



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, OCTOBER 13, 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 SEPTEMBER 08, 2020
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. SE 20-18 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR AN ACCESSORY DWELLING UNIT TO BE CONSTRUCTED AT A RESIDENCE AT 209 WINTERSET DRIVE IN A SD-2 ZONE WITH THE PARCEL NUMBER 102O-00-065.00.
 - B. FP 20-06 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING 16.91 ACRE LOT INTO 40 LOTS AT THE NORTHEAST CORNER OF THE INTERSECTION OF REED ROAD AND WESTSIDE DRIVE IN A TN-N ZONING DISTRICT WITH THE PARCEL NUMBER 118K-00-035.00
- VIII. PLANNERS REPORT
- IX. ADJOURN

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI SEPTEMBER 8, 2020**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on September 8, 2020 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being physically present were Kim Moreland, Ward 1 and Michael Brooks, Chairman, Ward 4. Joining the meeting via the Google Meets virtual meeting platform were Vicki West, Ward 2, Kelly Prather, Ward 3, Alexis Gregory, Ward 5, and Jeremiah Dumas Ward 6. Absent from the meeting was Tommy Verdell Jr., Ward 7. Physically present attending the Commissioners were City Planner Daniel Havelin and Assistant City Planner Emily Corban. Attending the meeting via Google Meets virtual meeting platform was 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 September 8, 2020 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, September 8, 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. OLD BUSINESS
 - A. DISCUSSION WITH MIKE AINSWORTH, OF THE STARKVILLE-OKTIBBEHA COUNTY SCHOOL DISTRICT, REGARDING 16TH SECTION LAND LEASES

- B. 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.

VIII. NEW BUSINESS

- A. FP 20-03 REQUEST FOR FINAL PLAT APPROVAL FOR "JAX CORNER" THE RECONFIGURATION AND SUBDIVIDING OF SEVERAL LOTS INTO 2 LOTS LOCATED AT 103 HIGHWAY 12 WEST IN A C ZONING DISTRICT
- B. UE 20-16 REQUEST FOR USE EXCEPTION TO ALLOW FOR A "CAR TITLE LOAN, PAYDAY ADVANCE, OR LOAN BUSINESS" AT 210 HIGHWAY 12 WEST, SUITE H. THE PROPERTY IS LOCATED WITHIN IS A C ZONING DISTRICT WITH THE PARCEL NUMBER 102G-00-002.07

IX. PLANNERS REPORT

X. ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Prather, the motion to approve the official agenda of the Planning and Zoning Commission for September 8, 2020 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE
MEETING OF AUGUST 11, 2020**

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Moreland, the motion to approve the minutes as amended of the Planning and Zoning Commission for August 11, 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 Old Business.

OLD BUSINESS

**A. DISCUSSION WITH MIKE AINSWORTH, OF THE STARKVILLE-
OKTIBBEHA COUNTY SCHOOL DISTRICT, REGARDING 16TH
SECTION LAND LEASES**

Mr. Mike Ainsworth came forward to answer questions from the Planning Commission.

B. 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.

Upon the motion of Commissioner Moreland, duly seconded by Commissioner Gregory, the motion to lift item SE 20-14 from the table received unanimous approval.

City Planner Daniel Havelin presented the 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 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.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 8 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 July 22, 2020. A sign was posted on the property in a conspicuous location. The item was tabled at the August 11, 2020 Planning and Zoning Commission meeting.

Chairman Brooks opened the public hearing to citizen comments.

The applicant, Paris Gaines, 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 deny SE 20-14 was approved unanimously.

NEW BUSINESS

A. FP 20-03 REQUEST FOR FINAL PLAT APPROVAL FOR "JAX CORNER" THE RECONFIGURATION AND SUBDIVIDING OF SEVERAL LOTS INTO 2 LOTS LOCATED AT 103 HIGHWAY 12 WEST IN A C ZONING DISTRICT

City Planner Daniel Havelin presented the Final Plat request by Jason Pepper on behalf of Jody Josey and 4jLP for the "Jax Corner Subdivision" shown on the plat as "4jLP Subdivision". The proposed subdivision is located on the southwest corner of the intersection of South Jackson Street and Highway 12 within a C zoning district. The subdivision is reconfiguring and

subdividing of several lots into 2 lots. The gross acreage is +/- 1.84 with a total of 2 lots. All easements and dedications are provided on the final plat. The applicant has not identified any adversely affected parties to the subdivision.

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

The following condition is recommended by City Staff:

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.

Chairman Brooks opened the public meeting to citizen comments.

Jason Pepper, representing the applicant, came forward to speak in favor of the request.

Calling for and receiving no additional comments, Chairman Brooks opened the item up for discussion amongst the Commissioners.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Prather, the motion to approve FP 20-03 received unanimous approval.

B. UE 20-16 REQUEST FOR USE EXCEPTION TO ALLOW FOR A "CAR TITLE LOAN, PAYDAY ADVANCE, OR LOAN BUSINESS" AT 210 HIGHWAY 12 WEST, SUITE H. THE PROPERTY IS LOCATED WITHIN IS A C ZONING DISTRICT WITH THE PARCEL NUMBER 102G-00-002.07

City Planner Daniel Havelin presented the Use Exception request by Keith Beck of Anytime Cash Solutions, LLC on behalf of Tower Plaza LLC for a Use Exception to allow for a "Car Title Loan, Payday Advance, or Loan Business" located at 210 Highway 12 west, Suite H. The business would provide pay day loans, installment loans, and check cashing. The Use Chart requires a Use Exception for "Car Title Loan, Payday Advance, or Loan Business" in a C zoning district. The request was noticed in accordance with Section 3.5.3.E of the Unified Development Code.

