



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, MARCH 10, 2020
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 FEBRUARY 11, 2020
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PP 20-03 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR "CLARK GROVE SUBDIVISION PHASE I"
 - B. SE 20-01 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR AN ACCESSORY DWELLING UNIT AT 201 PINEBROOK ROAD IN AN SD-6 WITH THE PARCEL NUMBER 102D-00-028.00
 - C. SE 20-02 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR AN ACCESSORY DWELLING UNIT AT 607 OLD WEST POINT ROAD IN AN SD-2 WITH THE PARCEL NUMBER 117L-00-001.00
- VIII. ADJOURN

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI FEBRUARY 11, 2020**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville met at their regularly scheduled meeting on February 11, 2020 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being present were Kim Moreland, Ward 1, Lee Harris, Ward 3, Michael Brooks, Chairman, Ward 4, Alexis Gregory, Ward 5, Jeremiah Dumas, Ward 6, and Tommy Verdell Jr., Ward 7. Absent from the meeting was Vicki West, Ward 2. Attending the Commissioners were City Planner Daniel Havelin 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 Official Agenda of the Planning and Zoning Commission of February 11, 2020 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, FEBRUARY 11, 2020
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 JANUARY 14, 2020
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. EX 20-01 REQUEST FOR AN EXCEPTION TO ALLOW FOR SITE SIGNAGE AT 511 UNIVERSITY DRIVE IN A T-5 ZONE WITH THE PROPERTY #117M-00-195.03.
- VIII. ADJOURN

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve the official agenda of the Planning and Zoning Commission for February 11, 2020 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
JANUARY 14, 2020**

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Dumas, the motion to approve the minutes as amended of the Planning and Zoning Commission for January 14, 2020 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. EX 20-01 REQUEST FOR AN EXCEPTION TO ALLOW FOR SITE SIGNAGE AT
511 UNIVERSITY DRIVE IN A T-5 ZONE WITH THE PROPERTY #117M-00-
195.03.**

City Planner Daniel Havelin introduced the request by Jonathan Thames for an exception to allow for site signage at 511 University Drive. The property is located in a T-5 zoning district that does not allow for site signage by right. The request for an exception was submitted prior to the effective date of the Unified Development Code. Therefore, the request is being reviewed under the exception process from the previous code.

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 January 22, 2020 and a sign was posted on the property. As of this date, the Planning Office has received two phone calls requesting information about the request.

The Chairman opened the public hearing:

Sally Zahner, representing the applicant, came forward to speak in favor of the request.

Kathryn Hintz, came forward to ask if the proposed sign would block the sidewalk.

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 Moreland, the motion to approve EX 20-01 received unanimous approval.

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on March 10, 2020, 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 Harris, the motion to adjourn until 5:30 p.m. on March 10, 2020 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:	<u>PP 20-03</u> Request for Preliminary Plat approval for "Clark Grove Subdivision Phase I"
Date:	March 10, 2020

The purpose of this report is to provide information regarding the request by Jay Bryan of McCarty Architects on behalf of Stewart Rutledge for Preliminary Plat approval for subdividing a +/-16.91 acre parcel into 39 lots. The proposed subdivision is named "Clark Grove Subdivision Phase I". The proposed subdivision is located in a TN-E zoning district at the northeast corner of the intersection of Reed Road and West Side Drive. Phase II of this development is currently planned on the north side of Phase I. Please see attachments 1-4.

ZONING DISTRICT INFORMATION

Below is information pertaining to Conventional Development- Detached and Attached Duplex Dwelling in a TN-E- Traditional Neighborhood Existing zoning district:

A. Lot Dimensions	TN-N
A1 Lot size per unit in sq. ft (min.)	5500
A2 Lot width (min.)	45'
A3 Lot width at corner (min.)	55'
B. Primary Building Setbacks	TN-N
B1 Front setback	10' min 15' max
B. Primary Building Setbacks (cont.)	TN-N
B2 Side setback (min.)	5' or infill standards
B3 Side setback corner lot (min.)	10' min 15' max
B4 Rear setback (min.)	5'
B5 Rear setback adjacent to street or alley (min.)	7' without parking, 18' with parking
C. Accessory Dwelling Unit/Structure Setbacks	TN-N
C1 Front setback	
C2 Side setback	5' min
C3 Side setback corner lot (min.)	10'
C4 Rear setback	5', minimum of 10' from any structure
C5 Rear setback adjacent to alley for garages (min.)	7' without parking, 18' with parking
C6 Structures housing livestock (min.)	N/A
D. Parking Setbacks	TN-N
D1 From primary street	Behind front wall of primary building
E. Height	TN-N
E1 Principle building(s) (max)	30', 2 story
E2 Accessory Dwelling Unit(s)/Structure(s) (max)	Less than primary building
E3 Accessory structure agricultural use	15'
F. Pedestrian Access	TN-N
F1 Street-facing primary entrance along street	yes

GENERAL INFORMATION:

- The subdivision has a gross acreage of +/- 16.91 acres with a total of 39 lots. The proposed development has a gross density of 2.3 units per acre.
- The preliminary plat is a Class "C" 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 has not identified any adversely affected parties to the subdivision.
- 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 name. The Applicant shall meet the requirements of the electrical service, potable water, and sanitary sewer utility services provider.

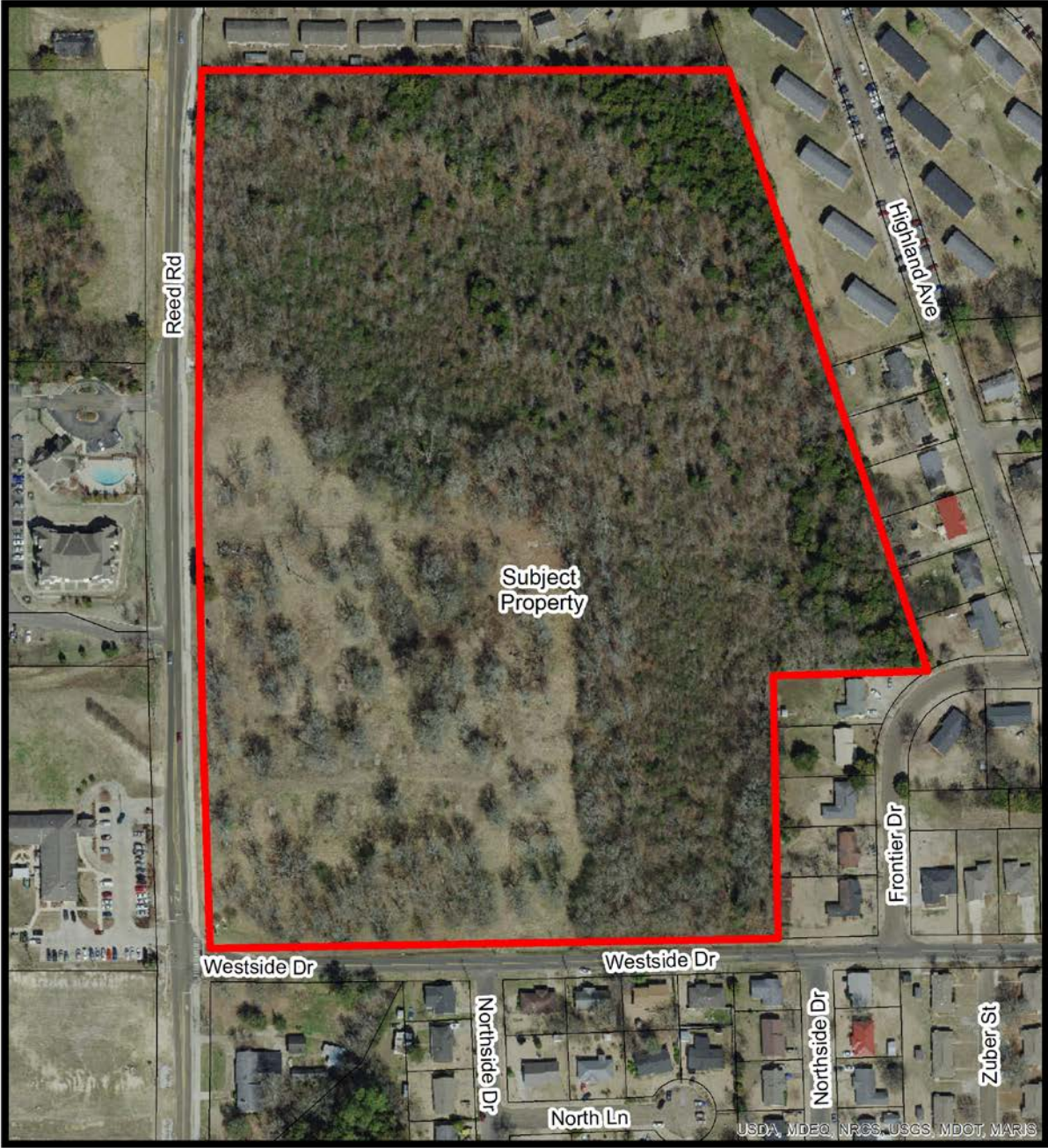
PRELIMINARY PLAT INFORMATION:

- Approval of a preliminary plat shall be tentative, pending the submission of the infrastructure plans and final plat.
- Approval of the preliminary plat shall be effective and binding upon the City for one (1) year. An expired preliminary plat may be reapproved at the discretion of the Board of Aldermen.
- Approval of the preliminary plat by the Board of Aldermen is the subdivider's authorization to proceed with infrastructure plan submittal.
- Infrastructure plan requirements. The subdivider shall submit infrastructure drawings to the Planning Department to be reviewed by the Development Review Committee prior to issuance of any permits. Such plans and information shall be furnished separately from the preliminary plat.
- Before commencing construction, a preconstruction conference shall be held by City Staff, the applicant and the contractor(s) performing the infrastructure installation.
- All necessary arrangements must be made between the subdivider and the city engineer for third party laboratory and construction inspection to assure that the improvements shall comply with the standard specifications and testing requirements of the City.
- Upon the issuing of an approved infrastructure plan by the Development Review Committee and completion of the Preconstruction conference, and installation of initial erosion control measures, the subdivider may apply for permits to proceed with the construction of infrastructure improvements.
- As-builts, testing reports, and other requested documentation necessary for final approval shall be submitted to the engineering and utilities departments twenty (20) days prior to final plat review.
- As-builts shall be prepared by a licensed PE and meet the requirements outlined in the City of Starkville Design Standards and Specifications.
- The applicant shall 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.

CONDITIONS OF APPROVAL

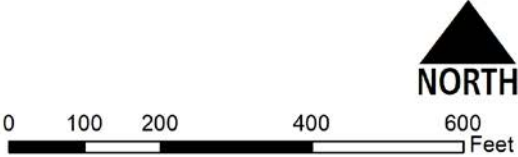
Any condition attached to the approval of a preliminary plat by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the preliminary plat and shall be enforce on the infrastructure plan and final plat review.

