OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, APRIL 14, 2020
1ST FLOOR CITY HALL – COURTROOM
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. CITIZEN COMMENTS

VI. OLD BUSINESS

A. 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

VII. NEW BUSINESS

A. EX 20-02 REQUEST FOR AN EXCEPTION FROM FENESTRATION REQUIREMENTS AT 593 RUSSELL ST. PREVIOUSLY ZONED T-6 WITH THE PROPERTY NUMBER 101C-00-018.00.

B. PP 20-04 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR "JAX CORNER SUBDIVISION".

C. SE 20-03 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A 42-UNIT TOWNHOUSE DEVELOPMENT ON LYNN LANE IN AN TN-N ZONE WITH THE PARCEL NUMBER #102I-00-002.00

VIII. ADJOURN

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:	April 14, 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.

The applicant's request was originally heard at the March 10, 2020 Planning and Zoning Commission meeting. The Planning and Zoning Commission voted to table the request until the April 14, 2020 Planning and Zoning meeting so that the applicant could provide the Commission with more information about the structure and parking issues. Planning staff have not received any additional information from the applicant at the time of writing this report.

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 n 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. 9 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 six phone calls 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.

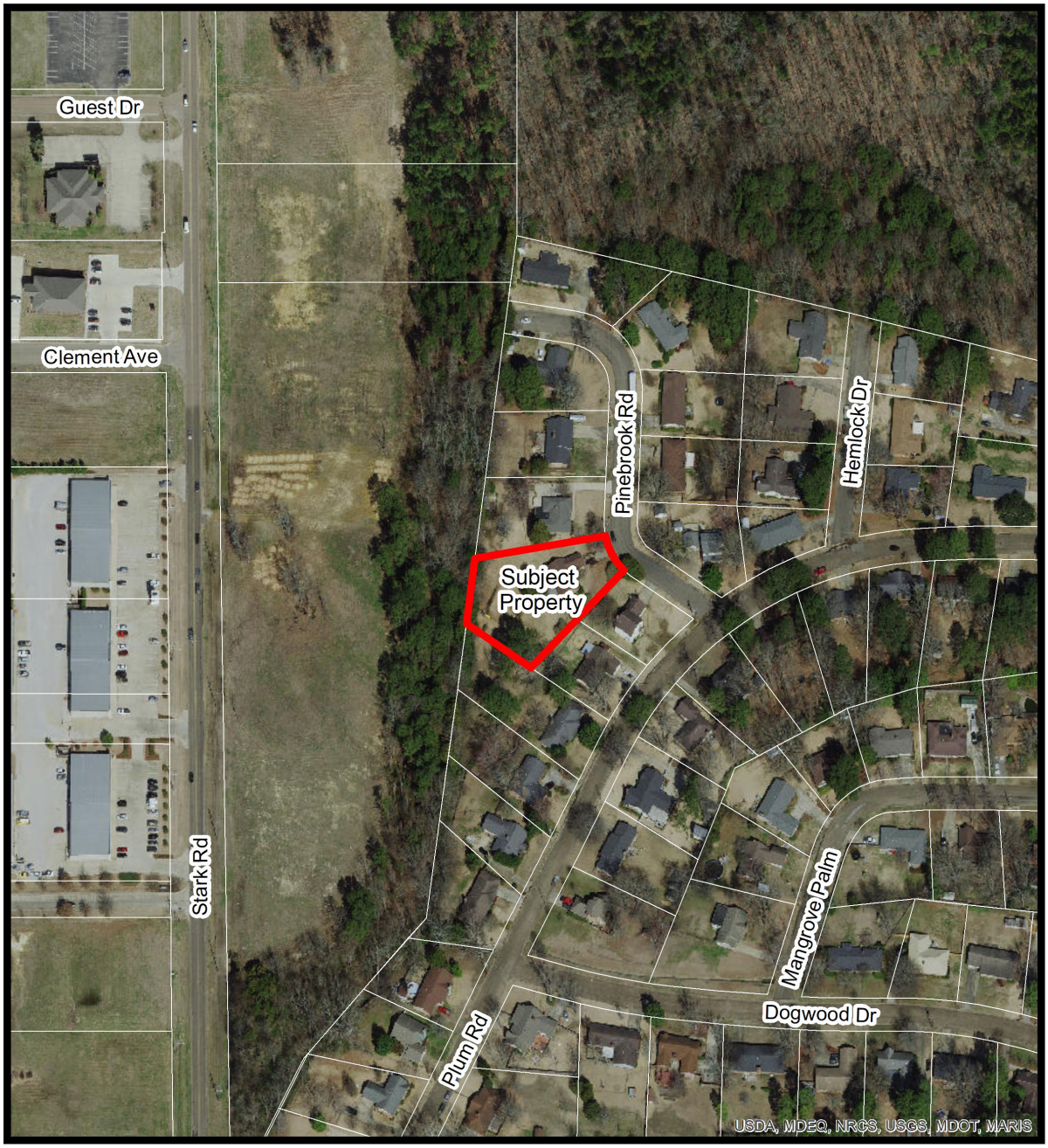
CONDITIONS OF APPROVAL

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



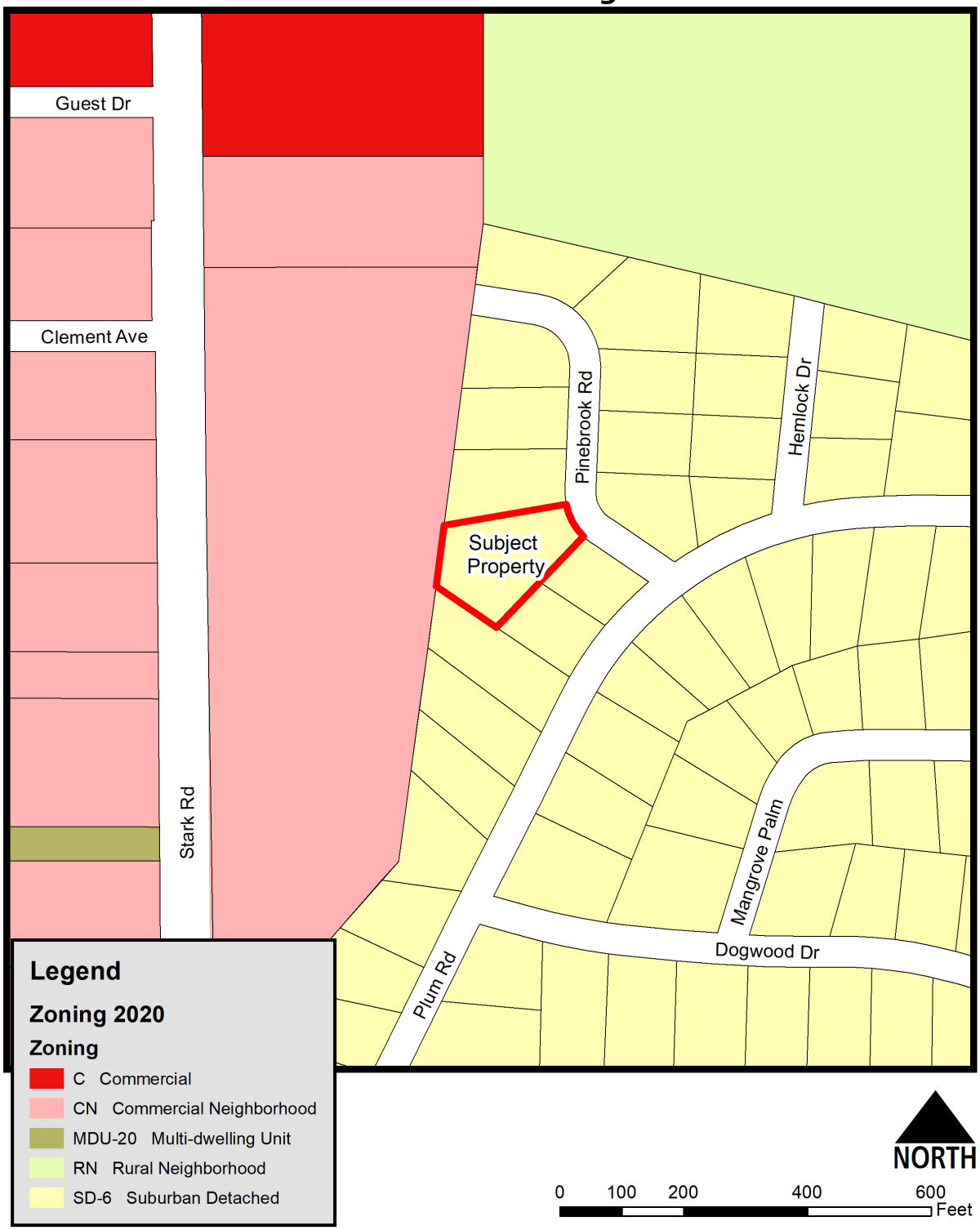
Legend

NORTH

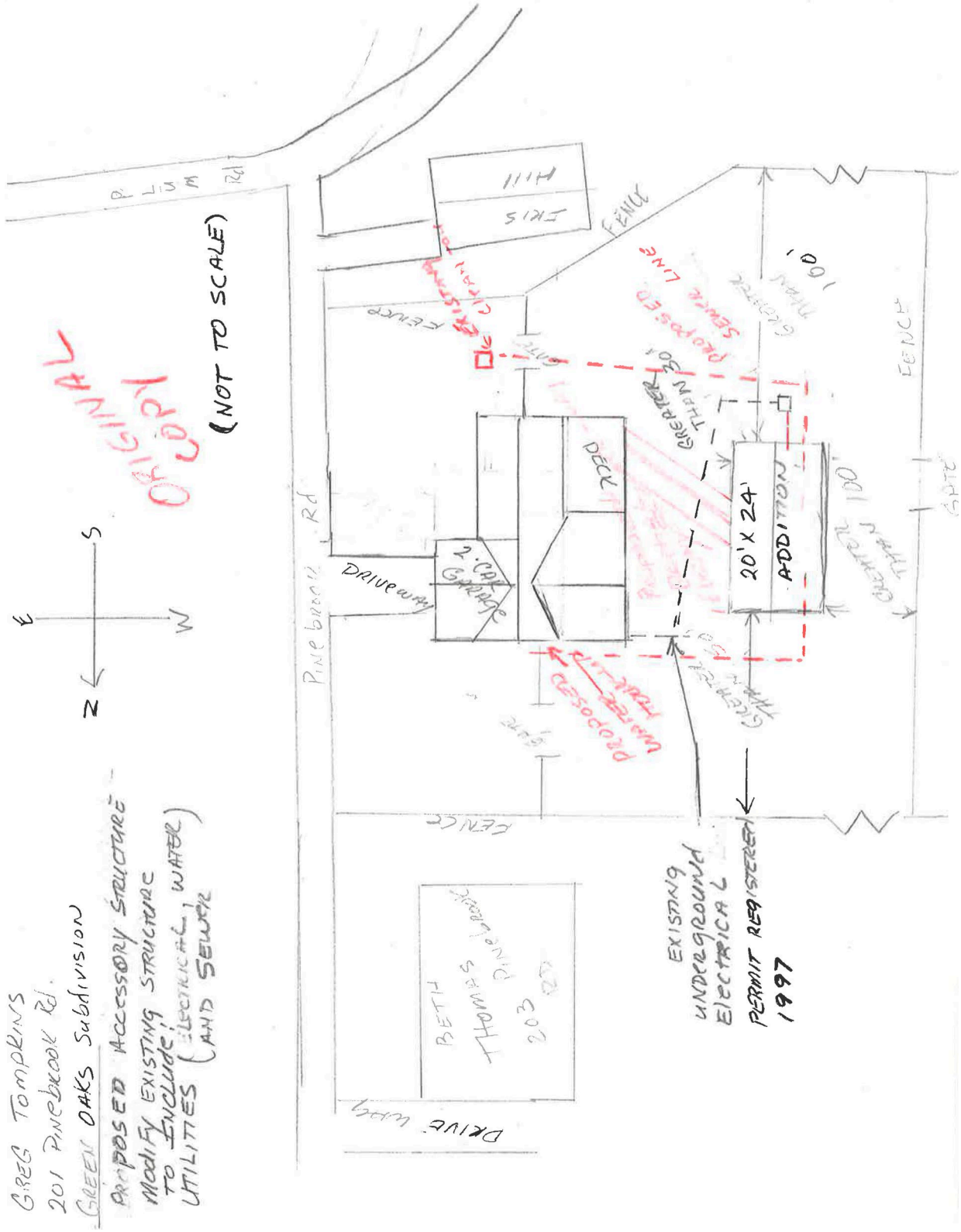
0 100 200 400 600 Feet

Attachment 2

SE 20-01 Zoning



Attachment 3- Site Plan Provided by Applicant



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION

CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To:	Members of the Planning & Zoning Commission
From:	Daniel Havelin, City Planner (662-323-2525 ext. 3136) Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)
Subject:	EX 20-02 Request for an Exception from fenestration requirements at 593 Russell St. previously zoned T-6 with the property number 101C-00-018.00.
Date:	April 14, 2020

