



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, AUGUST 13, 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 JULY 9, 2019
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. CU 19-07 REQUEST FOR CONDITIONAL USE TO ALLOW FOR A RESIDENTIAL USE ON A C-2 COMMERCIAL ZONED PROPERTY LOCATED APPROXIMATELY 700' WEST OF THE INTERSECTION OF LYNN LANE AND SOUTH MONTGOMERY ON THE SOUTHSIDE OF LYNN LANE WITH THE PARCEL NUMBER 102I-00-002.01
 - B. PP 19-06 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING +/- 0.43 ACRE PARCEL INTO 2 LOTS AT 507 WHITFIELD STREET IN A R-2 ZONING DISTRICT WITH THE PARCEL NUMBER 102B-00-150.00
 - C. PP 19-07 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING +/- 0.39 ACRE PARCEL INTO 2 LOTS AT 401 SCALES STREET IN A R-2 ZONING DISTRICT WITH THE PARCEL NUMBER 102B-00-150.00
 - D. PP 19-08 AND FP 19-07 REQUEST FOR PRELIMINARY AND FINAL PLAT APPROVAL FOR SUBDIVIDING A +/- 3.81 ACRE PARCEL INTO 2 LOTS AT 313 INDUSTRIAL PARK ROAD IN AN M-1 ZONING DISTRICT WITH THE PARCEL NUMBER 102N-00-004.00
- VIII. ADJOURN

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI JULY 9, 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 July 9, 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, Lee Harris, Ward 3, Michael Brooks, Chairman, Ward 4, Alexis Gregory, Ward 5, and Jeremiah Dumas, Ward 6. Tommy Verdell Jr., Ward 7 was absent from the meeting. Attending the Commissioners were City Planner Daniel Havelin, 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 July 9, 2019 as presented.

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

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Smith, the motion to approve the official agenda of the Planning and Zoning Commission for July 9, 2019 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
JUNE 11, 2019**

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve the Minutes as amended of June 11, 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. 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.**

City Planner Daniel Havelin introduced the request by Roy and Linda Rieves for a conditional use to allow for a mobile home to be placed on the west side Greta Lane approximately 1,275 feet south of the railroad crossing on a lot split zoned C-2/R-5. Mr. Havelin addressed a misprinting the staff report about the requested condition. The corrected condition reads "The applicant shall have six months from time of Conditional Use approval to begin the permitting process with the City".

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 June 19, 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.

Roy and Linda Rieves, the applicant, came forward to speak in favor of the request.

Bobby Rieves, the applicant's family member and neighbor to the subject property, 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 Dumas, duly seconded by Commissioner Gregory, the motion to approve CU 19-08 was approved with the corrected condition.

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.

City Planner Daniel Havelin introduced the request by Andy Fornea for preliminary plat approval for subdividing a 20.75-acre parcel into 79 lots. The proposed subdivision is named "Valentine Property Development" on the plat. The subject property is located in an R-3A Zone on the west side of South Montgomery St. +/-330ft south of the intersection with Lynn Lane directly south of the Maison De Ville subdivision.

Henry Minor, consultant landscape architect, came forward to represent the applicant and answer questions about the project.

Douglas Swett, consultant traffic engineer, came forward to represent the applicant and answer question relating to the traffic impact analysis for the project.

Clyde Pritchard, consultant civil engineer, came forward to represent the applicant and answer question relating to storm water mitigation for the project.

After a discussion amongst the Commissioners and City Attorney about the requested twelve conditions in the staff report, it was determined that conditions eleven and twelve as stated in the staff report should be removed.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Smith the motion to approve PP 19-03 was approved with the following ten 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.

PLANNER REPORT

City Staff and the Commission welcomed Commissioner Harris of Ward 3. Commissioner Harris was appointed by the Board of Aldermen on July 2, 2019 with a six year term set to expire on June 30, 2019.

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on August 13, 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 August 13, 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 19-07 Request for Conditional Use to allow for a residential use on a C-2 commercial zoned property located approximately 700' west of the intersection of Lynn Lane and South Montgomery St. on the southside of Lynn Lane with the parcel number 102I-00-002.01
Date: August 13, 2019

The purpose of this report is to provide information regarding Conditional Use Request by Slade Kraker to allow for a residential use on a C-2 commercial zoned property located approximately 700' west of the intersection of Lynn Lane and South Montgomery on the southside of Lynn Lane with the parcel number 102I-00-002.01. Please see attachments 1-5.

BACKGROUND INFORMATION

The applicant is seeking a Conditional Use to allow for residential dwelling units to be placed on a property zoned commercial. The property is zoned C-2 and in order to construct a "dwelling single family detached", a Conditional Use is required per the City of Starkville's Permitted and Conditional Use Chart. The applicant is proposing to construct a cottage court style development on the property. The style of development consists of multiple single-family homes constructed on one parcel. The homes would be platted as a condominium development to allow for each house to be under separate ownership. Common areas would be under the control of the condominium association.

Scale and intensity of use.

The applicant has provided a conceptual site plan (attachment 3 and 4) which appears to meet the City's land development requirements and is proportionate to the area. The gross density of the proposed development is +/- 8 units per acre. The subdivision to the east is +/- 7.85 units per acre and the future subdivision to the south is +/- 3.81 units per acre.

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 ensure compliance with land development regulations prior to issuing of permits.

On-site amenities proposed to enhance the site.

As part of the development, a central courtyard area will be constructed with the front façade of the buildings facing the courtyard. The courtyard will be open ended adjacent to the street to allow for views into the development.

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	C-2	Vacant
East	R-3	Single-family residential subdivision
South	R-3a	Future single-family residential subdivision
West	C-2	Future entrance to residential subdivision

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

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

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

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

1. Dwelling, live/work
2. Dwelling, single family, detached
3. Dwelling, multi-family
4. Dwelling, 3 & 4-family
5. Dwelling, 2-family
6. Fraternity/Sorority House
7. Manufactured Home

8. Community Services
9. Education Facilities
10. Places of Worship
11. Wireless Communication Towers
12. Car Title Loan, Payday Advance or Loan Business
13. Parking Lots & Garages
14. Recreation and Entertainment, Outdoor
15. Manufacturing, light
16. Farm Support

NOTIFICATION

19 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on July 17, 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

