



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JUNE 9, 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 MAY 12, 2020
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. SE 20-06 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A 32-UNIT TOWNHOUSE DEVELOPMENT ON TWO LOTS AT THE NORTHEAST CORNER OF GUEST DRIVE AND MALLORY LANE IN A C ZONING DISTRICT WITH THE PARCEL NUMBERS 103A-00-001.42 AND 103A-00-001.43
 - B. SE 20-07 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE WEST SIDE OF SAND ROAD IN AREA B APPROXIMATELY 330 FEET SOUTH OF LOUISVILLE STREET IN A R-N ZONING DISTRICT.
 - C. SE 20-08 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE WEST SIDE OF SAND ROAD IN AREA M APPROXIMATELY 2,259 FEET SOUTH OF LOUISVILLE STREET IN A R-N ZONING DISTRICT
- VIII. ADJOURN

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI MAY 12, 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 May 12, 2020 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being physically present was Michael Brooks, Chairman, Ward 4. Joining the meeting via Google Meets virtual meeting platform were Alexis Gregory, Ward 5, Tommy Verdell Jr., Ward 7, Kelly Prather Ward 3, and Jeremiah Dumas Ward 7. Kim Moreland, Ward 1 and Vicki West, Ward 2 were absent from the meeting. Physically present attending the Commissioners was City Planner Daniel Havelin. Attending the meeting via Google Meets virtual meeting platform were Community Development Director Dr. Simon Kim and City Attorney Chris Latimer.

Chairman Mike Brooks opened the meeting with the Pledge of Allegiance followed by a moment of silence.

CONSIDERATION OF THE OFFICIAL AGENDA

There came for consideration the matter of the approval of the Official Agenda of the Planning and Zoning Commission of March 10, 2020 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, MAY 12, 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 MARCH 10, 2020

B. CONSIDERATION OF THE UNAPPROVED MINUTES OF APRIL 14, 2020

VI. CITIZEN COMMENTS

VII. NEW BUSINESS

A. SE 20-04 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A "BORROW PIT" AT 1594 ROCKHILL ROAD.

B. SE 20-05 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE EAST SIDE OF BABYLON ROAD APPROXIMATELY 1, 550 FEET (0.29 MILES) SOUTH OF WEST GARRARD ROAD IN A R-N ZONING DISTRICT

VIII. ADJOURN

After discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner Gregory, the motion to approve the official agenda of the Planning and Zoning Commission for May 12, 2020 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
MARCH 10, 2020**

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to approve the minutes as amended of the Planning and Zoning Commission for March 10, 2020 received unanimous approval.

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

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to approve the minutes as amended of the Planning and Zoning Commission for April 14, 2020 received unanimous approval.

CITIZEN COMMENTS

The Chair opened up the meeting for Citizen Comments. Calling for and receiving no comments, the Commission moved to New Business.

NEW BUSINESS

A. SE 20-04 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A "BORROW PIT" AT 1594 ROCKHILL ROAD.

This is a request by Nic Parish of Burns Dirt Construction on behalf of Dudley Waldrop to allow for a "Borrow Pit" located at 1594 Rockhill Road in a R-N zoning district. The Use Chart requires a Special Exception for "borrow pit" in a R-N zoning district. The location of the proposed borrow is on the southwest corner of the property adjacent to the driveway. The total pit area is approximately 2.93 acres.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 11 property owners of record within 160 feet of the subject property were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on April 22, 2020. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received no response from the notifications.

At the meeting, staff presented 3 recommended conditions of approval of the request.

1. The operation hours shall be from 7:00 AM to 5:00 PM
2. Standard dust control measures with water and truck entering highway signage shall be used
3. The applicant shall ensure to utilize all safety measures and be responsible for any incidents and/or accidents that occur in the site

Nic Parish came forward to speak in favor of the request.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Prather, the motion to approve SE 20-04 received unanimous approval.

B. SE 20-05 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE EAST SIDE OF BABYLON ROAD APPROXIMATELY 1, 550 FEET (0.29 MILES) SOUTH OF WEST GARRARD ROAD IN A R-N ZONING DISTRICT

This is a request by Tommy James Perkins Jr. on behalf of Darlene H. Perkins for a Special Exception to allow for a manufactured home on the east side of Babylon Road in a R-N zoning district. The Use Chart requires a Special Exception for "Dwelling, Manufactured and Modular Home" in a R-N zoning district. The entire property is approximately 11.73 acres. Only a portion of the property is to be used for the proposed use. The home site area is approximately 116 ft by 392 ft for a total square footage of 45,472. The required minimum lot width for an R-N zone is 100 ft with a minimum of 40,000 square feet of lot area.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 7 property owners of record within 160 feet of the subject property were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on April 22, 2020. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received no response from the notifications.

Tommy Perkins Jr. came forward to speak in favor of the request.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Prather, the motion to approve SE 20-05 received unanimous approval.

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on June 9, 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 Verdell, the motion to adjourn until 5:30 p.m. on June 9, 2020 in the Courtroom located at 110 West Main Street, Starkville MS, was unanimously approved.