The purpose of this report is to provide information regarding an Exception Request by Ron Hartley on behalf of Cadence Bank from fenestration requirements at 593 Russell Street in a previously zoned T-6 with the property #101C-00-018.00. Please see attachments 1-4.

BACKGROUND INFORMATION

The applicant is seeking an Exception to reduce the fenestration requirements from 70% to 55%. The applicant is proposing to construct a new commercial building to house Cadence Bank on the property. The project was started prior to the adoption of the Unified Development Code and is therefore being reviewed under the previous ordinance. Although the Unified Development Code allows for a fenestration (transparence) amount similar to the proposed, the previous ordinance requires 70%.

EXCEPTION REQUEST REQUIREMENTS

Appendix A– Zoning, Article VII. – District Regulations Sec. T. – Transect districts

1.5 EXCEPTION AND VARIANCE

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

i. Exception

a. Requests for Exception shall only be permitted as specifically indicated in this Section.

b. To apply for an Exception, the applicant shall provide the following:

i. The specific Exception(s) requested including citation from this Section and why the Exception is being sought.

ii. Maps, text, drawings and/or statistical data related to the requested Exception(s).

c. No Exception shall be approved unless the Planning and Zoning Commission finds the approval would:

i. Be consistent with § 1.2 Intent and 1.3 Transect Districts of this Section,

ii. and be consistent with the goals, objectives and policies of the City of Starkville's Comprehensive Plan.

d. Any decision regarding an approval or denial of an Exception shall state, in writing, the reasons for the approval or denial.

e. If the Planning and Zoning Commission denies any requested Exception, the applicant may appeal the decision to the Mayor and Board of Aldermen. The Mayor and Board of Aldermen shall review the application de novo.

ii. Dimensional Variance

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

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

1.2 INTENT

(a) *Regulations on buildings equitably balance the rights of individual property owners and the interests of the community as a whole.*

(b) *Infrastructure, landscape and buildings shape the public realm, the spatial definition of which can be understood as a continuum from weak to strong.*

(c) *Transect Districts organize the individual characteristics of infrastructure, landscape and buildings into distinct physical environments, with the overall character of each differing from one another.*

(d) *Distinct physical environments provide a choice in living arrangement for citizens with differing physical, social, and emotional needs.*

(e) *Mixed Uses within Transect Districts and individual buildings provides access to daily needs within close proximity to dwellings so that residents may choose to work, recreate, and shop within walking distance to their home.*

1.3 TRANSECT DISTRICTS

(a) *The following Transect Districts are established under the provisions of this Section and are illustrated on Table 1:*

i) *T1 District - Reserved for Future*

ii) *T2 District - Reserved for Future*

iii) *T3 District - Reserved for Future*

iv) *T4 District*

v) *T5 District*

vi) *T6 District*

vii) *Civic District*

(b) *The T1 District consists of land approximating a wilderness condition, including land unsuitable for development due to topography, hydrology, or vegetation.*

(c) *The T2 District consists of sparsely settled lands in open or cultivated states with little spatial definition, if any.*

(d) *The T3 District consists of lightly settled lands and is primarily residential in character, where deep setbacks and limited Lot coverage creates only a minimal level of spatial definition of outdoor spaces.*

(e) *The T4 District consists of moderately settled lands, is primarily residential in character, but permits an appropriate level of Mixed Use. Moderate setbacks and Lot coverage by buildings creates an increased sense of spatial definition.*

(f) *The T5 District consists of heavily settled lands and is primarily Mixed-Use in character. Shallow setbacks, high Lot coverage, and multi-level buildings creates strong spatial definition of outdoor spaces.*

(g) *The T6 District consists of the most intensely settled lands and is mixed-use in character. Multi-storied buildings positioned at the front Lot Line, no Setbacks, and maximum Lot coverage by buildings creates the strongest definition of outdoor space of all Districts.*

(h) *The Civic District consists of open spaces and public buildings dedicated to arts, culture, education, recreation, local government, and/or municipal parking Uses that serve as necessary components of any community.*

NOTIFICATION

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

1. 55 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 March 14, 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 no phone calls about the request.

ANALYSIS

In the opinion of the Planning Department the proposed reduction in fenestration requirements would generally be consistent with the goals, objectives, and policies of the City of Starkville's Comprehensive Plan. The current zoning of the property as T5-C has similar transparence (fenestration) requirements as the request.

CONDITIONS OF APPROVAL

Any condition attached to the approval of an exception by the Planning and Zoning Commission 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.

Attachment 1

EX 20-02 Aerial

Legend

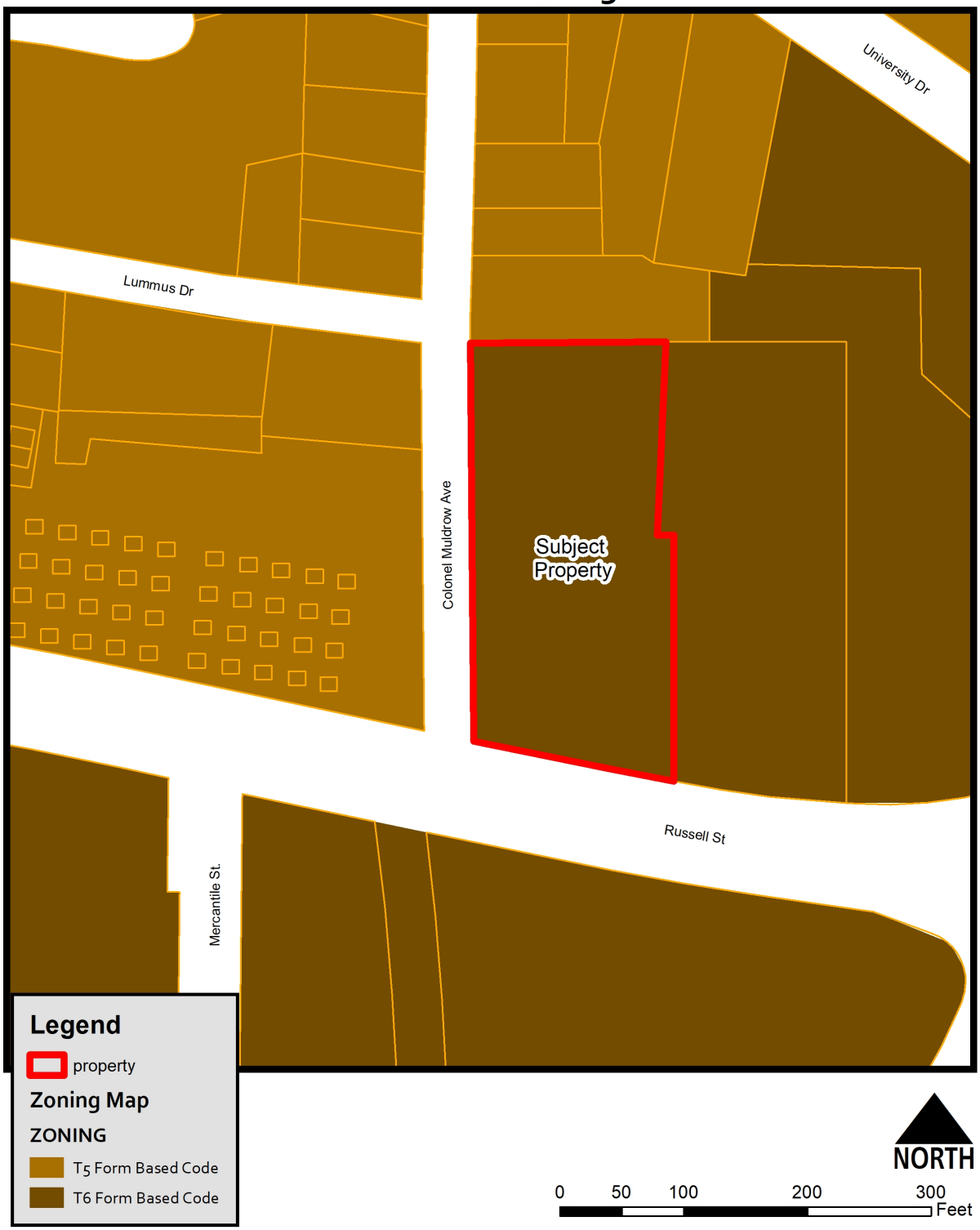
property

NORTH

0 50 100 200 300 Feet

Attachment 2

EX 20-02 Zoning



Attachment 3- Renderings

DALE PARTNERS

Architecture
Interiors
Planning

One Jackson Place
Suite 250
188 East Capitol Street
Jackson, MS 39201
p 601.352.5411

161 Lameuse Street
Biloxi, MS 39530
p 228.374.1409

NOT FOR CONSTRUCTION

Cadence Bank
Starkville, Mississippi

DRC
Submission

Project No 19047
Date 19 February 2020
Drawn Author
Checked Checker
Revisions Rev Date

G-200
Southwest Exterior Rendering

DALE PARTNERS

Architecture
Interiors
Planning

One Jackson Place
Suite 250
188 East Capital Street
Jackson, MS 39201
p 601.352.5411

161 Lameuse Street
Biloxi, MS 39530
p 228.374.1409

NOT FOR CONSTRUCTION

Cadence Bank

Starkville, Mississippi

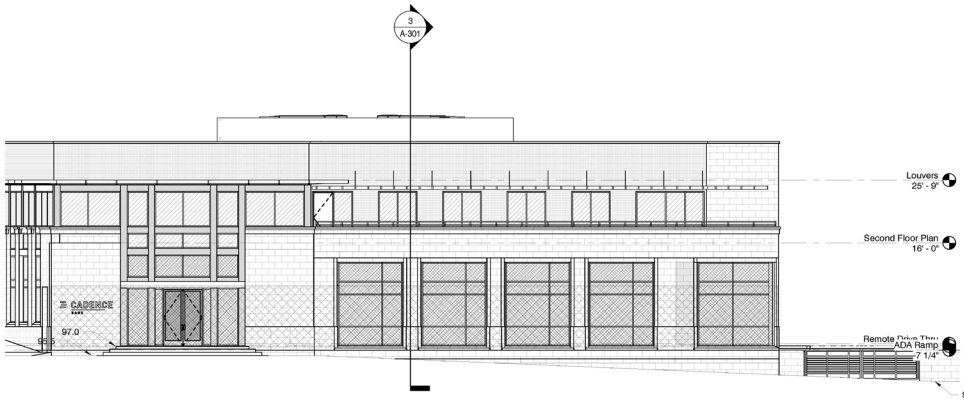
DRC Submission

Project No	19047
Date	19 February 2020
Drawn	Author
Checked	Checker
Revisions	Rev Date

