



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, DECEMBER 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 NOVEMBER 10, 2020
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. DISCUSSION AND CONSIDERATION OF PP 20-05 A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR "ADELAIDE, PHASE III" LOCATED ON THE WEST SIDE OF ADELAIDE PHASE I AND II ON RYAN AVENUE AND BANCROFT AVENUE WITHIN IS A TN-N ZONING DISTRICT WITH THE PARCEL NUMBERS 105-15-007.00 AND 105-22-001.00
 - B. PUBLIC HEARING AND CONSIDERATION OF SE 20-19 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A DEVIATION FROM THE REQUIREMENT TO HAVE A STREET FACING PRIMARY ENTRANCE FOR A PROPOSED CONVENIENCE STORE AT 1012 HIGHWAY 12 WEST IN A C ZONING DISTRICT WITH THE PARCEL NUMBER 1031-00-005.01
 - C. PUBLIC HEARING AND CONSIDERATION SE 20-20 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR AN EXPANSION OF A NONCONFORMING USE IN A T5-D ZONING DISTRICT AT 105 CALDWELL STREET WITH THE PARCEL NUMBER 118P-00-218.00.
 - D. DISCUSSION AND CONSIDERATION OF THE 2021 PLANNING AND ZONING COMMISSION MEETING SCHEDULE
- VIII. ADJOURN

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI NOVEMBER 10, 2020**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on November 10, 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, Jeremiah Dumas, and Ward 6 Tommy Verdell Jr., Ward 7. Absent from the meeting was Kelly Prather, Ward 3 and Alexis Gregory, Ward 5. Physically present attending the Commissioners were City Planner Daniel Havelin and City Attorney Jason Sharp. Attending the meeting via Google Meets virtual meeting platform was Community Development Director Dr. Simon Kim.

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 November 10, 2020 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, NOVEMBER 10, 2020
1ST FLOOR CITY HALL – COURT ROOM
110 WEST MAIN STREET AT 5:30 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CONSIDERATION FOR THE APPROVAL OF MINUTES
- VI. CONSIDERATION OF THE UNAPPROVED MINUTES OF OCTOBER 13, 2020
- VII. CITIZEN COMMENTS
- VIII. NEW BUSINESS

- A. DISCUSSION AND CONSIDERATION OF FP 20-08 REQUEST FOR FINAL PLAT APPROVAL FOR PHASE 1 PART 1 OF THE PRESERVE AT HUNTINGTON PARK SUBDIVISION LOCATED AT THE WEST END HUNTINGTON DRIVE IN A SD-6 ZONING DISTRICT PARCEL NUMBER 105-15-003.04.
- IX. PLANNERS REPORT
- X. ADJOURN

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Moreland, the motion to approve the official agenda of the Planning and Zoning Commission for November 10, 2020 received unanimous approval.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF OCTOBER 13, 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 October 13, 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. DISCUSSION AND CONSIDERATION OF FP 20-08 REQUEST FOR FINAL PLAT APPROVAL FOR PHASE 1 PART 1 OF THE PRESERVE AT HUNTINGTON PARK SUBDIVISION LOCATED AT THE WEST END HUNTINGTON DRIVE IN A SD-6 ZONING DISTRICT PARCEL NUMBER 105-15-003.04.

City Planner Daniel Havelin presented the Final Plat request by David Jackson of Jackson Construction for the "The Preserve at Huntington Park- Phase 1 Part 1" subdivision.

The Preliminary Plat was initially approved in March of 2017. The name was changed from "Huntington Subdivision Phase 9" to the "The Preserve" and is being developed in phases. This is Part 1 of Phase 1. When the preliminary plat was approved, the property was zoned R-4. The property was rezoned in December of 2019 as part of the adoption of the Unified Development Code. The proposed final plat meets the requirements of the previous designation as R-4 and current designation as SD-6.

The entire subdivision has a gross acreage of +/- 41.26 with a total of 61 lots. The proposed gross density is 2.24 units per acre. Phase 1 Part 1 has a gross acreage of +/- 9.27 with a total of 14

lots. 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. Golden Triangle Planning and Development has reviewed proposed road name and has no issues. 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, therefore 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. City Staff is recommending 5 conditions based on recommendations by Engineering staff.

Chairman Brooks opened the public meeting to citizen comments.

A representative of the applicant, Anne Jackson, came forward to answer any questions from the Commission.

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

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Moreland, the motion to approve FP 20-08 with the amended conditions was approved unanimously. The conditions are as follows:

1. Covenants to be amended as required after the review of the City Attorney prior to execution of the Certificate of Final Approval.
2. Public Easement dedication language to be added to the final plat per the approval of the City Attorney prior to execution of the Certificate of Final Approval.
3. A surety approved by the City Attorney in an amount of \$183,597 along with an accompanying Performance agreement for all outstanding infrastructure prior to execution of the Certificate of Final Approval.
4. A warranty with an accompanying surety approved by the City Attorney in an amount of \$100,000 to be provided with a Performance agreement for the underground infrastructure that was inadequately tested prior to execution of the Certificate of Final Approval.
5. All disturbed areas to be fully established with vegetation to the satisfaction of City Staff prior to execution of the Certificate of Final Approval.

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on December 8, 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 Verdell, the motion to adjourn until 5:30 p.m. on November 10, 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: PP 20-05 A Request for Preliminary Plat approval for "Adelaide, Phase III" located on the west side of Adelaide Phase I and II on Ryan Avenue and Bancroft Avenue within is a TN-N zoning district with the parcel numbers 105-15-007.00 and 105-22-001.00
Date: December 8, 2020

The purpose of this report is to provide information regarding the request by Neel-Schaffer, Inc. on behalf of Live Adelaide, LLC for Preliminary Plat approval for subdividing a +/-16.72-acre parcel into 46 lots. The proposed subdivision is named "Adelaide, Phase III". The proposed subdivision is located in a TN-N zoning district on the west end of Bancroft Avenue directly west of Adelaide Phase I and II. Please see attachments 1-5.

ZONING DISTRICT INFORMATION

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

A. Lot Dimensions	TN-N
A1 Lot size per unit in sq. ft (min.)	5500
A2 Lot width (min.)	45'
A3 Lot width at corner (min.)	55'
B. Primary Building Setbacks	TN-N
B1 Front setback	10' min 15' max
B. Primary Building Setbacks (cont.)	TN-N
B2 Side setback (min.)	5' or infill standards
B3 Side setback corner lot (min.)	10' min 15' max
B4 Rear setback (min.)	5'
B5 Rear setback adjacent to street or alley (min.)	7' without parking, 18' with parking
C. Accessory Dwelling Unit/Structure Setbacks	TN-N
C1 Front setback	10' min 15' max (variance to 6' min applied for)
C2 Side setback	5' min
C3 Side setback corner lot (min.)	10'
C4 Rear setback	5', minimum of 10' from any structure
C5 Rear setback adjacent to alley for garages (min.)	7' without parking, 18' with parking
C6 Structures housing livestock (min.)	N/A
D. Parking Setbacks	TN-N
D1 From primary street	Behind front wall of primary building
E. Height	TN-N
E1 Principle building(s) (max)	30', 2 story
E2 Accessory Dwelling Unit(s)/Structure(s) (max)	Less than primary building
E3 Accessory structure agricultural use	15'
F. Pedestrian Access	TN-N
F1 Street-facing primary entrance along street	yes

GENERAL INFORMATION:

- The subdivision has a gross acreage of +/-16.72-acre acres with a total of 46 lots. The proposed development has a gross density of 2.75 units per acre.
- The preliminary plat is a Class "C" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended.
- The applicant has not identified any adversely affected parties to the subdivision.
- All easements are provided on the Preliminary Plat. All proposed roadway dedications are shown on the plat. The applicant shall contact the County for review and approval of the proposed road name.
- The Applicant shall meet the requirements of the electrical service, potable water, and sanitary sewer utility services provider.
- The Applicant has provided a Traffic Impact Analysis for the entire subdivision. Staff recommended conditions #1 and #2 are based on the recommendation of this analysis.
- The Applicant is currently working with appropriate government agencies to develop a regional stormwater management plan. The Applicant has provided a Stormwater Design Narrative as part of the Preliminary Plat review (attachment 6).
- The Applicant has requested a Variance from required curb width, building setback, right of way & median limits, and travel lane width. On July 22, 2020, the Board of Adjustments and Appeals recommended approval of the request. The request will be heard by the Board of Aldermen on December 15, 2020 prior to the approval of this plat.

PRELIMINARY PLAT INFORMATION:

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

- As-builts shall be prepared by a licensed PE and meet the requirements outlined in the City of Starkville Design Standards and Specifications.
- The applicant shall submit infrastructure plans to the Development Review Committee upon approval of Preliminary Plat. A copy of the proposed covenants and that include sections for common area and storm water facilities maintenance, as well as the City's standard hold-harmless indemnification clause required by the City Attorney shall be submitted prior to application for Final Plat.

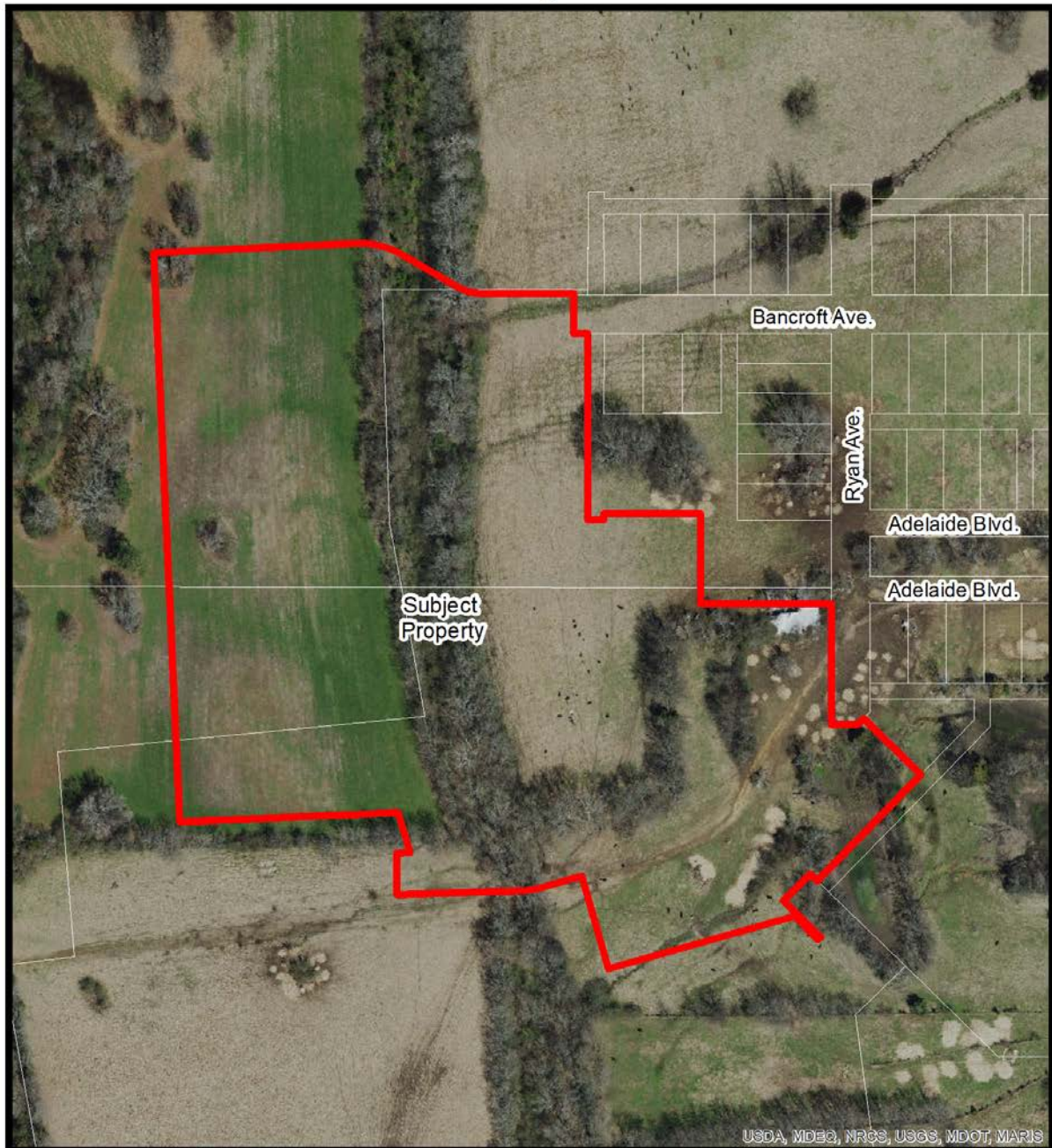
CONDITIONS OF APPROVAL

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

Staff recommended conditions of approval from the Engineering Department:

1. The dedication of a minimum of 10 feet of right-of-way shall be required to accommodate future roadway improvements and widening on all future phases of the subdivision.
2. A left turn lane on to South Montgomery Street shall be required for each entrance as shown on Attachment 6 based on the total number of constructed dwelling units with in the entire subdivision. The trigger for the construction of the left turn lane shall be as follows:
 - North Site Drive at 400 dwelling units
 - Lawrence Avenue at 470 dwelling units
 - South Site Drive #1 at 550 dwelling units
 - South Site Drive #2 at 600 dwelling units
 - South Site Drive #3 at 600 dwelling units

Attachment 1
PP 20-05 Aerial



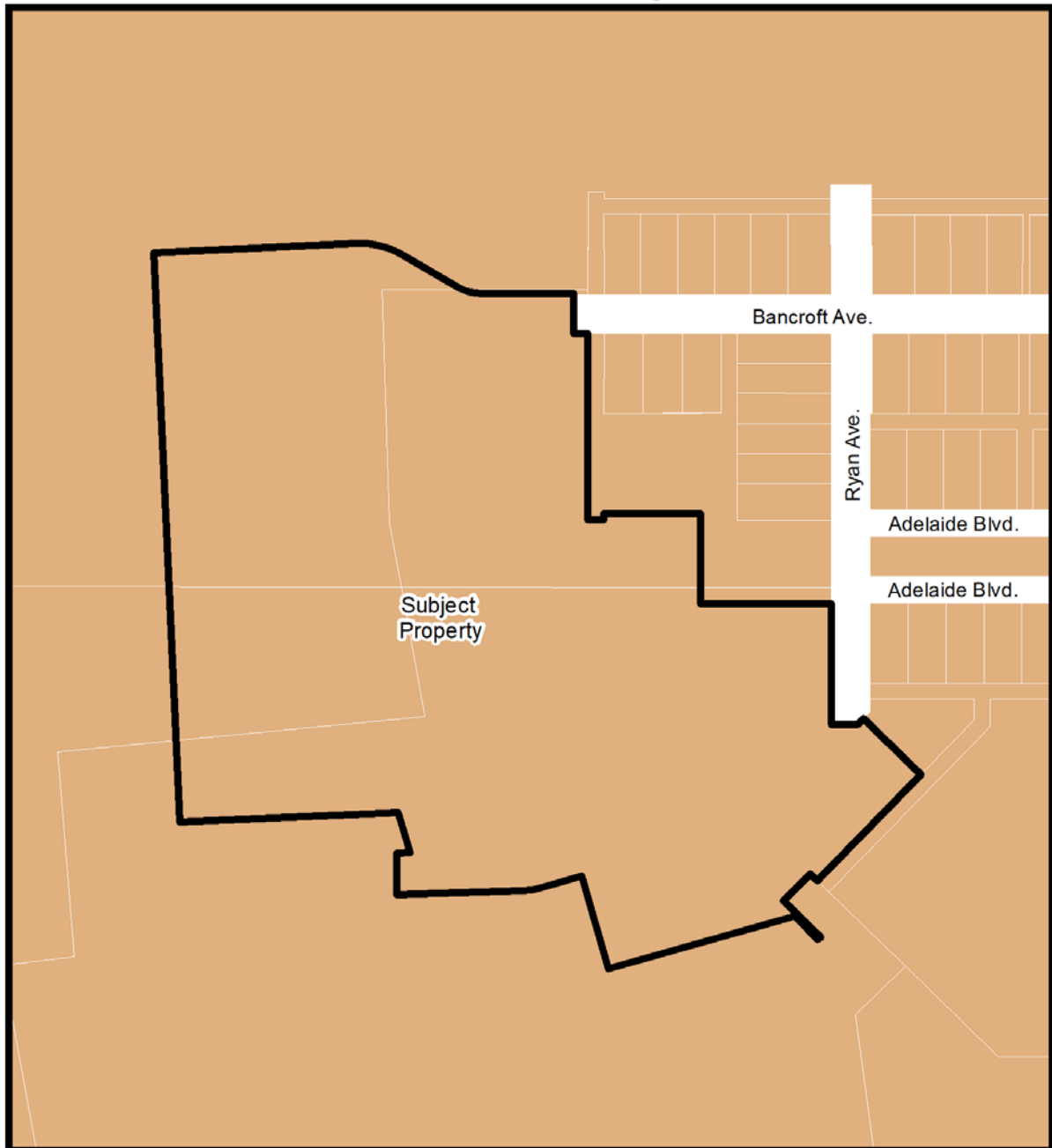
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 Subject Property