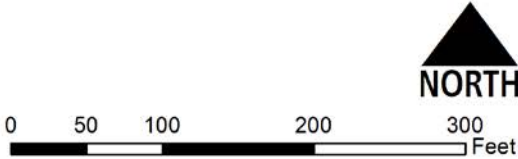
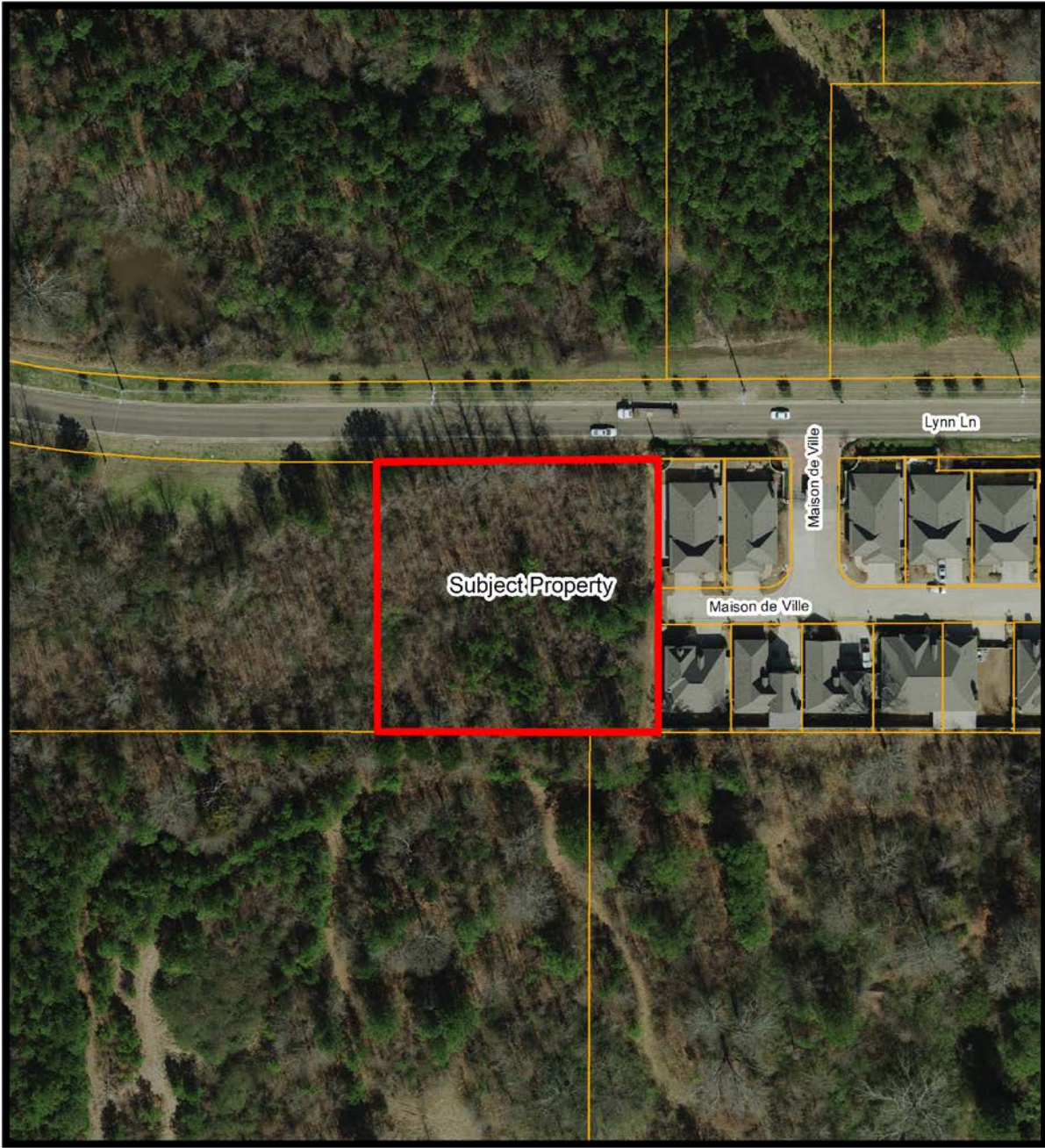
Appendix A, Article VI, Section I of the City's Code of Ordinances provides five specific criteria for conditional use review and approval:

1. **Land use compatibility.** The proposed use as a dwelling single family detached could be considered a compatible use with adjacent properties. The property is currently zoned C-2 The 2016 Comprehensive plan has the areas placetype listed as 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.

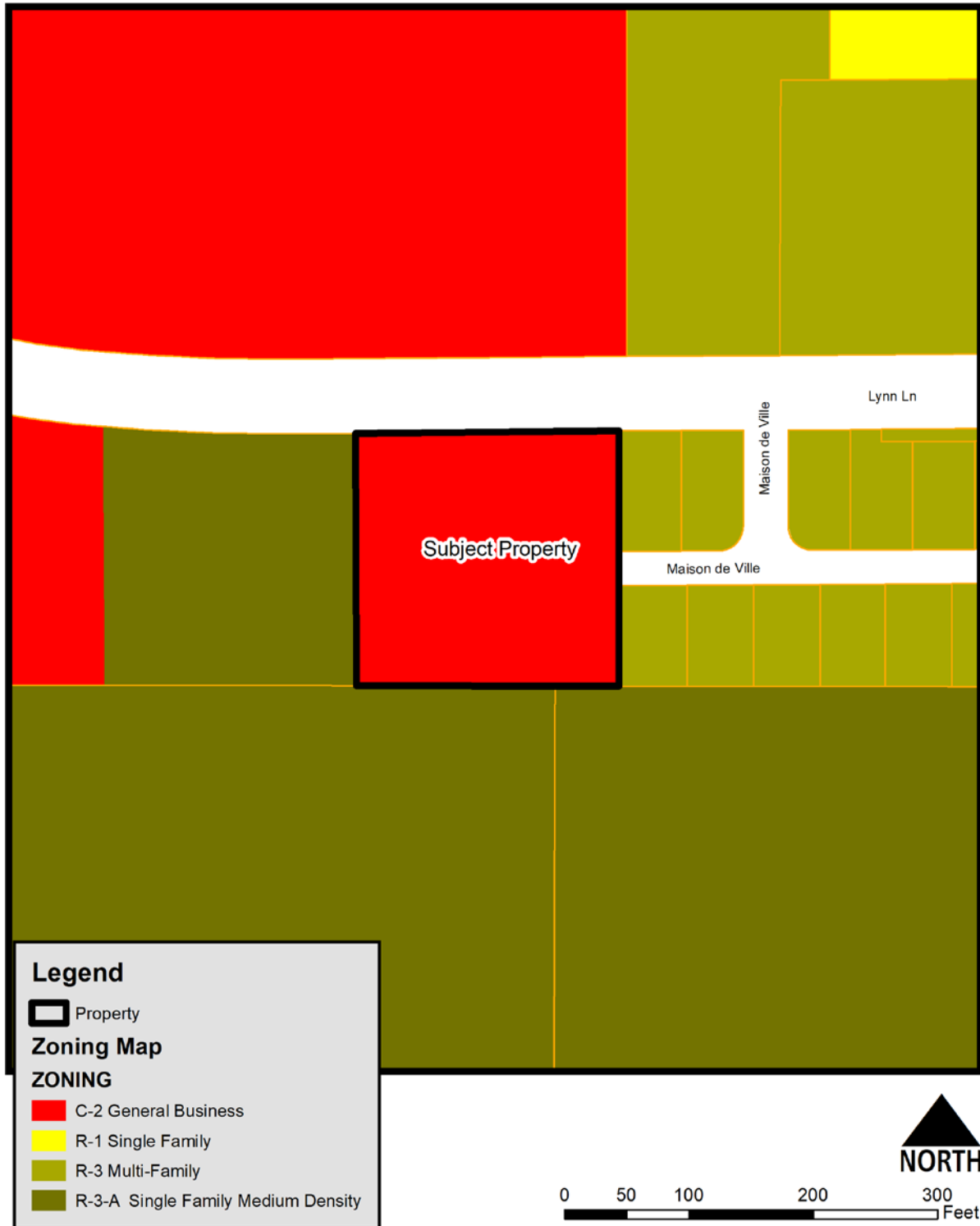
REQUESTED CONDITIONS:

1. The applicant shall have six months from time of Conditional Use approval to obtain site plan approval by the City's Development Review Committee.
2. The development shall be limited to a maximum of 8 single family dwelling units.

Attachment 1
CU 19-07 Aerial

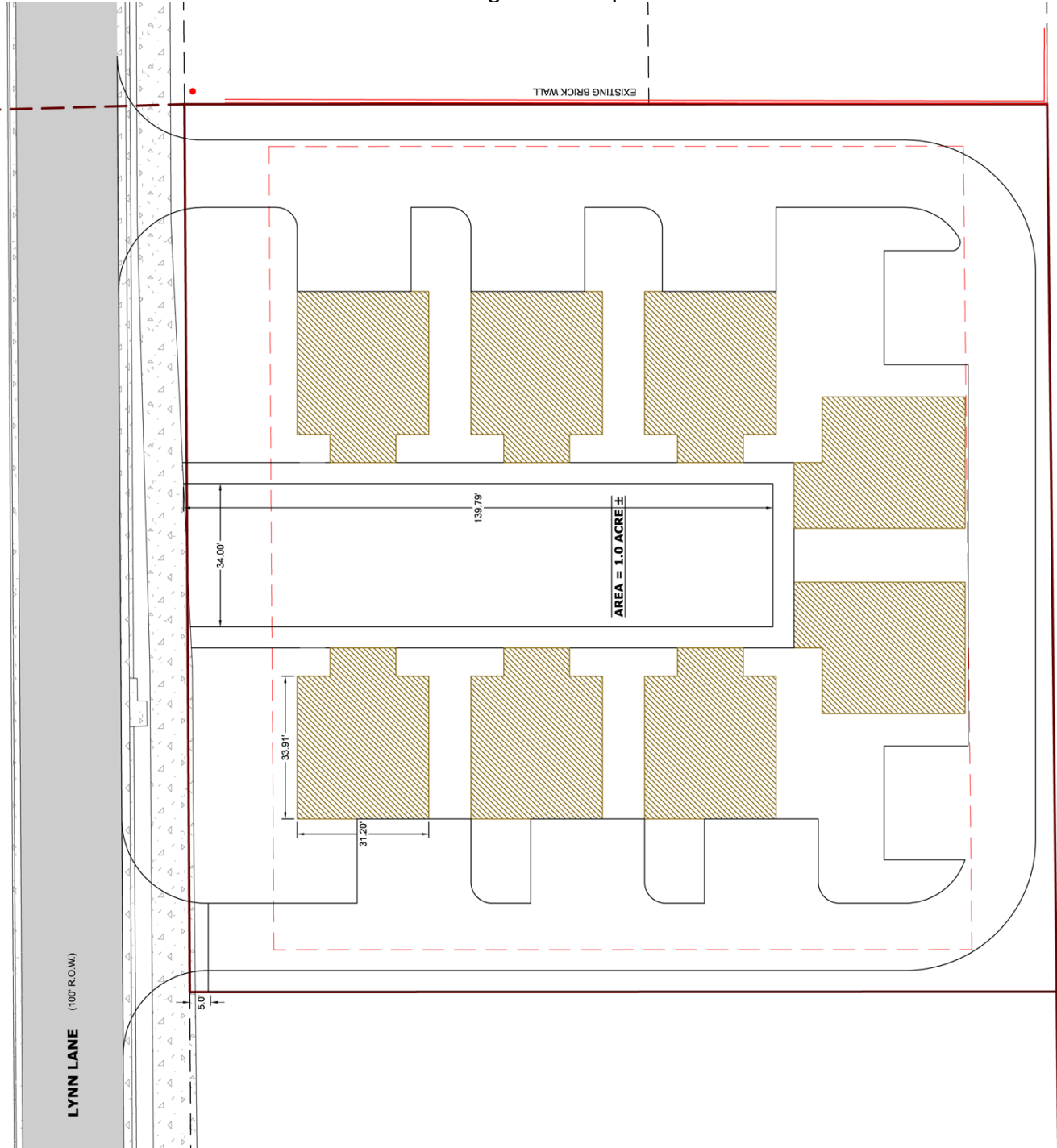


Attachment 2
CU 19-07 Zoning



[illegible]

Attachment 4- Enlarged Conceptual Site Plan



Attachment 5- Precedent Images of Cottage Court Developments





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 19-06 Request for Preliminary Plat approval for subdividing +/- 0.43 acre parcel into 2 lots at 507 Whitfield Street in a R-2 zoning district with the parcel number 102B-00-150.00
Date: August 13, 2019

The purpose of this report is to provide information regarding the request by Jason Pepper on behalf of Crabtree Properties for Preliminary Plat approval for subdividing a +/- 0.43-acre parcel into 2 lots. The proposed subdivision is named "507 Whitfield Street". The proposed subdivision is located in an R-2 zoning district located at 507 Whitfield Street. The plat proposal has been reviewed by the Development Review Committee and requested changes were made to the plat. The newly created lot (Lot 2) would be addressed and face Mckee Street. Please see attachments 1-4.

Below is information pertaining to a R-2 zoning district

Sec. D. - R-2 residential zoning regulations.

These [R-2 residential] districts are intended to be composed of higher density single-family residential properties and, under special conditions, duplexes, along with appropriate neighborhood support facilities, with their character protected by requiring certain minimum yard and area standards to be met. [The following regulations apply to R-2 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: 7,500 square feet.
 - b) Minimum lot width at the building line: 60 feet.
 - c) Minimum depth of front yard: 25 feet.
 - d) Minimum depth of rear yard: 35 feet.
 - e) Minimum width of each side yard: 7½ feet.
 - f) Maximum height of structure: 45 feet.
4. Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.