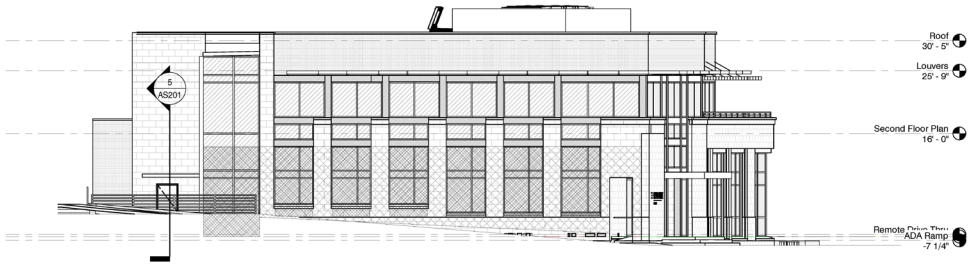
G-201

Southeast Exterior Renderings

Attachment 4- Elevation with Fenestration Percentages



1 South Elevation Glass Calculation
1/8" = 1'-0"



2 West Elevation Glass Calculation
1/8" = 1'-0"

1. Assumed Story Height = 13' - 0", Measured Floor to Ceiling
   A. Prinicple Facade (Russell Street) = 1460 SF Total Wall Area
   B. Secondary Face (Colonel Muldrow Ave) = 824 SF Total Wall Area

2. Clear Glazing Amount of Principle and Secondary Facades
   A. Principle Facade (Russell Street) = 838 SF
   B. Secondary Face (Colonel Muldrow Ave) = 494 SF

3. Clear Glazing to Wall Ratio of First Story Principle and Secondary Facades
   A. Principle Facade (Russell Street) = 57%
   B. Secondary Facade (Colonel Muldrow Ave) = 60%

4. Clear Glazing Reduction of Principle

DALE PARTNERS
Architecture
Interiors
Planning
One Jackson Place
Suite 250
188 East Capital Street
Jackson, MS 39201
p 601.352.5411
161 Lameuse Street
Biloxi, MS 39530
p 228.374.1409

Cadence Bank
Starkville, Mississippi

Construction Documents

Project No	19047
Date	19 December 2019
Drawn	Author
Checked	Checker
Revisions	Rev Date

G-103
Glazing Calculation

12/17/2019 10:43:59 AM
C:\Users\bobbystrobel\Documents\19047 Cadence Bank_BobbyStrobel2756.rvt

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 20-04 Request for Preliminary Plat approval for "Jax Corner Subdivision"
Date:	April 14, 2020

The purpose of this report is to provide information regarding the request by Jason Pepper on behalf of Jody Josey and 4J I LP for Preliminary Plat approval for subdividing and reconfiguring several lots into 2 lots. The proposed subdivision is named "Jax Corner Subdivision". The total land acreage is +/- 1.84-acres in a Commercial (C) zoning district. Proposed Lot 1 is shown as having an acreage of +/- 0.74 and Lot 2 is shown as having an acreage of +/- 1.1. The subject properties are located at 113 and 103 Hwy 12 West, 720 South Jackson Street, and 15, 17, and 19 Canal Street with the parcel numbers 102H-00-019.00, 102H-00-020.00, 102H-00-020.01, 102H-00-020.02, 102H-00-025.00, 102H-00-024.00, 102H-00-023.00, 102H-00-022.00, and 102H-00-021.00. Please see attachments 1-4.

ZONING DISTRICT INFORMATION

Below is information pertaining to a Commercial Use in a C- Commercial zoning district:

Commercial Use	
A. Lot Dimensions	**C**
A1 Lot size (min)	*
A2 Lot width (min)	*
B. Building/Structure Setbacks	**C**
B1 Front setback min	20'
B2 Front setback max	N/A
B3 Side setback	10'
B4 Side setback adjacent to detached residential	50'
B5 Side setback corner lot	20'
B6 Rear setback	20'
B7 Rear setback adjacent to detached residential	50'
D. Parking Setbacks	**C**
D1 From primary street	5'
D2 From side street	5'
D3 From side and rear property line	5'
D4 From side rear property line adjacent to detached residential	See buffer yard requirements
E. Height	**C**
E1 Principle building(s) (max)	50', 4 story
E2 Accessory building(s) (max)	15', 1 story
F. Pedestrian Access	**C**
F1 Street-facing primary entrance along street	yes

Commercial Use-Continued	
F2 Sidewalk connection to street from each entrance	yes
G. Mixed-Use	**C**
G1 Residential	yes, above 1st floor
G2 Industrial	no
*lots must be of a sufficient size to accommodate the proposed use and meet all subsequent development standards **see use chart and additional standards	

GENERAL INFORMATION:

- The subdivision has a gross acreage of +/- 1.84 acres with a total of 2 lots.
- 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 has not identified any adversely affected parties to the subdivision.
- All easements are provided on the Preliminary Plat. 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. The following conditions are recommended by City Staff:

Engineering:

1. All development and redevelopment on either lot will be required to comply with new access management requirements, stormwater management and any other codes per the UDC.
2. Lot 1 will be required to be in compliance with access management requirements prior to execution of the final plat
3. Infrastructure plans should be submitted and approved by DRC which will include all required improvements.

Attachment 1

PP 20-04 Aerial

Legend

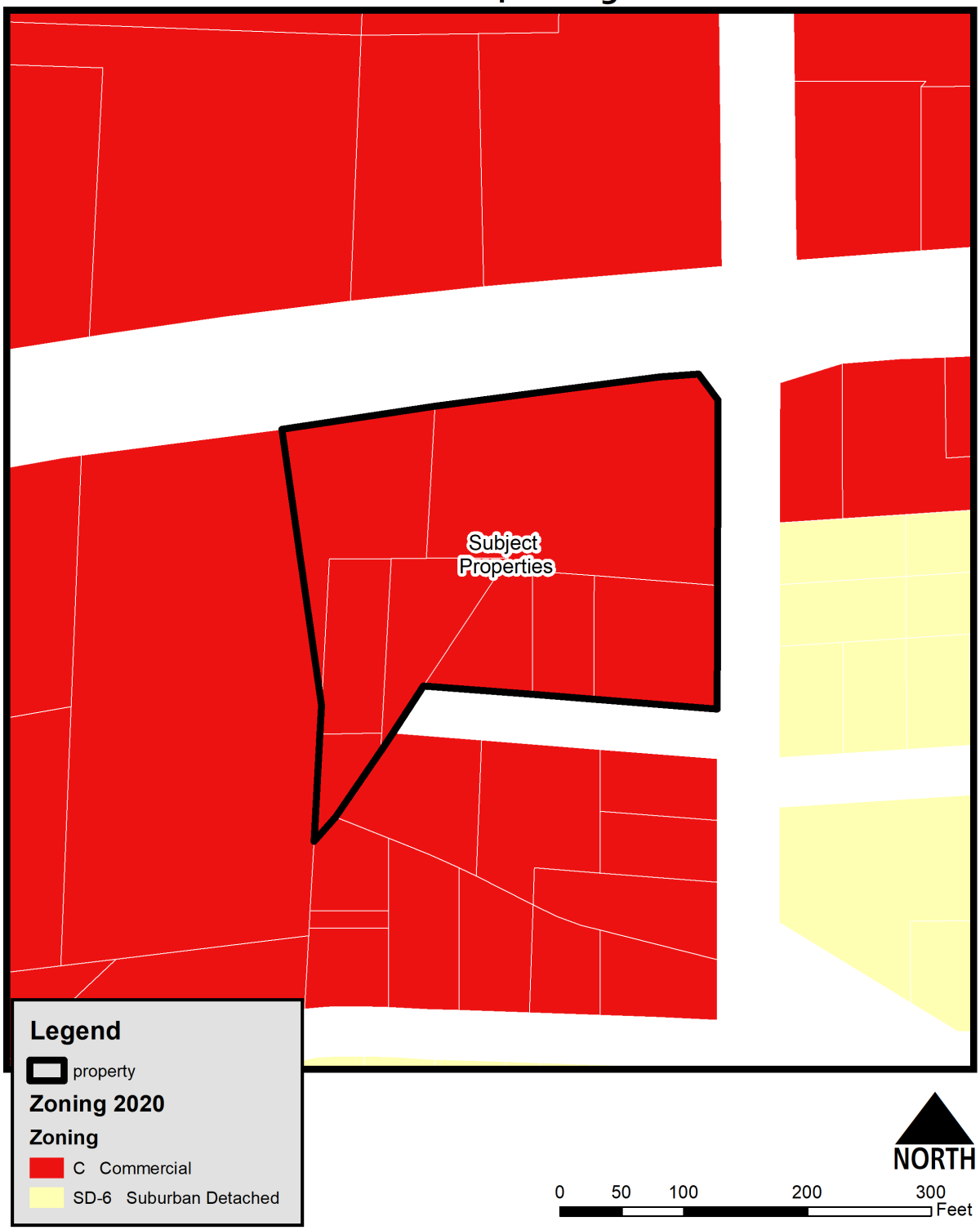
property

NORTH

0 50 100 200 300 Feet

Attachment 2

PP 20-04 Zoning



CLIENT

4/J I LP

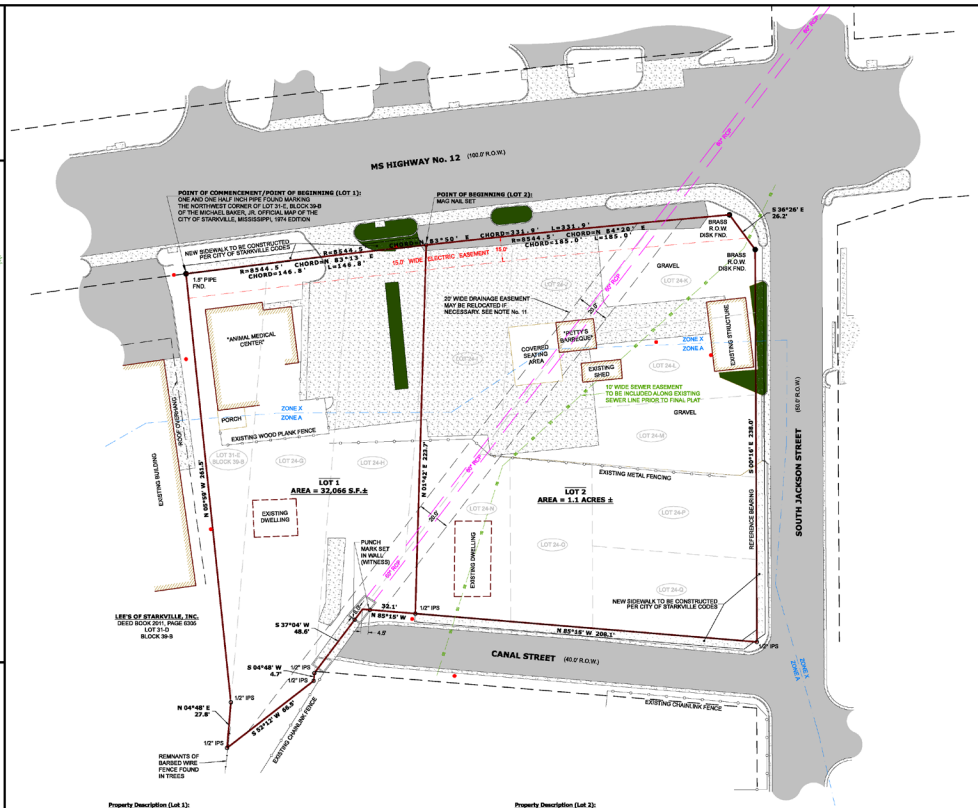
STARKVILLE, MISSISSIPPI

N

0 15' 30'