Attachment 1
PP 20-03 Aerial

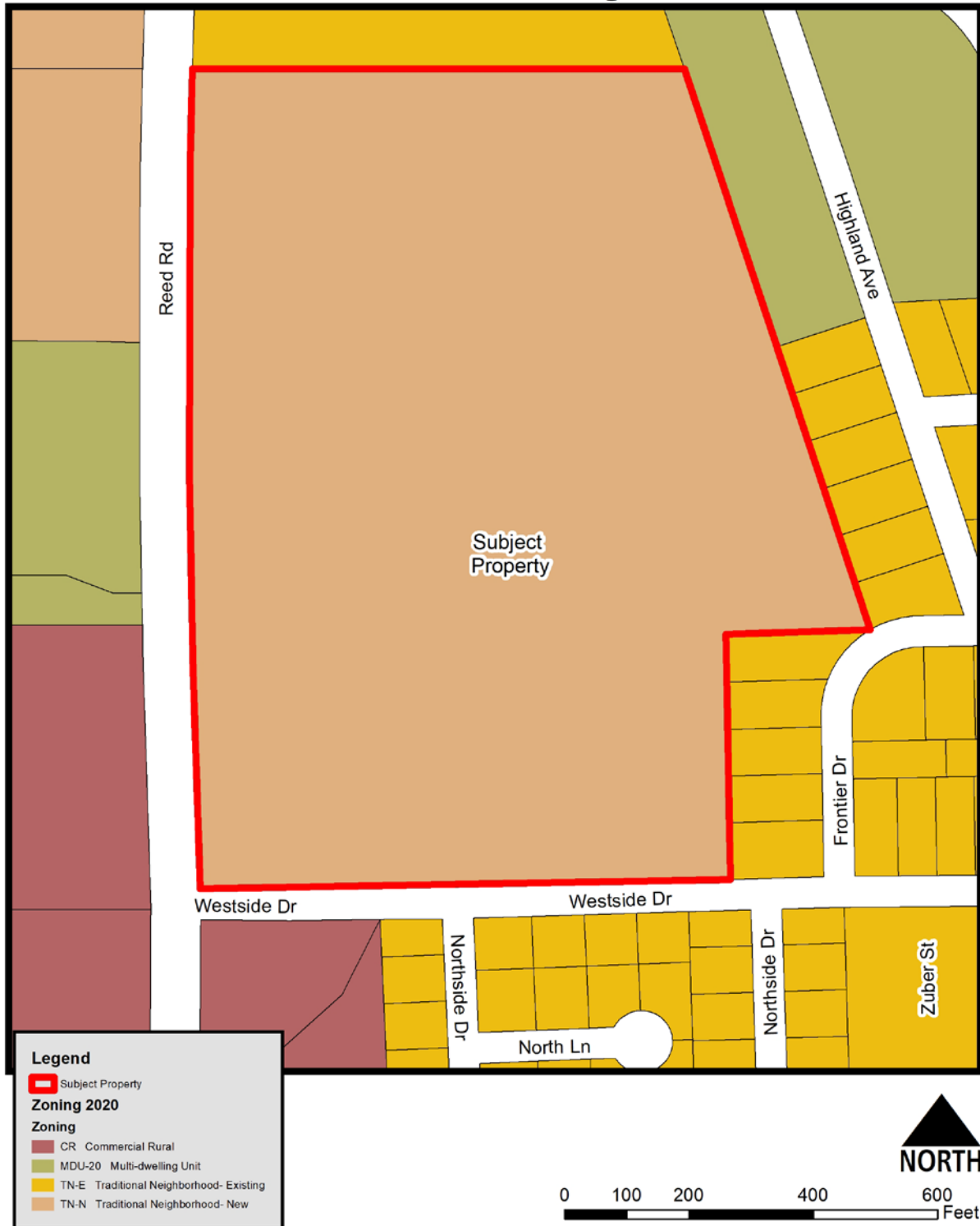


Legend

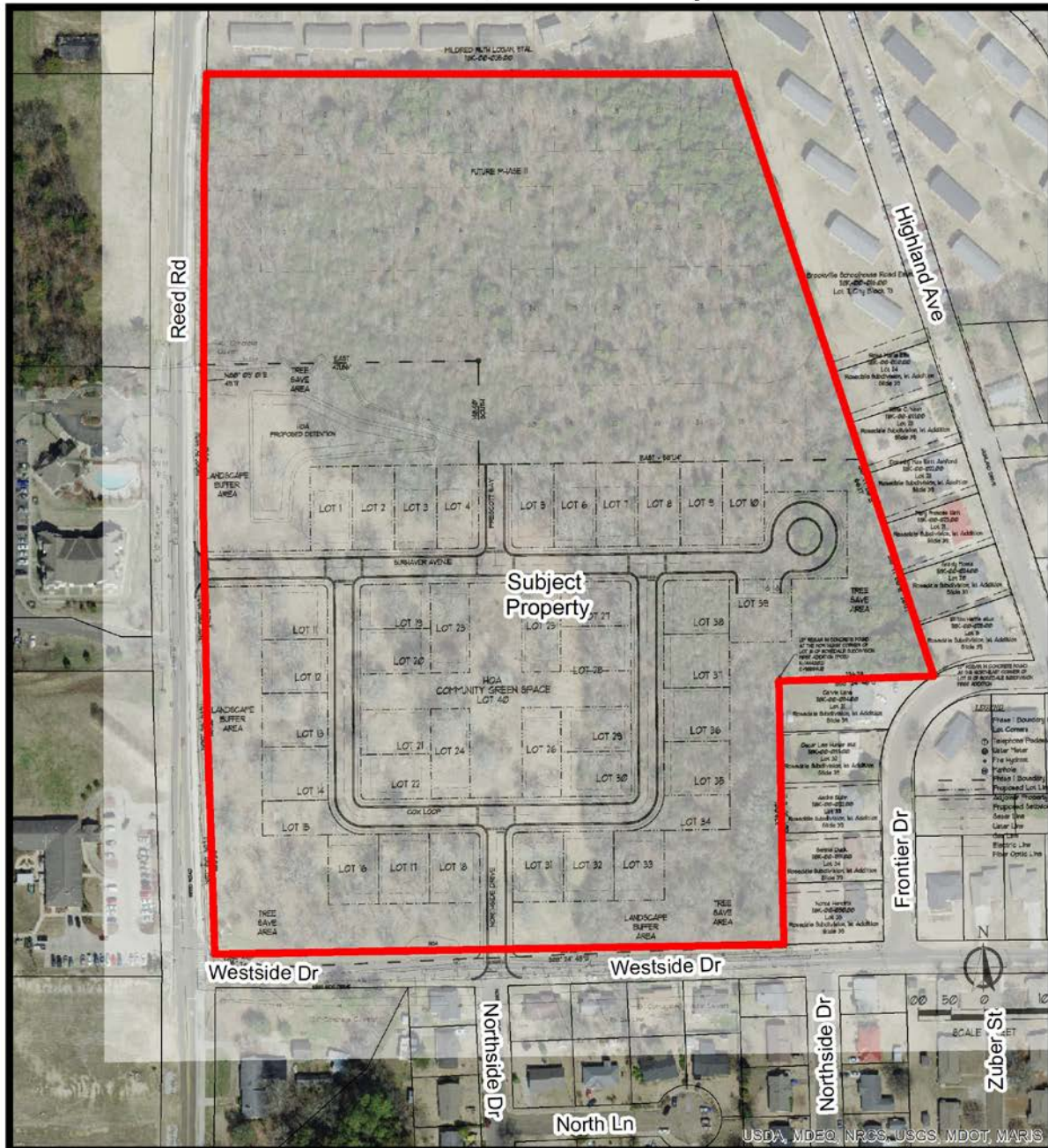
 Subject Property



Attachment 2
PP 20-03 Zoning

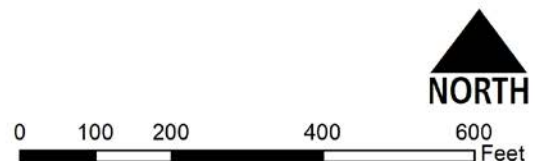


Attachment 3
PP 20-03 Plat Overlay



Legend

 Subject Property



CLARK GROVE SUBDIVISION
PHASE I

LOCATION
TARKENT
MISSISSIPPI

CEXING
HC-33, T-19-N, R-14-E

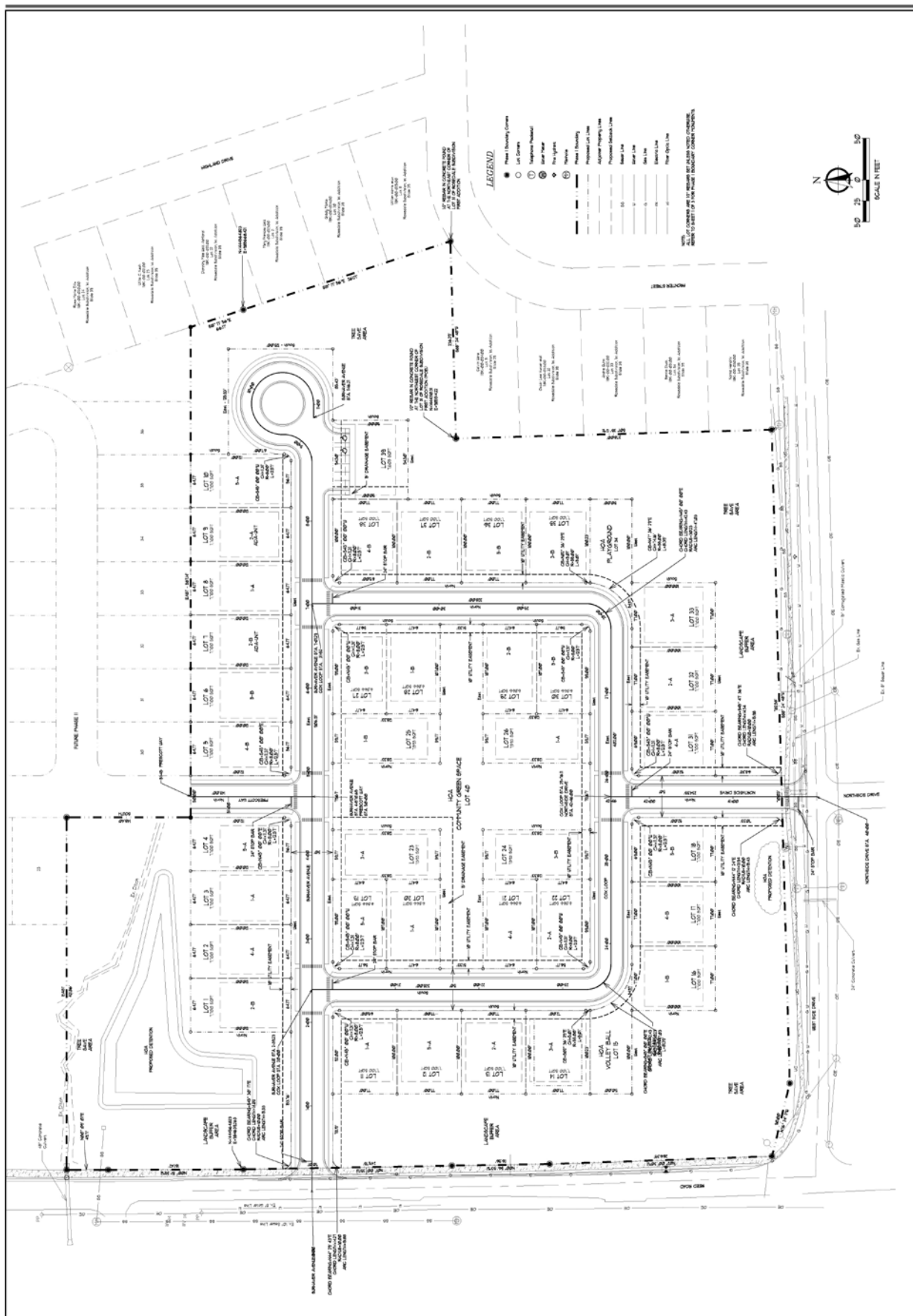
REVISIONS	
NO.	DATE
△	•
△	•
△	•
△	•

VAL BY	EC
QC BY	JW
ISSUE DATE	02/19/2020

T19-605

SHEET NO.

P.2



The site plan illustrates a residential development with 36 lots arranged in a grid-like fashion. The lots are numbered 1 through 36, with some lots (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36) being subdivided into smaller lots. The plan includes several roads: East 42nd Ave, East 43rd Ave, East 44th Ave, East 45th Ave, East 46th Ave, East 47th Ave, East 48th Ave, East 49th Ave, East 50th Ave, East 51st Ave, East 52nd Ave, East 53rd Ave, East 54th Ave, East 55th Ave, East 56th Ave, East 57th Ave, East 58th Ave, East 59th Ave, East 60th Ave, East 61st Ave, East 62nd Ave, East 63rd Ave, East 64th Ave, East 65th Ave, East 66th Ave, East 67th Ave, East 68th Ave, East 69th Ave, East 70th Ave, East 71st Ave, East 72nd Ave, East 73rd Ave, East 74th Ave, East 75th Ave, East 76th Ave, East 77th Ave, East 78th Ave, East 79th Ave, East 80th Ave, East 81st Ave, East 82nd Ave, East 83rd Ave, East 84th Ave, East 85th Ave, East 86th Ave, East 87th Ave, East 88th Ave, East 89th Ave, East 90th Ave, East 91st Ave, East 92nd Ave, East 93rd Ave, East 94th Ave, East 95th Ave, East 96th Ave, East 97th Ave, East 98th Ave, East 99th Ave, East 100th Ave. The plan also shows various landscaping features, including tree save areas, landscape buffer areas, and a community green space. A legend in the bottom right corner defines symbols for lot corners, telephone pedestals, water meters, fire hydrants, manholes, proposed lot lines, adjacent property lines, proposed setbacks, water lines, gas lines, electric lines, and floor optic lines. A north arrow and a scale bar (0 to 100 feet) are also present.



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: SE 20-01 Request for Special Exception to allow for an Accessory Dwelling Unit at 201 Pinebrook Road in an SD-6 with the parcel number 102D-00-028.00
Date: March 10, 2020