8 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 August 18, 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. Section 3.5.1 lists 6 criteria for Use Exception approval. Section 13.3.3 of Unified Development Code also requires that the Use Exception meet the additional standards for that use. There are no additional standards for the proposed use.

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

Chairman Brooks opened the public hearing to citizen comments.

The applicant, Keith Beck, 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 Moreland, duly seconded by Commissioner Dumas, the motion to approve UE 20-16 was approved 4 to 1 with Commissioner Gregory being the dissenting vote.

Planners Report

City Planner Daniel Havelin announced to the Commissioners that the two upcoming public hearings to amend sections of the Unified Development Code have been pushed back. He recommended a work session for the Commission to meet to discuss updates to the Unified Development Code. A work session meeting date would be determined after the meeting.

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on October 13, 2020, in the Courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Moreland, duly seconded by Commissioner Prather, the motion to adjourn until 5:30 p.m. on October 13, 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)
Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)
Subject: SE 20-18 Request for Special Exception to allow for an Accessory Dwelling Unit to be constructed at a residence at 209 Winterset Drive in a SD-2 zone with the parcel number 102O-00-065.00.
Date: October 13, 2020

The purpose of this report is to provide information regarding a Special Exception Request by Mark and Nicole Welch to allow for the construction of a "Dwelling, Accessory Unit" at their residence at 209 Winterset Drive in an SD-2 zone with the parcel number 1020-00-065.00. Please see attachments 1-5.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to allow for an accessory dwelling unit to be constructed in the backyard of their home to be used for a family member. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Dwelling, Accessory Unit" in a SD-2 zoning district. Section 13.3.4 of the 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 are 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 are 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, DWELLING, ACCESSORY UNIT (SECTION 13.5.2.D):

1. An accessory dwelling unit footprint cannot exceed fifty percent (50%) of the footprint of the principal dwelling or six hundred (600) square feet, whichever is less.
2. There can be no more than two (2) bedrooms per accessory dwelling unit and only one (1) accessory dwelling unit per lot.
3. An accessory dwelling unit must be a complete living space with both kitchen and bathroom facilities.
4. No more than two adults may reside in an accessory dwelling unit.
5. The design of the accessory dwelling unit shall be in harmony with the principal dwelling in regards to massing, materials, and location.
6. A home occupation is allowed within an accessory dwelling with proper approvals.
7. See zoning district general provisions for density requirements and other standards.
8. 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.

NOTIFICATION

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

1. 15 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 September 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 in support of approving the request (see attachment 5).

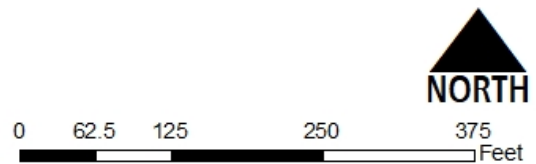
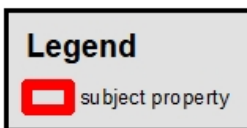
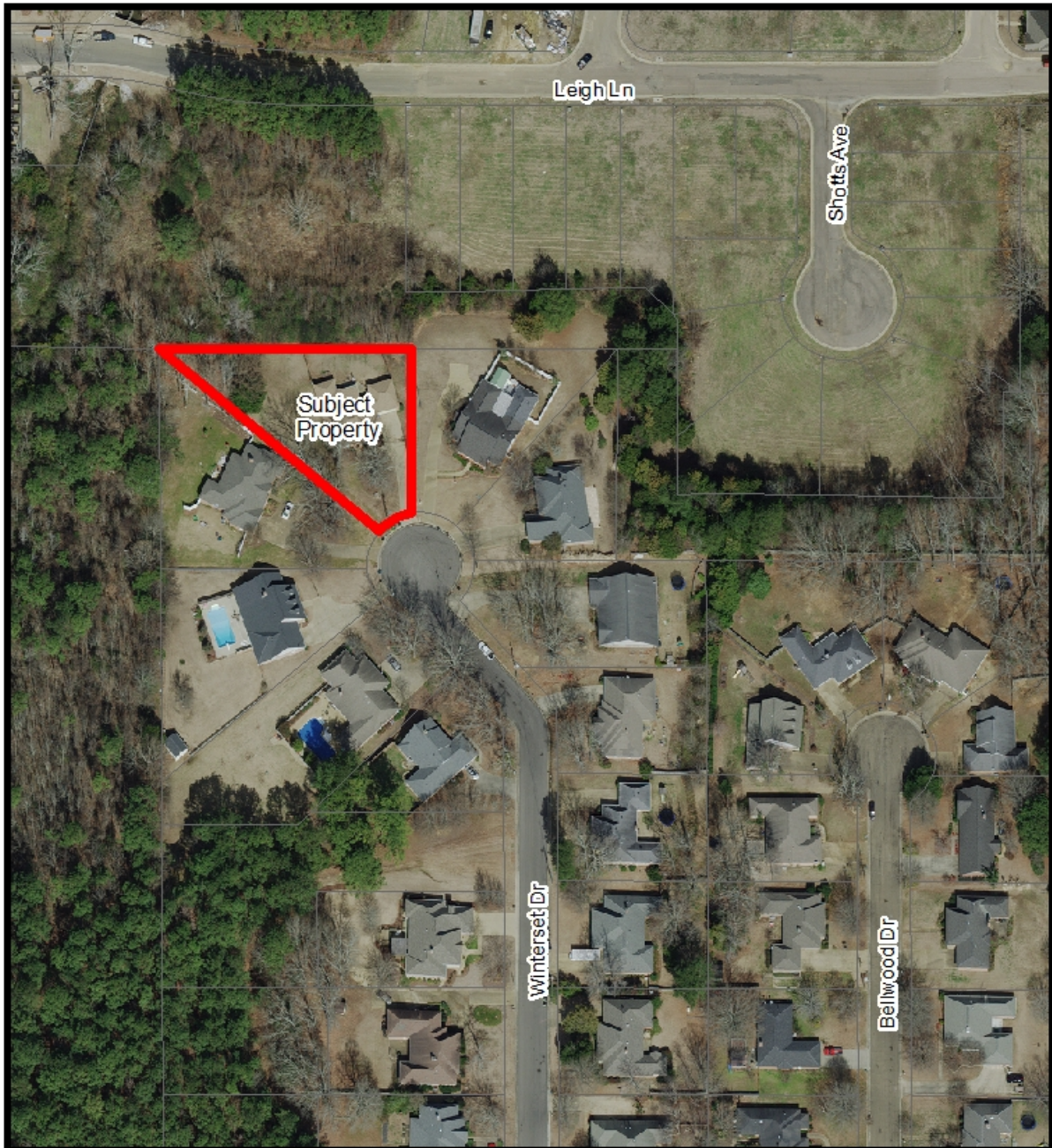
ANALYSIS