0 100 200 400 600 Feet

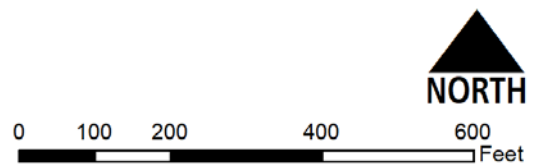


Attachment 2
PP 20-05 Zoning

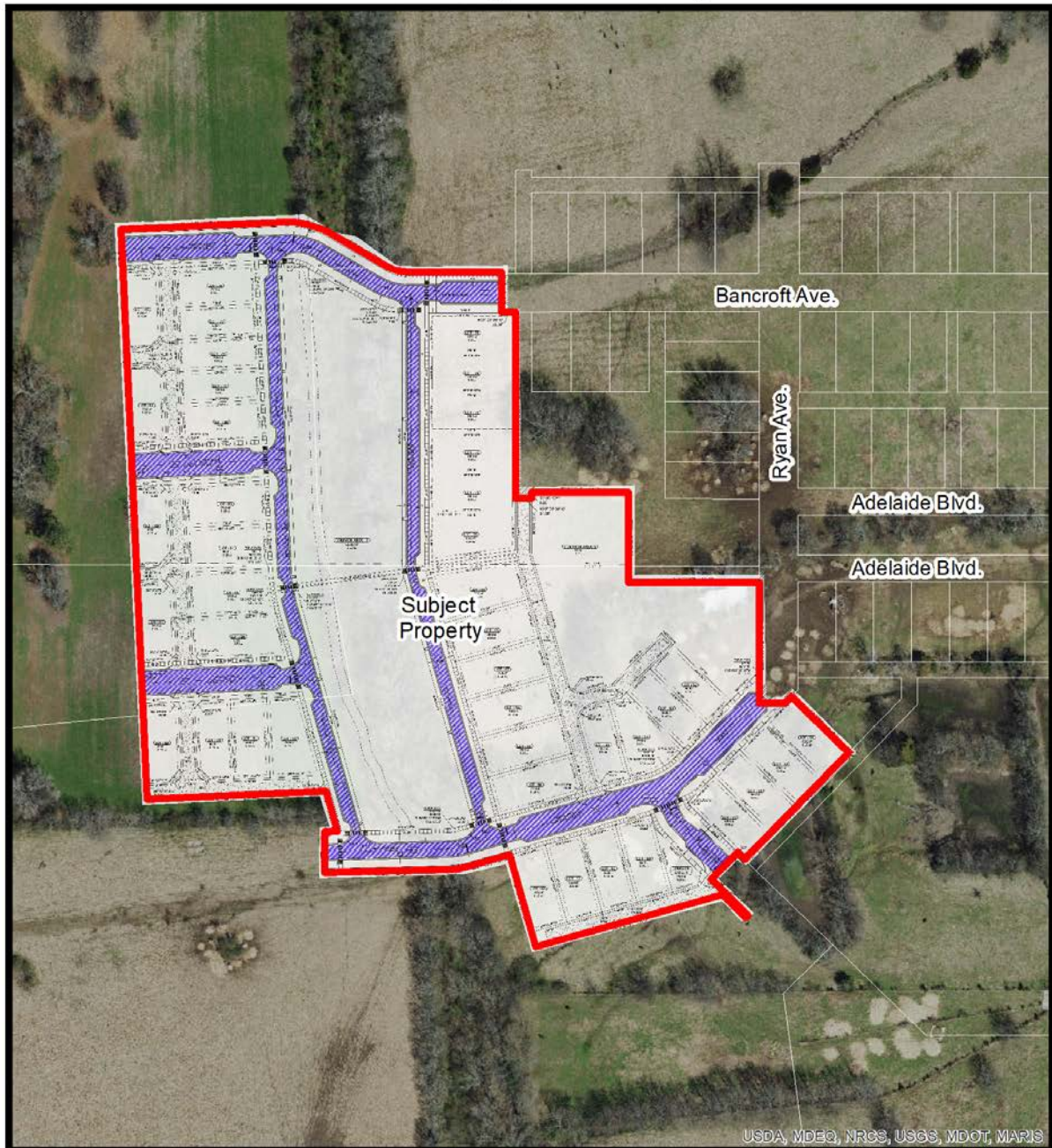


Legend

-  Subject Property
-  TN-N Traditional Neighborhood- New



Attachment 3
PP 20-05 Plat Overlay



Legend

 Subject Property

0 100 200 400 600 Feet

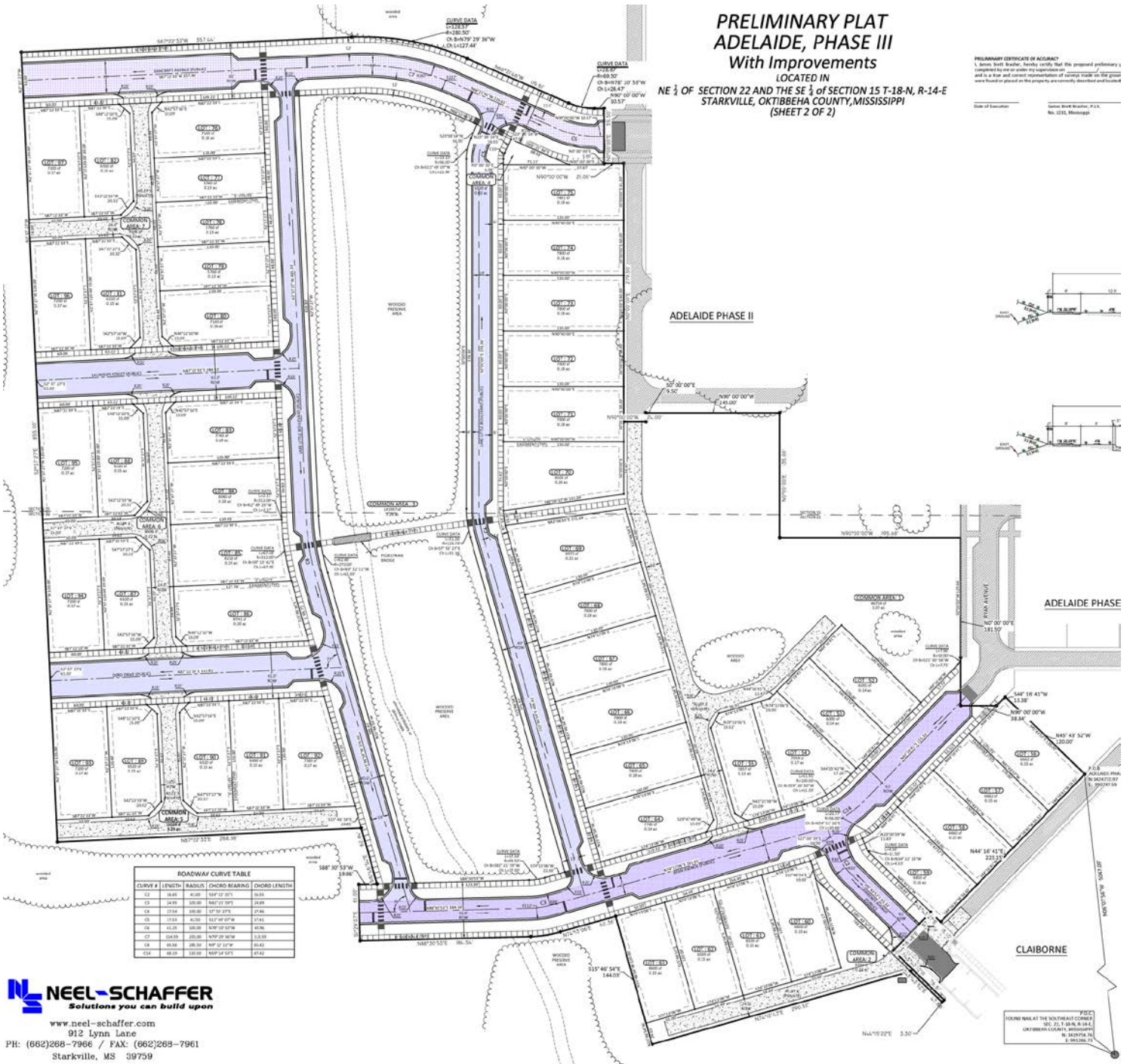


Attachment 5- Enlarged Plat

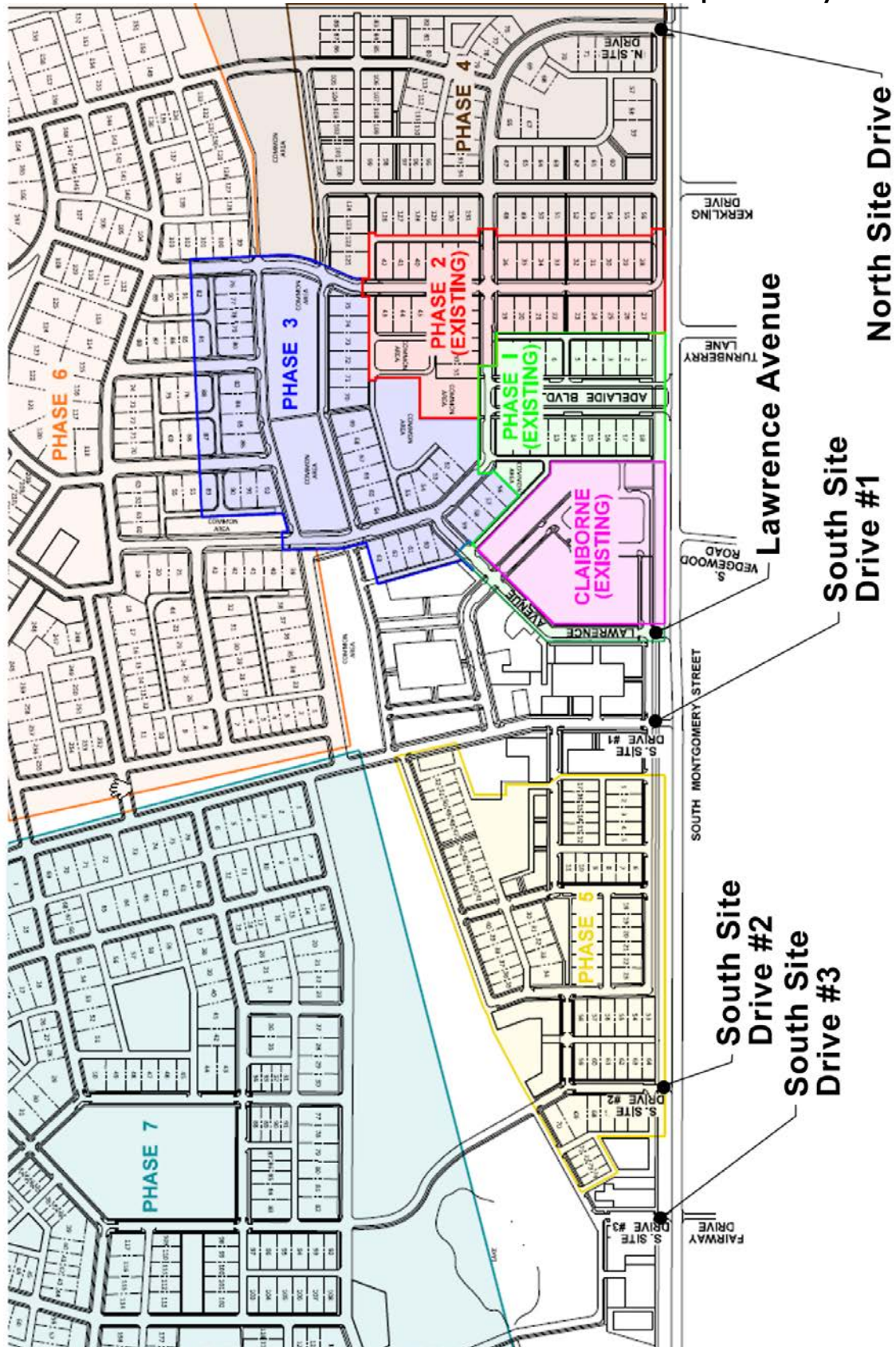
PRELIMINARY PLAT ADELAIDE, PHASE III With Improvements LOCATED IN NE 1/4 OF SECTION 22 AND THE SE 1/4 OF SECTION 15 T-18-N, R-14-E STARKVILLE, OKTIBBEHA COUNTY, MISSISSIPPI (SHEET 2 OF 2)

PRELIMINARY CERTIFICATE OF ACCURACY
I, James Scott Brasher, Surveyor, certify that this proposed preliminary plat is a true and correct representation of the survey made in the field and is based on a plat of the property as it is currently described and located.

Date of Execution: _____ James Scott Brasher, Surveyor
No. 1212, Mississippi



Attachment 6- Phased Master Plan for Traffic Impact Analysis



Attachment 7-Stormwater Design Narrative



engineers
planners
surveyors
environmental
scientists
landscape
architects

November 23, 2020

City of Starkville
ATTN: Edward Kemp, PE
101 Lampkin Street
Starkville, MS 39759

REFERENCE: Adelaide – Traditional Neighborhood Development
Stormwater Design Narrative
South Montgomery, Starkville, MS

Dear Mr. Kemp:

Neel-Schaffer, Inc. (NSI) is currently acting as the design professional, on behalf of Live Adelaide, LLC on the above referenced project. The conceptual master plan ("master plan") for the project proposes development of approximately 490-acres of existing farmland for residential, commercial, and common area uses, more precisely defined as a Traditional Neighborhood Development per the City's Unified Development Code Section 6. A copy of the master plan is included with this narrative as Attachment No. 1.

The property identified in the master plan drains in two general directions: southeasterly to Skinner Creek; and southwesterly to Hollis Creek. Both creeks are tributaries of the Noxubee River and are further identified as the Skinner Creek-Hollis Creek (HUC 031601080206) watershed of the USGS's 2008 Watershed Boundary Dataset of Mississippi. For the purpose of this narrative, the area draining in a southeasterly direction across the property will be referred to further as "Area A" and the second as "Area B". Area A is drained through an existing channel approximately 4,600 feet in length running from the north property line to the southeast side of the property at a bridge crossing at South Montgomery St. Area B includes four sub-watersheds taking form as branches to Hollis Creek and running from the north-south center line of the property generally to the west and southwest sides of the property. Attachment No. 2 provides a general location map of Area A and Area B as an overlay to the master plan.

The master plan is intended to be constructed in a phased approach. Area A is planned for the first general build-out. Area B will follow. Both areas will include storage facilities in the form of detention and/or retention basins designed such that runoff from the site shall not exceed the 2-year, 10-year and 100-year, 24 hour storm events for the property in a pre-development state. Storage facilities may be temporary or permanent in nature to manage stormwater as phases of construction progress.

Area A will be the focus for the remainder of this narrative, as Phase III is the next in line for construction within the development. Attachment No. 3 includes a general layout of lots to be developed in that area as well as the final lot layout for Phases I and II, already accepted by the City in 2017 and 2019, respectively.

The intent for the stormwater design in Area A is to convey stormwater through the existing channel to a proposed detention pond. The pond will store excess runoff prior to releasing stormwater in a controlled flow back into the existing channel. The existing channel runs from Huntington Park to the north and South Montgomery Street to the South. The roughly 221.8-acre basin, which includes part of Huntington Park, feeds the existing channel. Attachment No. 4 identifies all drainage areas capturing stormwater for the entire development and surrounding area. The entire basin will be included in the stormwater conveyance and storage design for Area A. A wooded preserve, approximately 150 feet in width, will remain along the existing channel. The areas directly outside the preserve are planned to be earthen filled

to an elevation ranging 3 to 4 feet above the existing ground surface. This measure is being taken to assure that channel has adequate area and volume to maintain conveyance of an 100yr storm event after the neighborhood is fully developed. Storm runoff for the basin will be modeled based on the 2, 10 and 100-year storm events. Phase III runoff will be diverted from the existing channel through the detention area using a weir structure installed in the existing channel. The proposed weir will be a broad crested, tee shaped form designed to control the 2, 10 and 100 year storm events for Huntington Park and undeveloped areas in this basin. All developed areas for Area A that exceed those flows will be diverted through the proposed detention system. Runoff will then exit the detention system through a control structure limiting and directing water back into the existing channel downstream. This system is being model after a similar existing system located north of Nashville, Tennessee. The detention system will be located at the southeast corner of the project near South Montgomery Street. Construction of the detention area is also planned for a phased approach to be expanded as future phases of Area A are developed and additional storage is needed. Attachment No. 5 includes a schematic diagram of the detention system.