Michael 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)
Subject: SE 20-06 Request for Special Exception to allow for a 32-unit townhouse development on two lots at the northeast corner of Guest Drive and Mallory Lane in a C zoning district with the parcel numbers 103A-00-001.42 and 103A-00-001.43
Date: June 9, 2020

The purpose of this report is to provide information regarding a Special Exception request by Willis Owens of Pritchard Engineering on behalf of Charlie Morgan to allow for townhouse development on two lots at the northeast corner of Guest Drive and Mallory Lane. Both lots are located in a C-Commercial zoning district with the parcel numbers 103A-00-001.42 and 103A-00-001.43. Please see attachments 1-4.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to allow for townhomes to be built in a Commercial (C) zoning district. The proposed development consists of total 32-unit townhome on 2 lots. Each lot is approximately 0.98 acres. The maximum density for a townhome development in a C zoning district is 20 dwelling units per acre based on a minimum site area of 2,100 square feet per dwelling unit. The proposed development has a density of 16.33 dwelling units per acre. All proposed townhome units consist of 2 bedrooms. The site is sufficiently sized to meet 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 C 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. 41 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 May 3, 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 responses to the notifications or inquiries about 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. There are several similar type developments in the immediate vicinity of the two lots. Therefore, planning staff has no objections to the proposed use.

The Additional Standards found in Section 13.5.5.D.2 states "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 façade". Section 13.3.2 states "Additional standards associated with a use shall be adhered to as a part of the approval of a Special Exception or Use Exception, unless specifically removed as part approval". The applicant has requested that the street facing main entrance requirement be removed from the additional standards as part of this request.

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).

Applicant requested Condition:

1. The additional standard 13.5.5.D.2 requiring street facing main entrances be removed as a requirement under the additional standards.

