



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, AUGUST 11, 2020
1ST FLOOR CITY HALL – COURT ROOM
110 WEST MAIN STREET AT 5:30 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CONSIDERATION FOR THE APPROVAL OF MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES OF JULY 14, 2020
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. SE 20-14 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME IN AREA A LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SAND ROAD AND LOUISVILLE STREET IN A R-N ZONING DISTRICT.
 - B. SE 20-16 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE WEST SIDE OF SAND ROAD IN AREA C APPROXIMATELY 529 FEET SOUTH OF LOUISVILLE STREET IN A R-N ZONING DISTRICT.
 - C. SE 20-17 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE WEST SIDE OF SAND ROAD IN AREA P APPROXIMATELY 3,927 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 July 14, 2020**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on July 14, 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 and Kim Moreland, Ward 1. Joining the meeting via Google Meets virtual meeting platform were, Vicki West, Ward 2, Kelly Prather, Ward 3, Alexis Gregory, Ward 5, and Jeremiah Dumas Ward 6. Tommy Verdell Jr., Ward 7 was 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 July 14, 2020 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JULY 14, 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 JUNE 9, 2020
- VI. CITIZEN COMMENTS

VII. NEW BUSINESS

- A. FP 20-01 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING AND RECONFIGURING SEVERAL LOTS INTO 4 LOTS LOCATED NORTH OF THE INTERSECTION OF UNIVERSITY DRIVE AND PAGE AVENUE IN A T-5U ZONING DISTRICT WITH THE PARCEL NUMBERS 101C-00-002.00, 101C-00-001.00, 101D-00-001.00, 101D-00-002.00, 101D-00-003.00, AND 101D-00-004.00
- B. FP 20-02 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING AND RECONFIGURING 2 LOTS THAT ARE A COMBINED +/-0.69-ACRE INTO 2 LOTS AT 400 NORTH JACKSON STREET IN A TN-E ZONE WITH THE PARCEL NUMBER 118I-00-103.00 AND 118I-00-104.00.
- C. SE 20-09 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE WEST SIDE OF SAND ROAD IN AREA K APPROXIMATELY 2,035 FEET SOUTH OF LOUISVILLE STREET IN A R-N ZONING DISTRICT.
- D. SE 20-10 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE WEST SIDE OF SAND ROAD IN AREAS G&H APPROXIMATELY 1,632 FEET SOUTH OF LOUISVILLE STREET IN A R-N ZONING DISTRICT.
- E. SE 20-13 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE WEST SIDE OF SAND ROAD IN AREAS N&O APPROXIMATELY 3,727 FEET SOUTH OF LOUISVILLE STREET IN A R-N ZONING DISTRICT.
- F. SE 20-12 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE CONSTRUCTION OF A "RECREATIONAL VEHICLE PARKS" AND "MINI-STORAGE" FACILITY ON THE WEST SIDE OF LOUISVILLE STREET APPROXIMATELY 800 FEET (0.15 MILES) NORTH OF WARRIOR DRIVE IN A R-N ZONING DISTRICT.
- G. UE 20-01 REQUEST FOR USE EXCEPTION TO ALLOW FOR A "PLACE OF WORSHIP" AT 708 TAYLOR ROAD SUITE B & C IN A C ZONING DISTRICT WITH THE PARCEL NUMBER 102E-00-196.02.

VIII. ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner West, the motion to approve the official agenda of the Planning and Zoning Commission for July 14, 2020 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE
MEETING OF JUNE 9, 2020**

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Moreland, the motion to approve the minutes as amended of the Planning and Zoning Commission for June 9, 2020 received unanimous approval with Commissioner Gregory abstaining due to being absent from that meeting.

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. FP 20-01 REQUEST FOR FINAL PLAT APPROVAL FOR
SUBDIVIDING AND RECONFIGURING SEVERAL LOTS INTO 4
LOTS LOCATED NORTH OF THE INTERSECTION OF UNIVERSITY
DRIVE AND PAGE AVENUE IN A T-5U ZONING DISTRICT WITH
THE PARCEL NUMBERS 101C-00-002.00, 101C-00-001.00, 101D-00-
001.00, 101D-00-002.00, 101D-00-003.00, AND 101D-00-004.00**

This is a request by Adam Ingram of TTL, Inc on behalf of The Vista - Starkville for the "The Vista" subdivision. The proposed subdivision is located north of the intersection of University Drive and Page Avenue in a T-5U zoning district. The subdivision process was started prior to the effective date of the Unified Development Code. Therefore, the subdivision is being reviewed under the previous code with the previous zoning designation of T-5.

The gross acreage is +/- 7.34 with a total of 4 lots. All easements and dedications are provided on the final plat. The roadways will be dedicated to the City. Existing Camp Avenue has been improved and expanded. Two new roads, North Page Avenue and Vista Avenue, have been constructed. Golden Triangle Planning and Development has reviewed the proposed road name and has no issues. Electrical, water, and sanitary service will be provided by Starkville Utilities. An encroachment agreement and maintenance agreement have been submitted and can be seen in the staff report as attachment 6 and 7. The applicant has indicated that this subdivision is not part of any previously platted subdivision, and therefore has no adversely effected parties.

In the opinion of the Planning Department the proposed Final Plat request could meet the criteria for final plat review and approval.

The following conditions are recommended by City Staff:

1. All remaining punch list items related to the subdivision and infrastructure, shall be completed to the City's satisfaction prior to the Final Plat being executed by city staff.
2. The Maintenance Agreement as shown in Attachment 6 and the Encroachment Agreement as shown in Attachment 7 shall be executed and filed in the land records with the Final Plat.

After discussion and upon the motion of Commissioner Prather, duly seconded by Commissioner Gregory, the motion to approve FP 20-01 with the following conditions received unanimous approval:

1. All remaining punch list items related to the subdivision and infrastructure, shall be completed to the City's satisfaction prior to the Final Plat being executed by city staff.
2. The Maintenance Agreement as shown in Attachment 6 and the Encroachment Agreement as shown in Attachment 7 shall be executed and filed in the land records with the Final Plat.