The purpose of this report is to provide information regarding Special Exception Request by Gregory Tompkins to allow for an Accessory Dwelling Unit located at 201 Pinebrook Road in an SD-6 zoning district with the property #102D-00-028.00. Please see attachments 1- 3.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to convert a partially constructed accessory structure into an accessory dwelling unit. The applicant has obtained building permits to construct the accessory structure and started construction. During construction, the applicant decided to make a request to finish the structure as an accessory dwelling. The proposed dwelling will consist of a living room, one bedroom, kitchen and a bathroom in a one-story building with the exterior dimensions of 20 feet by 24 feet for a total square footage of 480.

An Accessory Dwelling Unit is defined as a residential structure containing one dwelling unit that is auxiliary to the primary dwelling unit(s) on the same lot and that have an independent means of entry into the dwelling unit. This includes, but is not limited to dwelling units in guest houses, pool houses, carriage houses, and garage apartments above or beside a garage. An accessory structure shall be considered an accessory dwelling if it includes all of the following: kitchen area, full bathroom, electricity, and is heated or cooled.

The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "accessory dwelling unit" in an SD-6 zoning district. Section 13.3.4 of Unified Development Code also requires that the Special Exception meet the additional standards for that use.

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1.)

1. **Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
2. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
3. **Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.

4. **Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
5. **Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

Any built structure or site associated with an approved special exception may continue with the associated use unless the use is made a nonconformity by any subsequent zoning ordinance and/or action by the Board of Aldermen. All nonconformities shall be regulated in accordance with section 3.17. If a specific time is not set as part of the approval of a special exception, the special exception shall expire within 18 months if no building permit has been issued and/or construction activities have ceased on the site. A special exception for any sign type shall expire upon the abandonment or discontinuance of the use or business. Reapplication for a special exception for sign will be required.

NOTIFICATION

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code.

1. 13 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on February 17, 2020.
3. A sign was posted on the property in a conspicuous location.

RESPONSE TO NOTIFICATION

As of this date, the Planning Office has received one phone call against the request.