Attachment 1
SE 20-03 Aerial

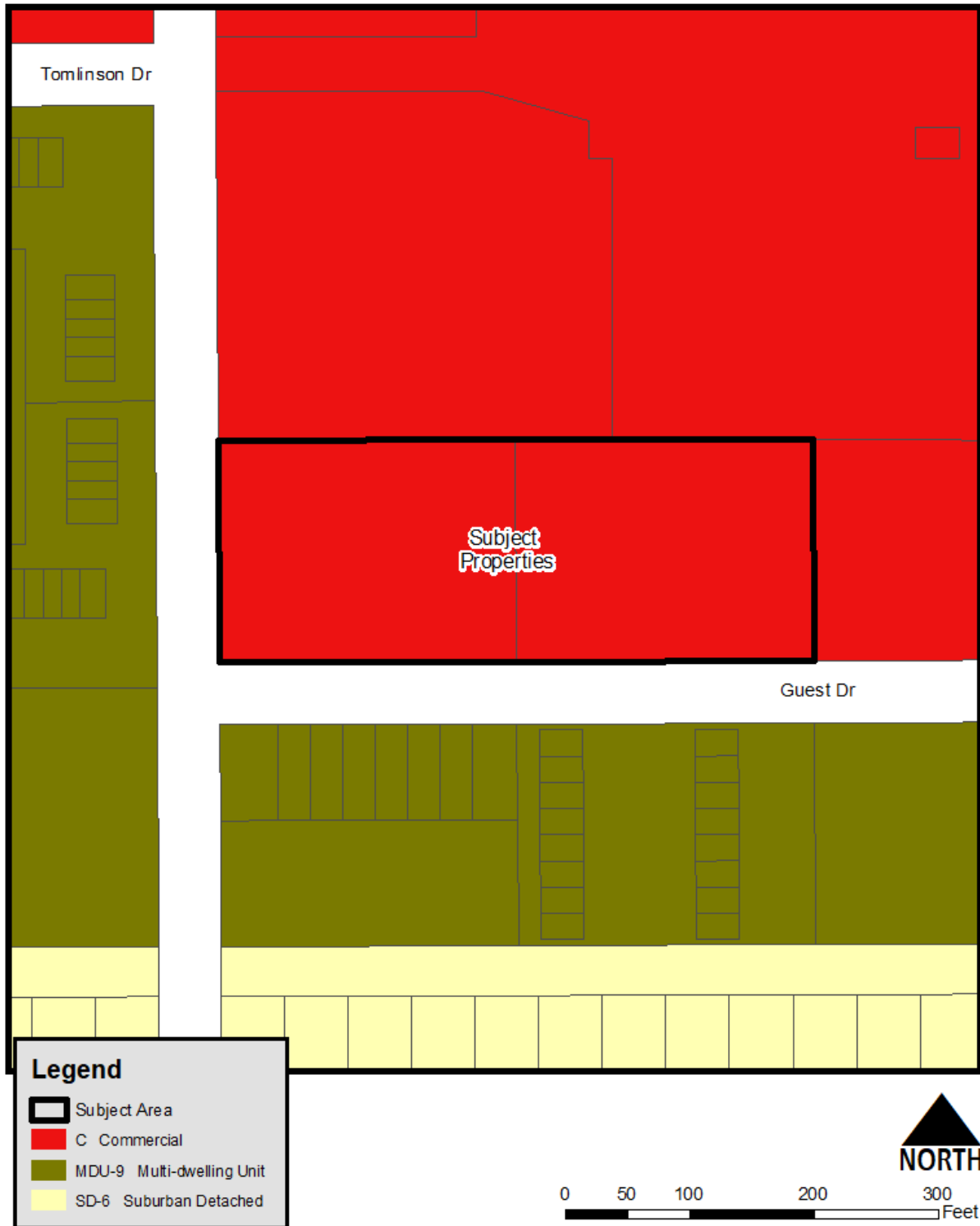


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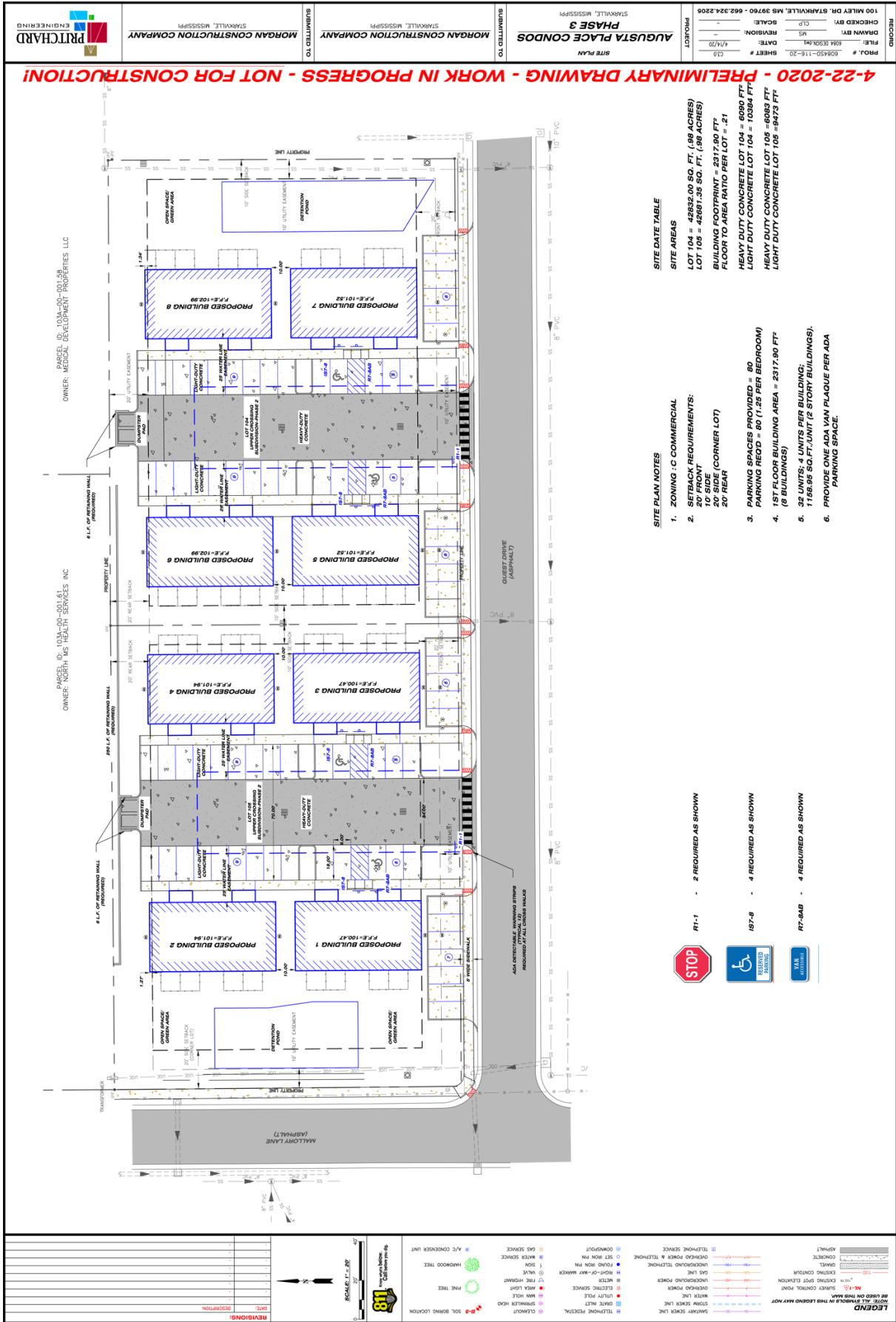
 Subject Area



Attachment 2
SE 20-03 Zoning



4-22-2020 - PRELIMINARY DRAWING - WORK IN PROGRESS - NOT FOR CONSTRUCTION!



The site plan illustrates the layout of the proposed 108-unit apartment building. The development is bounded by Malloy Lane (Asphalt) to the north, a 6' wide sidewalk to the south, and a 6' L.F. of retaining wall (required) to the west. The plan shows eight proposed buildings, each with a footprint of 101.54' x 100.47' (F.F.E. = 101.54' x 100.47'). The buildings are arranged in two rows of four. The plan also includes parking areas, utility easements, and a 10' wide easement. The site is divided into lots, with Lot 108 being the largest. The plan includes various annotations such as 'PROPOSED BUILDING 1' through 'PROPOSED BUILDING 8', '10' UTILITY EASEMENT', '6' L.F. OF RETAINING WALL (REQUIRED)', and '10' WIDE EASEMENT'. The plan also shows the location of the 108-unit apartment building and the 108-unit apartment building. The plan includes a north arrow and a scale bar.



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)
Subject: SE 20-07 Request for Special Exception to allow for a manufactured home on the west side of Sand Road in Area B approximately 330 feet south of Louisville Street in a R-N zoning district
Date: June 9, 2020

The purpose of this report is to provide information regarding a Special Exception Request by Angela Williams on behalf of Starkville Oktibbeha Consolidated School District for a Special Exception to allow for a manufactured home on the west side of Sand Road in Area B approximately 330 feet (0.06 miles) south of Louisville Street. The property is located within a R-N zoning district with the parcel numbers 105C-00-007.00. Please see attachments 1- 4.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to place a manufactured home on Area B of the subject property. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Dwelling, Manufactured and Modular Home" in a Rural Neighborhood (R-N) zoning district. Only a portion of the property is to be used for the proposed use. The applicant provided a sketch of the home site area (see attachment 3). The home site area is shown as 198' wide at the road with a total square footage of 40,326. The required minimum lot with for an R-N zone is 100 ft with a minimum of 40,000 square feet of lot area. The required setbacks are as follows: front 30 ft, rear 25 ft, and side 10 ft. There are currently no other dwellings on the home site area. 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 "DWELLING, MANUFACTURED AND MODULAR HOME" (Section 13.5.8.D)