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.

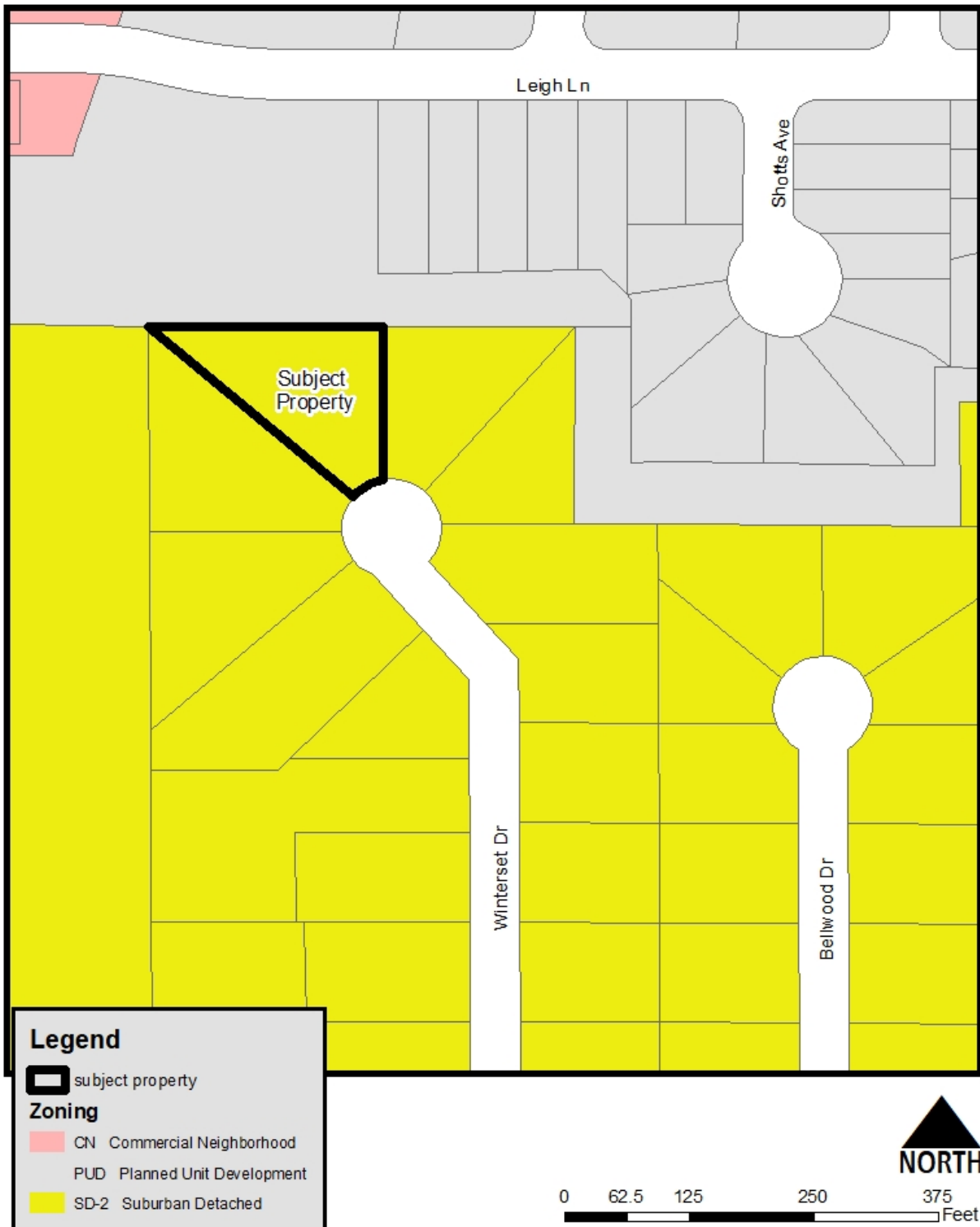
CONDITIONS OF APPROVAL

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).