Headwaters, Inc. (HI) is assisting Neel-Schaffer as a sub-consultant for environmental permitting requirements regarding construction in the Waters of the US. It is our understanding that HI has recently had success permitting another project using the same approach in the U.S. Army Corp. of Engineers, Mobile District. HI has submitted a request to USACE for a jurisdictional determination regarding permitting requirements that will apply to this approach. Those requirements will be provided to the City upon receipt from USACE.

The final design submittal for the detention system will include a stormwater report, layout exhibits, detention volume calculations, diversion weir and outlet control structure details, pipe schedule, and a downstream impact study. Per previous conversations with the City, the downstream impact study will focus on the bridge crossing at South Montgomery Street and one at another point of interest downstream.

If you have any questions or concerns, please do not hesitate to contact me at Joshua.Davis@Neel-Schaffer.com

Sincerely,

NEEL-SCHAFFER, INC.

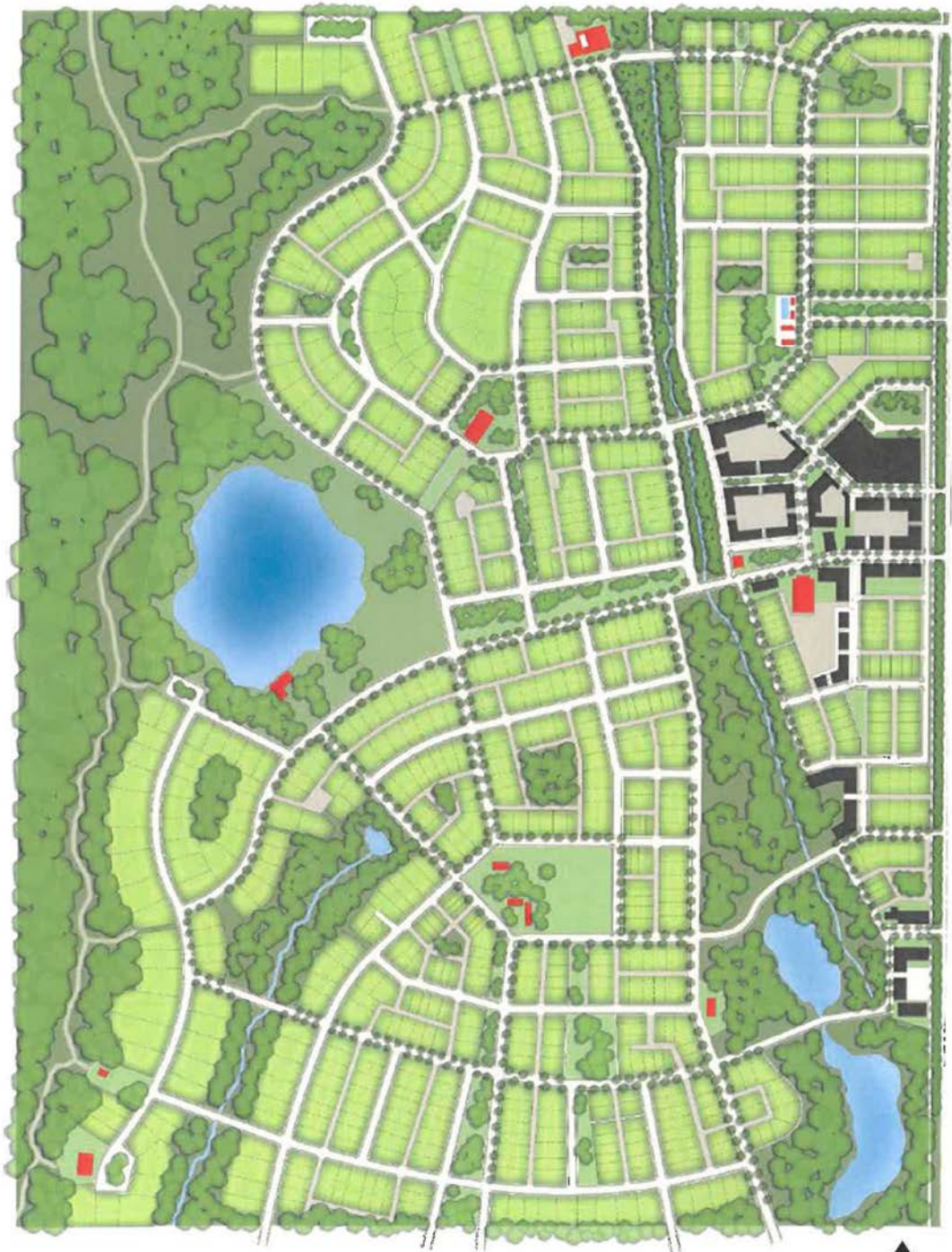


Joshua Davis, PE
Project Engineer

Attachments

Cc: Live Adelaide, LLC w/ attachments
Headwater, Inc. w/ attachments

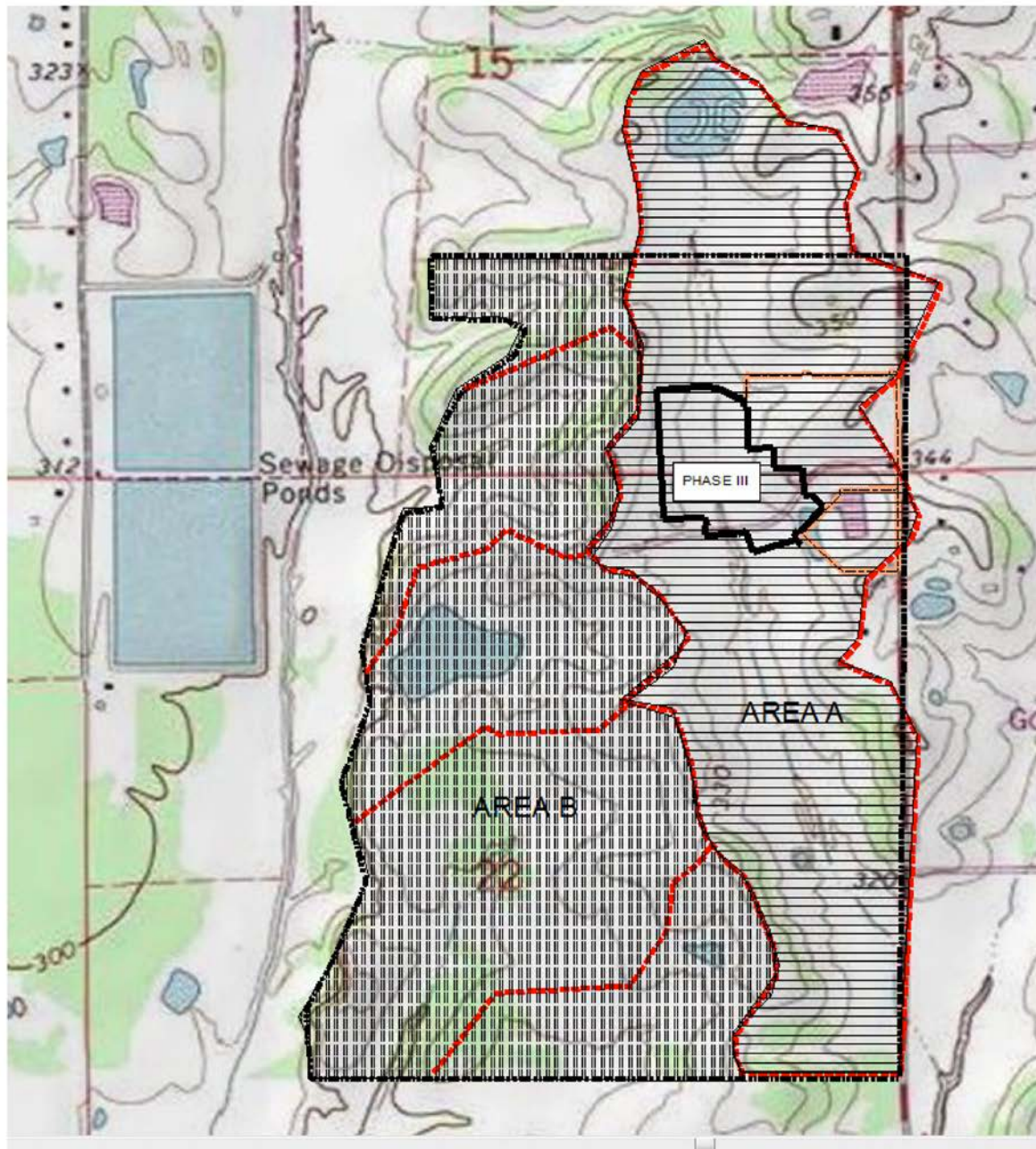
ATTACHMENT NO. 1— MASTER PLAN EXHIBIT



NORTH

SCALE: NONE

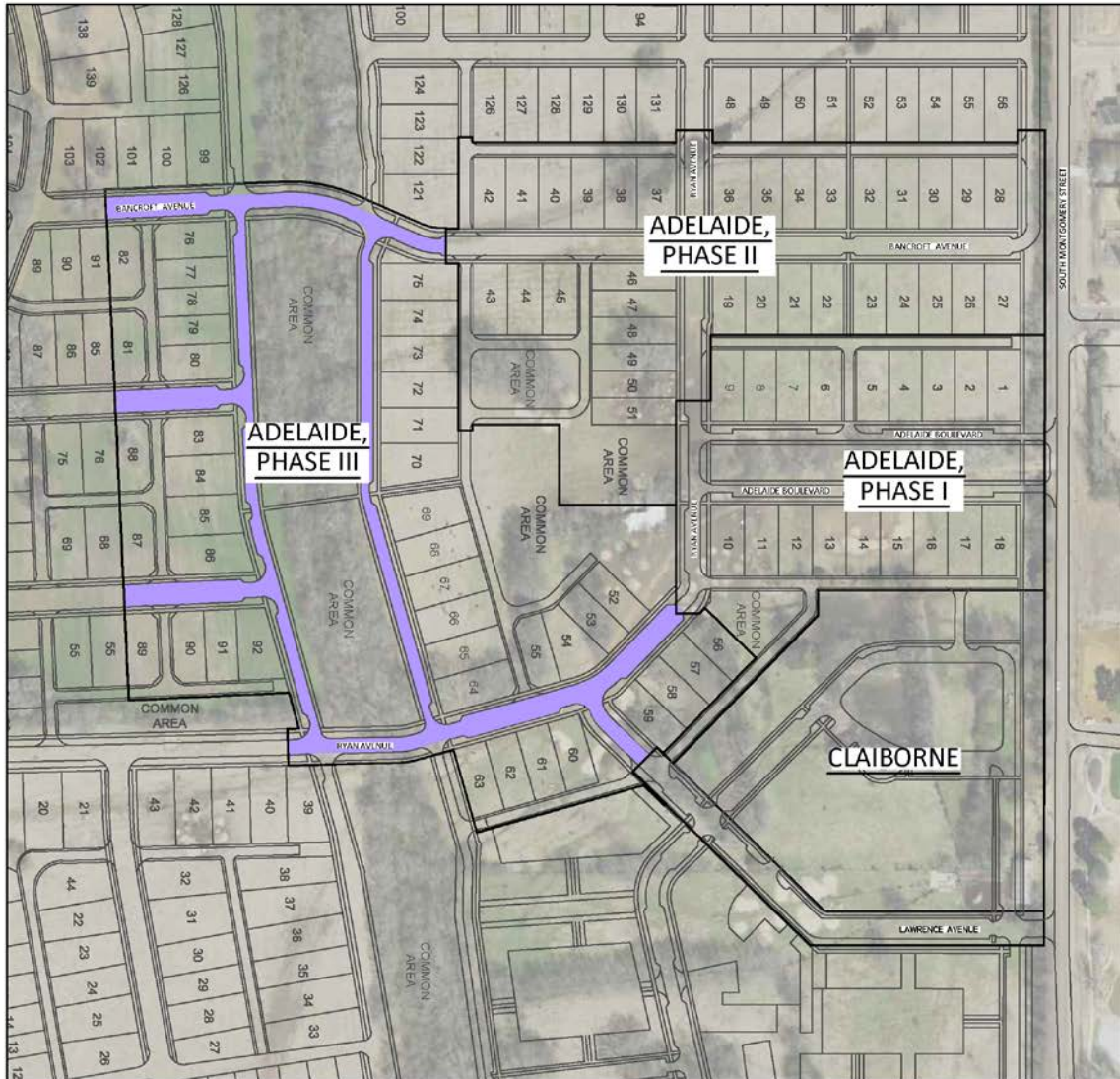
ATTACHMENT NO. 2— AREAS A AND B LOCATION MAP