1. Homes shall be anchored according to International Building Code requirements.
2. Homes shall bear the FMHCCS Label or Seal of Compliance.
3. Homes shall have horizontal siding. At a minimum, the exterior siding shall consist predominantly of vinyl or aluminum lap siding whose reflectivity does not exceed that of flat white paint, wood or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
4. Homes shall have a minimum of a 3/12 roof pitch with asphalt shingles.
5. All homes shall be placed on the lot in harmony with the existing site-built structures. Where no neighboring structures are available for comparison, it shall be sited with the front running parallel to the street providing access to the site.
6. The towing tongue, wheels, and hitch-axle shall be removed upon final placement of the unit.
7. All manufactured homes shall be placed on permanent masonry foundations with appropriate screening of the foundations. The foundation shall not be visible from the street or adjacent properties.
8. All manufactured homes shall have either a deck or porch with steps at each entrance constructed and installed in accordance with the standards set forth by the International Building Code. The minimum square footage of the floor of such porch or deck shall measure at least thirty-six (36) square feet.
9. No manufactured and modular home more than ten (10) years old may be relocated or moved onto any lot within the city limits of Starkville.
10. See zoning district general provisions for density requirements and other standards.
11. See zoning district base dimensional standards for location, setback, 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. 8 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 May 20, 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 response from the notifications.