**B. FP 20-02 REQUEST FOR FINAL PLAT APPROVAL FOR
SUBDIVIDING AND RECONFIGURING 2 LOTS THAT ARE A
COMBINED +/-0.69-ACRE INTO 2 LOTS AT 400 NORTH JACKSON
STREET IN A TN-E ZONE WITH THE PARCEL NUMBER 1181-00-
103.00 AND 1181-00-104.00.**

This is a request by Joshua Davis of Neel-Schaffer on behalf of Double B Properties for the "Double B Properties" subdivision. The 2 lots in the proposed subdivision are located at 400 and 402 North Jackson Street in a TN-E zoning district. The subdivision process was started prior to the effect date of the Unified Development Code. Therefore, the subdivision is being reviewed under the previous code with the previous zoning designation of R-3.

The gross acreage is +/- 0.69 with a total of 2 lots. The proposed gross density is 2.90 units per acre. All easements and dedications are provided on the final plat. Electrical, water, and sanitary service will be provided by Starkville Utilities. The applicant has indicated that this subdivision is not part of any previously platted subdivision, and therefore has no adversely effected parties.

In the opinion of the Planning Department the proposed Final Plat request could meet the criteria for final plat review and approval.

The following conditions are recommended by City Staff:

1. No temporary or permanent certificate of occupancy shall be issued for any structure on either lot before all infrastructure is completed to the satisfaction of all city departments.

2. The surety for all remaining required improvements shall remain in effect until the City has inspected and approved.

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Dumas, the motion to approve FP 20-02 with the following conditions received unanimous approval:

1. No temporary or permanent certificate of occupancy shall be issued for any structure on either lot before all infrastructure is completed to the satisfaction of all city departments.
2. The surety for all remaining required improvements shall remain in effect until the City has inspected and approved.

**C. SE 20-09 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A
MANUFACTURED HOME ON THE WEST SIDE OF SAND ROAD IN
AREA K APPROXIMATELY 2,035 FEET SOUTH OF LOUISVILLE
STREET IN A R-N ZONING DISTRICT.**

This is a request by Miesha Edwards 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 K approximately 2,035 feet south of Louisville Street. The Use Chart requires a Special Exception for "Dwelling, Manufactured and Modular Home" in a R-N zoning district. The home site area is shown as 100' wide at the road with a total square footage of 40,365. The required minimum lot area for the use is 40,000 square feet. 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.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 36 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 June 28, 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.

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

Chairman Brooks opened the public hearing to citizen comments.

Miesha Edwards came forward to speak in favor of the request.

Calling for and receiving no additional comments, Chairman Brooks closed the public hearing and opened the item up for discussion.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Moreland, the motion to approve SE 20-09 received unanimous approval.

**D. SE 20-10 REQUEST FOR SPECIAL EXCEPTION TO ALLOW
FOR A MANUFACTURED HOME ON THE WEST SIDE OF
SAND ROAD IN AREAS G&H APPROXIMATELY 1,632 FEET
SOUTH OF LOUISVILLE STREET IN A R-N ZONING
DISTRICT.**

This is a request by Tyler Dooley 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 G & H approximately 1,632 feet south of Louisville Street. The Use Chart requires a Special Exception for "Dwelling, Manufactured and Modular Home" in a R-N zoning district. The home site area is shown a combined width of 230' at the road with a total square footage of 80,730. The required minimum lot area for the use is 40,000 square feet. 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.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 36 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 June 28, 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.

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

Chairman Brooks opened the public hearing to citizen comments.

Chairman Brooks called for the applicant to come forth. The applicant nor a representative of the applicant were present at the meeting.

Calling for and receiving no additional comments, Chairman Brooks closed the public hearing and opened the item up for discussion.

After discussion, Commissioner Dumas motioned to table the request due to the absence of the applicant from the hearing. Motion was not seconded; motion failed.

After discussion and upon the motion of Commissioner Moreland, duly seconded by Commissioner Gregory, the motion to approve SE 20-10 received unanimous approval.

**E. SE 20-13 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A
MANUFACTURED HOME ON THE WEST SIDE OF SAND ROAD IN
AREAS N&O APPROXIMATELY 3,727 FEET SOUTH OF LOUISVILLE
STREET IN A R-N ZONING DISTRICT.**

This is a request by Paris Fuller 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 N & O approximately 3,727 feet south of Louisville Street. The Use Chart requires a Special Exception for "Dwelling, Manufactured and Modular Home" in a R-N zoning district. The home site area shows a combined width of 230' at the road with a total square footage of 80,730. The required minimum lot area for the use is 40,000 square feet. 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.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 36 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 June 28, 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.

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

Chairman Brooks opened the public hearing to citizen comments.

Paris Fuller came forward to speak in favor of the request.

Calling for and receiving no additional comments, Chairman Brooks closed the public hearing and opened the item up for discussion.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Moreland, the motion to approve SE 20-13 received unanimous approval.

**F. SE 20-12 REQUEST FOR SPECIAL EXCEPTION TO ALLOW
FOR THE CONSTRUCTION OF A "RECREATIONAL VEHICLE
PARKS" AND "MINI-STORAGE" FACILITY ON THE WEST
SIDE OF LOUISVILLE STREET APPROXIMATELY 800 FEET
(0.15 MILES) NORTH OF WARRIOR DRIVE IN A R-N ZONING
DISTRICT.**

Due to a conflict of interest, Commissioner Moreland recused herself from the Commission to act as the applicant from SE 20-12.

This is a request by Kim Moreland of Moreland Holdings on behalf of Starkville Oktibbeha Consolidated School District for a Special Exception to allow for a "Recreational Vehicle Parks" and "Mini-Storage" facility on the west side of Louisville Street approximately 800 feet (0.15 miles) north of Warrior Drive.