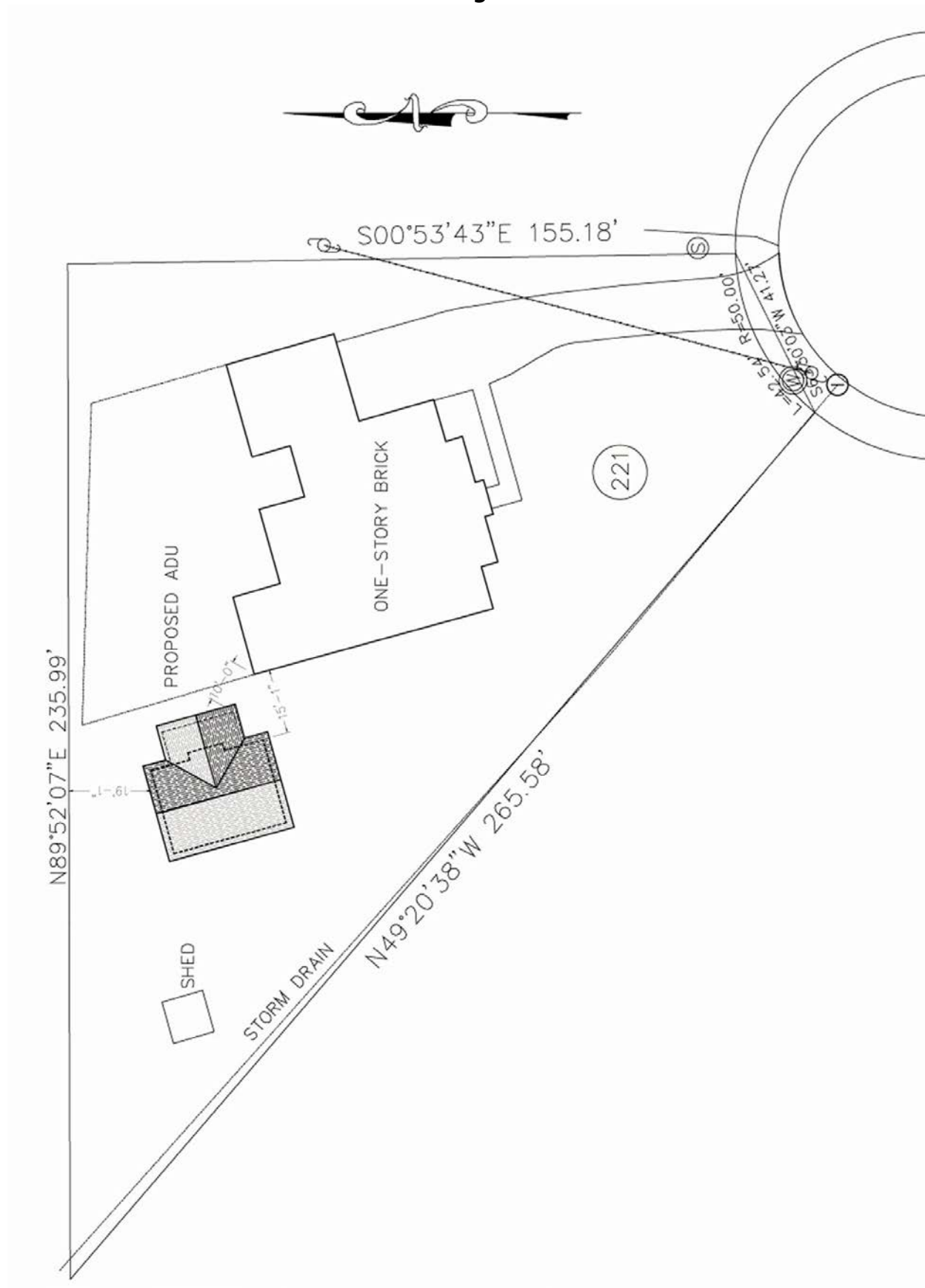
Attachment 1
SE 20-18 Aerial



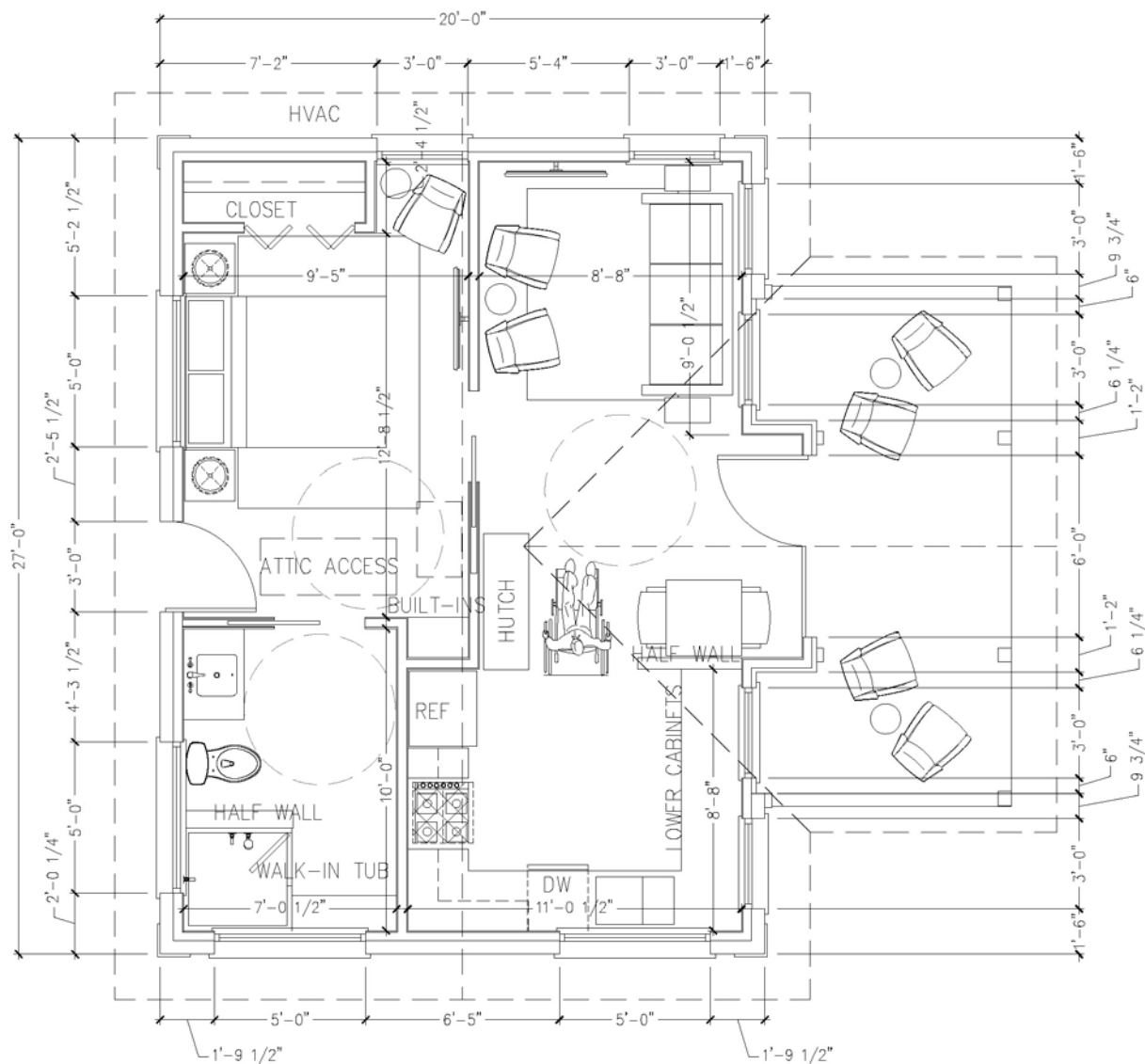
Attachment 2
SE 20-18 Zoning



Attachment 3- Site Plan



Attachment 4- ADU Plans



1 FLOOR PLAN (552 SQ FT)
A101 Scale: 1/4" = 1'-0"



1 EAST ELEVATION
A201

Scale: 1/4" = 1'-0"



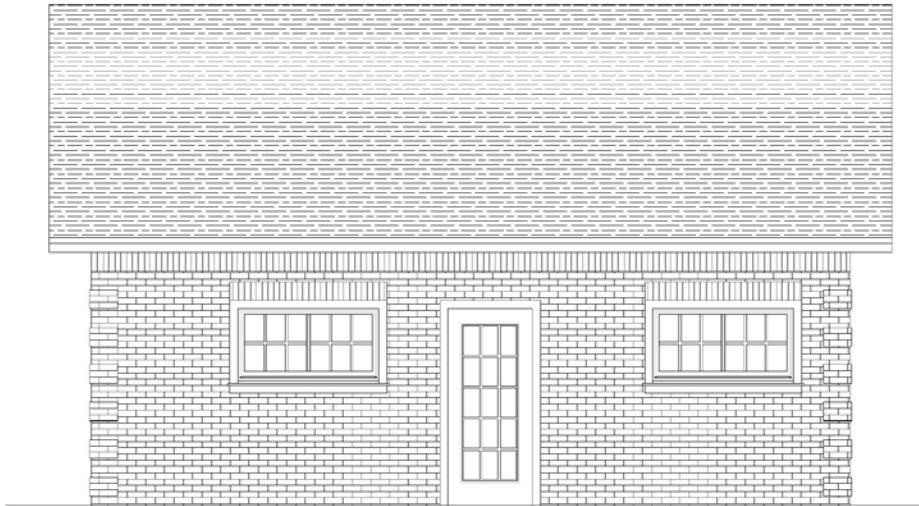
2 SOUTH ELEVATION
A201

Scale: 1/4" = 1'-0"



3 NORTH ELEVATION

Scale: 1/4" = 1'-0"



4 WEST ELEVATION

Scale: 1/4" = 1'-0"

Attachment 5- Letters of Support

9/28/2020

City Of Starkville Mail - Dwelling, Accessory Unit



Emily Corban <e.corban@cityofstarkville.org>

Dwelling, Accessory Unit

2 messages

Kat Hester <Purrtikat@aol.com>
To: e.corban@cityofstarkville.org

Sun, Sep 27, 2020 at 8:35 PM

Dear Ms. Corban,

We have known Mr. and Mrs. Mark Welch for many years. We have seen the plans and approve, wholeheartedly, of their 'Dwelling, Accessory Unit'.

I think it is honorable to care for one's parents, it is the right thing to do.

Please add our approval for the Welch's requested structure, at 209 Winterset Drive, parcel number 1020-00-065.0.

Sincerely,

Mr. and Mrs. Charles H. Hester, Jr.
206 Winterset Drive
Starkville, MS. 39759

Sent from my iPhone

Emily Corban <e.corban@cityofstarkville.org>
To: Kat Hester <Purrtikat@aol.com>

Mon, Sep 28, 2020 at 8:11 AM

Mrs. Hester,

Thank you for your email. We will be including it as letters in support of the request for the staff report.

