The R-3A zoning district shall be considered a medium density residential land use classification allowing a maximum gross density of eight dwelling units per acre, as allowed per Table 32 of the city's comprehensive plan.*

PLAT PROPOSAL:

General Information

The subdivision has a gross acreage of +/- 20.75 acres with a total of 79 lots. The proposed development has a gross density of 3.81 units per acre. The applicant will submit infrastructure plans to the Development Review Committee upon approval of Preliminary Plat. A copy of the proposed covenants and that include sections for common area and storm water facilities maintenance, as well as the City's standard hold-harmless indemnification clause required by the City Attorney shall be submitted prior to application for Final Plat.

Easements and Dedications

All easements are provided on the Preliminary Plat. All proposed roadway dedications are shown on the plat. The applicant shall contact the County for review and approval of the proposed road names. The Applicant shall meet the requirements of the electrical service provider, Starkville Utilities. The Applicant shall meet the requirements of the potable water and sanitary sewer utility services provider.

Findings and Comments

The preliminary 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. The applicant shall provide documentation that the subject area is not part of a previously plat subdivision. If it is a part of a previously platted subdivision, the applicant shall provide names of the persons to be adversely affected thereby or directly interested therein and provided written proof from each party agreeing to the alteration.

The Board of Aldermen place eight conditions on the approval to rezone the property on November 6, 2018. The proposed preliminary plat is in compliance with the conditions. The conditions are as follows:

1. There shall be a maximum of 79 single-family residential lots developed in the subject neighborhood. **Condition met**
2. All lots in any development on the Subject Property will be single family residential. **Condition met**
3. All lots and structures developed on the Subject Property shall not be leased or rented

4. Access shall be provided for utility service for the existing fiber optic cable running along the northern property line of the subject property that is servicing the Maison de Ville community. **Condition met**
5. The grading and drainage improvements required for the development of the subject property shall not result in stormwater runoff onto the adjacent Maison de Ville residential units to the north of the subject development. **Will be reviewed as part of Infrastructure Plan Review**
6. There shall be a linear park built along South Montgomery Road with a minimum width of 40' offset from the public right-of-way into the private property. The linear park shall consist of an 8' wide public sidewalk, street trees spaced 50' on center, a minimum of 6 ornamental trees at each entrance to the neighborhood, a continuous evergreen shrub screen consisting of flowering evergreen shrubs with a mature height of 8', and a black wrought iron fence shall be installed the length of each rear yard facing South Montgomery Road. Masonry Entry Columns shall be placed at each entrance to the neighborhood. **Area provided. Landscaping will be reviewed as part of Infrastructure Plan Review.**
7. The entrances from the neighborhood onto South Montgomery Road shall be right-in and right-out access only. No full access entrances shall be allowed on South Montgomery Road from the subject neighborhood. **Right in, right out access shown. However, additional measures recommended as part of this review.**
8. There shall be a 5' wide non-disturbance area along the southern and northern boundaries of the subject property. Clearing and grubbing of woody material shall be allowed in the non-disturbance area, but no existing healthy trees greater than 15" DBH shall be removed in this non-disturbance area. Existing trees will only be removed if agreeable by both landowners or if the existing trees potentially cause a life safety or property damage issue. **Area provided. Will be reviewed as part of Infrastructure Plan Review.**

The City of Starkville required that the applicant provide a Traffic Impact study for this project due to the possible exacerbation of the traffic conditions on South Montgomery. A Traffic Impact Study was performed by the applicant's consultant, Kimly Horn, and submitted to the City. The City of Starkville then requested a third party consulting firm with significant traffic engineering experience provide a third party review. One of the comments from the third party reviewer was related to the right-in, right-out access on South Montgomery. It reads:

"The driveway shown as a right-turn-in/right-turn-out on South Montgomery Street has no physical restrictions prohibiting left turn ingress/egress. A slotted curb along South Montgomery Street would provide a physical barrier that would provide more compliance with this turning restriction. The adjacent residential driveway to the east is recommended to be considered in the placement of slotted curb, if installed."