The Use Chart requires a Special Exception for a "Recreational Vehicle Parks" and "Mini-Storage" facility in a R-N zoning district. The applicant has entered into an agreement with the School District to lease 10.06 acres directly north of their current business Moreland RV Park. The lease area would be an extension of the business with additional storage units and RV spots. Only leased portions of the property are to be used for the proposed uses. The applicant provided a conceptual site plan of the proposed uses.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 16 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 June 28, 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.

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

Chairman Brooks opened the public hearing to citizen comments.

Kim Moreland came forward to speak in favor of the request.

Calling for and receiving no additional comments, Chairman Brooks closed the public hearing and opened the item up for discussion.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Prather, the motion to approve SE 20-12 received unanimous approval.

**G. UE 20-01 REQUEST FOR USE EXCEPTION TO ALLOW FOR A
"PLACE OF WORSHIP" AT 708 TAYLOR ROAD SUITE B & C IN A C
ZONING DISTRICT WITH THE PARCEL NUMBER 102E-00-196.02.**

This is a request by Wes Schrickel of the Orchard Church, on behalf of RMR Investments Company LLC, for a Use Exception to allow for a "Place of Worship" to be located at 708 Taylor Road. The applicant is requesting to operate the Orchard Church out of suite B&C. The Use Chart requires a Use Exception or a Special Exception for "Place of Worship" in a C zoning district. The proposed use does not require the construction of a new building or major modification to an existing building or site. Therefore, the request will be reviewed as a Use Exception.

The request was noticed in accordance with Section 3.5.3.E of the Unified Development Code. 16 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 June 28, 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.

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

Chairman Brooks opened the public hearing to citizen comments.

Ben Beavers came forward to speak in favor of the request.

Calling for and receiving no additional comments, Chairman Brooks closed the public hearing and opened the item up for discussion.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Prather, the motion to approve UE 20-01 received unanimous approval.

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on August 11, 2020, in the Courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Gregory, duly seconded by Commissioner Moreland, the motion to adjourn until 5:30 p.m. on August 11, 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 20-14 Request for Special Exception to allow for a manufactured home in Area A located at the southwest corner of the intersection of Sand Road and Louisville Street in a R-N zoning district
Date: August 11, 2020

The purpose of this report is to provide information regarding a Special Exception Request by Paris Gaines 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 A at the southwest corner of the intersection of Sand Road and 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 in Area A 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 146' wide at the road with a total square footage of 41,880. 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 July 22, 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 could meet the criteria for special exception review and approval.

CONDITIONS OF APPROVAL

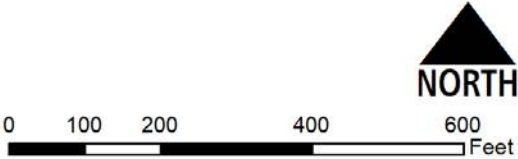
Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.4.3.J).