Best,

Emily
Emily Corban, AICP

110 West Main Street | Starkville | MS 39759-2823

Ph: 662.323.2525 ext: 3138

www.cityofstarkville.org

[Quoted text hidden]

9/29/2020

City Of Starkville Mail - Fwd: Mark and Nicole Welch, parcel # 1020-00-065.00



Daniel Havelin <d.havelin@cityofstarkville.org>

Fwd: Mark and Nicole Welch, parcel # 1020-00-065.00

1 message

Joe Jaudon <joe.jaudon@gmail.com>
To: d.havelin@cityofstarkville.org

Mon, Sep 28, 2020 at 6:57 PM

Sent from my iPhone

Subject: Mark and Nicole Welch, parcel # 1020-00-065.00

Dear Mr. Havelin:

I live next door to the Welchs and have so for many years. It is without hesitation that I approve their "Dwelling, Accessory Unit.

I think it is so admirable to care for those who once took care of you, as is the case here.

Please add my name signifying my approval for the requested structure at 209 Winterset Drive, parcel 1020-00-065.00.

Sincerely,

Joe Jaudon

Sent from my iPhone



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: FP 20-06 Request for Final Plat approval for subdividing a 16.91-acre lot into 40 lots at the northeast corner of the intersection of Reed Road and Westside Drive in a TN-N zoning district with the parcel number 118K-00-035.00
Date: October 13, 2020

The purpose of this report is to provide information regarding the Final Plat request by Jay Bryan of McCarty Architects on behalf of Stewart Rutledge for the "Clark Grove" subdivision. The proposed development will contain 36 single detached residential lots. The remain 4 lots will contain the community green space, club house, and recreation areas. Please see attachments 1-5.

BACKGROUND INFORMATION

- The Preliminary Plat was approved by the Board of Aldermen on March 17, 2020.
- The Development Review Committee approved the infrastructure plan on June 15, 2020.

GENERAL INFORMATION

- The proposed subdivision is located at northeast corner of the intersection of Reed Road and Westside Drive in a TN-N zoning district.
- The gross acreage is +/- 16.91 with a total of 40 lots. The proposed gross density is 2.37 units per acre.
- All easements and dedications are provided on the final plat.
- The roadways will be dedicated to the City once inspected by City Staff and Approved by the Board of Aldermen.
- Street numbers will be assigned for construction permitting and utility assignments.
- Golden Triangle Planning and Development has reviewed proposed road name and has no issues.
- Electrical service, Potable water, and sanitary sewer utility services will be provided by the City.
- Staff has reviewed the proposed covenants and they 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.
- The final plat is a Class "B" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended.
- The applicant has indicated that this subdivision is not part of any previously platted subdivision, and therefore has no adversely effected parties.

- The applicant has requested to provide a surety for all remaining required infrastructure improvements as shown on the approved infrastructure plan. The following items are included in the approved surety and agreement: setting pins for plat, sewer bore, curb, road base, base asphalt, surface asphalt, and sidewalks.

FINAL PLAT INFORMATION

- Approval of a final plat by the Mayor and Board of Aldermen shall be denoted by the issuance of a letter of final plat approval and required signatures on the final plat. One (1) paper copy, a digital copy as a Portable Document Format (PDF), and AutoCAD file of the approved final plat shall be retained in the Planning Department's files. The final plat shall be filed with the office of the chancery clerk of Oktibbeha County within sixty (60) days or the plat shall be void. A deposit in the amount of two hundred dollars (\$200) shall be required to guarantee the return of one (1) signed copy of the final plat to the city planner.
- If the final plat approval is recommended conditionally, the conditions and reasons therefore shall be stated, and if necessary, the Planning and Zoning Commission or Mayor and Board of Aldermen may require that the subdivider submit a revised final plat.
- If denied by the Planning and Zoning Commission or the Board of Aldermen, the reasons for such action shall be stated, and if possible, recommendations should be made on the basis of which the proposed subdivision could be recommended for approval. A denied final plat may be resubmitted to the Planning and Zoning Commission and the Mayor and Board of Aldermen after the suggested changes have been made.
- Whenever a subdivider has been issued a notice of final plat approval from the Mayor and Board of Aldermen, the staff shall be authorized to execute a certificate of final plat approval on the plat upon certification by the City Clerk that the City has received both of the following:
 - o An executed development agreement for any outstanding improvements between the subdivider and the city to install the required improvements.
 - o An approved form of surety as approved by the City Attorney to complete the improvements and installations for the subdivision shall be in compliance with these rules and regulations. Such surety shall not exceed two hundred percent (200%) of the estimated cost of the improvements.

ZONING DISTRICT INFORMATION

Below is information pertaining to a Single Detached Dwelling Residential Use in a TN-N zoning district:

Detached and Attached Duplex Dwelling	
A. Lot Dimensions	TN-N
A1 Lot size per unit in sq. ft (min.)	5500
A2 Lot width (min.)	45'
A3 Lot width at corner (min.)	55'
B. Primary Building Setbacks	TN-N
B1 Front setback	10' min 15' max
B. Primary Building Setbacks (cont.)	TN-N
B2 Side setback (min.)	5' or infill standards
B3 Side setback corner lot (min.)	10' min 15' max
B4 Rear setback (min.)	5'

B5 Rear setback adjacent to street or alley (min.)	7' without parking, 18' with parking
C. Accessory Dwelling Unit/Structure Setbacks	TN-N
C1 Front setback	Behind rear wall of primary building
C2 Side setback	5' min
C3 Side setback corner lot (min.)	10'
C4 Rear setback	5', minimum of 10' from any structure
C5 Rear setback adjacent to alley for garages (min.)	7' without parking, 18' with parking
C6 Structures housing livestock (min.)	N/A
D. Parking Setbacks	TN-N
D1 From primary street	Behind front wall of primary building
E. Height	TN-N
E1 Principle building(s) (max)	30', 2 story
E. Height (cont.)	TN-N
E2 Accessory Dwelling Unit(s)/Structure(s) (max)	Less than primary building
E3 Accessory structure agricultural use	15'
F. Pedestrian Access	TN-N
F1 Street-facing primary entrance along street	yes

ANALYSIS

In the opinion of the Planning Department the proposed Final Plat request could meet the criteria for final plat review and approval of Section 3.12.2.C of the UDC.