The Engineering Department concurs with this concern that left turns would not be prevented just based on the right-in, right-out access and therefore recommend that the Developer install a slotted curb along South Montgomery as part of the infrastructure plans in a manner similar to that shown on page 4 of the Kimley Horn response memo to the Third party review

comments (Attachment 4). The Engineering Department has met with a few of the residential property owners on the east side of Montgomery Street and they are supportive of the slotted curb implementation.

As part of the preliminary plat review, the City of Starkville requested that the applicant provide a preliminary detention volume estimate in accordance with TR-55 Manual, Chapter 6, Storage Volume for Detention Basins. The applicant did perform this analysis and provided the report.

The Engineering Department is recommending that the applicant perform a drainage impact analysis of downstream properties and structures. In an effort to protect properties downstream of the Valentine property from potential flooding due to longer durations of peak flows imposed by the development, The Engineering department proposes that the "10% Rule" found in the second volume of the Georgia Stormwater Manual be implemented for this project. Typically, this requires an H & H study for an area that is 10 times the size of the development. However, in this case, it is believed our critical area is just north of Academy Village Drive where the existing open ditch transitions to a closed system.

The applicant's Engineer indicated at the Development Review Committee Meeting that there is no infrastructure existing downstream of this development that can/will convey the stormwater to the nearest receiving pipe and right of way which is found on Academy Road. It is highly suspected that the increase in flows in excess of the detained storm events (2- & 10-year storms) will cause issues for downstream properties due to the existing lack of conveyance capacity. If the downstream analysis indicates as such, it is recommended that the developer be required to construct/install conveyance infrastructure (a swale or ditch at a minimum) that will accommodate the 100 year flow from the discharge point of the detention pond to the right of way of Academy Road and provide the City an easement to maintain that conveyance infrastructure upon completion and inspection.

All documents referenced in this section can be found in their entirety at:

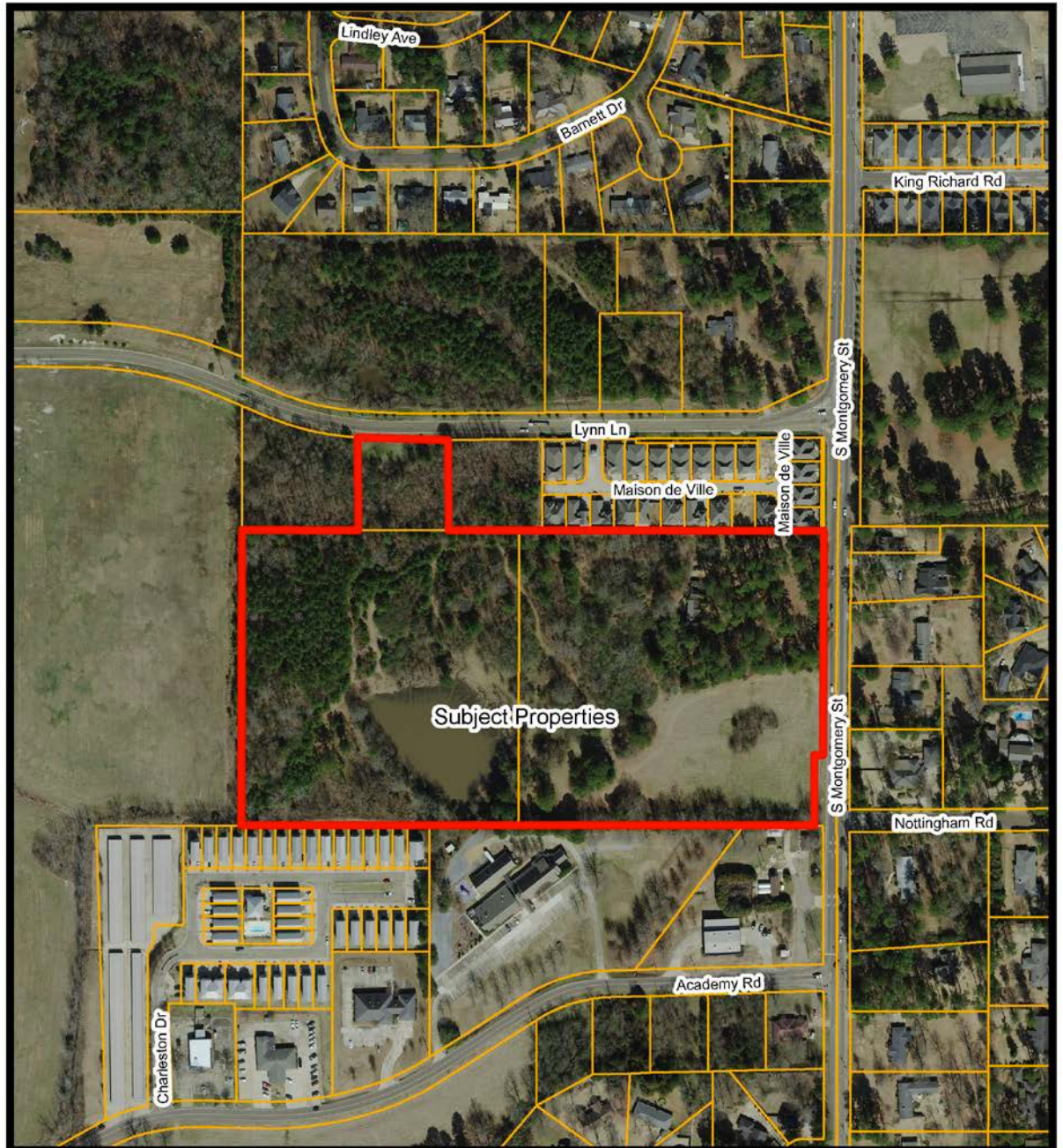
www.cityofstarkville.org/156/Planning-Division