MAP LEGEND:

SANITARY SEWER LINE	MAN HOLE		
STORM SEWER LINE	FIRE HYDRANT		
OVERHEAD POWER	WATER VALVE		
UNDERGROUND POWER	WATER METER		
OVERHEAD TELEPHONE	IRON PIN FOUND		
UNDERGROUND TELEPHONE	IRON PIN SET		
OVERHEAD POWER & TELEPHONE	RIGHT-OF-WAY MARKER		
GRADE INLET	PEDESTAL		
CURB INLET	EVERGREEN TREE		
UTILITY POLE	GAS METER		
ELECTRIC SERVICE			
GUY ANCHOR			
SIGN POST			
SPOT ELEVATION	HARDWOOD TREE		
CONTOUR			
GRAVEL			
CONCRETE PAVING			
ASPHALT PAVING			



Property Description (Lot 1):

Being all of Lot 31-E of Block 39-B as shown on the Michael Baker, Jr. Official Map of the City of Starkville, Mississippi, 1974 Edition, all of Lot 24-G, part of Lot 24-H, part of Lot 24-L and part of Lot 24-M of the J. H. Wellborn Subdivision as recorded in the Office of the Chancery Clerk, Oktibbeha County, Mississippi; all located in the Southeast quarter of Section 3, Township 18 North, Range 14 East, Oktibbeha County, Mississippi and as shown on a survey by Pepper Surveying and Mapping, LLC and being more particularly described as follows, to wit:

Commencing at a one and one half inch pipe found on the South right of way of Mississippi Highway No. 12 and at the Northwest corner of Lot 31-E of Block 39-B as shown on the Michael Baker, Jr. Official Map of the City of Starkville, Mississippi, 1974 Edition and being at the beginning of a curve to the right having a radius of 8544.5 feet and being subtended by a chord bearing of North 83 degrees 13 minutes East for a distance of 146.8 feet; said point being the POINT OF BEGINNING of the parcel herein described. From said POINT OF BEGINNING run along said curve and South right of way for an arc length of 146.8 feet to a mag nail set; thence South 01 degrees 42 minutes West leaving said South right of way for a distance of 223.7 feet to a one half inch iron pin set on the North right of way of Canal Street; thence North 85 degrees 15 minutes West along said North right of way through a punch mark set in a concrete wall at 8.0 feet for a total distance of 32.1 feet; thence South 37 degrees 04 minutes West leaving said North right of way through a punch mark set in a concrete wall at 8.0 feet for a total distance of 48.6 feet to a one half inch iron pin set; thence South 04 degrees 48 minutes West for a distance of 4.7 feet to a one half inch iron pin set; thence South 52 degrees 12 minutes West for a distance of 66.3 feet to a one half inch iron pin set; thence North 04 degrees 48 minutes East along the remains of a meandering barbed wire fence and extension thereof for a distance of 27.8 feet to a one half inch iron pin set; thence North 06 degrees 59 minutes West for a distance of 261.5 feet to the POINT OF BEGINNING. Said parcel being located in the Southeast quarter of Section 3, Township 18 North, Range 14 East, Oktibbeha County, Mississippi and contains 32,066 square feet, plus or minus. Reference bearing for this property description is the West right of way of South Jackson Street as shown on this plat.

Surveyor's Note

This survey was performed based on evidence recovered on the ground by Pepper Surveying and Mapping, LLC and publicly recorded information found pertaining to this property. The locations of the boundary lines, easements and rights of way are to the best of my knowledge and based on the evidence found. However, no title opinion was provided to Pepper Surveying and Mapping, LLC for the property shown on this plat. Should a title opinion be performed, other issues regarding this property may arise.

Jason W. Pepper, P.L.S.

Property Description (Lot 2):

Being part of Lot 24-H, part of Lot 24-L all of Lots 24-J, 24-K, 24-L, and 24-M, part of Lot 24-N, all of Lots 24-O, 24-P and 24-Q of the J.H. Wellborn Subdivision as recorded in the Office of the Chancery Clerk, Oktibbeha County, Mississippi; all located in the Southeast quarter of Section 3, Township 18 North, Range 14 East, Oktibbeha County, Mississippi and as shown on a survey by Pepper Surveying and Mapping, LLC and being more particularly described as follows, to wit:

Commencing at a one and one half inch pipe found on the South right of way of Mississippi Highway No. 12 and at the Northwest corner of Lot 31-E of Block 39-B as shown on the Michael Baker, Jr. Official Map of the City of Starkville, Mississippi, 1974 Edition and being at the beginning of a curve to the right having a radius of 8544.5 feet and being subtended by a chord bearing of North 83 degrees 13 minutes East for a distance of 146.8 feet; thence along said curve and South right of way for an arc length of 146.8 feet to a mag nail set at the beginning of a compound curve to the right having a radius of 8544.5 feet and being subtended by a chord bearing of North 84 degrees 20 minutes East for a distance of 185.0 feet; said point being the POINT OF BEGINNING of the parcel herein described. From said POINT OF BEGINNING run along said curve and South right of way for an arc length of 185.0 feet to a brass right of way disk found; thence South 36 degrees 26 minutes East along said South right of way for a distance of 26.2 feet to a brass right of way disk found at the intersection of said South right of way with the West right of way of South Jackson Street; thence South 00 degrees 16 minutes East along said West right of way for a distance of 238.0 feet to a one half inch iron pin set at the intersection of said West right of way with the North right of way of Canal Street; thence North 85 degrees 15 minutes West along said North right of way for a distance of 208.1 feet to a one half inch iron pin set; thence North 01 degrees 42 minutes East leaving said North right of way for a distance of 223.7 feet to the POINT OF BEGINNING. Said parcel being located in the Southeast quarter of Section 3, Township 18 North, Range 14 East, Oktibbeha County, Mississippi and contains 1.1 acres, plus or minus. Reference bearing for this property description is the West right of way of South Jackson Street as shown on this plat.

Survey Notes:

1. No utilities were located as part of this survey and this plat should not be utilized to determine the existence or nonexistence of utilities.
2. Distances and bearings shown in parenthesis are as per deed/plat only where they vary.
3. Record deeds are on file in the Office of the Chancery Clerk, Oktibbeha County, Mississippi.
   Deed Book 2002 Page 1027 — Deed Book 2017 Page 454 — Deed Book 1055 Page 243
   Deed Book 2011 Page 4844 — Deed Book 2003 Page 7555 — Deed Book 2014 Page 4963
   Deed Book 2017 Page 3262 — Deed Book 2017 Page 9485
   J.H. Wellborn Subdivision - Lot 24-G, 24-H, 24-J, 24-L, 24-K, 24-L, 24-M, 24-N, 24-O, 24-P and 24-Q
   Michael Baker, Jr. Official Map of the City of Starkville, Mississippi, 1974 Edition - Lot 31-E, Block 39-B
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6. Flagging Color Code: Purple: Survey Control/Preliminary Traverse - Yellow: For the Use of Pepper Surveying and Mapping Only - Pink: Property Corner/Witness Corner - Orange: Proposed Boundary. These colors only apply to Boundary Surveys.
7. Blockwork or retaining walls on property may not be depicted.
8. A 5' Utility Easement is located on the perimeter of the subject eaves.
9. Only easements that were provided by the client or easements discovered in research performed by Pepper Surveying and Mapping, LLC are shown on this plat. Other easements may exist.
10. Sidewalk construction on MDOT right of way must be permitted by MDOT.
11. Should the 60" RCP be moved because of development, then the 20' wide drainage easement shall move with the pipe and appropriate easements meeting the city requirements be recorded at the Oktibbeha County Chancery Clerk's Office.
12. Proposed development plans for Lot 2 do not exist at this time.

PRELIMINARY CERTIFICATE OF ACCURACY

I, Jason W. Pepper, hereby certify that this proposed preliminary plat correctly represents a survey completed by me or under my supervision on August 13th, 2020; and is a true and correct representation of surveys made on the ground; and that all monuments which were found or placed on the property are correctly described and located.

Date of Execution

Jason W. Pepper, P.L.S.
No. 02828 Mississippi

Pepper Surveying AND Mapping LLC

BEARING BASIS: FOUND MONUMENTS
SWORN CREW MEMBER(S):
PAJIE OWENS & JASON PEPPER
SCALE: 1"=30'
CLASS OF SURVEY: "SY"
FIELD DATA COLLECTED: 08/20/2018
DRAWING COMPLETED: 10/25/2018
ALL PINS SET ARE 0.5" DIA. BY 18" LONG REBAR

SEC. 3, T 18 N, R 14 E
REVISION NUMBER: 0
PROJECT NUMBER: 18-175-B
CONVERGENCE: N/A
FILE NAME: 18-175-B
DRAWN BY: PBO
ONE CALL TICKET/N/A
SHEET: 1 of 1

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PRELIMINARY SUBDIVISION PLAT

JAX CORNER SUBDIVION

STARKVILLE, MISSISSIPPI

PEPPER SURVEYING & MAPPING
1286 H STARK ROAD
STARKVILLE, MS 39759
SHIPPING: 834 HWY 12W/#180
PHONE AND FAX: 1-888-983-0653
www.peppersurveying.com

Attachment 3- Plat

MAP LEGEND:

SANITARY SEWER LINE
STORM SEWER LINE
WATER LINE
OVERHEAD POWER
UNDERGROUND POWER
GAS LINE
UNDERGROUND TELEPHONE
OVERHEAD POWER & TELEPHONE
SPOT ELEVATION
EXISTING CONTOUR
GRAVEL
CONCRETE PAVING
ASPHALT PAVING
HARDWOOD TREE
GRATE INLET
CLEANOUT
UTILITY POLE
ELECTRIC SERVICE
GUY ANCHOR
AREA LIGHT
PEDESTAL
GAS METER
MAN HOLE
FIRE HYDRANT
WATER VALVE
WATER METER
IRON PIN FOUND
IRON PIN SET
RIGHT-OF-WAY MARKER
EVERGREEN TREE

PRELIMINARY CERTIFICATE OF ACCURACY

I, Jason W. Pepper, hereby certify that this proposed preliminary plat correctly represents a survey completed by me or under my supervision on August 13th, 2020; and is a true and correct representation of surveys made on the ground; and that all monuments which were found or placed on the property are correctly described and located.