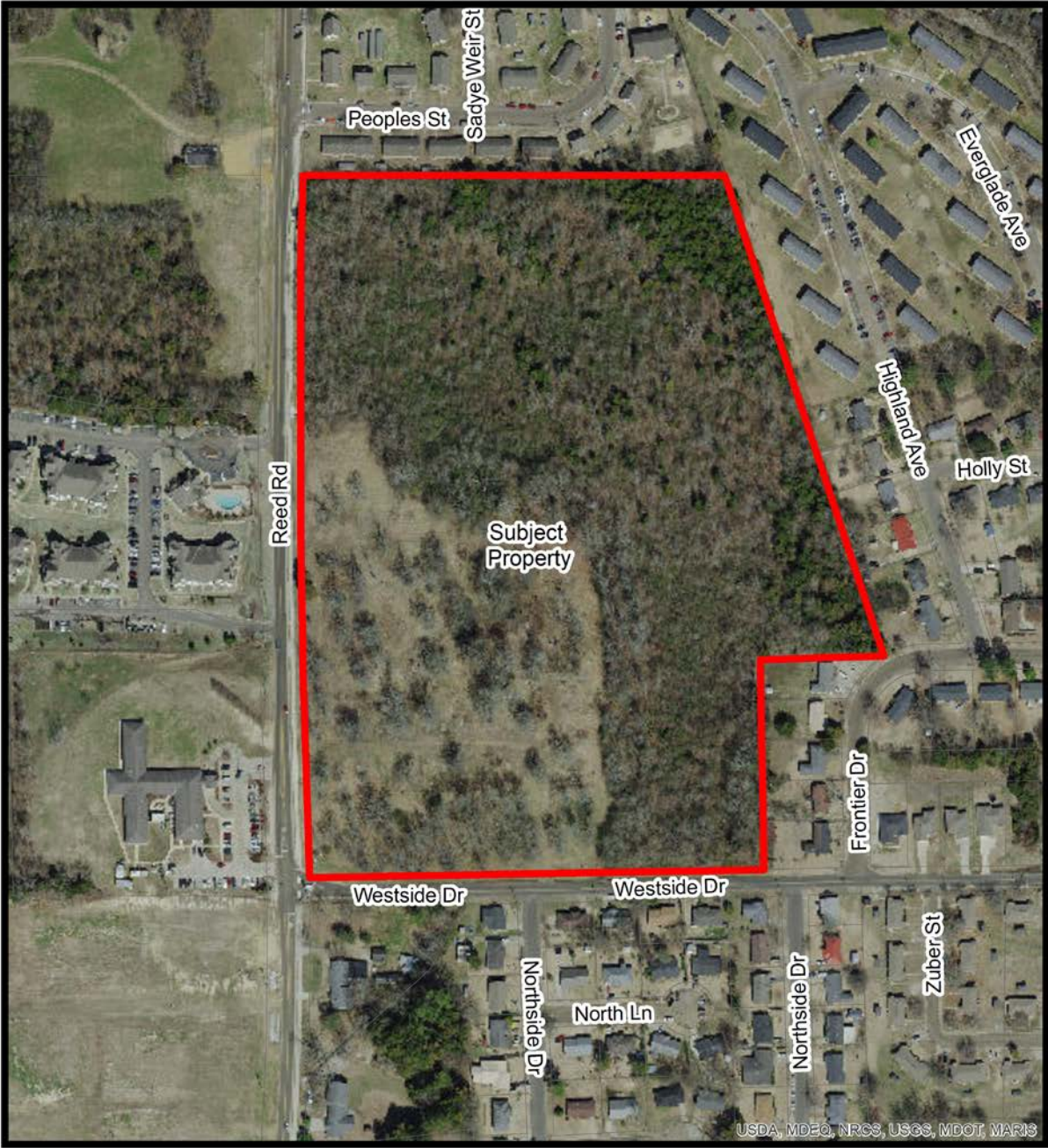
CONDITIONS OF APPROVAL

Any condition attached to the approval of a final 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 subdivision. The following conditions are recommended by City Staff:

1. Prior to execution of the Certificate of Final Approval by City Staff, the approved covenants shall be revised and approved by the City Attorney and shall include the creation of a Homeowner's Association (HOA) for the long-term maintenance of common areas, private piping, stormwater management areas, and any custom signage within the subdivision.
2. Prior to execution of the Certificate of Final Approval by City Staff, an approved form of surety and the accompanying agreement for the completion of unfinished items shall be provided. The form or surety and agreement shall be reviewed by the City Attorney and determined to be acceptable. The amount of the surety shall be reviewed by the City Engineer and determined to be acceptable based on the provided cost estimate.
3. The placement of water meters by Starkville Utilities shall not take place until the release of the sanitary sewer bond.
4. The Homeowners Association (HOA) and/or Developer shall own and maintain the water system until all bonds are released. The HOA and/or Developer shall be responsible for any water leaks until all bonds are released. Responsibility for the water system shall begin at the valve on the south connection and east right-of-way of Reed Road.
5. The Homeowners Association (HOA) and/or Developer shall own and maintain the sanitary sewer system until all bonds are released. Responsibility for the sanitary sewer system shall begin at the manhole (MH) east of Reed Road.