ANALYSIS

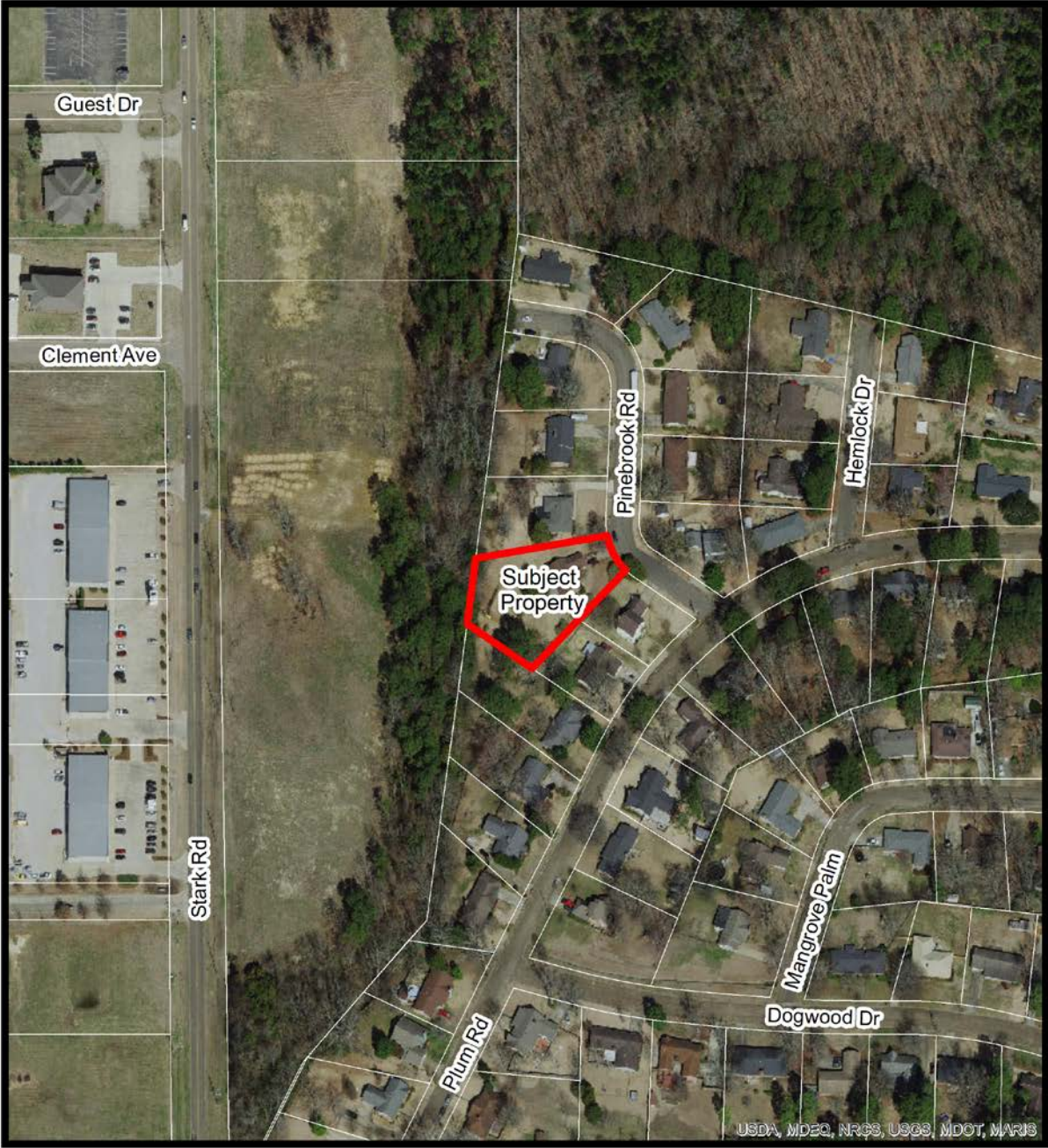
In the opinion of the Planning Department the proposed use associated with the Special Exception request does meet the criteria for special exception review and approval. However, the partially complete structure will need to meet the requirements of the adopted residential building code and all other applicable building codes prior to being occupied.

CONDITIONS OF APPROVAL

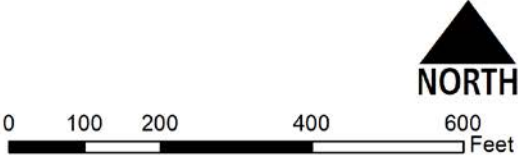
Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.4.3.J). The following conditions of approval are recommended by the Planning Department:

1. The applicant shall obtain all required building permits for the use requested.

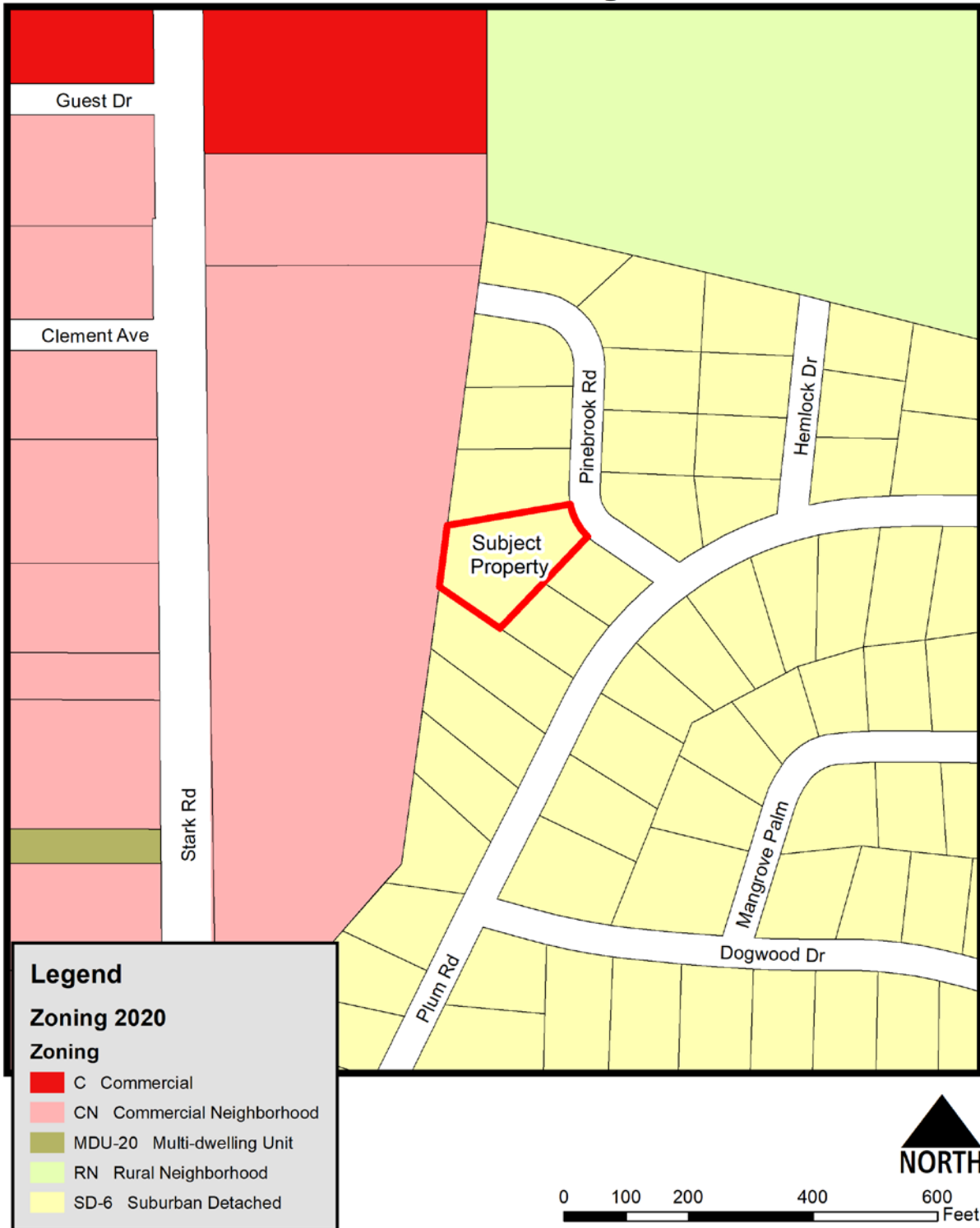
Attachment 1
SE 20-01 Aerial



Legend



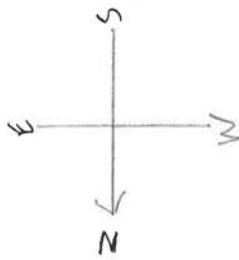
Attachment 2
SE 20-01 Zoning



Attachment 3- Site Plan Provided by Applicant

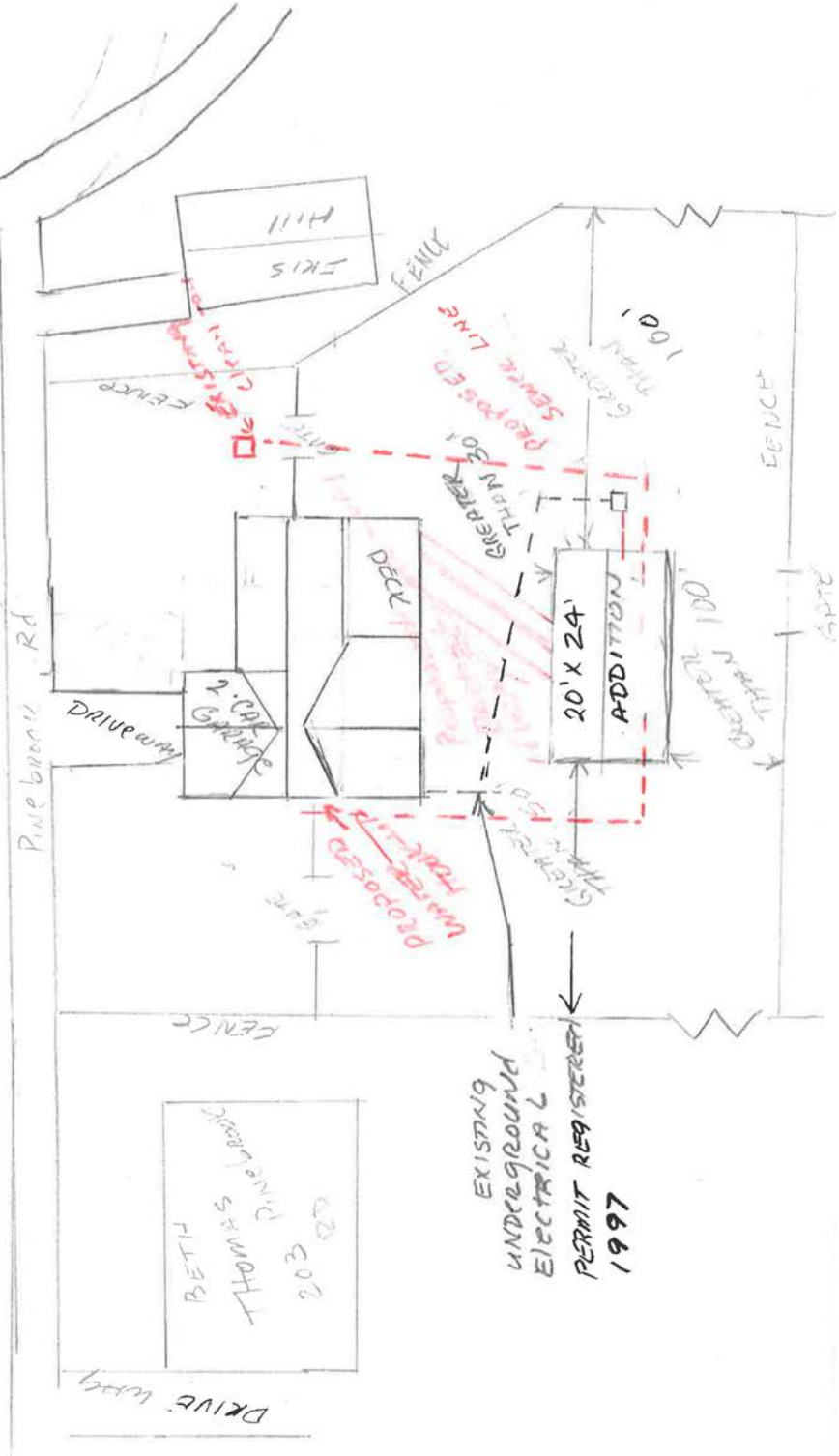
GREG TOMPKINS
201 Pinebrook Rd.
GREEN OAKS SUBDIVISION

PROPOSED ACCESSORY STRUCTURE -
MODIFY EXISTING STRUCTURE
TO INCLUDE:
UTILITIES (ELECTRICAL, WATER)
(AND SEWER)



ORIGINAL

(NOT TO SCALE)





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: SE 20-02 Request for Special Exception to allow for an Accessory Dwelling Unit at 607 Old West Point Road in an SD-2 with the parcel number 117L-00-001.00
Date: March 10, 2020

The purpose of this report is to provide information regarding Special Exception Request by Lee Carson to allow for an Accessory Dwelling Unit located at 607 Old West Point Road in an SD-2 zoning district with the property #117L-00-001.00. Please see attachments 1- 3.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to convert an existing accessory structure into an accessory dwelling unit. The existing structure is original to the house and was previously used as storage. The applicant is currently operating a bed and breakfast out of the main house. The accessory dwelling would be used as part of the bed and breakfast. The proposed dwelling is a one-story building with the exterior dimensions of 18 feet by 20 feet for a total square footage of 360.

An Accessory Dwelling Unit is defined as a residential structure containing one dwelling unit that is auxiliary to the primary dwelling unit(s) on the same lot and that have an independent means of entry into the dwelling unit. This includes, but is not limited to dwelling units in guest houses, pool houses, carriage houses, and garage apartments above or beside a garage. An accessory structure shall be considered an accessory dwelling if it includes all of the following: kitchen area, full bathroom, electricity, and is heated or cooled.

The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for “accessory dwelling unit” in an SD-2 zoning district. Section 13.3.4 of Unified Development Code also requires that the Special Exception meet the additional standards for that use.

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1.)

1. **Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
2. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
3. **Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
4. **Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.

5. **Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

Any built structure or site associated with an approved special exception may continue with the associated use unless the use is made a nonconformity by any subsequent zoning ordinance and/or action by the Board of Aldermen. All nonconformities shall be regulated in accordance with section 3.17. If a specific time is not set as part of the approval of a special exception, the special exception shall expire within 18 months if no building permit has been issued and/or construction activities have ceased on the site. A special exception for any sign type shall expire upon the abandonment or discontinuance of the use or business. Reapplication for a special exception for sign will be required.

NOTIFICATION

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code.

1. 20 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on February 19, 2020.
3. A sign was posted on the property in a conspicuous location.

RESPONSE TO NOTIFICATION

As of this date, the Planning Office has received one phone call against the request and one phone call requesting information.