PLAT PROPOSAL:

General Information

The subdivision has a gross acreage of +/- 0.43 acres with a total of 2 lots. The proposed development has a gross density of 4.65 units per acre. The applicant will submit infrastructure plans to the Development Review Committee upon approval of Preliminary Plat.

Easements and Dedications

All easements are provided on the Preliminary Plat. All proposed sidewalks are shown on the plat. The applicant shall contact the County for review and approval of the address for Lot 2. The Applicant shall meet the requirements of the electrical service provider. The Applicant shall meet the requirements of the potable water and sanitary sewer utility services provider.

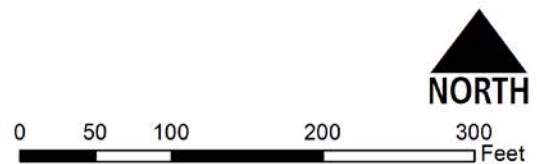
Findings and Comments

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.

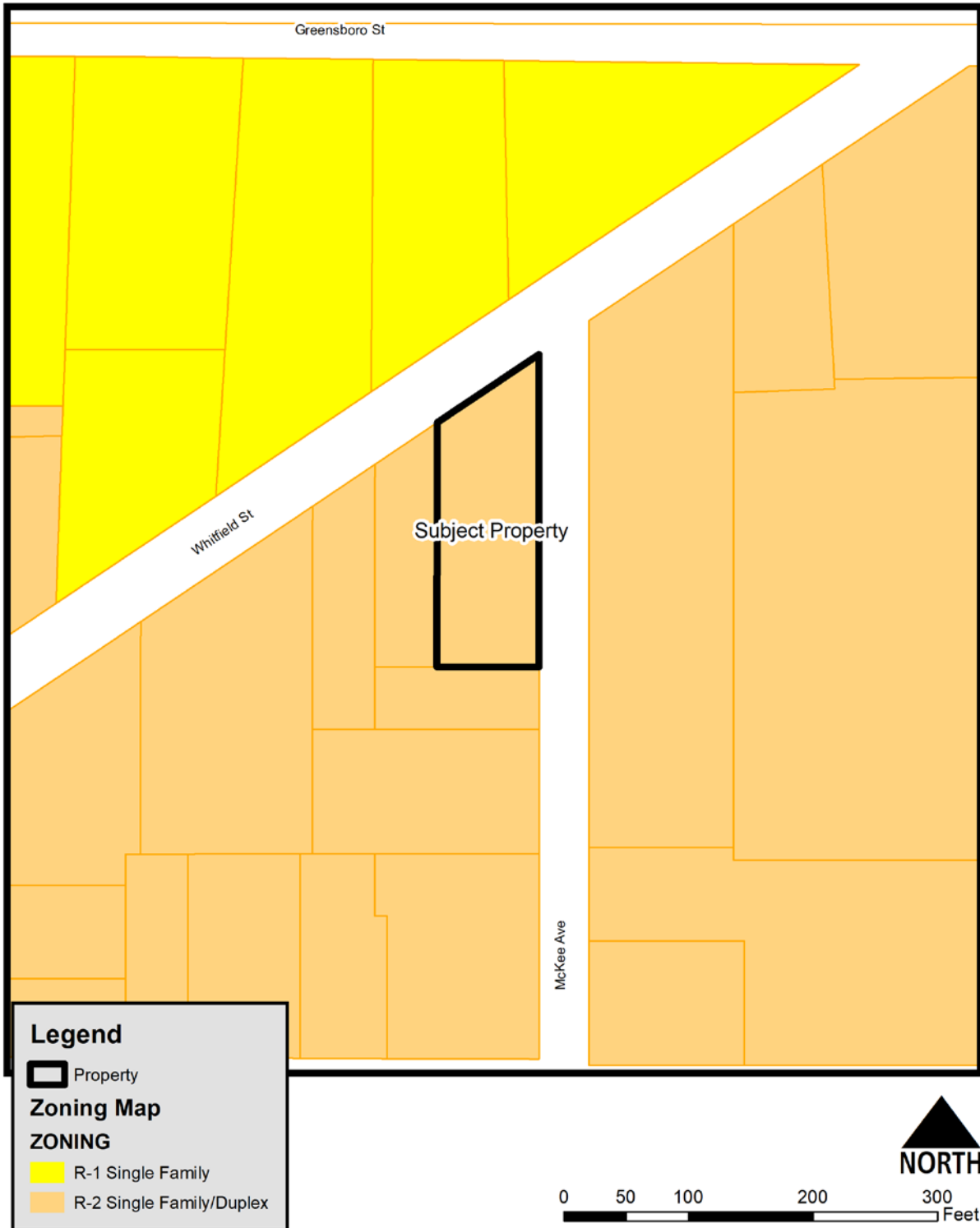
REQUESTED CONDITIONS:

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-2 zoning district dimensions.
3. Approval of the preliminary plat shall be tentative, pending the submission of the final plat, as specified in Appendix B, Article IV, Section 3 of the City of Starkville's Code of Ordinances.
4. Approval of the preliminary plat shall be valid for one year, per Appendix B, Article III, Section 2(6)(b) of the City of Starkville's Code of Ordinances.
5. Applicant shall prepare and submit infrastructure plans in accordance with Appendix B, Article III, Sections 3 & 4 of the City of Starkville's Code of Ordinances
6. When infrastructure plans have been approved for construction, a pre-construction conference shall be held with appropriate City staff prior to the commencement of any construction activities at the site.
7. All public utilities shall be in place and any non-conforming conditions noted during final inspection shall be corrected prior to placement on the Planning & Zoning Commission agenda.
8. When a final plat is submitted for review by the City's Development Review Committee, all required improvements must be complete and the applicant shall provide "as-built" drawings of all infrastructure improvements (water, sewer, storm drainage, roadways, sidewalks, etc.) in "AutoCAD" format as well as a paper copy that is signed and sealed by a licensed professional engineer, indicating that the improvements were installed under his/her responsible direction and that the improvements conform to the approved construction plans, specifications and the City's ordinances.
9. A final plat review and approval shall be required prior to the recording of the plat at the Office of the Oktibbeha County Chancery Clerk.