6. Prior to issuance of any Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO) for any structure on any lot within the subdivision, the following shall items shall be completed or provided to City Staff:
 - a. As-built drawings signed/stamped by a licensed PE meeting City of Starkville requirements.
 - b. All required test and material reports as outlined in the Subdivision Testing requirements and Processes and the Subdivision Testing Schedule.
 - c. All required infrastructure as illustrated on the approved infrastructure plan "IP 20-02 Clark Grove" approved on June 15, 2020 has been fully completed, inspected, tested, and approved by the City of Starkville Community Development Department, Engineering Department, and Starkville Utilities.

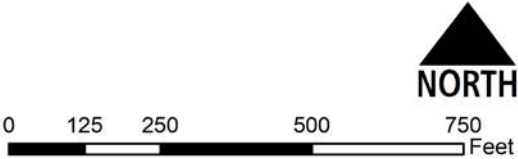
Attachment 1
FP 20-o6 Aerial



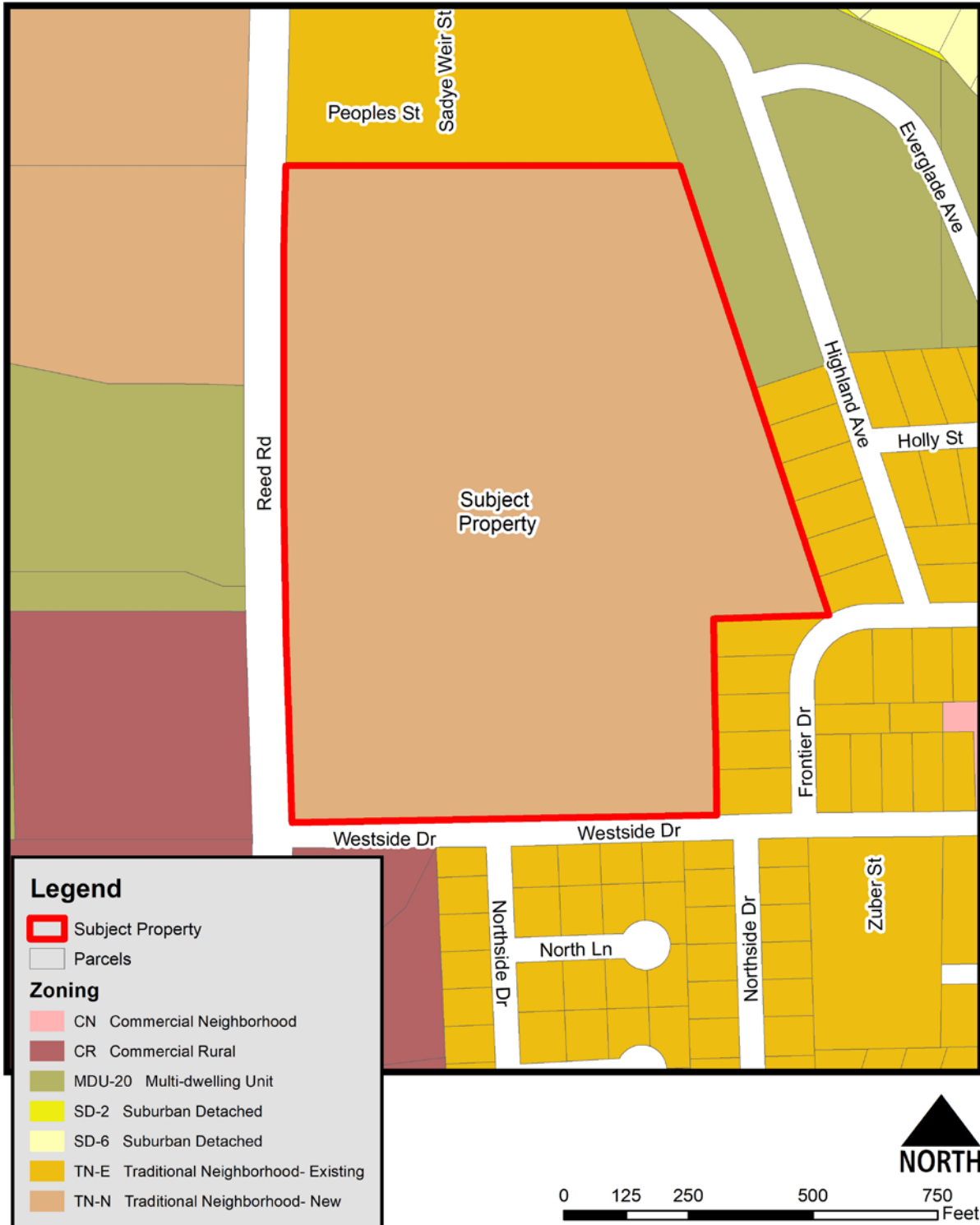
Legend

 Subject Property

 Parcels



Attachment 2
FP 20-06 Zoning



Attachment 3 FP 20-o6 Plat Overlay



Legend

- Subject Property
- Parcels

0 100 200 400 600 Feet