Attachment 1
SE 20-14 Aerial

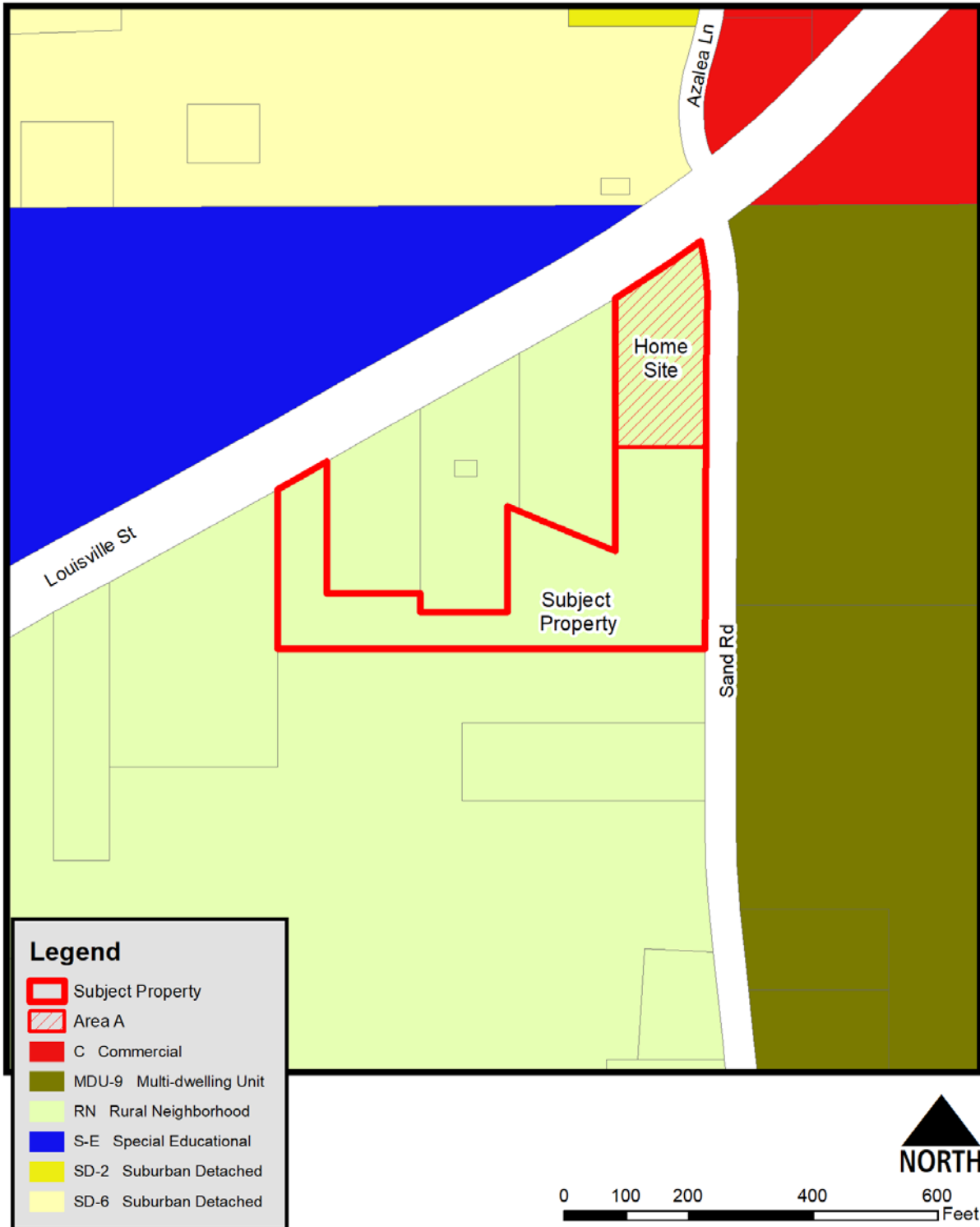


Legend

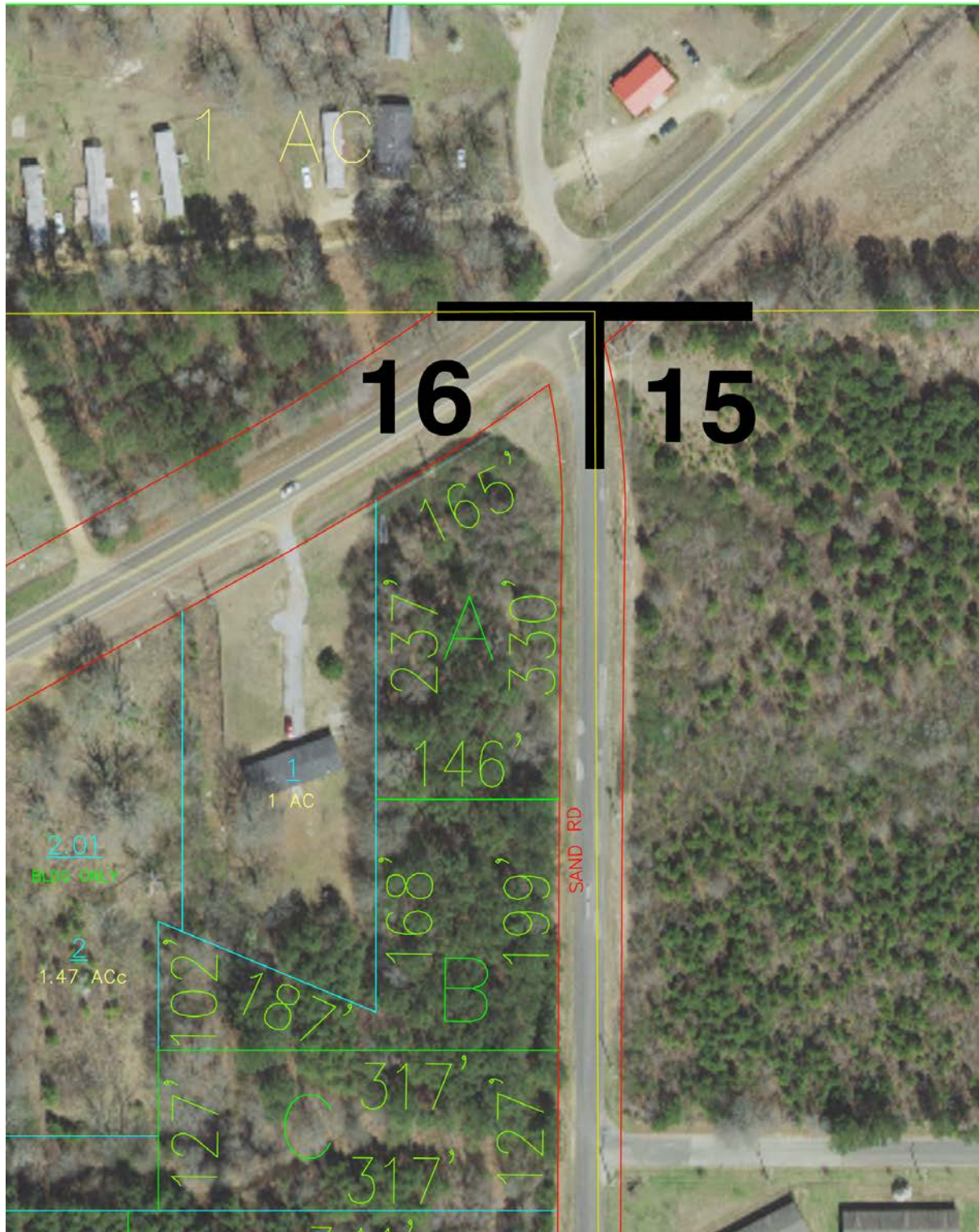
-  Subject Property
-  Area A



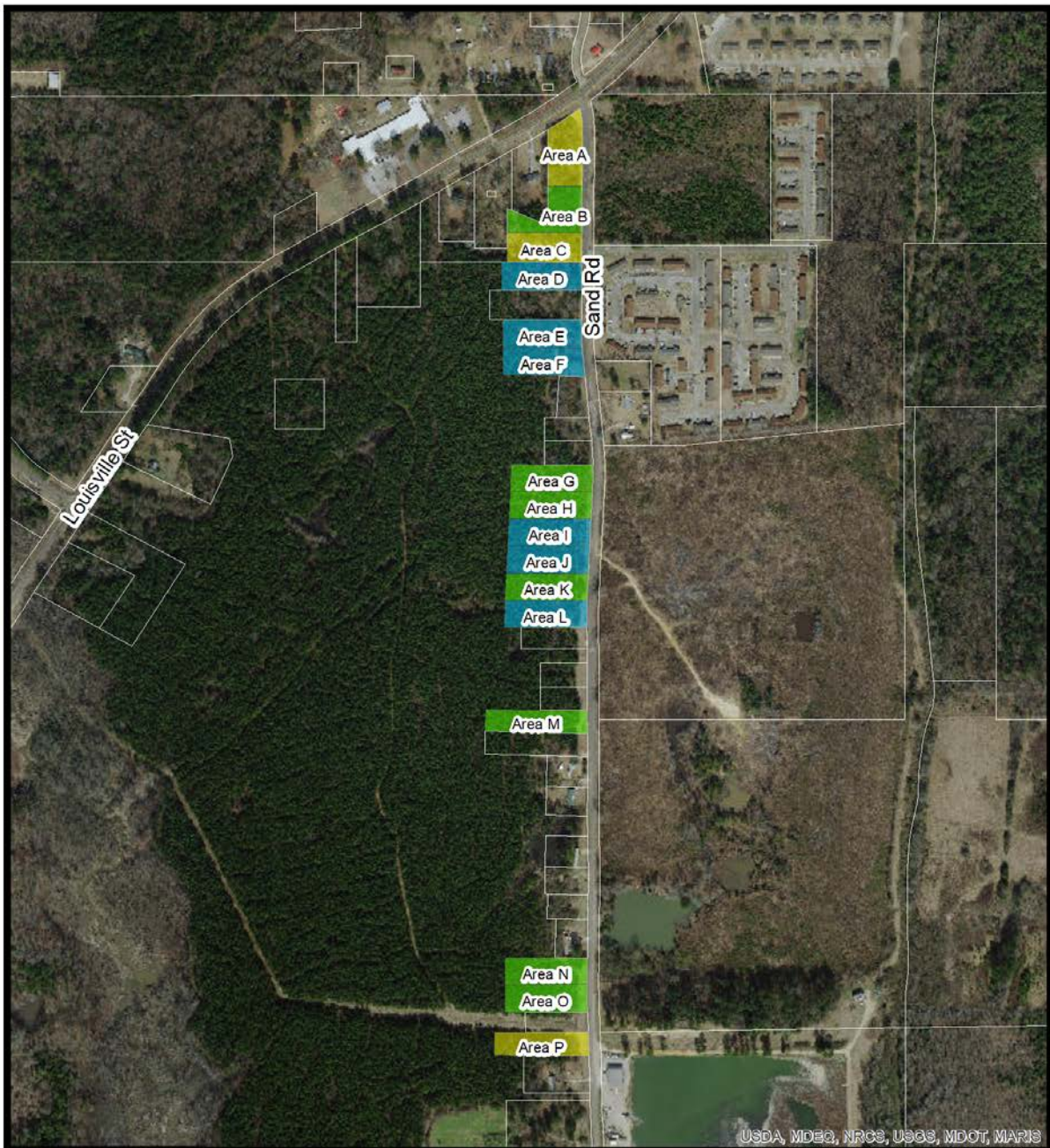
Attachment 2
SE 20-14 Zoning



Attachment 3- Map of Area A

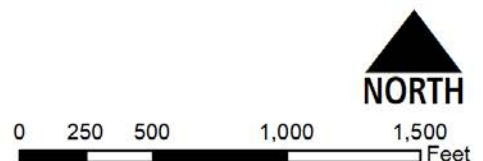


Attachment 4
Status of Lease Areas



Lease Area

- Approved
- Under Review
- Vacant





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 20-16 Request for Special Exception to allow for a manufactured home on the west side of Sand Road in Area C approximately 529 feet south of Louisville Street in a R-N zoning district
Date: August 11, 2020

The purpose of this report is to provide information regarding a Special Exception Request by Angela McMullen 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 C approximately 529 feet (0.10 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 in Area C 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 127' wide at the road with a total square footage of 43,307. 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 July 22, 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 could meet the criteria for special exception review and approval.

CONDITIONS OF APPROVAL

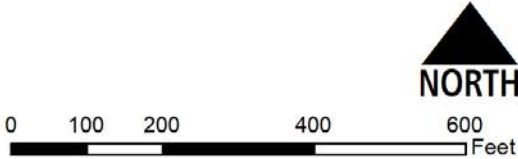
Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.4.3.J).