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 20-07 Aerial



Legend

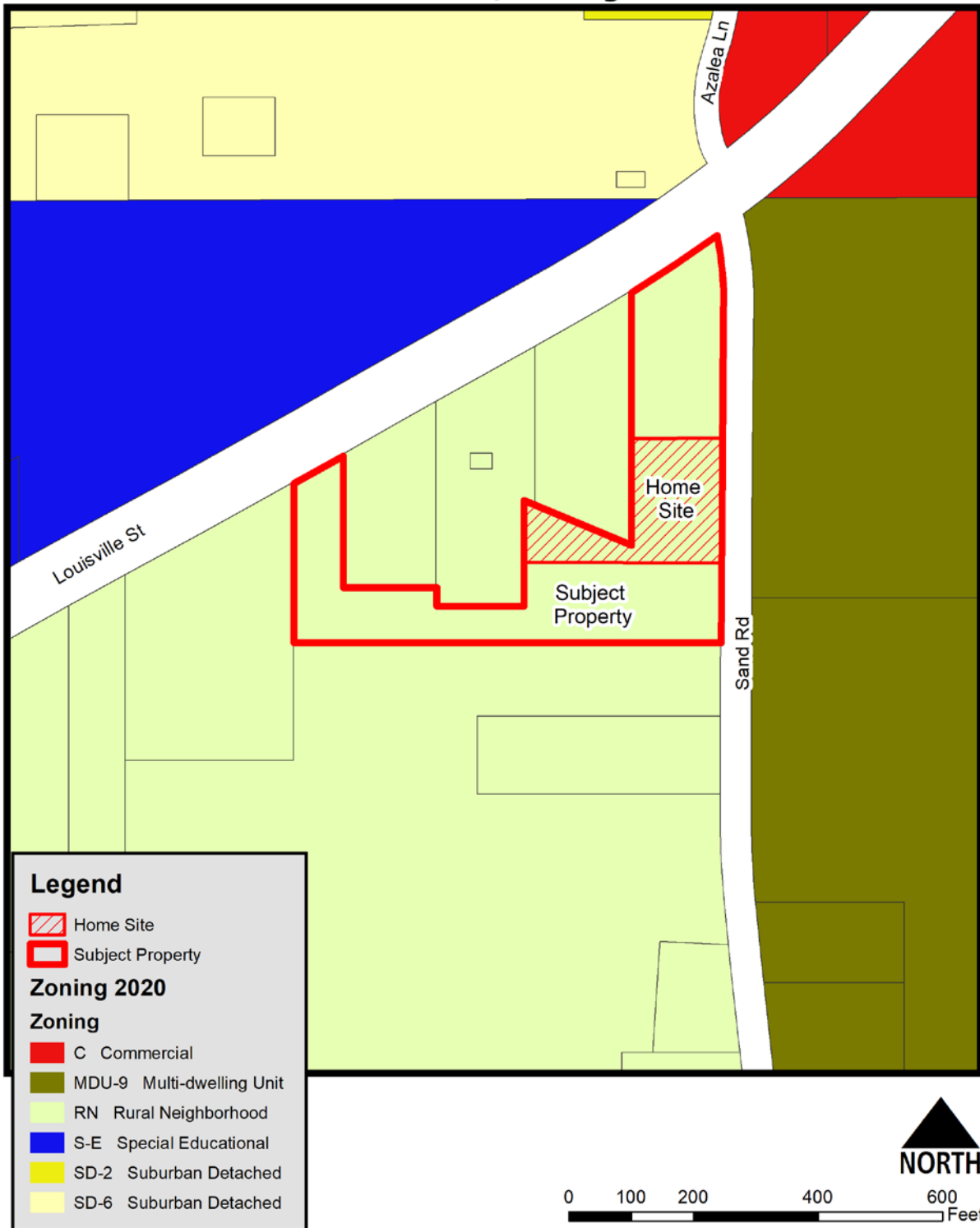
 Home Site

 Subject Property

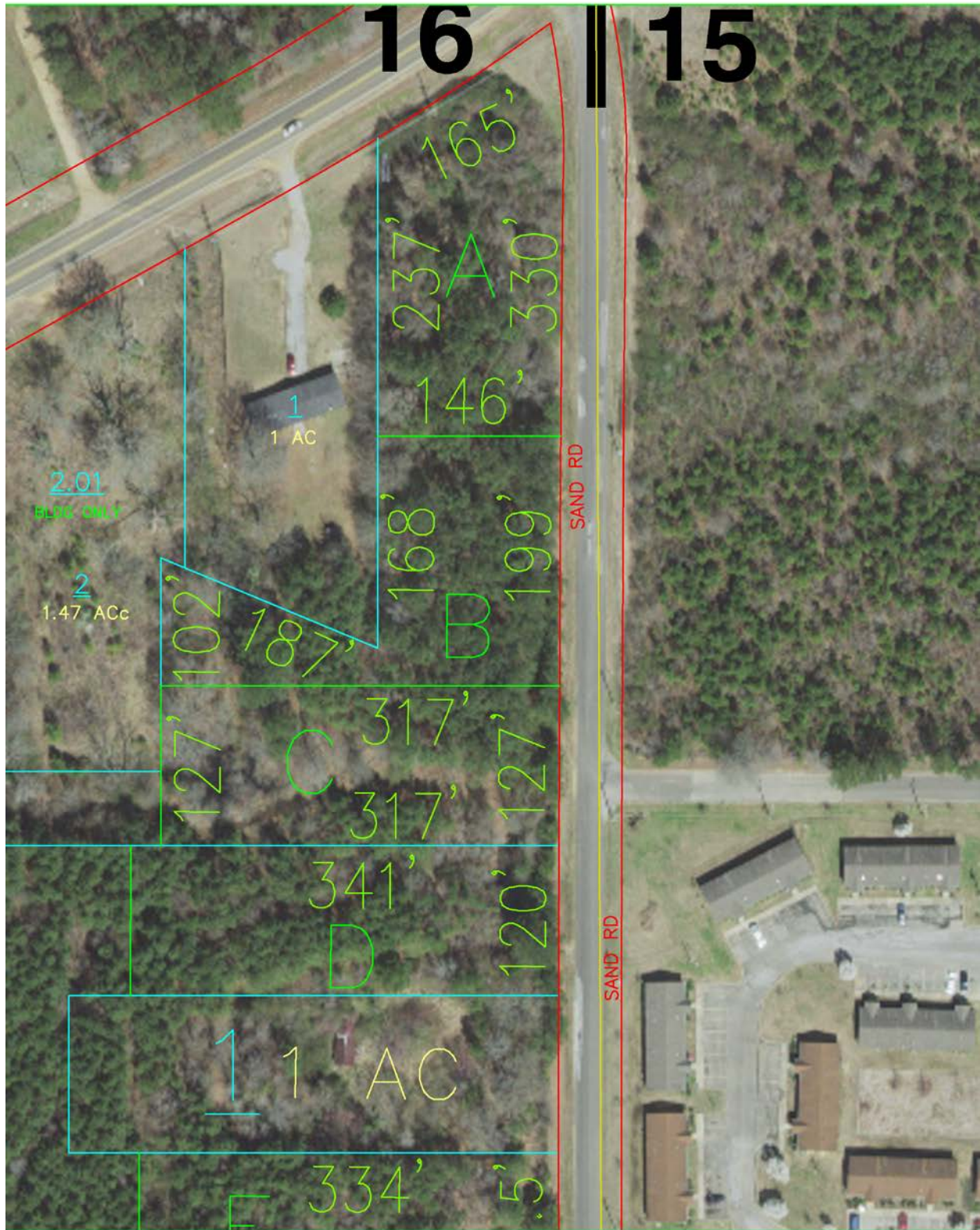

NORTH

0 100 200 400 600 Feet

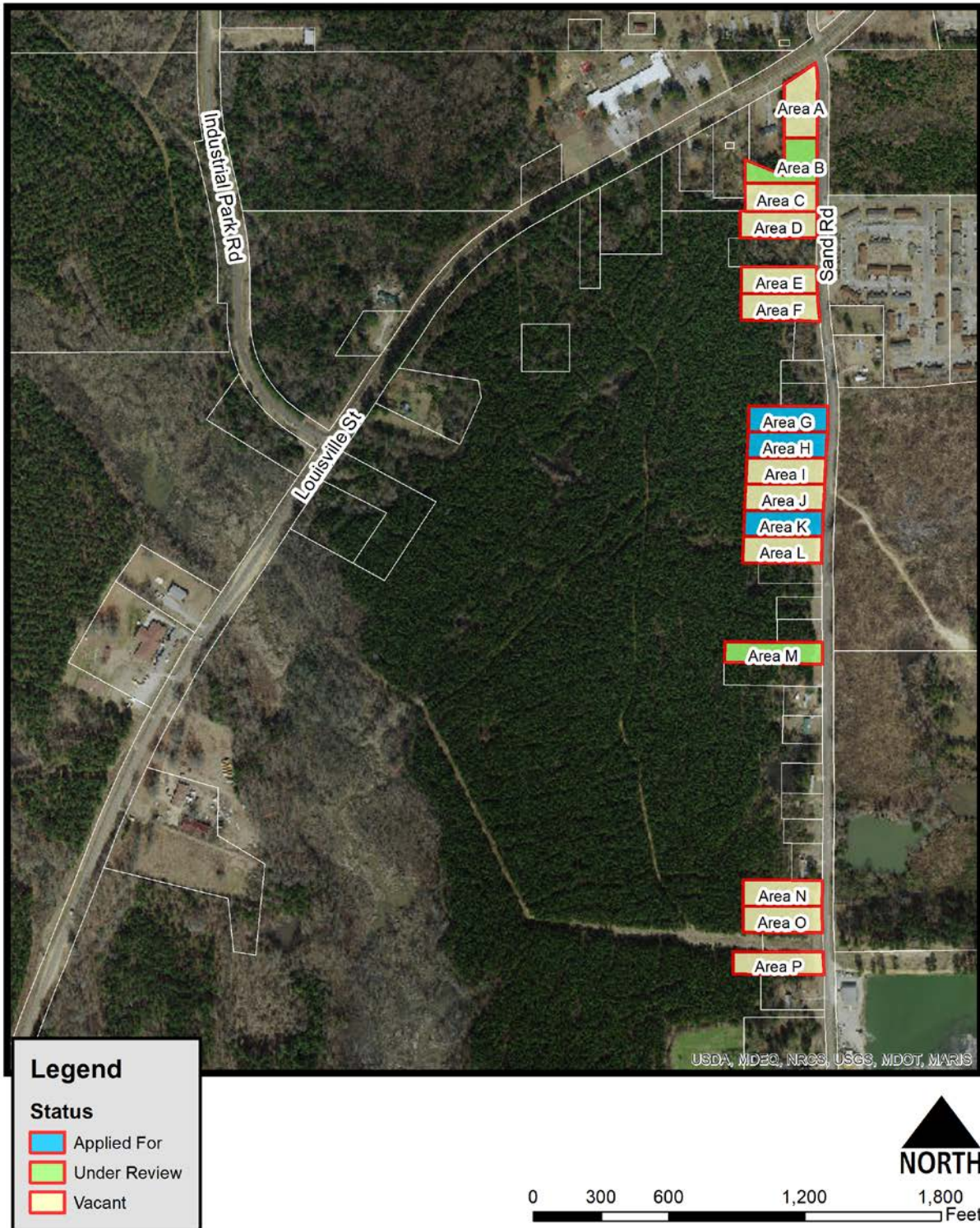
Attachment 2
SE 20-07 Zoning



Attachment 3- Map of Area B



Attachment 4
16th Section Lease Areas





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)
Subject: SE 20-08 Request for Special Exception to allow for a manufactured home on the west side of Sand Road in Area M approximately 2,259 feet south of Louisville Street in a R-N zoning district
Date: June 9, 2020

The purpose of this report is to provide information regarding a Special Exception Request by Nakesha Taylor on behalf of Starkville Oktibbeha Consolidated School District for a Special Exception to allow for a manufactured home on the west side of Sand Road in Area M approximately 2,259 feet (0.48 miles) south of Louisville Street. The property is located within a R-N zoning district with the parcel numbers 105-16-002.00. Please see attachments 1- 4.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to place a manufactured home on Area M of the subject property. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Dwelling, Manufactured and Modular Home" in a Rural Neighborhood (R-N) zoning district. Only a portion of the property is to be used for the proposed use. The applicant provided a sketch of the home site area (see attachment 3). The home site area is shown as 100' wide at the road with a total square footage of 40,347. The required minimum lot with for an R-N zone is 100 ft with a minimum of 40,000 square feet of lot area. The required setbacks are as follows: front 30 ft, rear 25 ft, and side 10 ft. There are currently no other dwellings on the home site area. 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 "DWELLING, MANUFACTURED AND MODULAR HOME" (Section 13.5.8.D)