Attachment 1
PP 19-06 Aerial

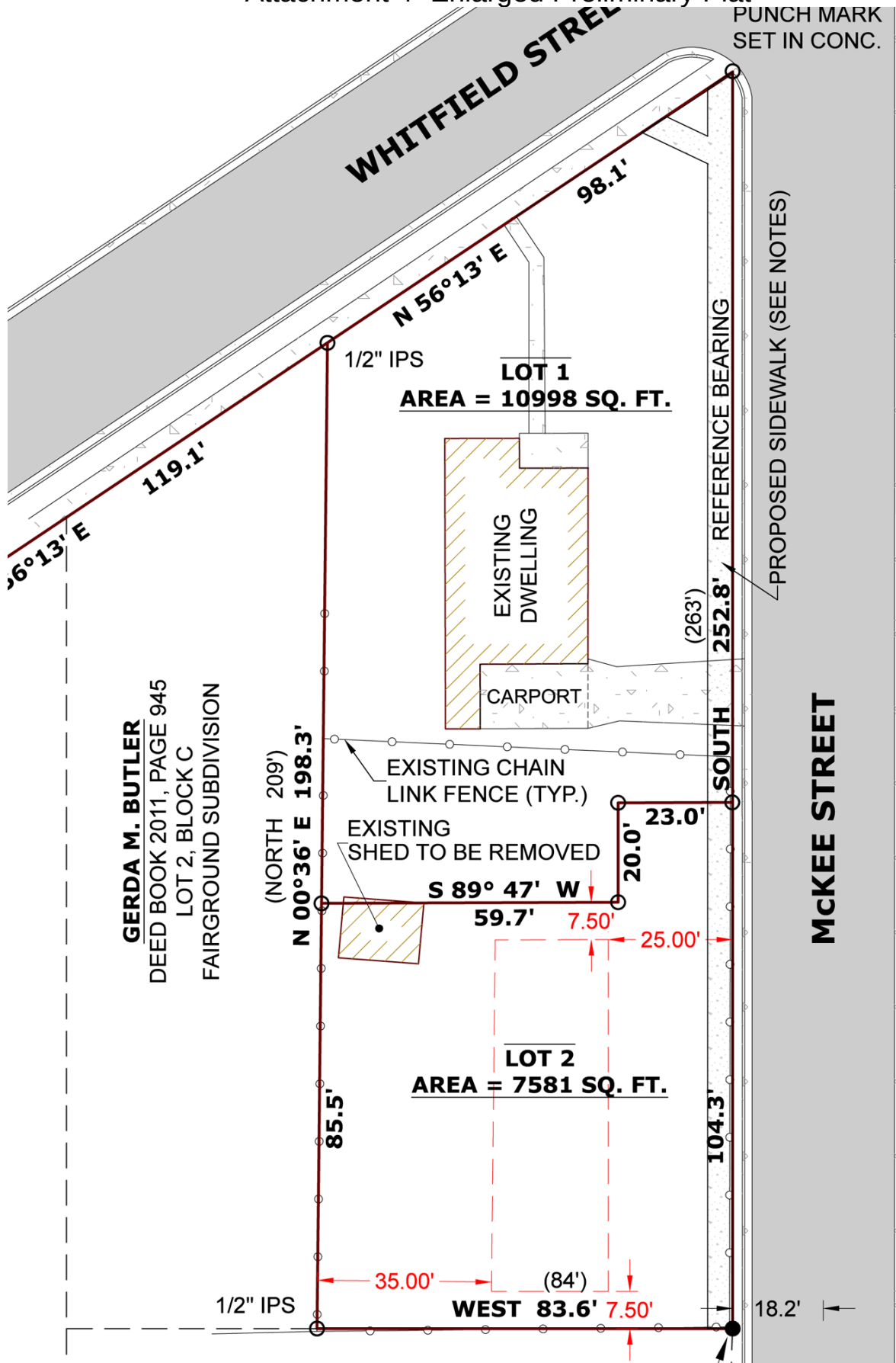


Attachment 2
PP 19-06 Zoning



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Attachment 4- Enlarged Preliminary Plat





THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)
Subject: PP 19-07 Request for Preliminary Plat approval for subdividing +/- 0.39 acre parcel into 2 lots at 401 Scales Street in a R-2 zoning district with the parcel number 102B-00-150.00
Date: August 13, 2019

The purpose of this report is to provide information regarding the request by Jason Pepper on behalf of Crabtree Properties for Preliminary Plat approval for subdividing a +/- 0.39 acre parcel into 2 lots. The proposed subdivision is named "401 Scales Street". The proposed subdivision is located in an R-2 zoning district located at 401 Scales Street. The plat proposal has been reviewed by the Development Review Committee and requested changes were made to the plat. The newly created lot (Lot 1) would be addressed and face Scales Street. Please see attachments 1-4.

Below is information pertaining to a R-2 zoning district

Sec. D. - R-2 residential zoning regulations.

These [R-2 residential] districts are intended to be composed of higher density single-family residential properties and, under special conditions, duplexes, along with appropriate neighborhood support facilities, with their character protected by requiring certain minimum yard and area standards to be met. [The following regulations apply to R-2 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: 7,500 square feet.
 - b) Minimum lot width at the building line: 60 feet.
 - c) Minimum depth of front yard: 25 feet.
 - d) Minimum depth of rear yard: 35 feet.
 - e) Minimum width of each side yard: 7½ feet.
 - f) Maximum height of structure: 45 feet.
4. Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.

PLAT PROPOSAL:

General Information

The subdivision has a gross acreage of +/- 0.39 acres with a total of 2 lots. The proposed development has a gross density of 5.12 units per acre. The applicant will submit infrastructure plans to the Development Review Committee upon approval of Preliminary Plat.

Easements and Dedications

All easements are provided on the Preliminary Plat. All proposed sidewalks are shown on the plat. The applicant shall contact the County for review and approval of the address for Lot 1. The Applicant shall meet the requirements of the electrical service provider. The Applicant shall meet the requirements of the potable water and sanitary sewer utility services provider.