Date of Execution

Jason W. Pepper, P.L.S.
No. 02828 Mississippi

Property Description (Lot 1):

Being all of Lot 31-E of Block 39-B as shown on the Michael Baker, Jr. Official Map of the City of Starkville, Mississippi, 1974 Edition, all of Lot 24-G, part of Lot 24-H, part of Lot 24-I, and part of Lot 24-N of the J. H. Wellborn Subdivision as recorded in the Office of the Chancery Clerk, Oktibbeha County, Mississippi; all located in the Southeast quarter of Section 3, Township 18 North, Range 14 East, Oktibbeha County, Mississippi and as shown on a survey by Pepper Surveying and Mapping, LLC and being more particularly described as follows, to wit:

Commencing at a one and one half inch pipe found on the South right of way of Mississippi Highway No. 12 and at the Northwest corner of Lot 31-E of Block 39-B as shown on the Michael Baker, Jr. Official Map of the City of Starkville, Mississippi, 1974 Edition and being at the beginning of a curve to the right having a radius of 8544.5 feet and being subtended by a chord bearing of North 83 degrees 13 minutes East for a distance of 146.8 feet; said point being the POINT OF BEGININING of the parcel herein described. From said POINT OF BEGINNING run along said curve and South right of way for an arc length of 146.8 feet to a mag nail set; thence South 01 degrees 42 minutes West leaving said South right of way for a distance of 223.7 feet to a one half inch iron pin set on the North right of way of Canal Street; thence North 85 degrees 15 minutes West along said North right of way through a punch mark set in a concrete wall at 27.6 feet for a total distance of 32.1 feet; thence South 37 degrees 04 minutes West leaving said North right of way through a punch mark set in a concrete wall at 8.0 feet for a total distance of 48.6 feet to a one half inch iron pin set; thence South 04 degrees 48 minutes West for a distance of 4.7 feet to a one half inch iron pin set; thence South 52 degrees 12 minutes West for a distance of 66.5 feet to a one half inch iron pin set; thence North 04 degrees 48 minutes East along the remains of a meandering barbed wire fence and extension thereof for a distance of 27.8 feet to a one half inch iron pin set; thence North 05 degrees 59 minutes West for a distance of 261.5 feet to the POINT OF BEGINNING. Said parcel being located in the Southeast quarter of Section 3, Township 18 North, Range 14 East, Oktibbeha County, Mississippi and contains 32,066 square feet, plus or minus. Reference bearing for this property description is the West right of way of South Jackson Street as shown on this plat.

Surveyor's Note

This survey was performed based on evidence recovered on the ground by Pepper Surveying and Mapping, LLC and publicly recorded information found pertaining to this property. The locations of the boundary lines, easements and rights of way are to the best of my knowledge and based on the evidence found. However, no title opinion was provided to Pepper Surveying and Mapping, LLC for the property shown on this plat. Should a title opinion be performed, other issues regarding this property may arise.

Jason W. Pepper, P.L.S.

Property Description (Lot 2):

Being part of Lot 24-H, part of Lot 24-I, all of Lots 24-J, 24-K, 24-L, and 24-M, part of Lot 24-N, all of Lots 24-O, 24-P and 24-Q of the J.H. Wellborn Subdivision as recorded in the Office of the Chancery Clerk, Oktibbeha County, Mississippi; all located in the Southeast quarter of Section 3, Township 18 North, Range 14 East, Oktibbeha County, Mississippi and as shown on a survey by Pepper Surveying and Mapping, LLC and being more particularly described as follows, to wit:

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6. Flagging Color Code: Purple: Survey Control/Preliminary Traverse - Yellow: For the Use of Pepper Surveying and Mapping Only - Pink: Property Corner/Witness Corner - Orange: Property Boundary. These colors only apply to Boundary Surveys.
7. Driveways not serving this property may not be depicted.
8. Building lines/corners shown on this plat may not depict eaves.
9. Only easements that were provided by the client or easements discovered in research performed by Pepper Surveying and Mapping, LLC are shown on this plat. Other easements may exist.
10. Sidewalk construction on MDOT right of way must be permitted by MDOT.
11. Should the 60" RCP be moved because of development, then the 20' wide drainage easment shall move with the pipe and appropriate easements meeting the city requirements be recorded at the Oktibbeha County Chancery Clerk's Office.
12. Proposed development plans for Lot 2 do not exist at this time.

CLIENT
4/J I LP
STARKVILLE, MISSISSIPPI

Pepper Surveying AND Mapping, LLC

BEARING BASIS: FOUND MONUMENTS
SWORN CREW MEMBER(S):
PAJE OWENS & JASON PEPPER
SCALE: 1" = 30'
CLASS OF SURVEY: "B"
FIELD DATA COLLECTED: 08/28/2018
DRAWING COMPLETED: 10/25/2018
ALL PINS SET ARE 0.5" DIA. BY 18" LONG REBAR

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FILE NAME: 18-175-B
DRAWN BY: PBO
ONE CALL TICKET:N/A
SHEET: 1 of 1

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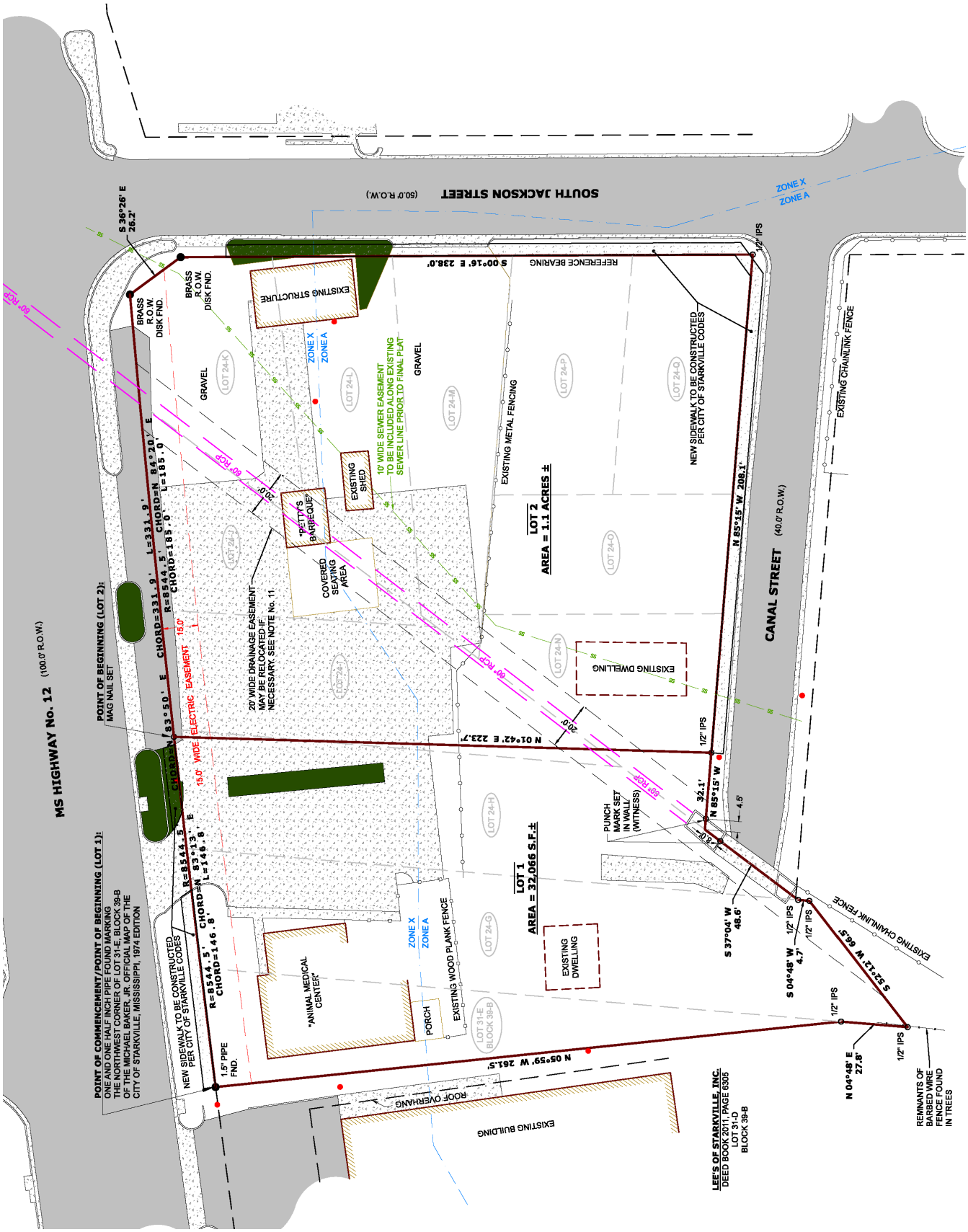
STARKVILLE, MS 39759
SHIPPING: 834 HWY 12W #180
PHONE AND FAX: 1-888-963-9063
www.peppersurveying.com

Attachment 4- Enlarged 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:	SE 20-03 Request for Special Exception to allow for a 42-unit townhouse development on Lynn Lane in an TN-N zone with the parcel number #102I-00-002.00
Date:	April 14, 2020

The purpose of this report is to provide information regarding a Special Exception Request by Henry Minor on behalf of William, Sean, and Dallas Richmond to allow for a townhouse development located on Lynn Lane in an TN-N zone with the parcel number #102I-00-002.00. The property is located on the north side of Lynn Lane approximately 650 feet west of South Montgomery Street. Please see attachments 1-4.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to allow for townhomes to be built in a Traditional Neighborhood New (TN-N) zoning district. The proposed development consists of 42-unit townhome on approximately 5.3 acres. The maximum density for a townhome development is 8 dwelling units per acre. The proposed development has a density of 7.92 dwelling units per acre. All proposed townhome units consist of 3 bedrooms. 158 parking spaces are proposed, which meets the requirement of 1.25 parking space per bedroom. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "dwelling, townhouse/rowhouse" in a TN-N 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.

ADDITIONAL STANDARDS ASSOCIATED WITH THE PROPOSED USE OF "TOWNHOUSE/ROW HOUSE" (Section 13.5.5.D)

1. If located in or adjacent to an existing neighborhood of detached houses, townhouses shall be architecturally harmonious with the surrounding neighborhood in regards to massing, materials, fenestration, and scale.
2. The main entrance to each unit of a townhouse adjacent to a street shall be accessed directly from and face the primary street. Townhouses on corner lots shall be designed so that each side facing the public street is a front facade.
3. Townhouses shall have no more than six (6) contiguous attached units built in one (1) structure.
4. Townhouses are not permitted to have accessory dwellings.
5. In districts where a special exception is required, a maximum of three (3) bedrooms per unit is allowed unless a fourth (4th) bedroom is approved as part of the special exception application. A maximum of four (4) bedrooms per unit is allowed in all zoning districts where permitted.
6. See zoning district general provisions for density requirements and other standards.
7. See zoning district base dimensional standards for location, setbacks, and height requirements.

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. 39 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 March 18,2020.
3. A sign was posted on the property in a conspicuous location.

RESPONSE TO NOTIFICATION

As of this date, the Planning Office has received two emails and three phone calls requesting information about the request. An Email from George Barry (Attachment 4) express some concerns with the project and requested conditions if approved.