NORTH

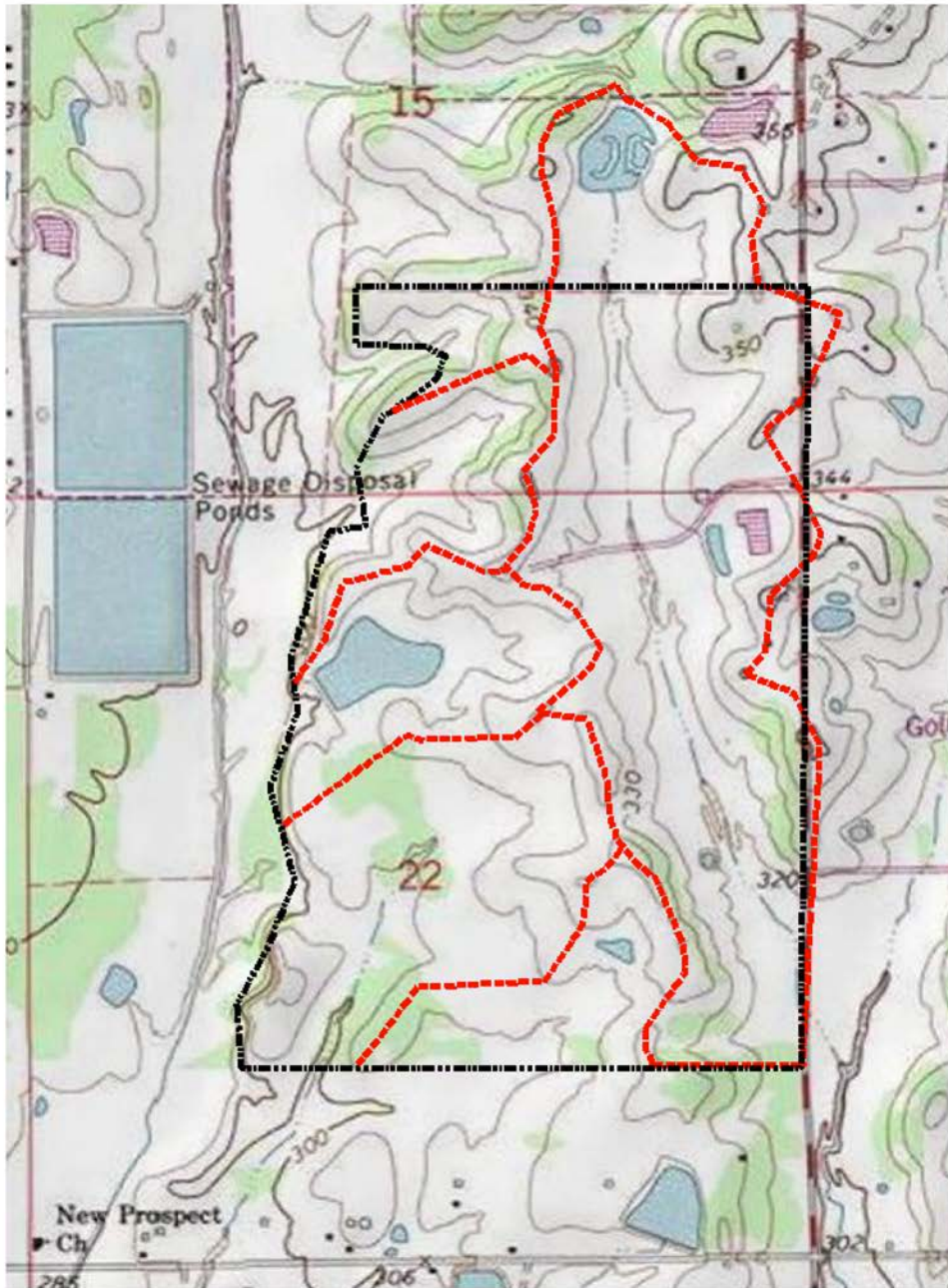
SCALE: NONE

ATTACHMENT NO. 3 - GENERAL LOT LAYOUT




NONE
SCALE: NONE

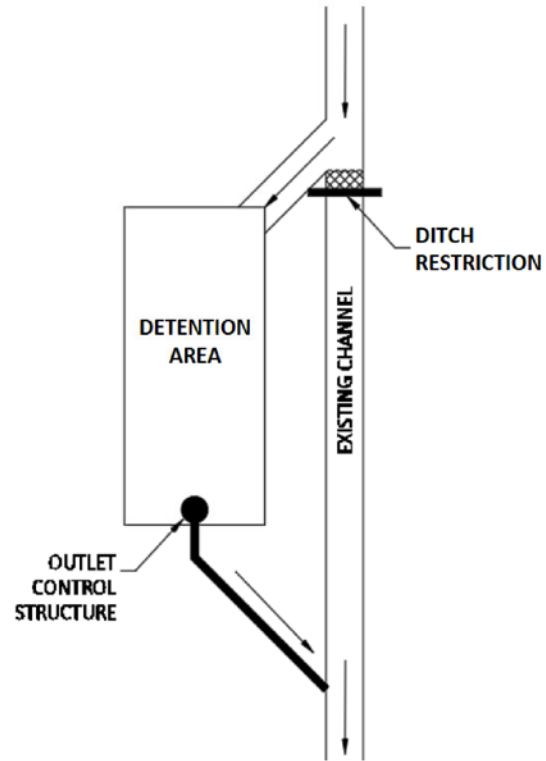
ATTACHMENT NO. 4— DRAINAGE AREAS



NORTH

SCALE: NONE

ATTACHMENT NO. 5 – SCHEMATIC DIAGRAM



NOT TO SCALE



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)
Subject: SE 20-19 A request for Special Exception to allow for a deviation from the requirement to have a street facing primary entrance for a proposed convenience store at 1012 Highway 12 West in a C zoning District with the parcel number 1031-00-005.01
Date: December 8, 2020

The purpose of this report is to provide information regarding Special Exception Request by Ron Bordelon of Pan American Engineer, LLC on behalf of Murphy Oil USA, Inc to allow for a deviation from the requirement to have a street facing primary entrance for a proposed convenience store at 1012 Highway 12 West in a C zoning District with the parcel number 1031-00-005.01. Please see attachments 1- 4.

BACKGROUND INFORMATION

The applicant is proposing to remove the existing convenience store to build a new convenience store. The proposed new store has two public entrances on the sides of the building adjacent to the gas pumps. Due to the proposed location of the cooler, the front of the building cannot be used as the primary entrance (attachment 3). Section 7.2.F1 (pg. 7-4) requires "street-facing primary entrance along street". Section 3.4.1 states that "any request to deviate from the use standard or development requirements that are non-dimensional in nature" are to reviewed as a Special Exception. The proposed development is currently under review by the Development Review Committee for Site Plan Approval and Architecture Review for Building Design Approval.

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

1. **Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
2. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
3. **Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
4. **Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
5. **Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage.

Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.

6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

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

NOTIFICATION

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

1. 2 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 November 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 no response to the notification.

ANALYSIS

In the opinion of the Planning Department the proposed deviation associated with the Special Exception request could meet the criteria for special exception review and approval. The majority of buildings along Highway 12 do face the street with their primary entrance. The proposed building, unlike most buildings along Highway 12, doesn't take direct access to Highway 12. It is accessed from another property. Additional architectural detailing could be added to the south elevation to enhance the appearance of the building.