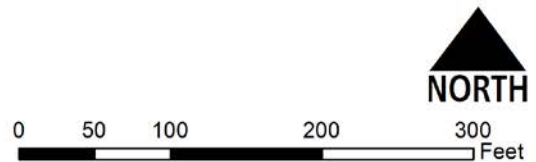
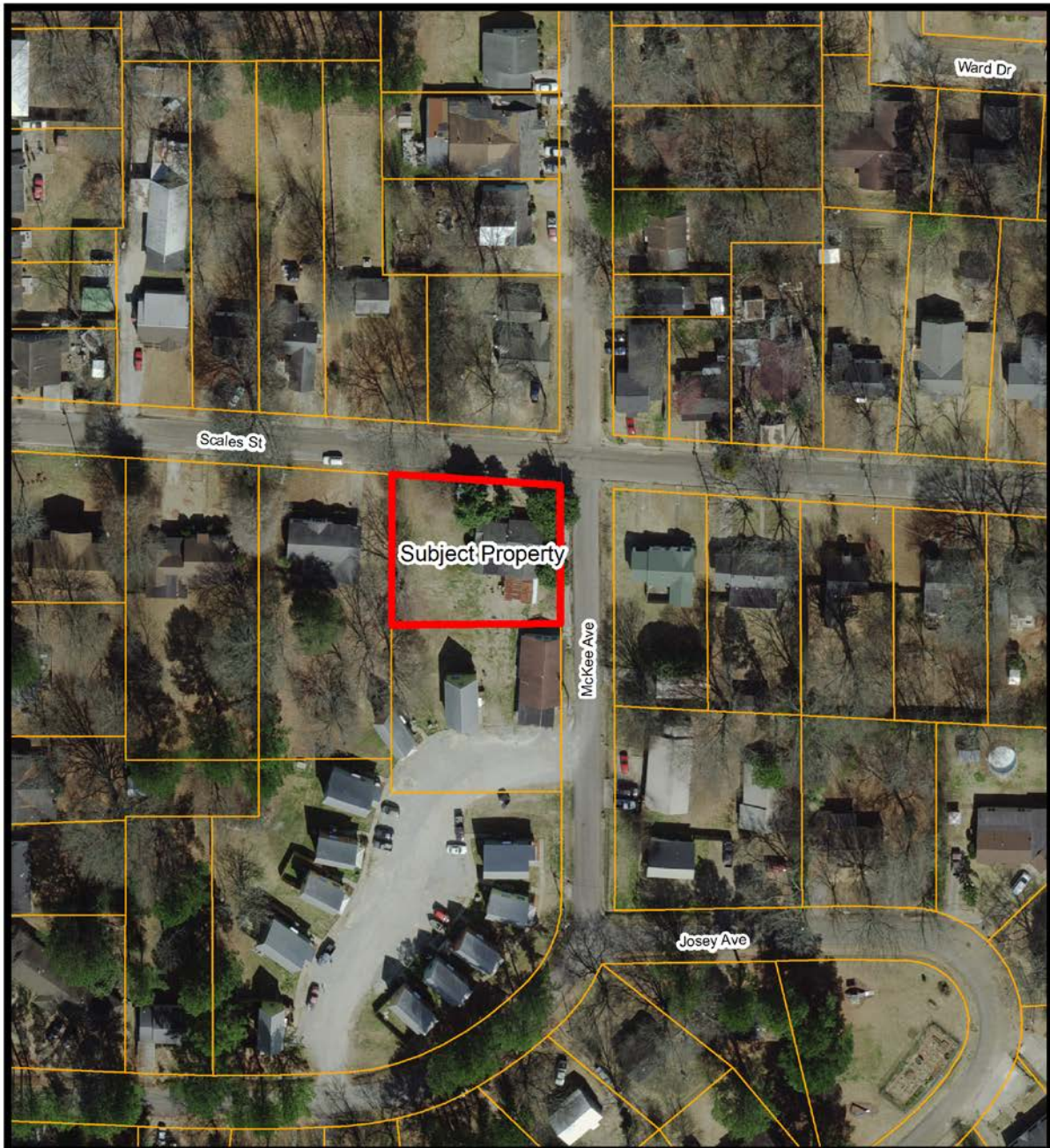
Findings and Comments

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.

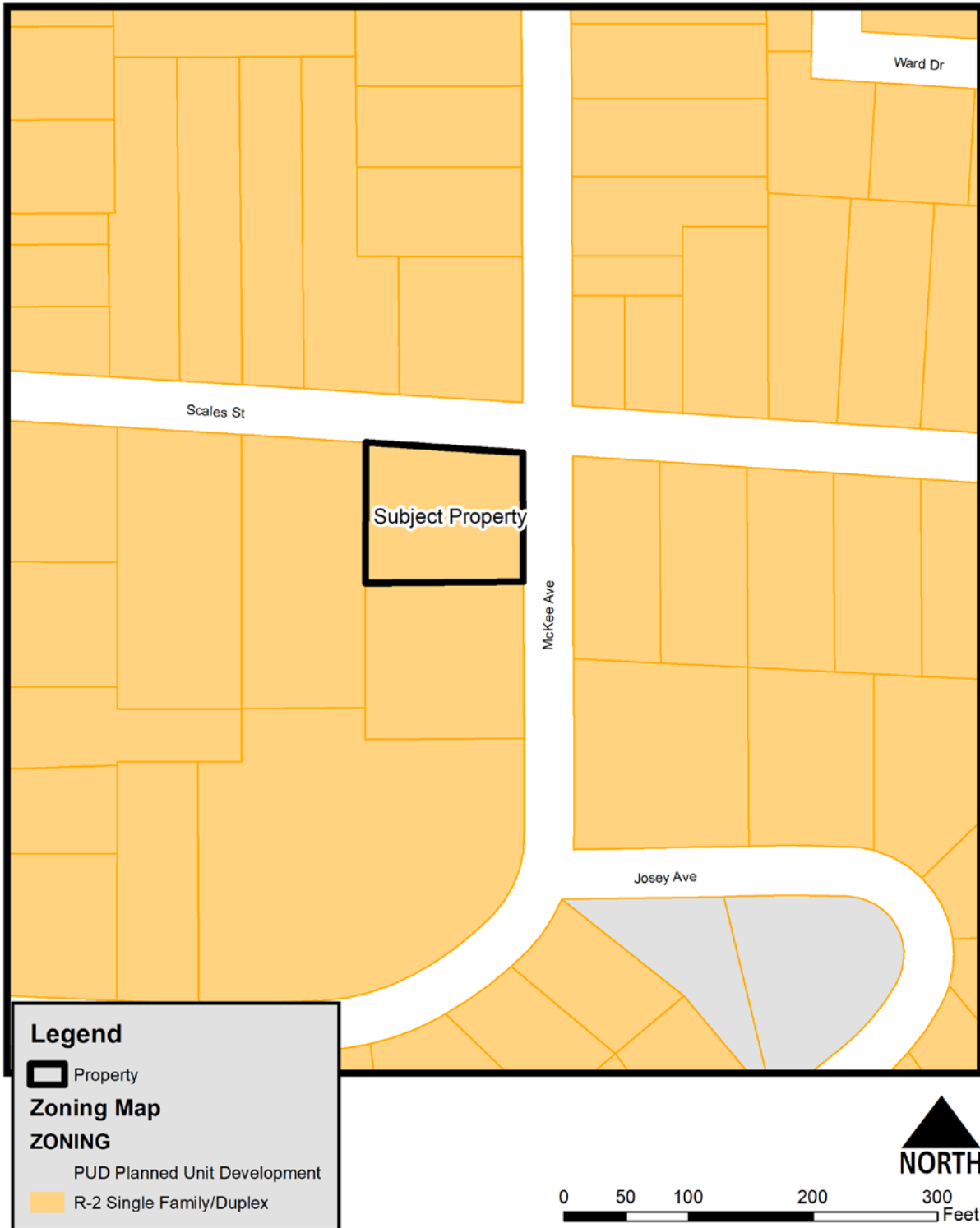
REQUESTED CONDITIONS:

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-2 zoning district dimensions.
3. Approval of the preliminary plat shall be tentative, pending the submission of the final plat, as specified in Appendix B, Article IV, Section 3 of the City of Starkville's Code of Ordinances.
4. Approval of the preliminary plat shall be valid for one year, per Appendix B, Article III, Section 2(6)(b) of the City of Starkville's Code of Ordinances.
5. Applicant shall prepare and submit infrastructure plans in accordance with Appendix B, Article III, Sections 3 & 4 of the City of Starkville's Code of Ordinances
6. When infrastructure plans have been approved for construction, a pre-construction conference shall be held with appropriate City staff prior to the commencement of any construction activities at the site.
7. All public utilities shall be in place and any non-conforming conditions noted during final inspection shall be corrected prior to placement on the Planning & Zoning Commission agenda.
8. When a final plat is submitted for review by the City's Development Review Committee, all required improvements must be complete and the applicant shall provide "as-built" drawings of all infrastructure improvements (water, sewer, storm drainage, roadways, sidewalks, etc.) in "AutoCAD" format as well as a paper copy that is signed and sealed by a licensed professional engineer, indicating that the improvements were installed under his/her responsible direction and that the improvements conform to the approved construction plans, specifications and the City's ordinances.
9. A final plat review and approval shall be required prior to the recording of the plat at the Office of the Oktibbeha County Chancery Clerk.

Attachment 1
PP 19-07 Aerial

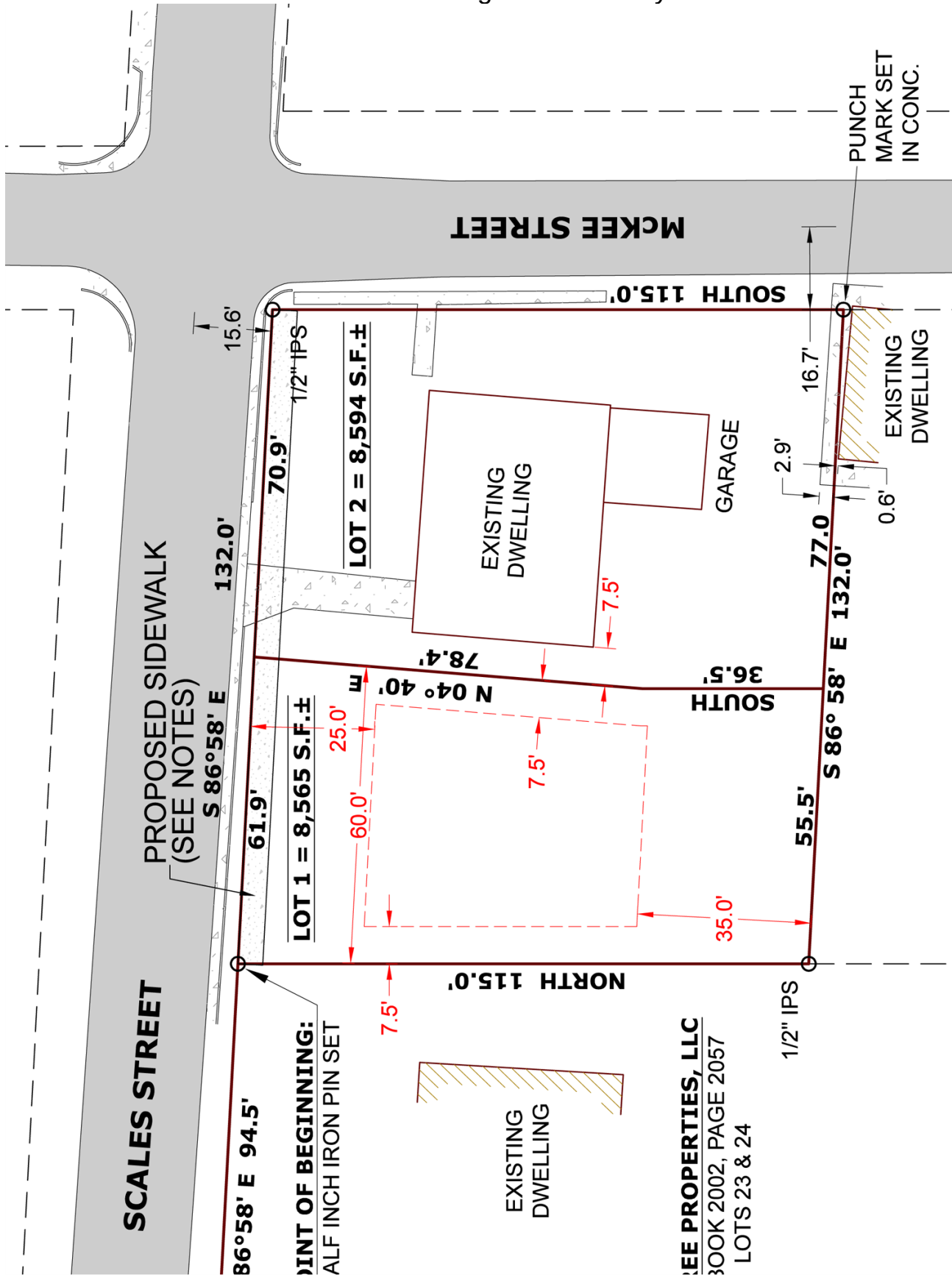


Attachment 1
PP 19-07 Aerial



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Attachment 4- Enlarged Preliminary Plat





THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)
Subject: PP 19-08 and FP 19-07 Request for Preliminary and Final Plat approval for subdividing a +/- 3.81 acre parcel into 2 lots at 313 Industrial Park Road in an M-1 zoning district with the parcel number 102N-00-004.00
Date: August 13, 2019

The purpose of this report is to provide information regarding the request by Willis Owens with Pritchard Engineering on behalf of Heritage Building Corp for Preliminary and Final Plat approval for subdividing a +/-3.81-acre parcel into 2 lots. The proposed subdivision is named "Ms Dept of Rehabilitation Services". The proposed subdivision is located in a M-1 zoning district at 313 Industrial Park Road. Please see attachments 1-3.

Below is information pertaining to M-1 zoning District

Sec. N. - M-1 manufacturing (light industry) zoning district regulations.