ANALYSIS

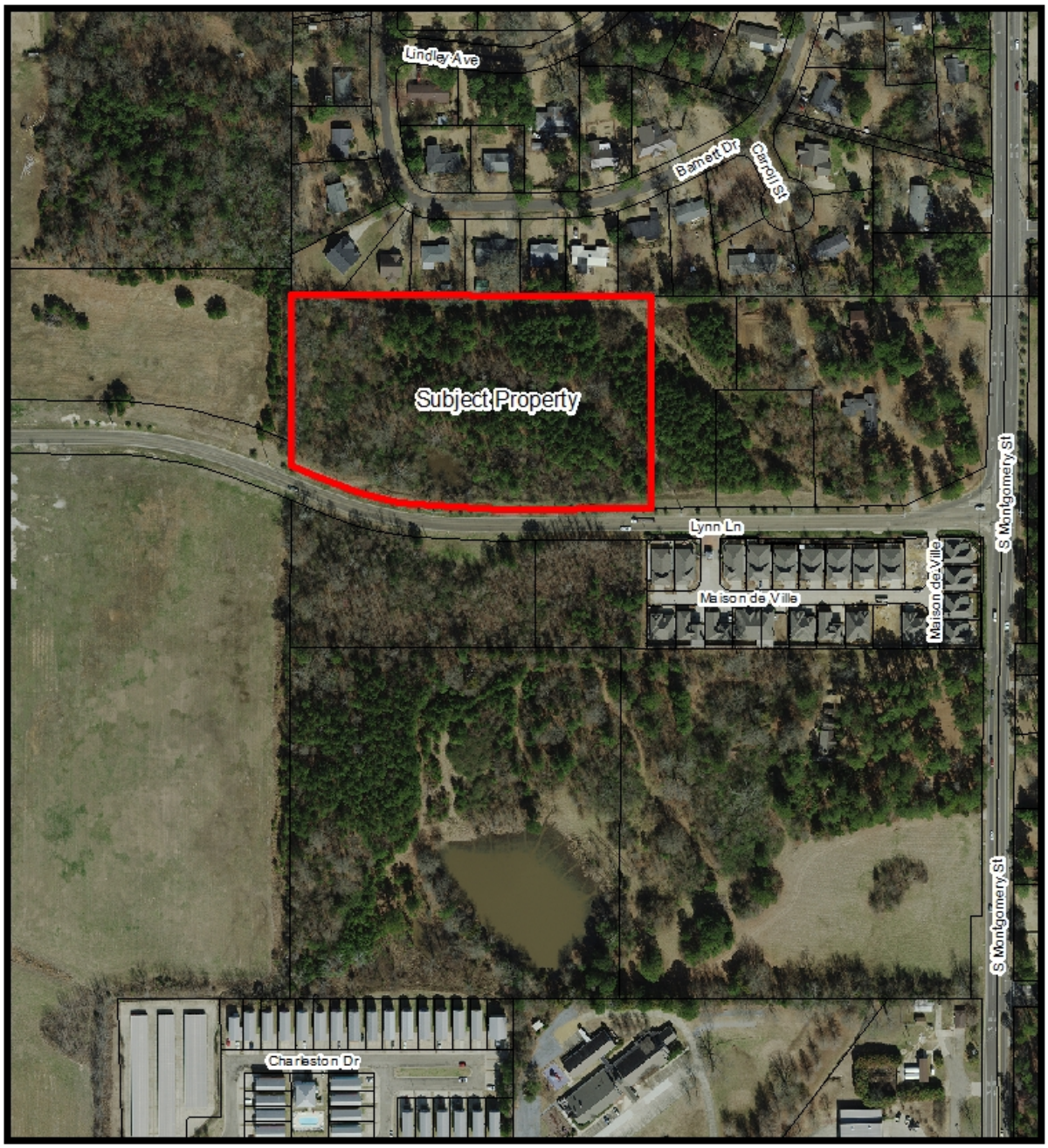
In the opinion of the Planning Department the proposed use associated with the Special Exception request does meet the criteria for special exception review and approval.

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).

Attachment 1

SE 20-03- Aerial



Legend

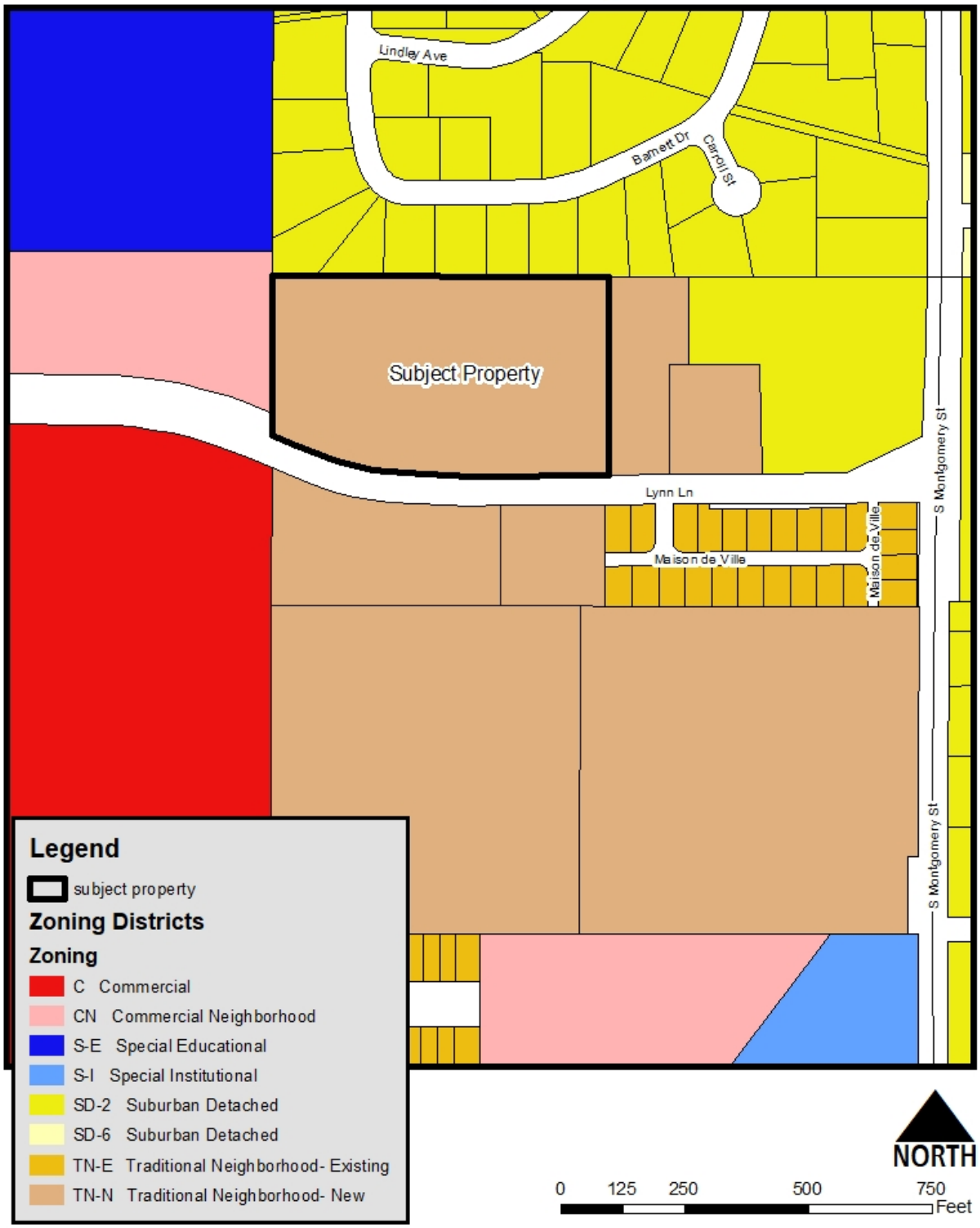
subject property

NORTH

0 125 250 500 750 Feet

Attachment 2

SE 20-03- Zoning



Attachment 3- Applicant Statement

Kimley»Horn

To: Daniel Havelin, City of Starkville

From: Henry Minor, Kimley-Horn Associates, Inc.

Date: April 9, 2020

Subject: Application Letter for Special Exception for Townhome Use

---

We are submitting this application to request a special exception for a Townhouse use on an approximately 5.3 acre property with public road frontage on Lynn Lane. The property is located immediately to the west of the Riddle Run Development. The property is currently zoned Traditional Neighborhood New (TN-N), and per Unified Development Code Section 13.3.6. Use Chart, a townhouse is allowed with a Special Exception and all the requirements stated in Section 13.5.5 Townhouse Dwelling must be met.

Existing Conditions

The property is currently undeveloped and wooded with a mixture of mostly 15 – 20 year old pine trees and hardwood trees. Please see the existing conditions exhibit with corresponding site photos for more information about the existing site features. To the north, the property abuts the Pleasant Acres single family subdivision, and to the east it abuts the Riddle Run Development, which is also zoned Traditional Neighborhood New (TN-N) and contains attached residential duplex units and some detached units. On the western boundary, there is vacant land currently zoned Commercial Neighborhood (CN), and the southern boundary is entirely Lynn Lane road frontage. Across the street on Lynn Lane is the Maison De Ville development and the main entrance to Oakvale, which is the medium density single-family neighborhood currently being developed on the Valentine Property.

Considerations for Special Exception Request

Per the Unified Development Code, there are certain criteria that must be analyzed for any special exception review and approval. The following information describes how each of these criteria have been taken into account with this request.

Site Suitability

- The existing topography within the property consists mostly of gently sloping terrain that drains from the northern portion of the property down to the south-central portion of the property along Lynn Lane. There is an existing shallow pond in this south-central portion of the site that ultimately drains into a culvert that crosses under Lynn Lane to the south. The proposed development intends to place a larger retention pond in the same general location to work toward meeting the City of Starkville's stormwater detention requirements. It is not known at this time if the proposed retention pond will be large enough to meet all the stormwater detention needs for this development or if additional stormwater detention infrastructure will be needed.

- There is sufficient space for the development as indicated on the Concept Plan. There will be over 20,000 SF of useable common open space for the residents to enjoy with recreational activities, which is approximately 10% of the total site area.
- The required 25' rear building setback and the 5' side building setback will be met or exceeded as the building placement on the Concept plan shows.
- Per the Tree Protection Ordinance, a minimum of fifty percent (50%) of all existing canopy trees with a minimum diameter at breast height of ten (10) inches located within the tree protection area of a lot shall be preserved and protected. The tree protection area shall be equal to the building setbacks. Subject to final construction plans and City Engineering approvals, the Concept Plan does indicate a tree preservation area in the northeast corner of the property, which will serve as common open space and a buffer to the adjacent residential developments.
- In the Concept Plan, sufficient green space has been allocated around the perimeter of the development to allow the development to comply with the Tree Protection Ordinance and ensure the type of landscape buffer required by the Unified Development Code can be implemented.

Traffic

- The proposed Concept Plan indicates one vehicular entrance, which is aligned directly with the new entrance for Oakvale, the medium density, single-family neighborhood under construction on the Valentine Property. Aligning these two entrances is the preferred layout of vehicular access onto Lynn Lane and will provide an access scenario with the least amount of potential vehicular conflict.
- The ultimate design and quantity of access points onto Lynn Lane for the proposed development is subject to the review and approval of City Engineering. Adjustments to the vehicular circulation layout will be made as required by the City during the site plan approval and infrastructure plans review process.
- One of the key proposed features shown on the Concept Plan is an extensive pedestrian network of sidewalks and crosswalks that will connect residents to a series of common open spaces, a neighborhood pool, seating areas, and a lake with a fountain.
- The townhomes fronting Lynn Lane have been pulled to within 10' of the proposed public sidewalk, and direct pedestrian connections to the front of each townhouse will be provided. The combination of these design decisions will help create a pedestrian friendly streetscape along Lynn Lane and improve the current pedestrian traffic conditions.

Immediate Neighborhood Impact

- The proposed townhome development will not be detrimental or offensive to surrounding properties in the neighborhood for the following reasons:
    - The parking areas have been strategically placed behind the buildings fronting Lynn Lane to visually mask those parking areas from the public view.
    - The parking areas have also been located so they do not directly abut the residential units to the north or east.
    - The 30' height of the proposed two-story townhome buildings will be very similar to the existing two-story 30' tall units on the adjacent Riddle Run Property.
    - The required 25' rear building setback adjacent to the single-family residences to the north will be met or exceeded with the final site plan and the required landscape buffer will be provided.