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 20-19 Aerial



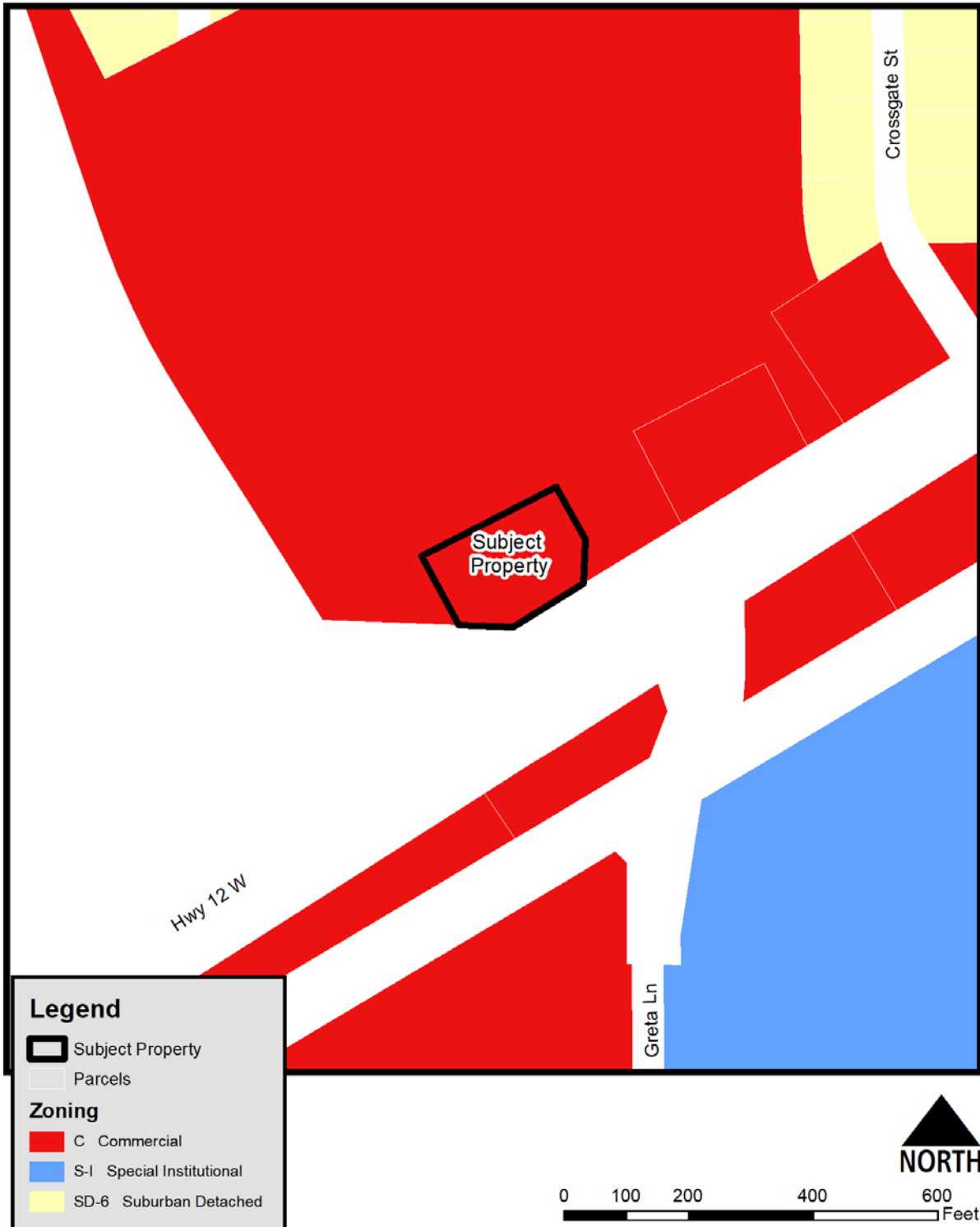
Legend

-  Subject Property
-  Parcels

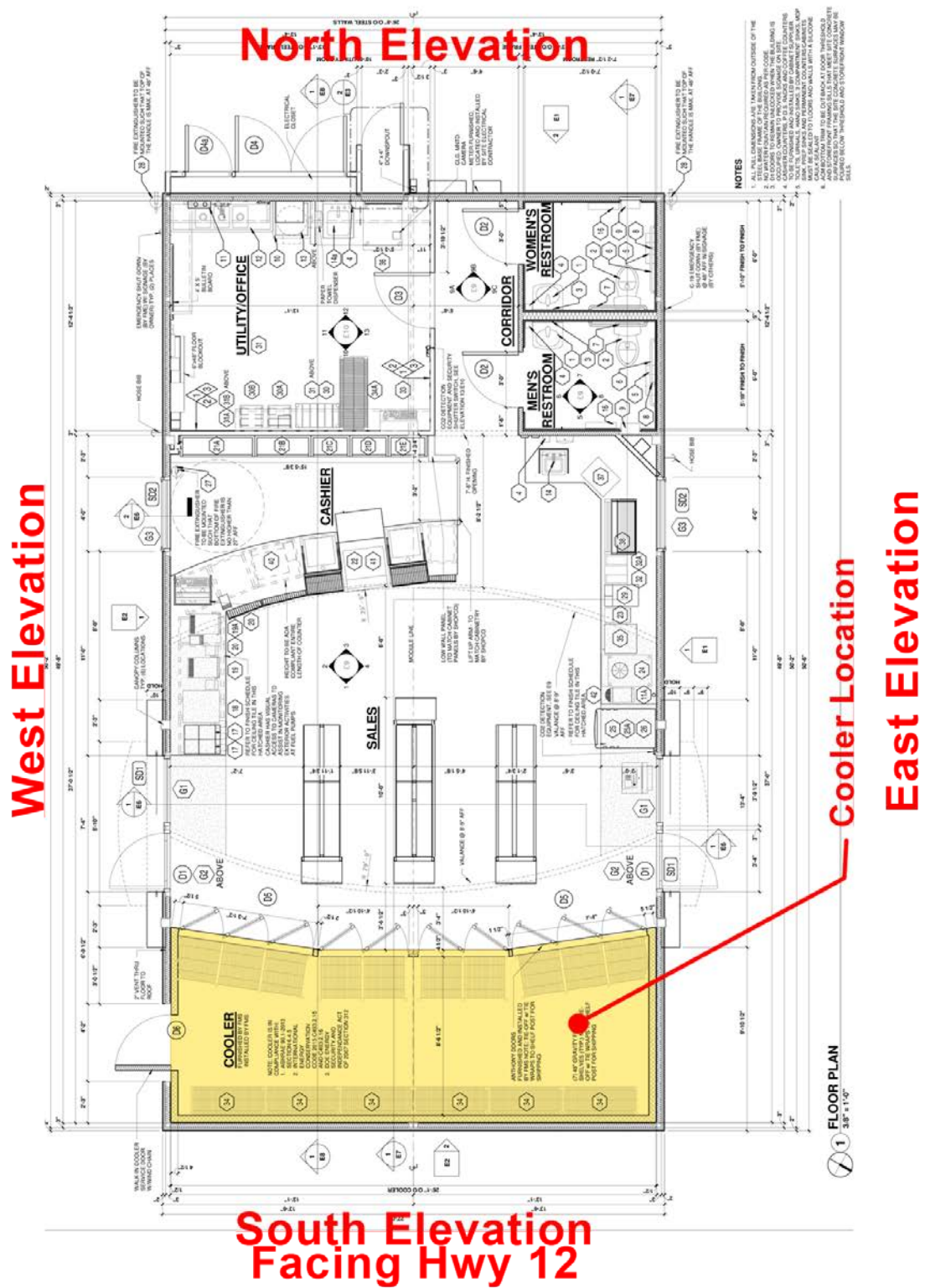
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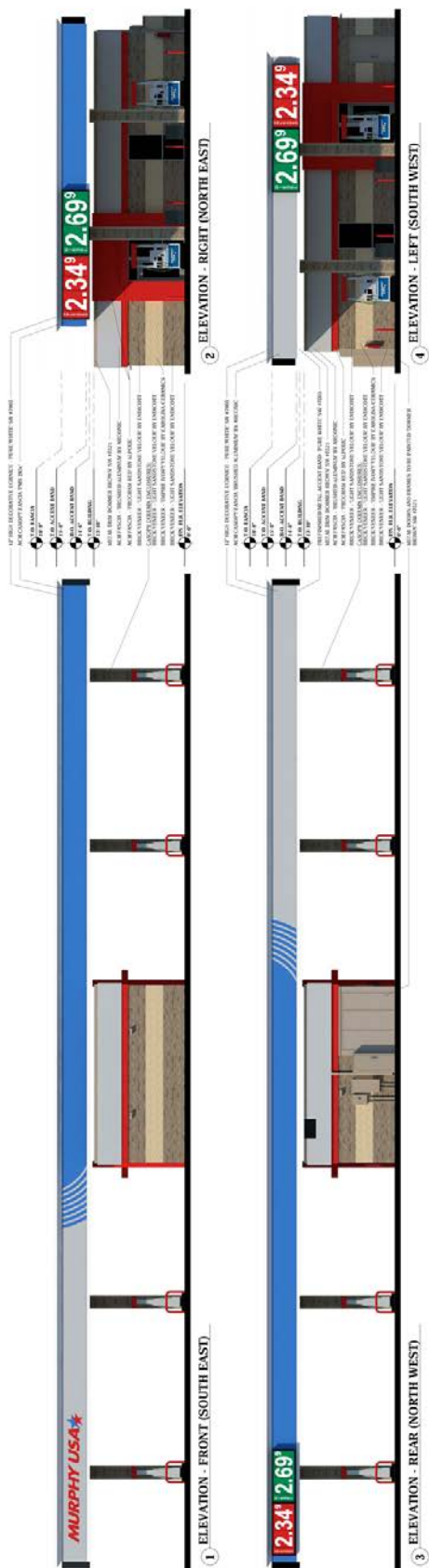
Attachment 2
SE 20-19 Zoning



Attachment 3- Proposed Floor Plan



Attachment 4- Rendering of Proposed Building



5 TRASH ENCLOSURE



6 MONUMENT SIGN

ITEM	QTY	UNIT	PRICE	TOTAL
MURPHY USA MONUMENT SIGN	1	EA	10,000.00	10,000.00
MURPHY USA MONUMENT SIGN	1	EA	10,000.00	10,000.00
MURPHY USA MONUMENT SIGN	1	EA	10,000.00	10,000.00
MURPHY USA MONUMENT SIGN	1	EA	10,000.00	10,000.00
MURPHY USA MONUMENT SIGN	1	EA	10,000.00	10,000.00
MURPHY USA MONUMENT SIGN	1	EA	10,000.00	10,000.00
MURPHY USA MONUMENT SIGN	1	EA	10,000.00	10,000.00
MURPHY USA MONUMENT SIGN	1	EA	10,000.00	10,000.00
MURPHY USA MONUMENT SIGN	1	EA	10,000.00	10,000.00
MURPHY USA MONUMENT SIGN	1	EA	10,000.00	10,000.00