1. Homes shall be anchored according to International Building Code requirements.
2. Homes shall bear the FMHCCS Label or Seal of Compliance.
3. Homes shall have horizontal siding. At a minimum, the exterior siding shall consist predominantly of vinyl or aluminum lap siding whose reflectivity does not exceed that of flat white paint, wood or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
4. Homes shall have a minimum of a 3/12 roof pitch with asphalt shingles.
5. All homes shall be placed on the lot in harmony with the existing site-built structures. Where no neighboring structures are available for comparison, it shall be sited with the front running parallel to the street providing access to the site.
6. The towing tongue, wheels, and hitch-axle shall be removed upon final placement of the unit.
7. All manufactured homes shall be placed on permanent masonry foundations with appropriate screening of the foundations. The foundation shall not be visible from the street or adjacent properties.
8. All manufactured homes shall have either a deck or porch with steps at each entrance constructed and installed in accordance with the standards set forth by the International Building Code. The minimum square footage of the floor of such porch or deck shall measure at least thirty-six (36) square feet.
9. No manufactured and modular home more than ten (10) years old may be relocated or moved onto any lot within the city limits of Starkville.
10. See zoning district general provisions for density requirements and other standards.
11. See zoning district base dimensional standards for location, setback, 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. 36 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 May 21, 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 response from the notifications.