These [M-1 industrial] districts are intended to be composed of land and structures suitable for light manufacturing, wholesaling and/or distribution, along with similar services industries. The district regulations are designed to allow a wide range of industrial activities subject to yard, area, and other limitations designed to protect other more restrictive nearby districts. [The following regulations apply to the M-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 enterprise.*
4. *Minimum yard size: Front yard, 30 feet, except where existing establishments, other than residential, are set back, any new structures shall be set back not less than the average of the setbacks of the existing establishments within 100 feet on each side thereof. Side yards: 20 feet, excepting a lot adjoining its side lot lines to another lot which is in a residential zoning district, in which case there shall be a side yard of not less than 30 feet wide. Rear yard: 15 feet.*
5. *Maximum height of buildings or structures: 60 feet (see article VI, section G, for exceptions).*
6. *Off-street parking: Parking spaces shall be provided at the ratio of 0.75 space per worker, and one space for each company vehicle incidental to the operation of the industry or use. See article VIII for requirements for other uses.*

7. *Off-street loading and unloading: Adequate space shall be provided for loading and unloading all vehicles or trucks incidental to the operation of the industry or use inside the established building lines.*
8. *Screening of junkyards, open storage areas and certain industrial facilities: Visual screening of all junkyards and open storage areas, as set forth in the schedule of land use regulations, consisting of fencing, earthen berms, landscape materials or any combination thereof, with sufficient density and height to block the view of such facilities from all public roads, is required.*

PLAT PROPOSAL:

General Information

The subdivision has a gross acreage of +/- 3.81 acres with a total of 2 lots.

Easements and Dedications

All easements are provided on the final plat. Electrical service is provided by Starkville Utilities. Potable water and sanitary sewer utility services is provided by the City.

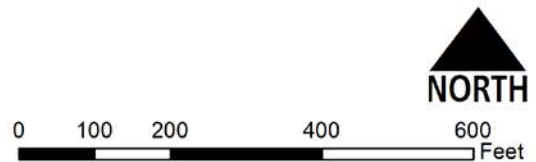
Findings and Comments

The final plat is a Class "B" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended. This subdivision is not part of any previously platted subdivision, therefore no adversely effected parties.

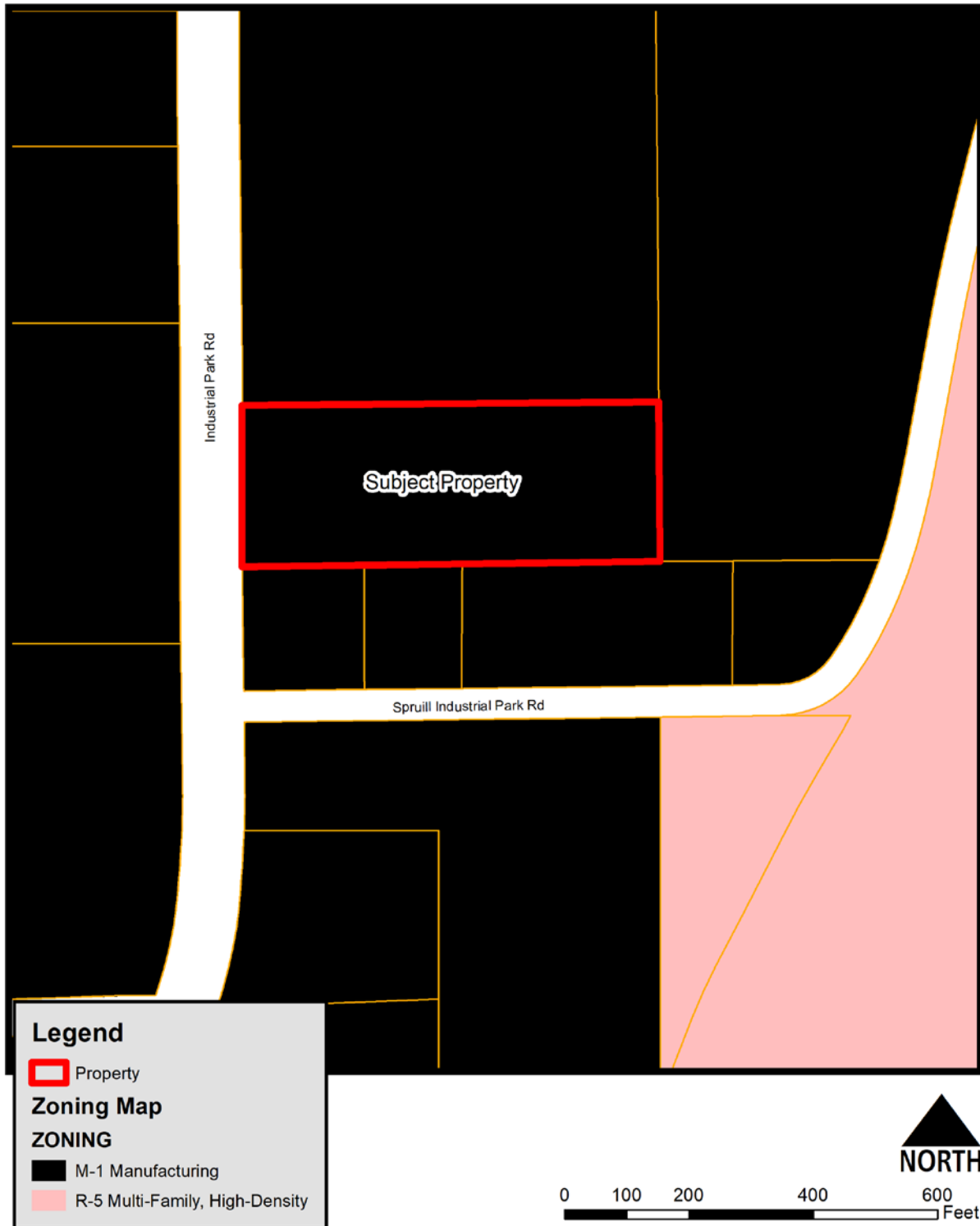
REQUESTED CONDITIONS:

1. The final plat shall meet the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code of 1972, as amended.
2. The applicant shall provide one paper copy of the recorded plat to the City, along with a digital copy in "AutoCAD" format in standard state plane coordinates.
3. The final plat shall be recorded at the Office of the Oktibbeha County Chancery Clerk within thirty (30) days of the approval by the Mayor and Board of Aldermen.

Attachment 1
PP 19-08 and FP 19-07 Aerial



Attachment 2
PP 19-08 and FP 19-07 Zoning



Survey plat for Golden Triangle Ready A/C, LLC, showing lots, easements, and survey data. Includes sections for General Notes, Certificate of Recording, and Acknowledgment.

2" STEEL F