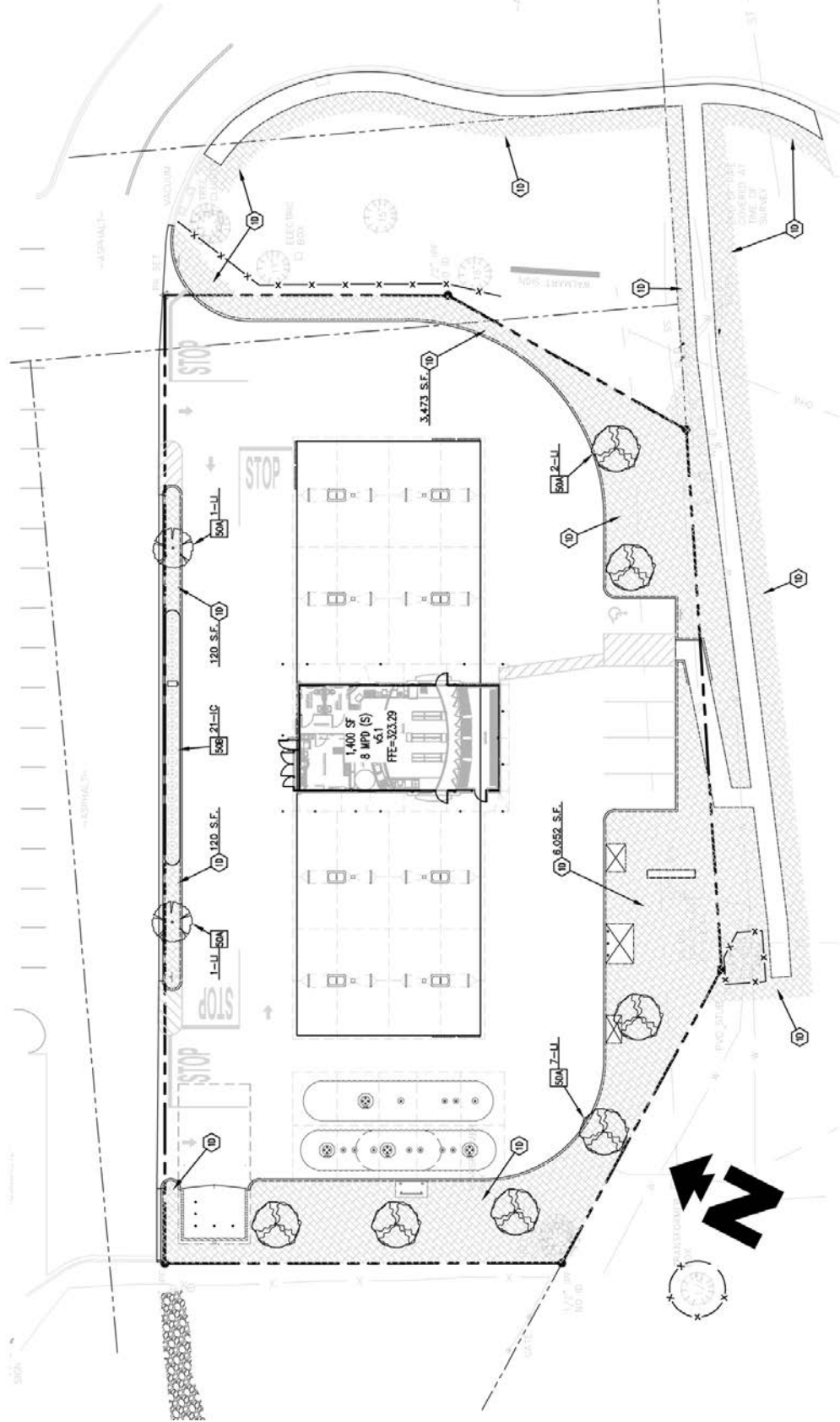
MURPHY USA

GreenbergFarrow

STARKVILLE, MS (1012 HWY. 12)
WM #112
SEPTEMBER 08, 2020

Attachment 5- Proposed Unapproved Site Plan

Walmart Super Center



Highway 12



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 20-20 A request for Special Exception to allow for an expansion of a nonconforming use in a T5-D zoning district at 105 Caldwell Street with the parcel number 118P-00-218.00
Date: December 8, 2020

The purpose of this report is to provide information regarding Special Exception Request by William and Susan Strohm to allow for an expansion of a nonconforming use in a T5-D zoning district at 105 Caldwell Street with the parcel number 118P-00-218.00. Please see attachments 1- 3.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to expand an existing detached dwelling. The Use Chart in Section 13.3 of the Unified Development Code list detached dwellings as “not permitted” in a T5-D zoning district. Therefore, the existing detached dwelling is a legal nonconforming use. Section 3.17.2.A of the Unified Development Code allows for the expansion of a nonconforming use if approved as part of a special exception or use exception. Since the request involves expansion of building, the special exception process is required.

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

1. **Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
2. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
3. **Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
4. **Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
5. **Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.

7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

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

NOTIFICATION

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

1. 17 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 November 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 to the notification

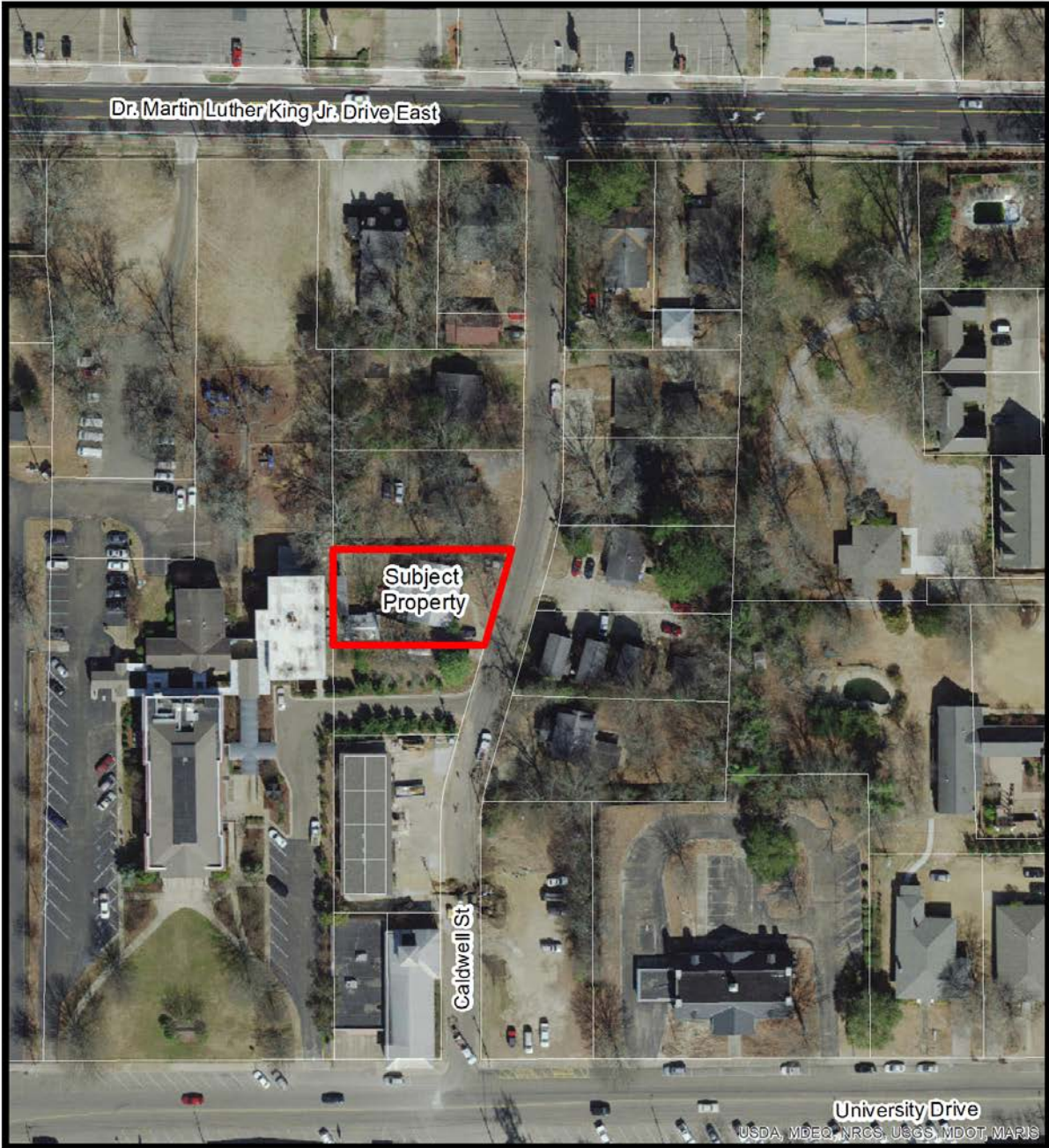
ANALYSIS

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).