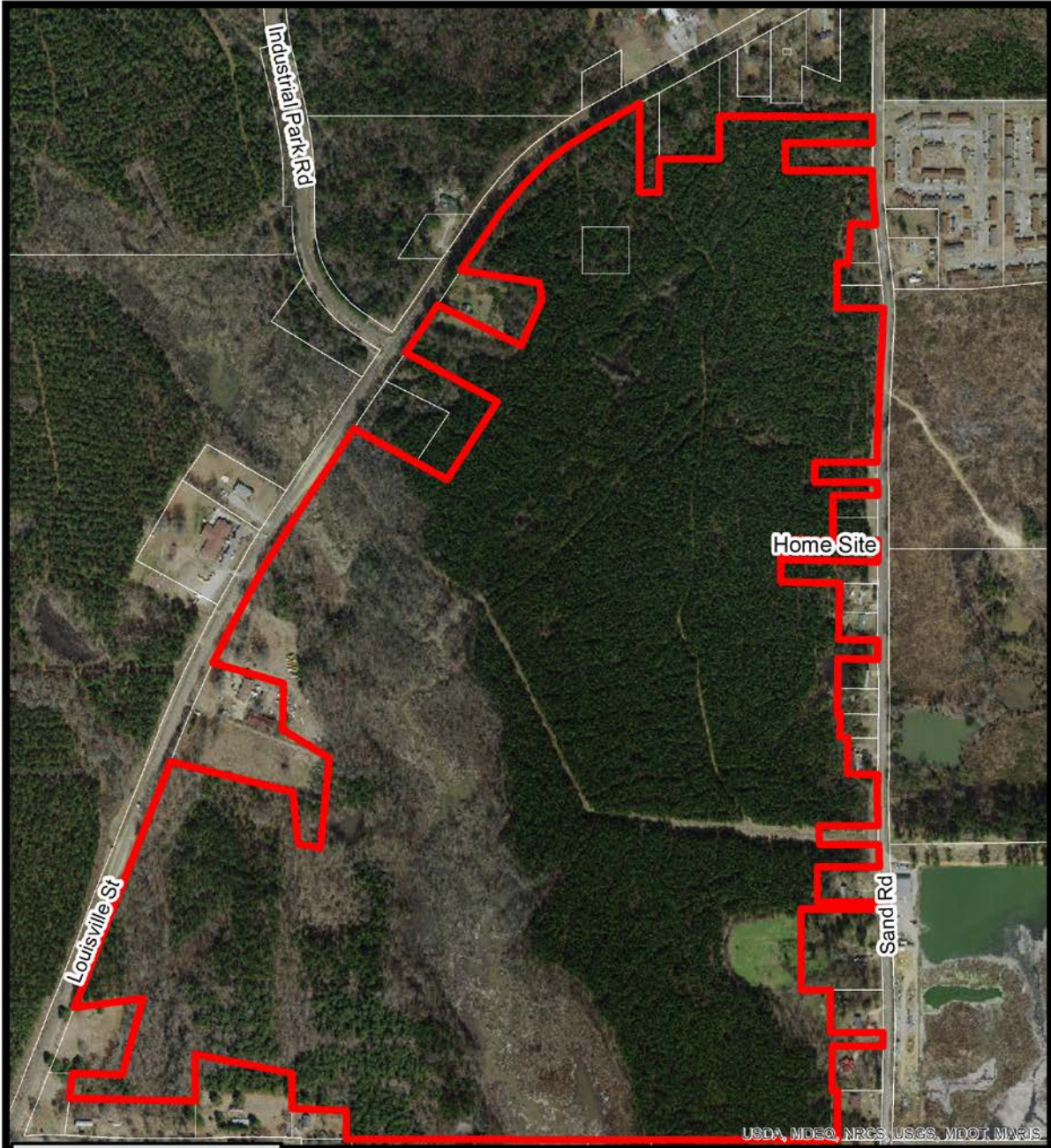
ANALYSIS

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).