ANALYSIS

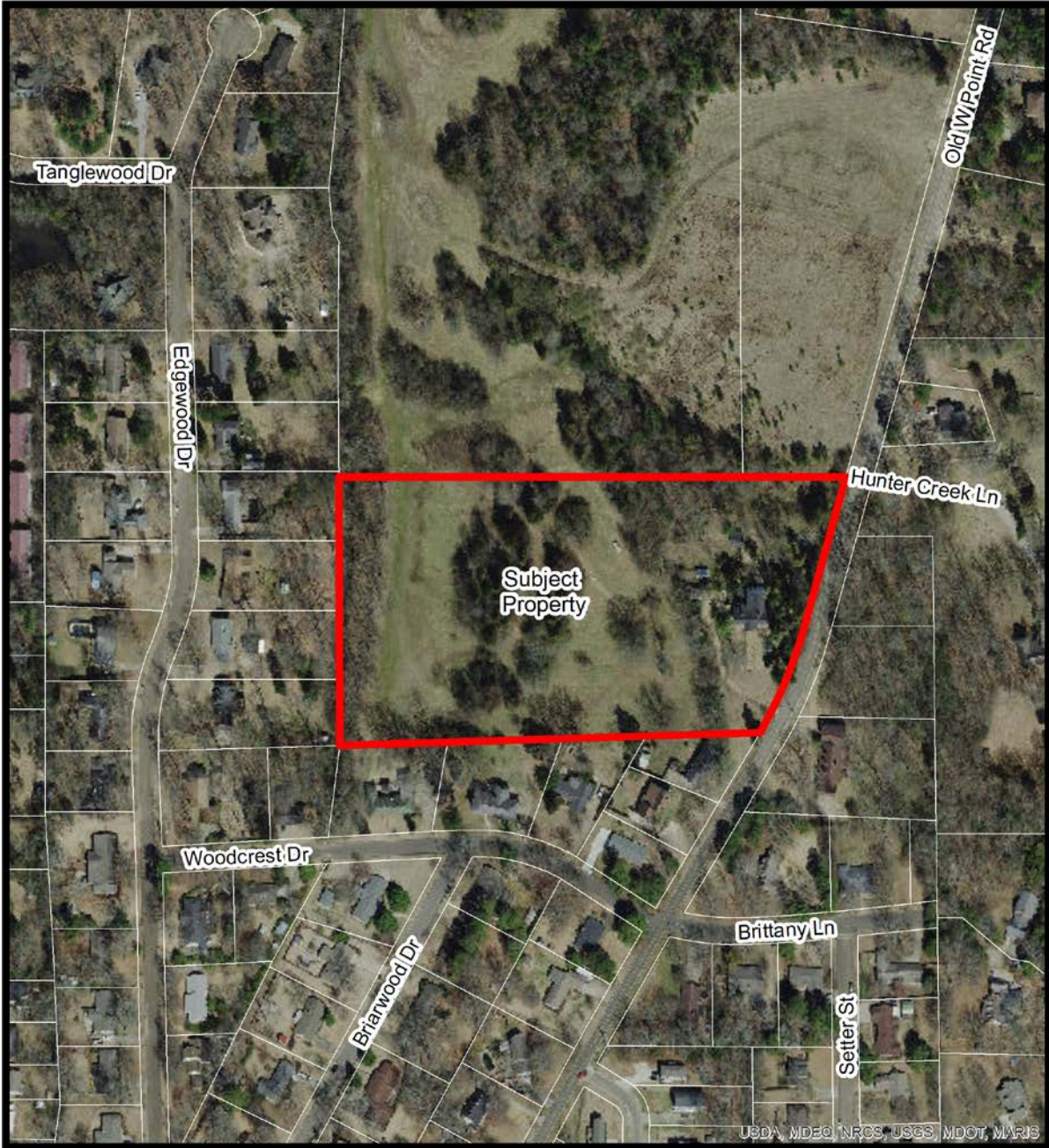
In the opinion of the Planning Department the proposed use associated with the Special Exception request does meet the criteria for special exception review and approval. However, the partially complete structure will need to meet the requirements of the adopted residential building code and all other applicable building codes prior to being occupied.

CONDITIONS OF APPROVAL

Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.4.3.J). The following conditions of approval are recommended by the Planning Department:

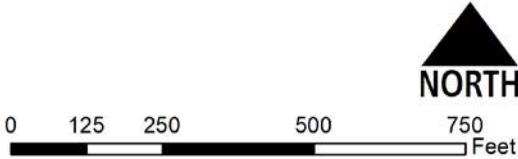
1. The applicant shall obtain all required building permits for the use requested.