Attachment 1
SE 20-16 Aerial

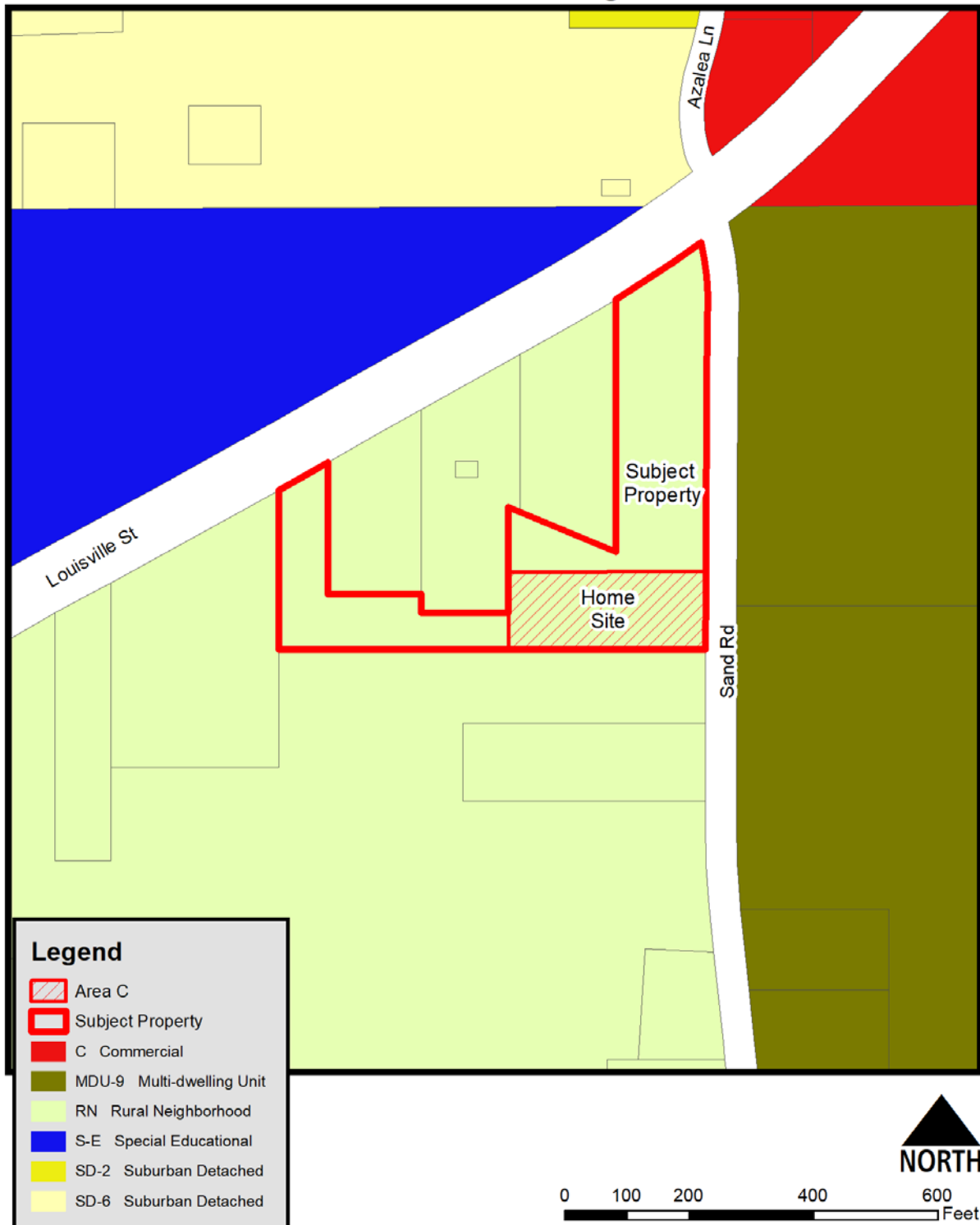


Legend

-  Area C
-  Subject Property



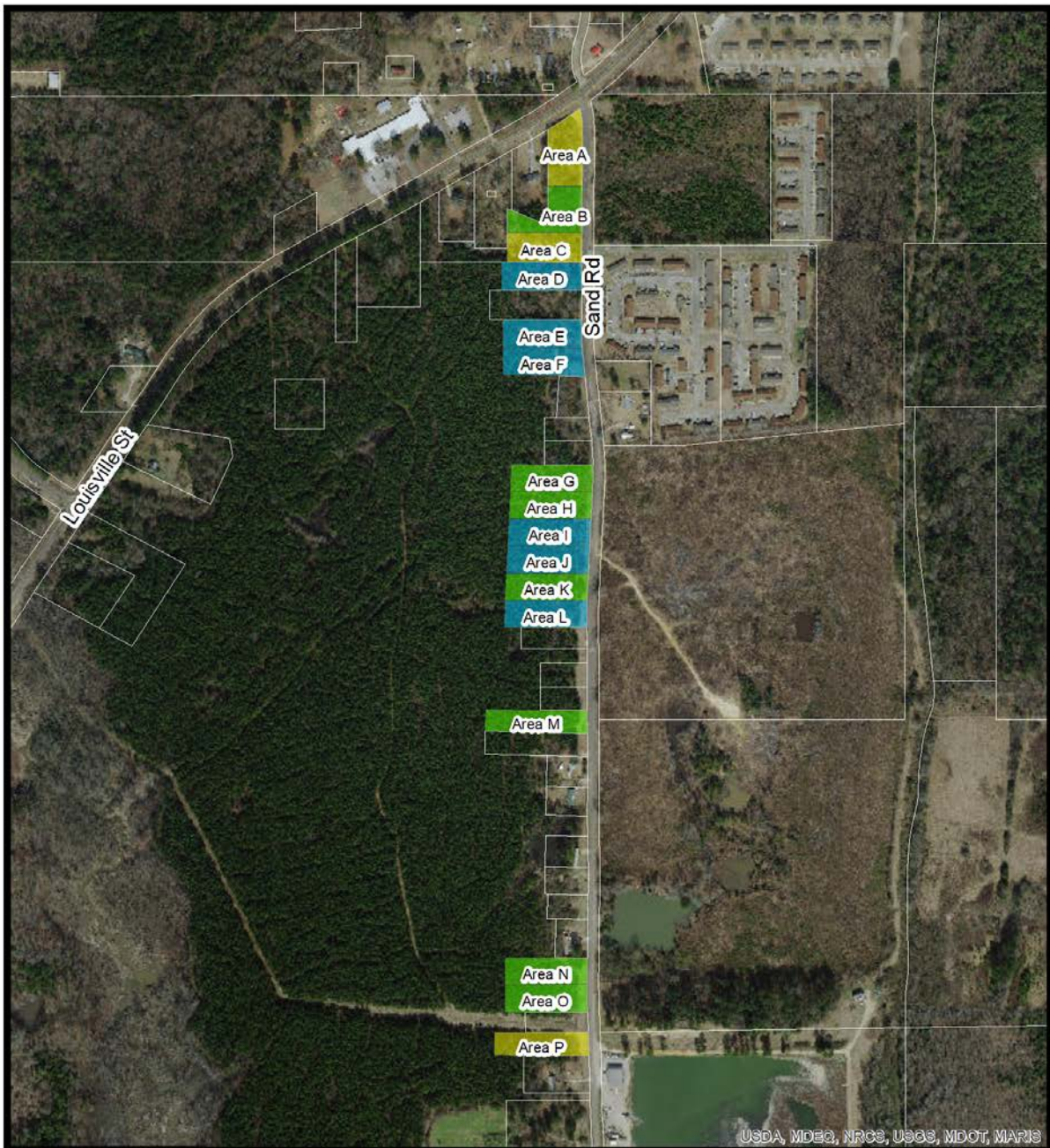
Attachment 2
SE 20-16 Zoning



Attachment 3- Map of Area C



Attachment 4
Status of Lease Areas



Lease Area

- Approved
- Under Review
- Vacant

0 250 500 1,000 1,500 Feet



USDA, MDEQ, NRCS, USGS, MDT, MARIS



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 20-17 Request for Special Exception to allow for a manufactured home on the west side of Sand Road in Area P approximately 3,927 feet south of Louisville Street in a R-N zoning district
Date: August 11, 2020

The purpose of this report is to provide information regarding a Special Exception Request by Julisa Dodd 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 P approximately 3,927 feet (0.74 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 in Area P 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 40,000. 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.
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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)

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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 July 22, 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.