- At least 50% of the existing hardwood trees over 10" in diameter within the side and rear setbacks and adjacent to existing residential properties to the north and east will be preserved per the UDC to further enhance the landscape buffer.
- The common green spaces, seating areas, and lake water feature will be prominently positioned at the front entrance to the development and create an aesthetically pleasing setting for the surrounding neighborhood to view.

Availability of public services

- The proposed development is adequately served by all public utilities, fire and police protection, and the infrastructure plans that will be submitted to the City for review and approval will meet the stormwater detention requirements.

Impact on property values

- The proposed development will consist of high quality townhome units that range in size from 1,750 SF to 2,000 SF and will cost an average of $280,000. The aesthetic quality of this development coupled with the high-end townhome construction, will only have a positive impact on the surrounding property values.

Consistency with Comprehensive Plan

- The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan in the following ways:
  - The subject property was designated in the Comprehensive Plan to be part of the Traditional Neighborhoods New Place Type, which calls for moderate to high density residential development with a wide range of housing types having large, medium, and relatively small random spatial forms. The proposed density of 7.9 units per acre falls within that density designation, and the proposed townhome 4-plex and 6-plex buildings fit the description of the variety of spatial forms
  - Additionally, the Traditional Neighborhood New Place Type called for buildings close to the street with parking to the side or rear and on-street parking with well-designed streetscapes. The proposed Concept Plan layout addresses each of these development form objectives from the Comprehensive Plan.

Additional Standards for Townhouse Use

- The proposed townhouse development meets the requirements and additional standards for the townhouse use, as described below.
  - There is a total of 42 units proposed on a 5.3 acre property, which equals 7.9 units per acre and is less than the maximum allowable density of 8 units per acre in TN-N zoning.
  - 1.25 parking spaces per bedroom is required. Each townhouse unit will contain 3 bedrooms, therefore, the development proposes 126 bedrooms, which requires a total of 158 parking spaces. The Concept Plan proposes 158 parking spaces in the current layout.
  - The proposed scale, materials, and fenestration of the proposed townhouse units fits the character of the adjacent Riddle Run, Maison De Ville, and Oakvale residential developments.
  - The main entrance to each proposed townhouse that is adjacent to Lynn Lane can be accessed by a pedestrian path and the fronts of the townhouse units face this primary street.

- With the townhouse units consisting of 4-plexes and 6-plexes, the proposed buildings comply with the requirement for no more than 6 contiguous attached units built in one structure.
- All townhouse units will be 3-bedroom units.

It is the applicant's opinion that the Special Exception request is justified per the information listed above and the series of exhibits attached to this submittal letter. Given the COVID-19 outbreak we have all been living through, we sincerely appreciate the assistance and hard work from the entire City of Starkville staff over the past several weeks to ensure our application moved forward without any delays.

We look forward to discussing this Special Exception request further at the April 14th Planning and Zoning Commission Meeting.

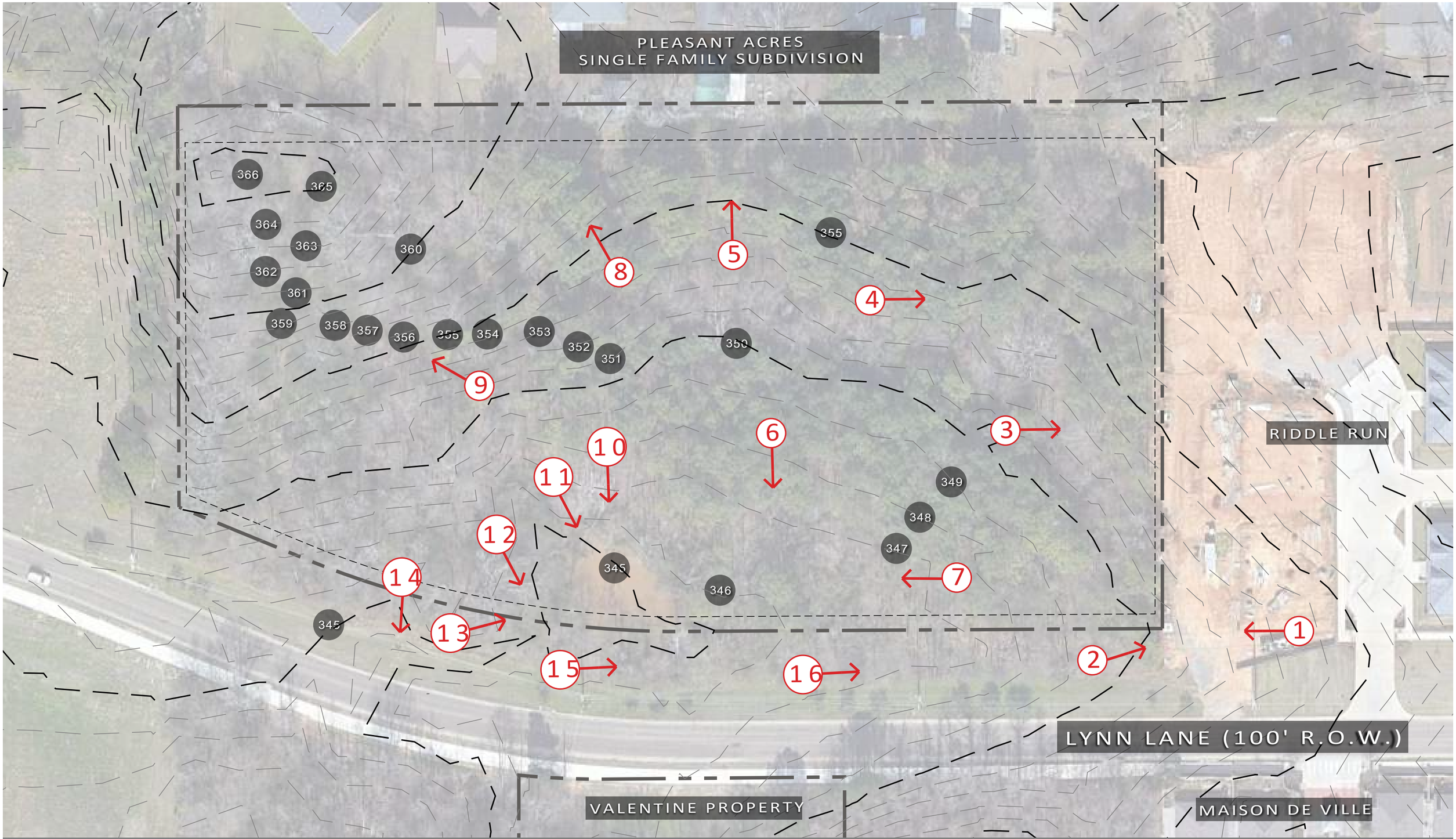
Sincerely,

Henry Minor

Henry Minor, PLA, ASLA

Table of Exhibits

- **Existing Conditions Key Map**
- **Photos of Existing Site Conditions**
- **Concept Plan**
- **Conceptual Landscape Plan**
- **Standard Townhouse Floor Plan, Elevation, and Built Product Photos**



EXISTING CONDITIONS

SUBJECT 5.3 ACRE PARCEL

Kimley»Horn

0 30 60 120 240

SCALE: 1"=60'

Kimley»Horn

Site Photos – See Existing Conditions exhibit for photo location

Photo Location 1 – Looking west at western end of sidewalk/fence at Riddle Run.

Photo Location 1 – Looking east along public sidewalk of Riddle Run adjacent to Lynn Lane

Photo Location 2 – drainage pipe discharging within ROW at Riddle Run's southwest corner.

Photo Location 2 – Flow from drainage pipe discharging within ROW at Riddle Run's southwest corner into a swale through Richmond Property.

Photo Location 2 – Looking east at drainage pipe within ROW at Riddle Run's southwest corner.

Photo Location 3 – Looking east towards Riddle Run. Majority Pine Tree stand in this area. Rear of duplexes and garages from Riddle Run in background.

Photo Location 4 – Looking east towards Riddle Run standing on the higher portion of the site. Stand of hardwoods begin in northern section of site, but mostly pine trees.

Photo Location 5 – Looking north towards backyards of adjacent single family homes.

Photo Location 6 – Looking south towards Lynn Lane. Mostly small pine trees and hardwoods.

Photo Location 7 – Looking east towards Riddle Run.

Photo Location 7 – Looking west through low area of site adjacent to Lynn Lane

Photo Location 8 – Looking north towards adjacent single family area. Topography rises in northwest corner.

Photo Location 9 – Looking northwest towards 366 highpoint of site. Lowpoint is 344 by Lynn Lane.

Photo Location 10 – Looking south towards Lynn Lane across shallow pond

Photo Location 11 – Looking south towards Lynn Lane across shallow pond.

Photo Location 12 – Standing on what appears to be an old pond levee and looking southeast towards Lynn Lane.

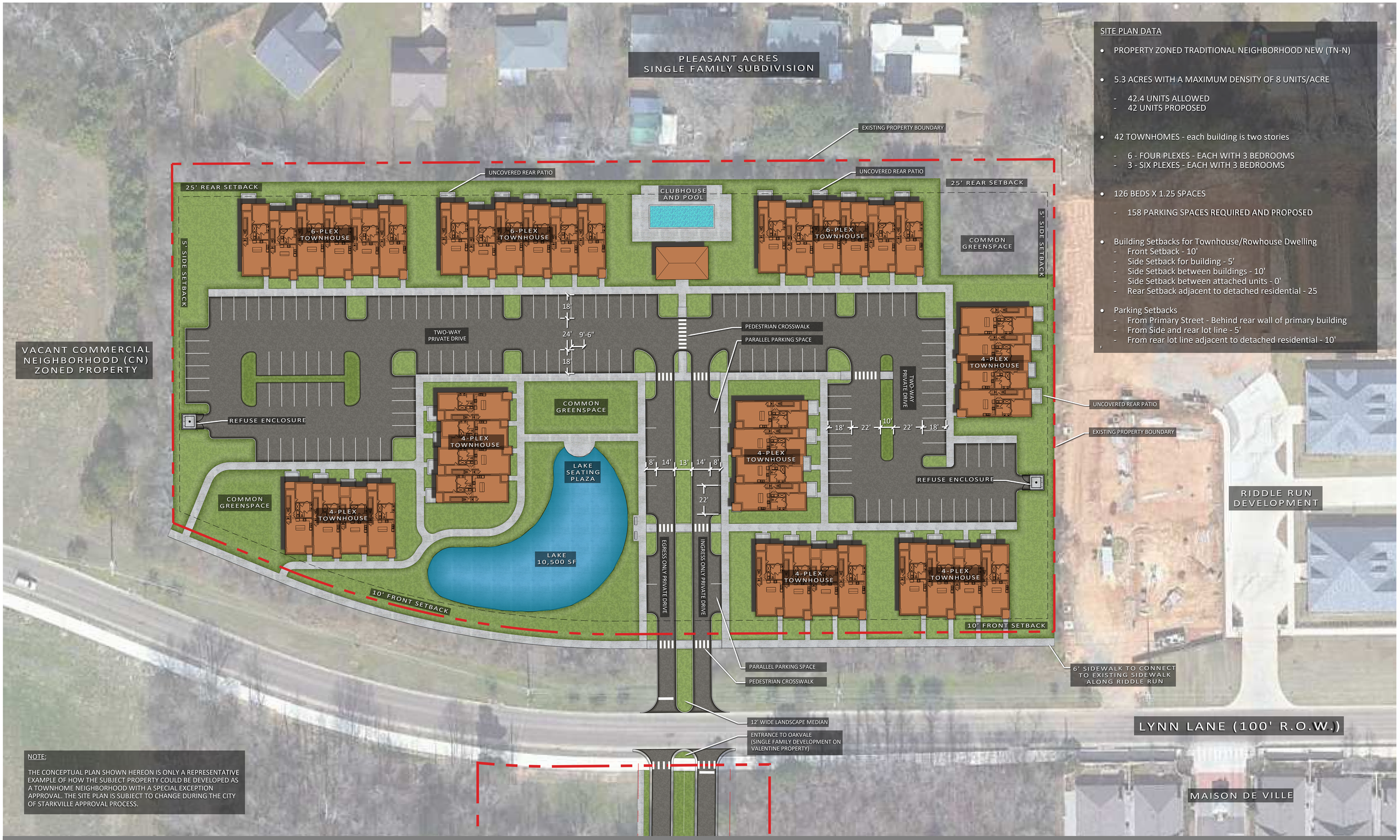
Photo Location 13 – Outlet of shallow pond flowing towards culvert under Lynn Lane.