RECOMMENDED CONDITIONS:

1. The preliminary plat shall meet the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code of 1972, as amended.
2. The preliminary plat shall meet the minimum requirements for R-3A dimensions.
3. Approval of the preliminary plat shall be tentative, pending the submission of the final plat, as specified in Appendix B, Article IV, Section 3 of the City of Starkville's Code of Ordinances.
4. Approval of the preliminary plat shall be valid for one year, per Appendix B, Article III, Section 2(6)(b) of the City of Starkville's Code of Ordinances.
5. Applicant shall prepare and submit infrastructure plans in accordance with Appendix B, Article III, Sections 3 & 4 of the City of Starkville's Code of Ordinances
6. When infrastructure plans have been approved for construction, a pre-construction conference shall be held with appropriate City staff prior to the commencement of any construction activities at the site.
7. All public utilities shall be in place and any non-conforming conditions noted during final inspection shall be corrected prior to placement on the Planning & Zoning Commission agenda.

8. When a final plat is submitted for review by the City's Development Review Committee, all required improvements must be complete and the applicant shall provide "as-built" drawings of all infrastructure improvements (water, sewer, storm drainage, roadways, sidewalks, etc.) in "AutoCAD" format as well as a paper copy that is signed and sealed by a licensed professional engineer, indicating that the improvements were installed under his/her responsible direction and that the improvements conform to the approved construction plans, specifications and the City's ordinances.
9. A final plat review and approval shall be required prior to the recording of the plat at the Office of the Oktibbeha County Chancery Clerk.
10. Developer install a slotted curb along South Montgomery as part of the infrastructure plans in a manner similar to that shown on Attachment 4.
11. The developer shall preform a drainage impact analysis of downstream properties and structures in accordance with the "10% Rule" found in the second volume of the Georgia Stormwater Manual. The point of interest shall include the area just north of Academy Village Drive where the existing open ditch transitions to a closed system. In addition to the requirement shown in the itemized list below, supplemental information may be needed once the study and design are prepared. For each item, the analysis shall be run for the 2-, 10-, & 100-year events.
 - a. Hydrograph for the Valentine property for pre-development conditions.
 - b. Hydrograph for the Valentine property for post-development, fully built-out conditions.
 - c. Hydrograph for the existing basin that is tributary to the POI without the development of the Valentine property.
 - d. Hydrograph for the existing basin that is tributary to the POI with the development of the Valentine property.
 - e. An analysis or schematic that shows whether or not the attenuated peak flow combines with downstream tributaries and thus increases flow at the POI. This can be done through a schematic.
 - f. For each hydrograph, schematics and calculations provided that show all pertinent information used during the design such as time of concentration calculations, time of concentration flow paths, runoff coefficient exhibits, etc. The study is, at a minimum, subject to the requirements of the Starkville stormwater ordinance.
12. If the drainage impact analysis of downstream properties and structures indicates insufficient conveyance infrastructure, the developer shall construct/install conveyance infrastructure (a swale or ditch at a minimum) that will accommodate the 100 year flow from the discharge point of the detention pond to the right of way of Academy Road and provide the City an easement to maintain that conveyance infrastructure upon completion and inspection. (as required in the following code sections: *Appendix B, Article V, Sec. 1, (1)*; *Appendix B, Article VII, Sec. 1, (1), (5), (d) and (e)*; *Chapter 54, Article VI, Sec. 54-164, (2)(a)(iv) and (v)*)