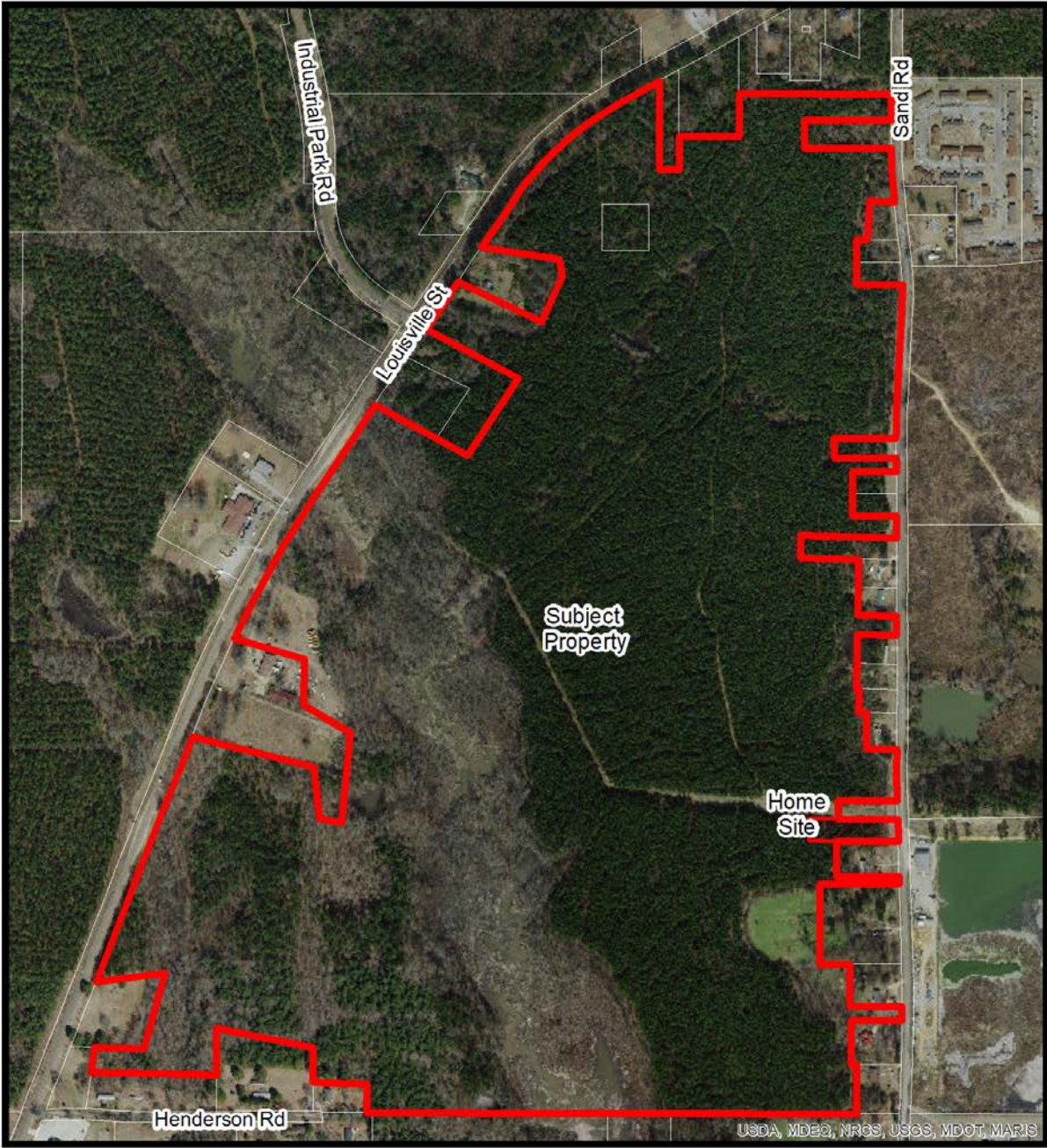
ANALYSIS

In the opinion of the Planning Department the proposed use associated with the Special Exception request could 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 20-17 Aerial