Photo Location 14 – Looking south towards concrete culvert that flows under Lynn Lane.

Photo Location 14 – Close up of culvert catching roadside swales from the east and west of this low point and conveying water under Lynn Lane to ditch that flows to the south.

Photo Location 15 – Lynn Lane road frontage looking east.

Photo Location 16 – Lynn Lane frontage looking east.



SITE PLAN DATA

- PROPERTY ZONED TRADITIONAL NEIGHBORHOOD NEW (TN-N)
- 5.3 ACRES WITH A MAXIMUM DENSITY OF 8 UNITS/ACRE
  - 42.4 UNITS ALLOWED
  - 42 UNITS PROPOSED
- 42 TOWNHOMES - each building is two stories
  - 6 - FOUR PLEXES - EACH WITH 3 BEDROOMS
  - 3 - SIX PLEXES - EACH WITH 3 BEDROOMS
- 126 BEDS X 1.25 SPACES
  - 158 PARKING SPACES REQUIRED AND PROPOSED
- Building Setbacks for Townhouse/Rowhouse Dwelling
  - Front Setback - 10'
  - Side Setback for building - 5'
  - Side Setback between buildings - 10'
  - Side Setback between attached units - 0'
  - Rear Setback adjacent to detached residential - 25
- Parking Setbacks
  - From Primary Street - Behind rear wall of primary building
  - From Side and rear lot line - 5'
  - From rear lot line adjacent to detached residential - 10'

NOTE:

THE CONCEPTUAL PLAN SHOWN HEREON IS ONLY A REPRESENTATIVE EXAMPLE OF HOW THE SUBJECT PROPERTY COULD BE DEVELOPED AS A TOWNHOME NEIGHBORHOOD WITH A SPECIAL EXCEPTION APPROVAL. THE SITE PLAN IS SUBJECT TO CHANGE DURING THE CITY OF STARKVILLE APPROVAL PROCESS.

CONCEPT PLAN - TOWNHOUSE DEVELOPMENT - SPECIAL EXCEPTION APPLICATION

STARKVILLE, MISSISSIPPI

NOTE:

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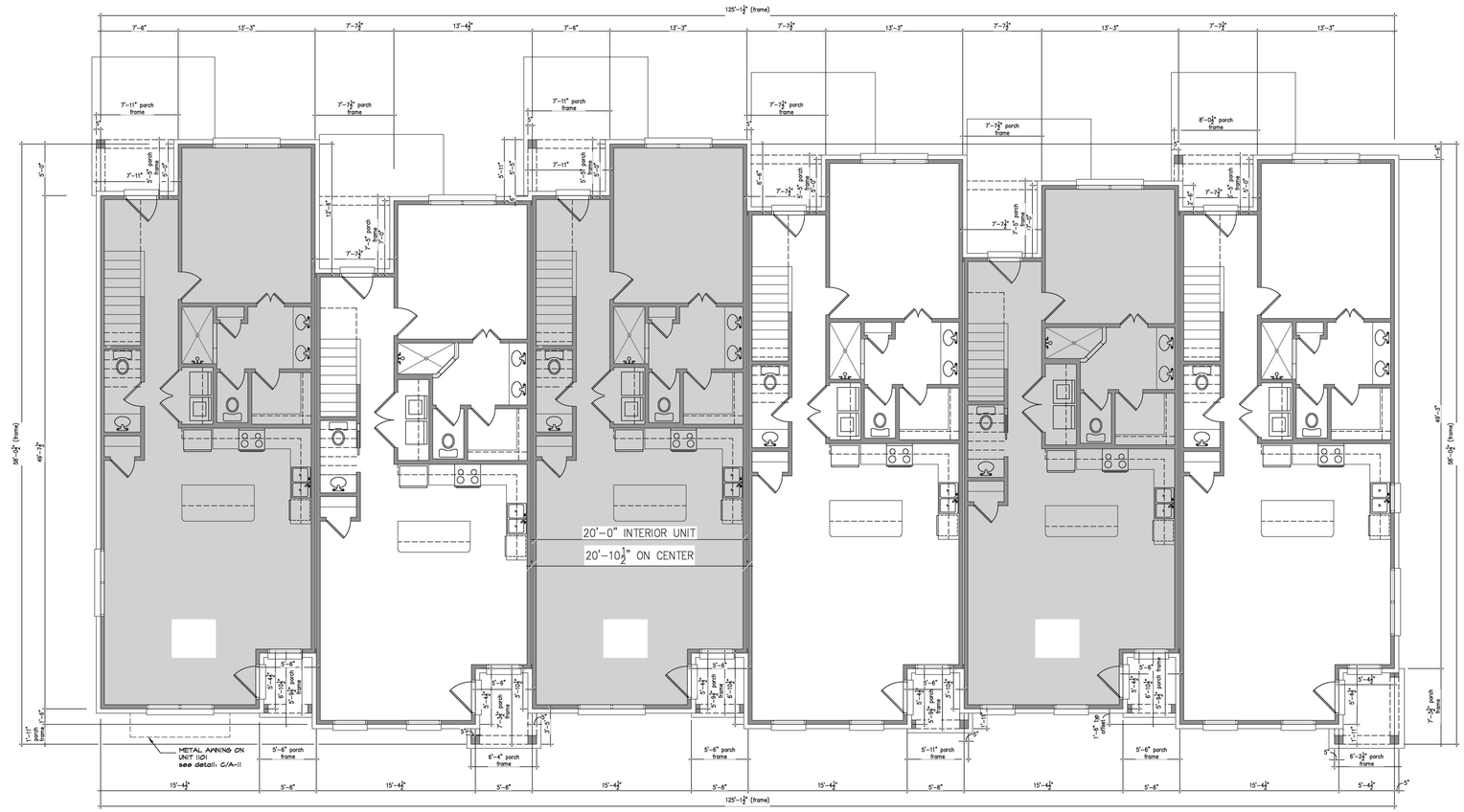
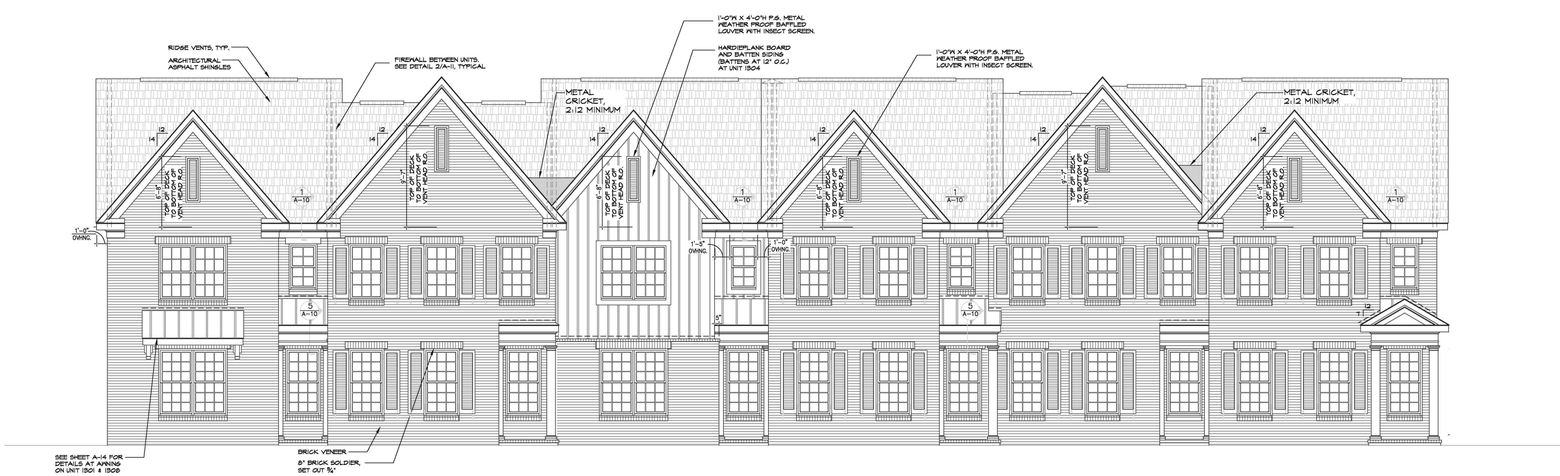
CONCEPTUAL LANDSCAPE PLAN - TOWNHOUSE DEVELOPMENT - SPECIAL EXCEPTION APPLICATION

STARKVILLE, MISSISSIPPI



SIX PLEX TOWNHOUSE FLOORPLAN



SIX PLEX TOWNHOUSE ELEVATION

FRONT OF 4-PLEX BUILDING

STANDARD INTERIOR FINISH

POOL AND CLUBHOUSE AREA

OUTDOOR PATIO AT REAR OF TOWNHOUSE

STANDARD FOOTPRINT, ELEVATION, AND BUILT PRODUCT PHOTOS

STARKVILLE, MISSISSIPPI

Attachment 4- Email from George Barry

Daniel Havelin <d.havelin@cityofstarkville.org>

Email for Planning Department

2 messages

Daniel Havelin <d.havelin@cityofstarkville.org> Wed, Apr 8, 2020 at 9:50 AM
To: ghbarry21@aol.com

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Daniel Havelin, AICP, PLA

City Planner

City of Starkville

110 West Main Street I Starkville I MS 39759-2823

Ph: 662.323.2525 ext: 3136

www.cityofstarkville.org

George Barry <ghbarry21@aol.com> Wed, Apr 8, 2020 at 12:33 PM
To: Daniel Havelin <d.havelin@cityofstarkville.org>

Daniel, I would like to express the following concerns re the property development next to Riddle Run:

1) Buffer(landscape) between our condos and the townhouses. I believe there needs to be some serious trees/bushes etc to shield the two developments.

2) Our neighborhood (Riddle Run and Madison Deville) has a no rent clause in our covenants. I would expect that the new development would do the same to keep our neighborhood the same and not become a student housing project.

We do allow a child(student) to live in the condo but an owner has to be present also.

I would also like to note that we are glad a developer like Andy is going to be our neighbor. I understand he builds quality houses and wants to be a good neighbor.

Thanks
George Barry, 52 Riddle Run

Sent from my iPad

On Apr 8, 2020, at 10:15 AM, Daniel Havelin <d.havelin@cityofstarkville.org> wrote:

[Quoted text hidden]