Attachment 1
PP 19-03 Aerial



Legend

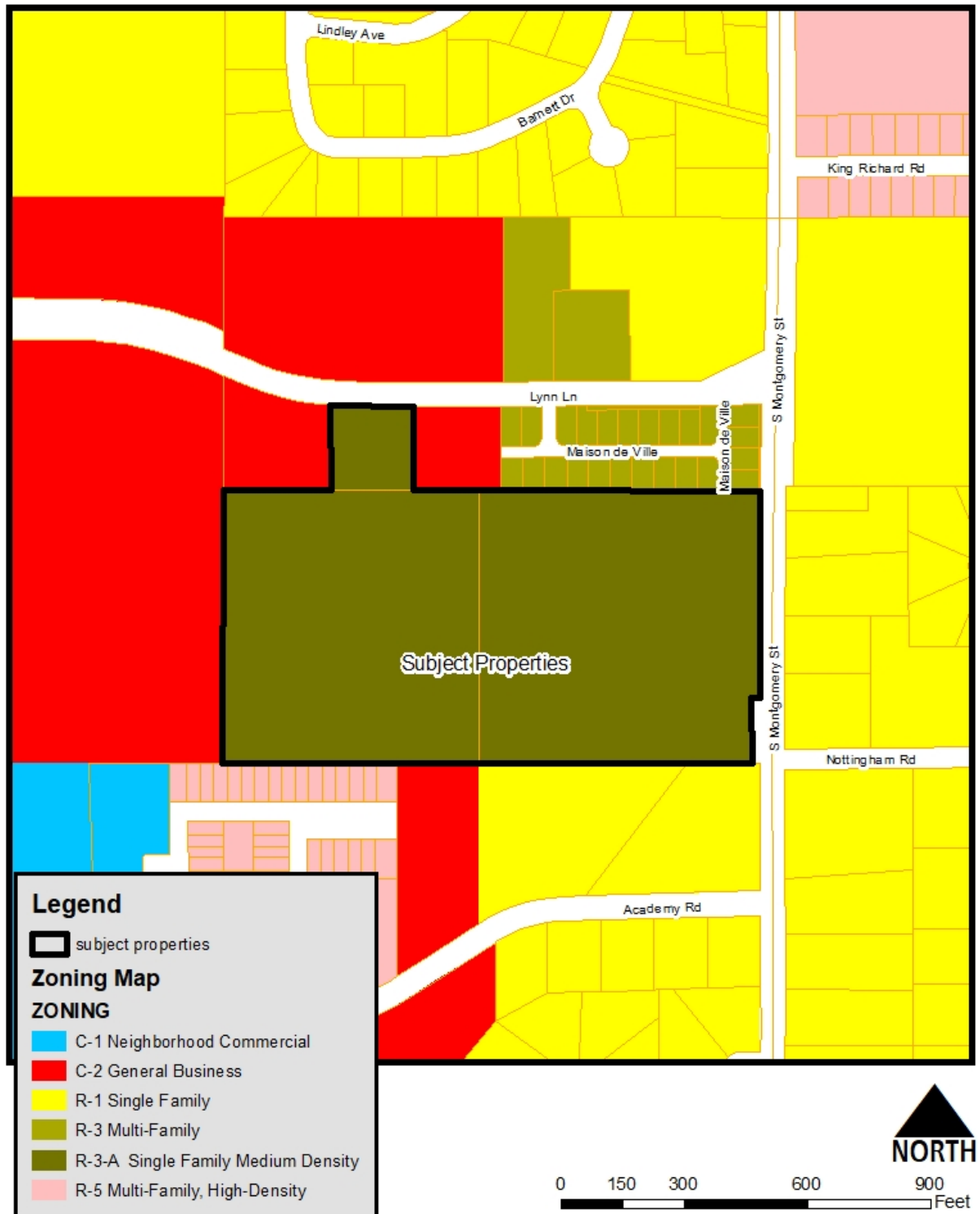
 subject properties

0 150 300 600 900 Feet



1.

Attachment 2
PP 19-03 Zoning



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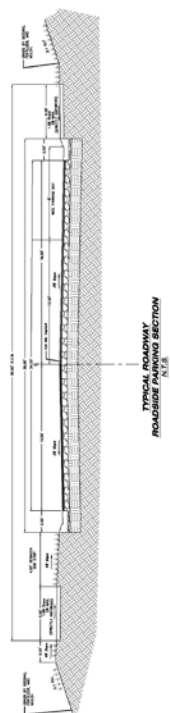
**VALENTINE PROPERTY
DEVELOPMENT**
STARKVILLE, MISSISSIPPI

CLIENT

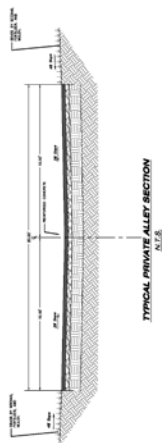
A.S. FORNEA