Attachment 1
SE 20-02 Aerial

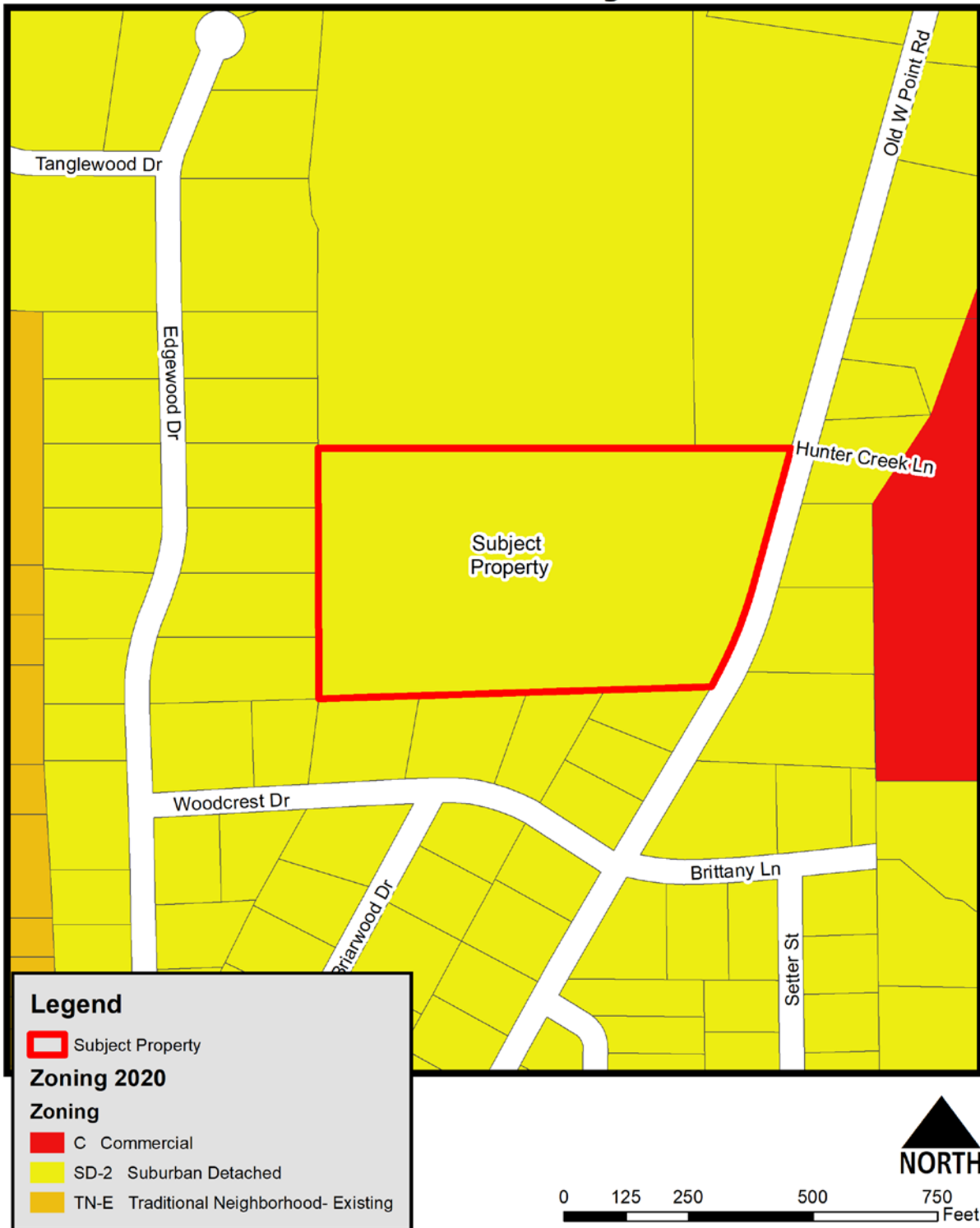


Legend

 Subject Property



Attachment 2
SE 20-02 Zoning



Attachment 3- Plan Provided by Applicant



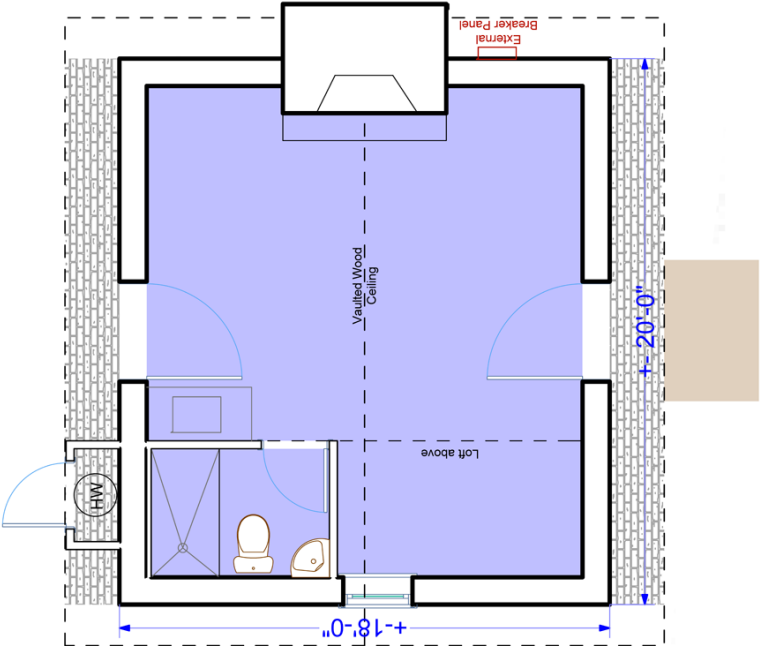
A-1.1C DRAWING:	SCALE:	F.L.C. DRAWN BY: 12/25/2019	DATE:	EXISTING CABIN IMAGES	The Montgomery Bed & Breakfast 607 Old West Point Road
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Rework Existing Cabin

Leave Existing cabin nearly the same but update finishes and utilities.

- 1. Add bathroom
- 2. Add HW closet
- 3. Re-insulate
- 4. Re work electrical
- 5. Add mini split or wall AC unit
- 6. Fix rotten wood
- 7. Remove ceiling/add loft
- 8. Add wood on ceiling/walls

All MEP Systems to code

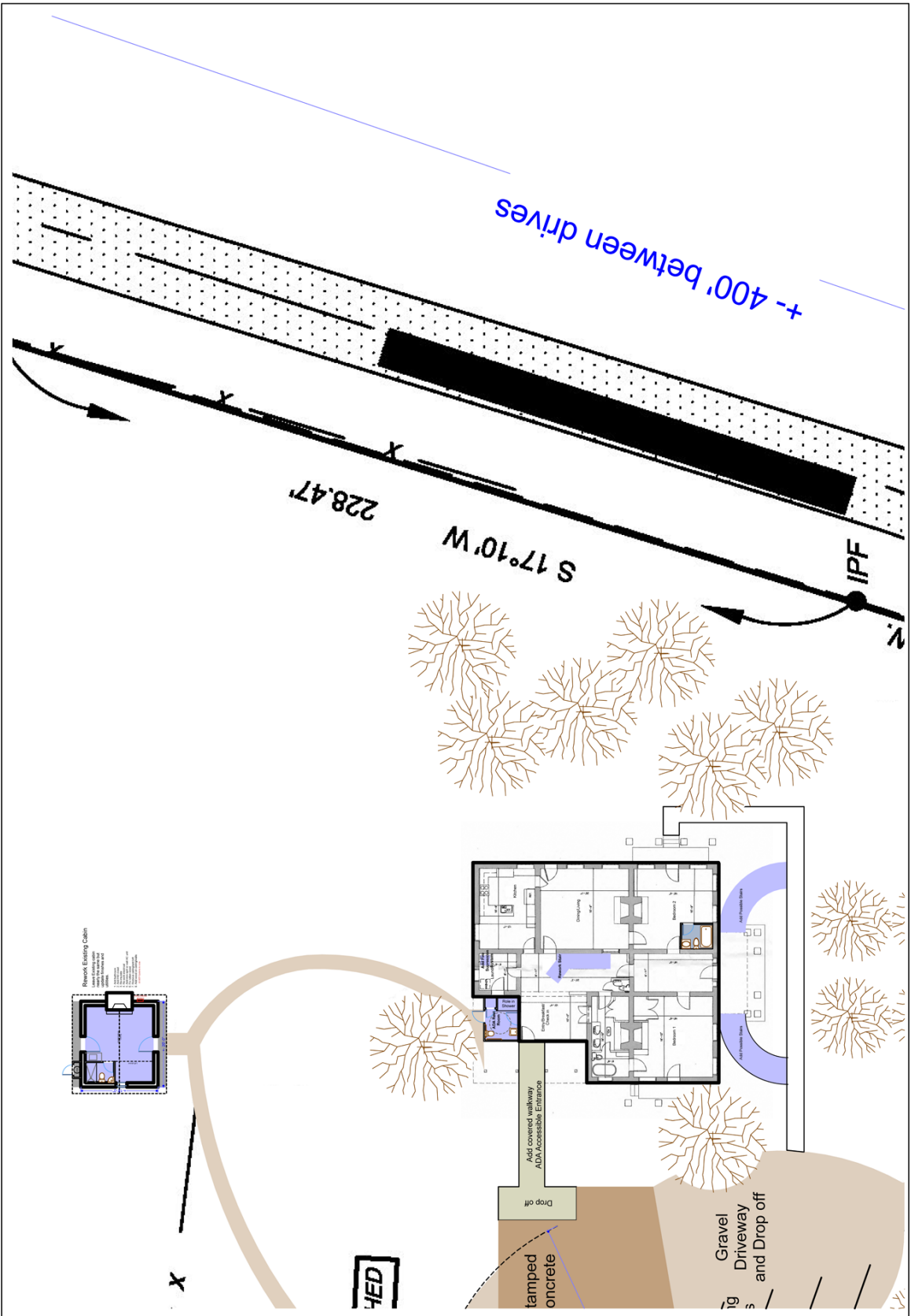


A-1.1B
DRAWING:
1/4"=1'
SCALE:

F.L.C.
DRAWN BY:
12/25/2019
DATE:

CABIN PLAN

The Montgomery
Bed & Breakfast
607 Old West Point Road



A-1.1B DRAWING: 1"=20' SCALE:	F.L.C. DRAWN BY: 12/25/2019 DATE:	CABIN SITE	The Montgomery Bed & Breakfast 607 Old West Point Road
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