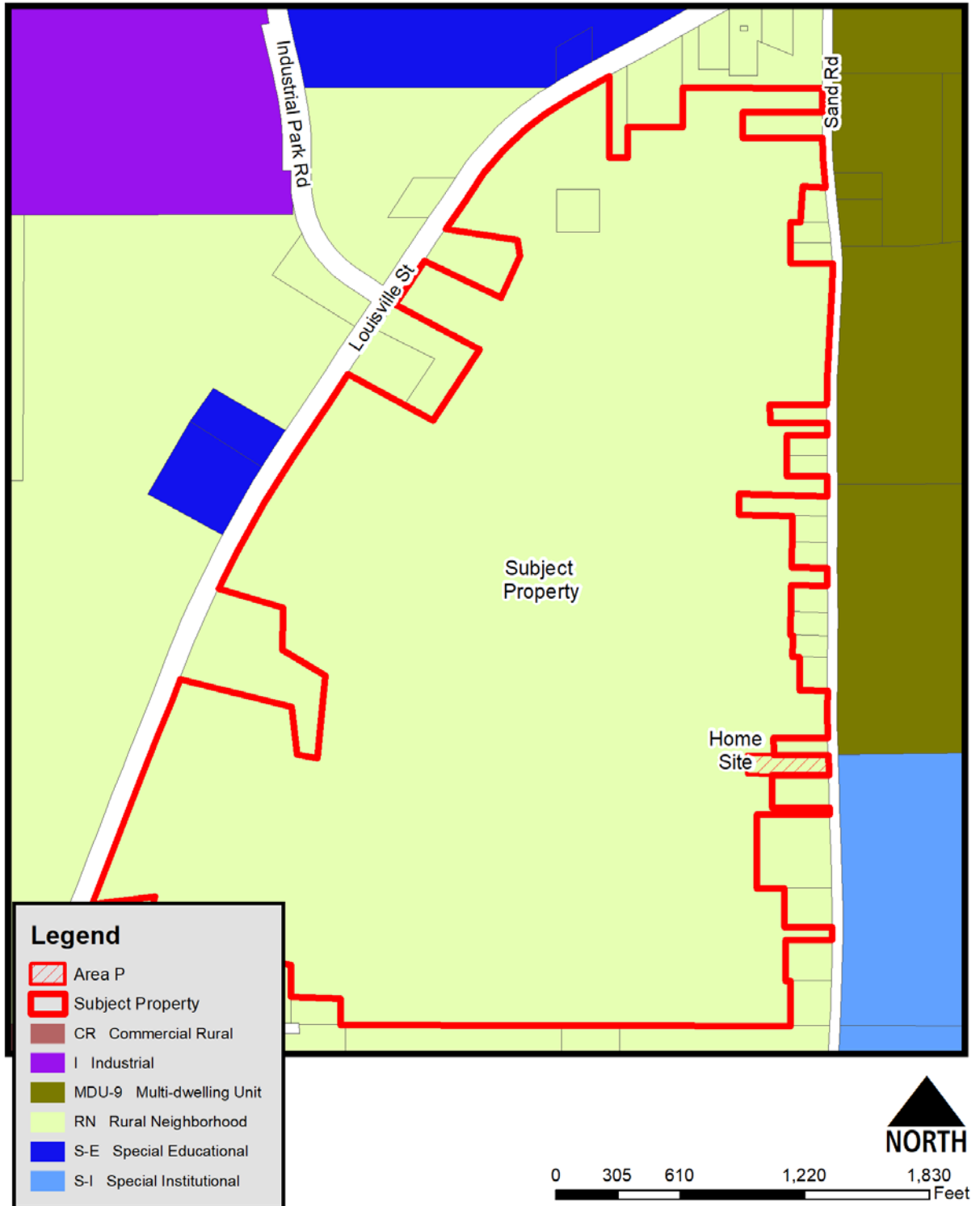


Legend

-  Area P
-  Subject Property



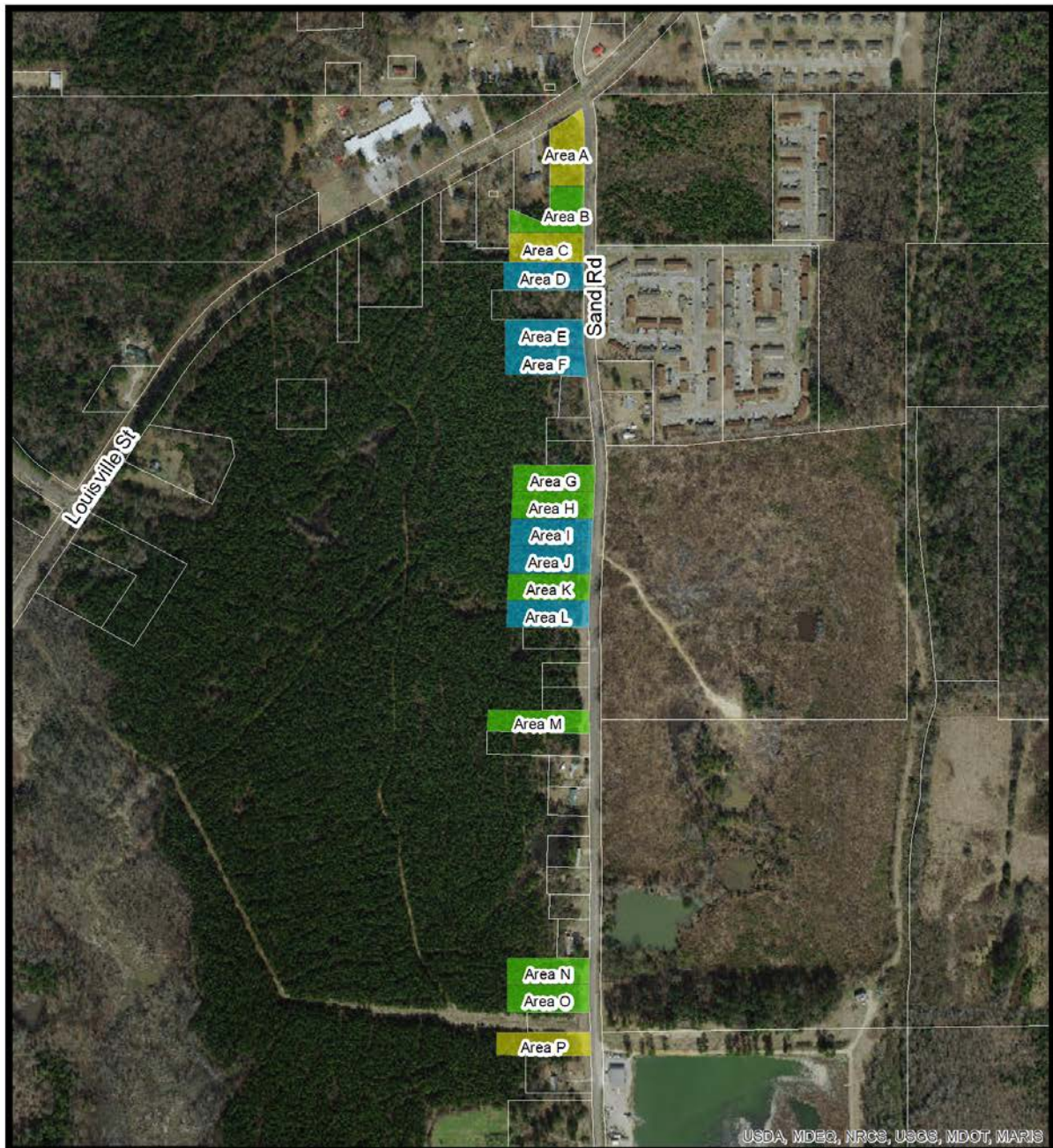
Attachment 2
SE 20-17 Zoning



Attachment 3- Map of Area P



Attachment 4
Status of Lease Areas



Lease Area

- Approved
- Under Review
- Vacant