CONSTRUCTION
OXFORD, MISSISSIPPI

SUBMITTED TO

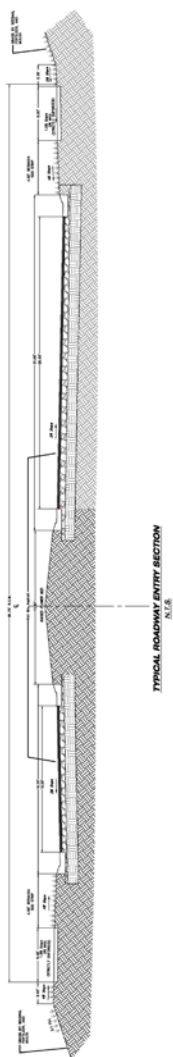
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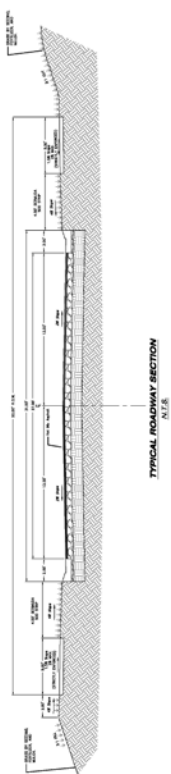
**TYPICAL ROADWAY
ROADSIDE PARKING SECTION**



TYPICAL PRIVATE ALLEY SECTION
N.T.S.



TYPICAL ROADWAY ENTRY SECTION
N.T.S.



TYPICAL ROADWAY SECTION

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