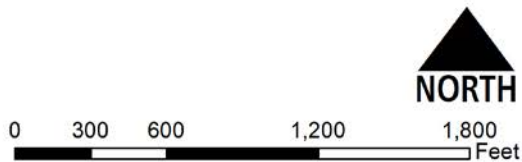
Attachment 1
SE 20-o8 Aerial



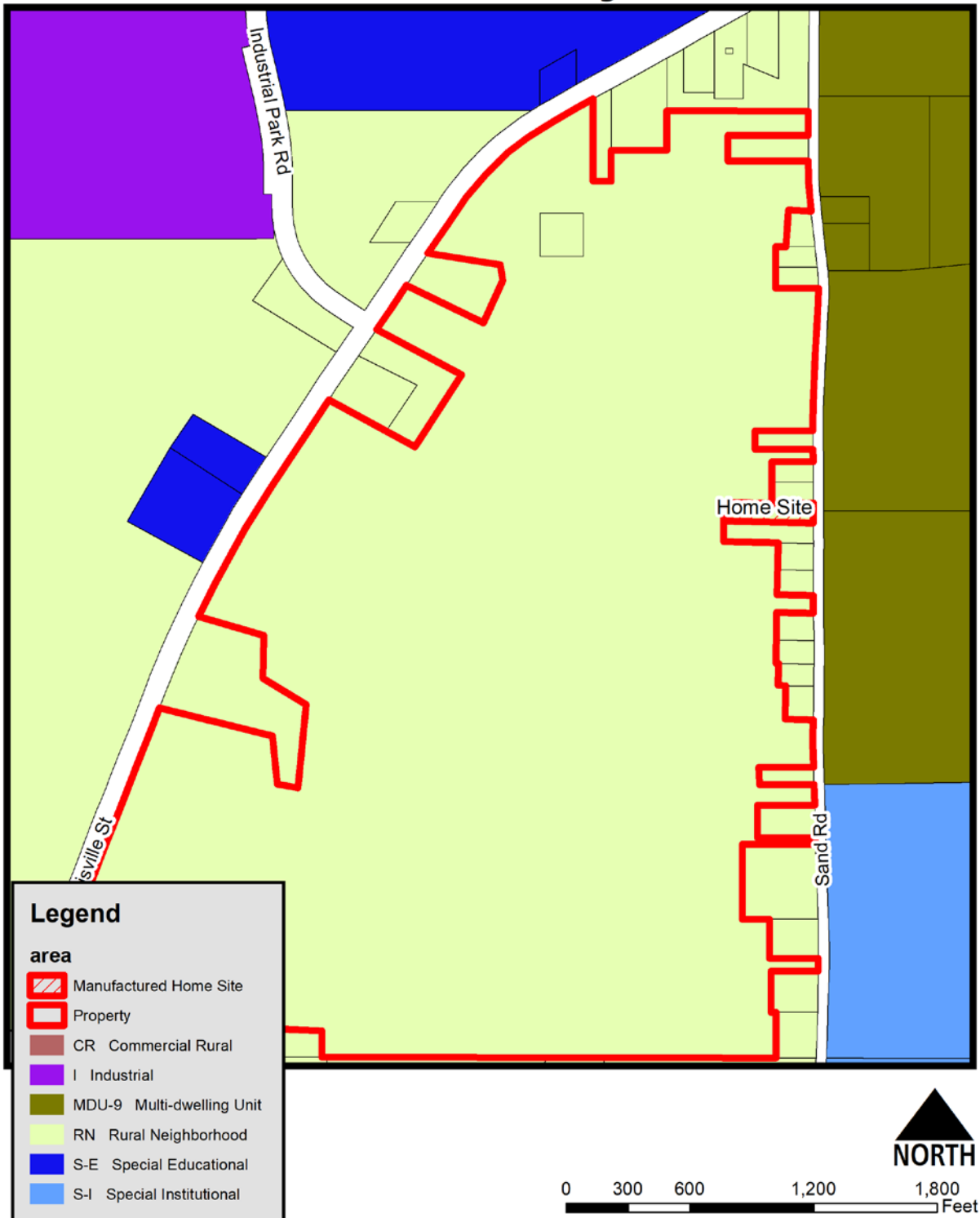
Legend

area

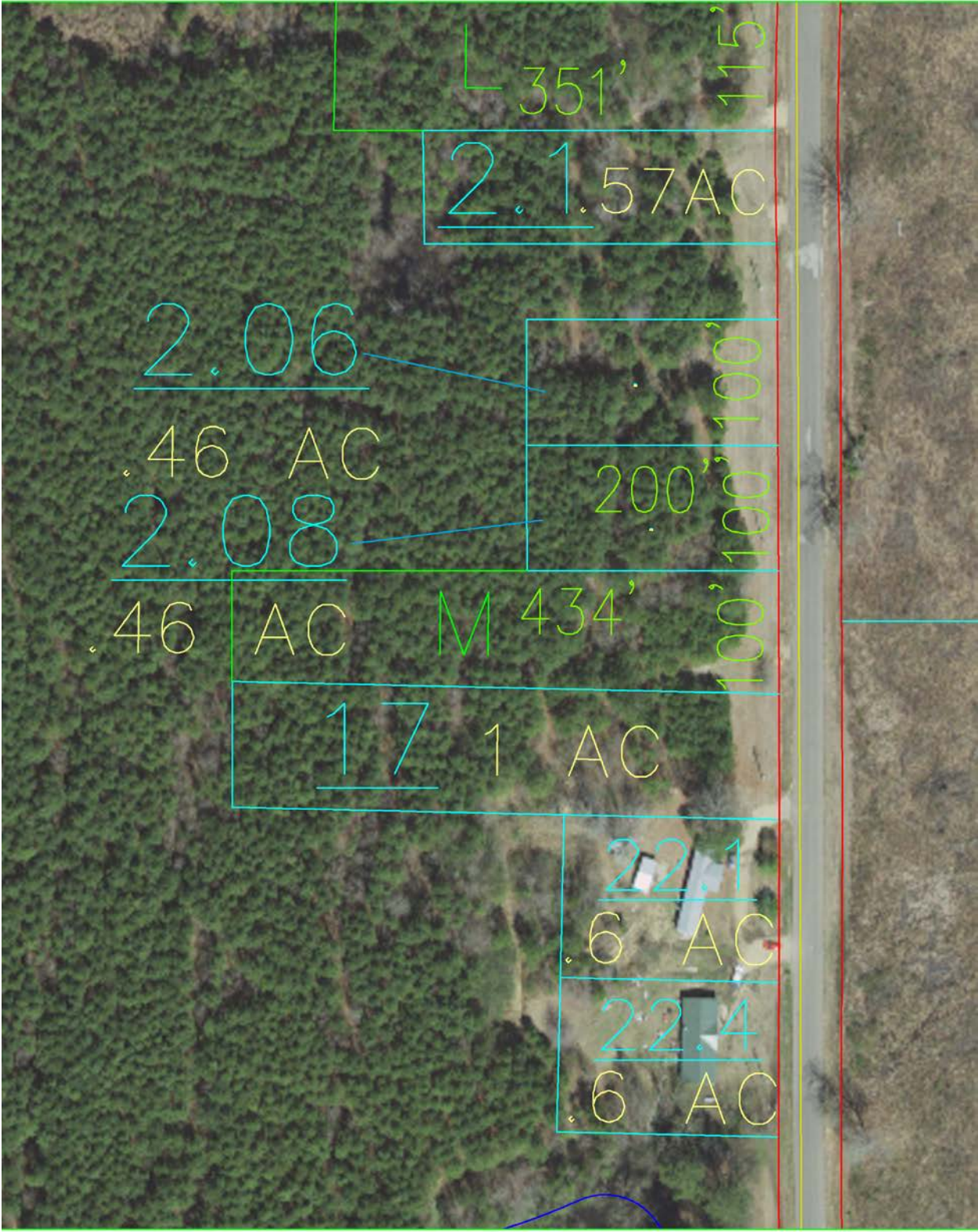
-  Manufactured Home Site
-  Property



Attachment 2
SE 20-08 Zoning



Attachment 3- Map of Area M



Attachment 4
16th Section Lease Areas