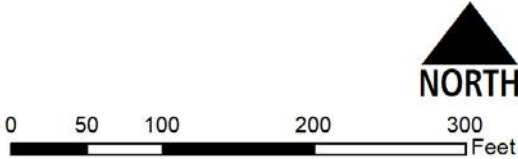
Attachment 1
SE 20-20 Aerial



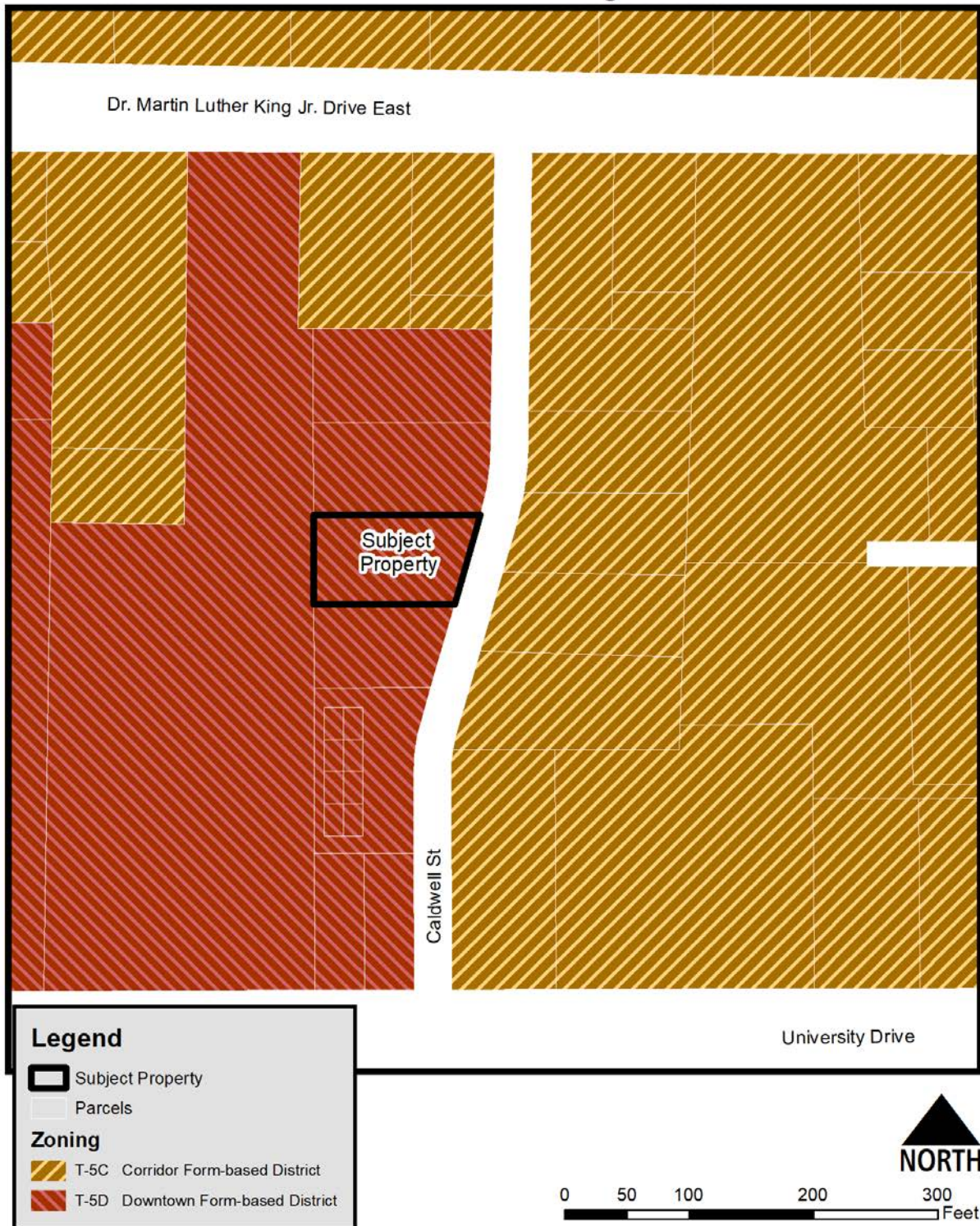
Legend

 Subject Property

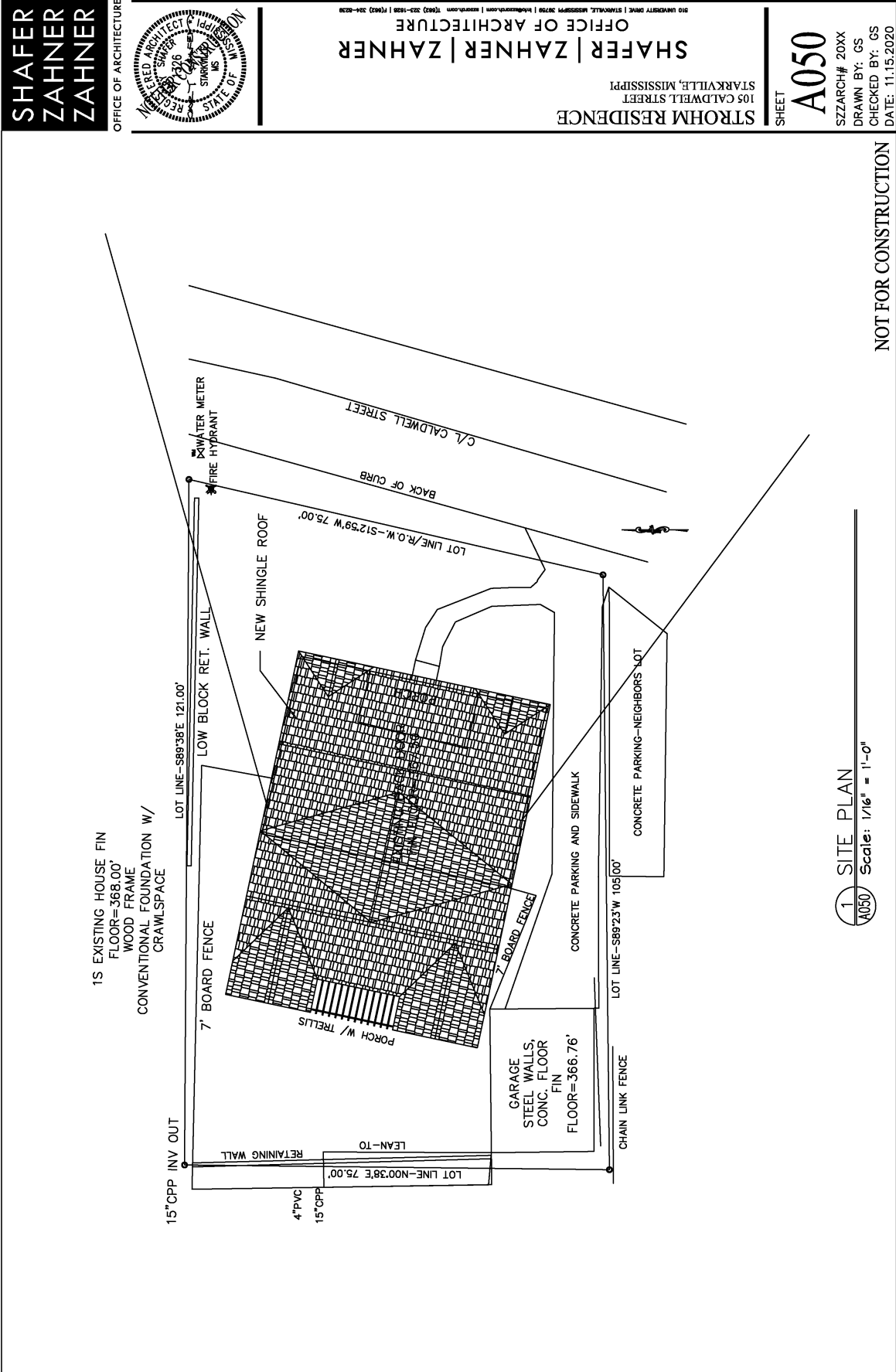
 Parcels



Attachment 2
SE 20-20 Zoning

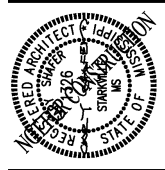


Attachment 3- Proposed Addition to Existing Structure



SHAFAER
ZAHNER
ZAHNER

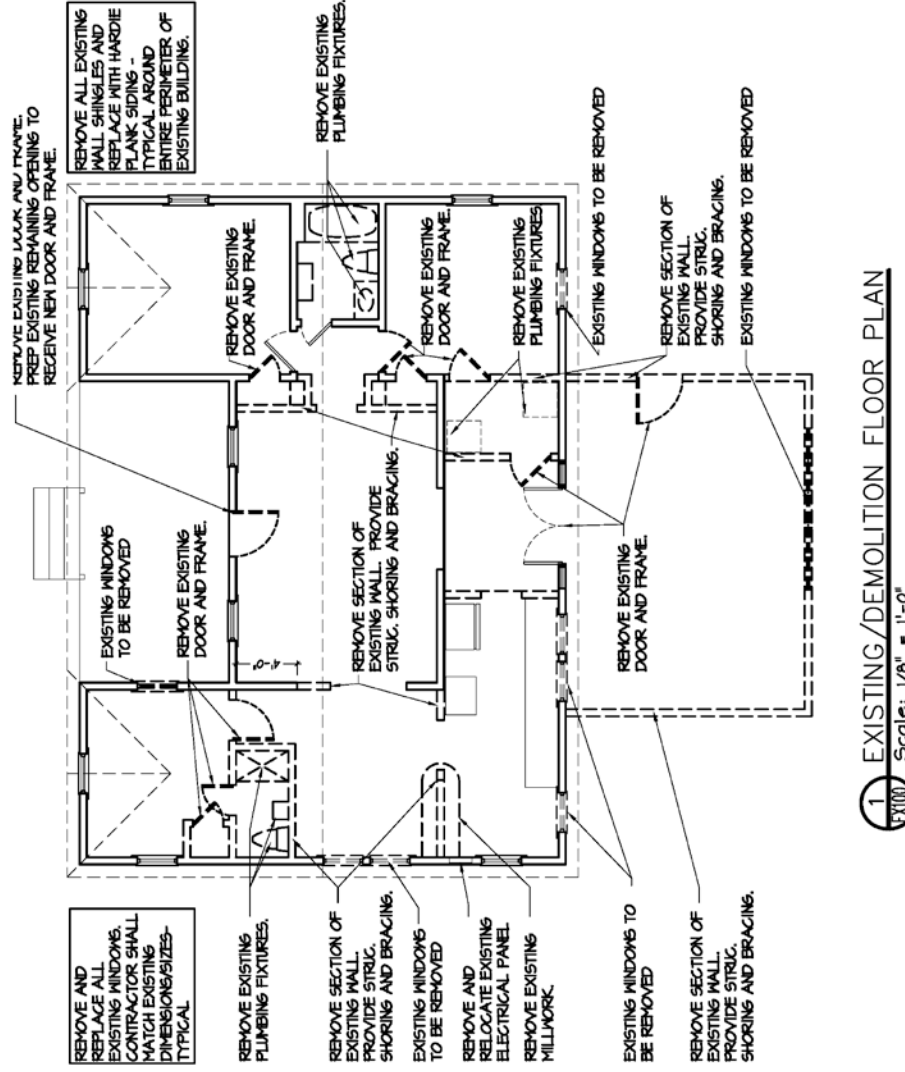
OFFICE OF ARCHITECTURE



SHAFAER | ZAHNER | ZAHNER
OFFICE OF ARCHITECTURE
105 CALDWELL STREET
STARKVILLE, MISSISSIPPI
39229

SHEET
A050
SZZARCH# 20XX
DRAWN BY: GS
CHECKED BY: GS
DATE: 11.15.2020

STROHM RESIDENCE



EXISTING/DEMOLITION FLOOR PLAN

Scale: 1/8" = 1'-0"

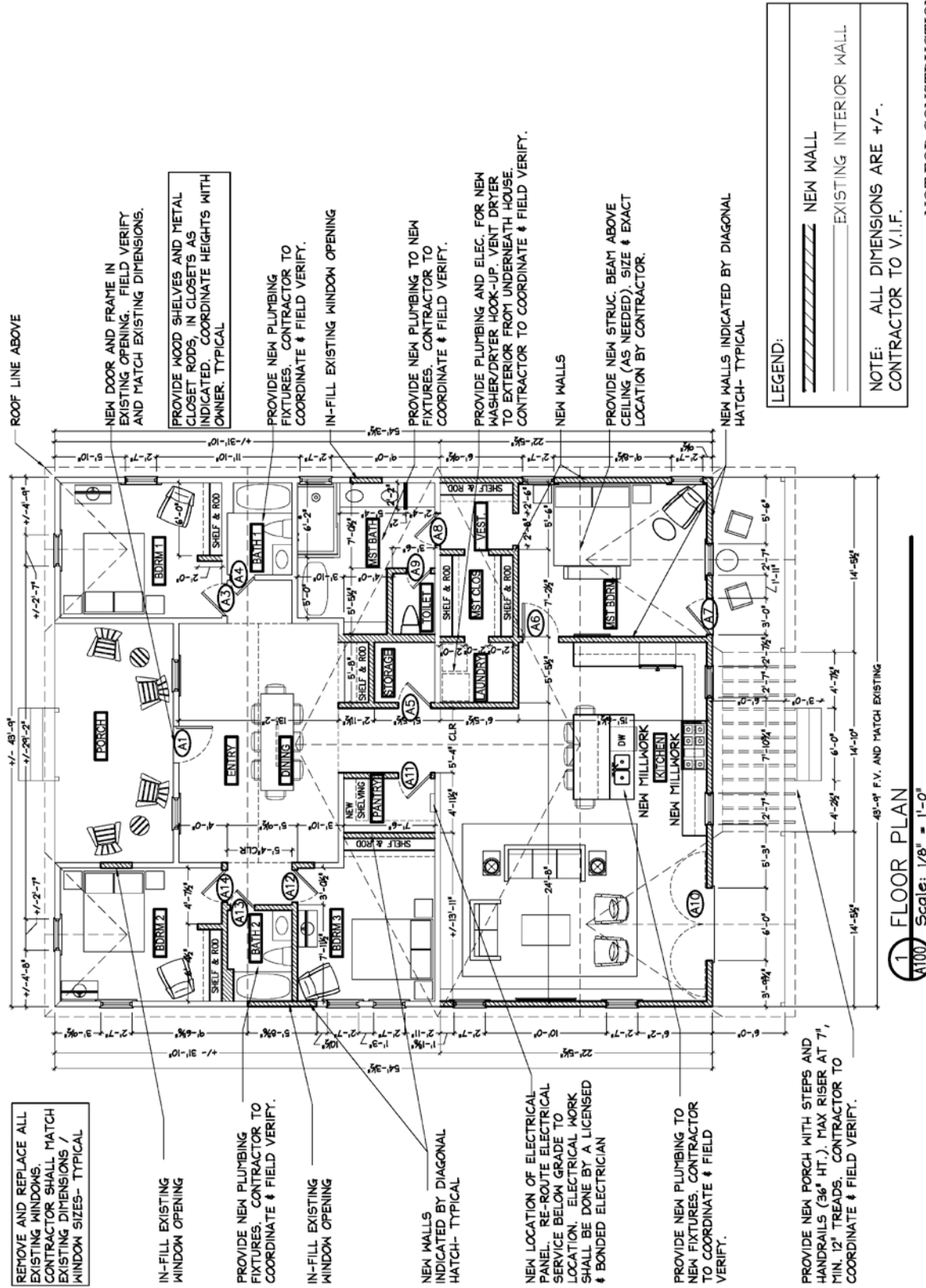
LEGEND:

== == == == DEMO WORK TO BE REMOVED

== == == == EXISTING WALLS TO REMAIN

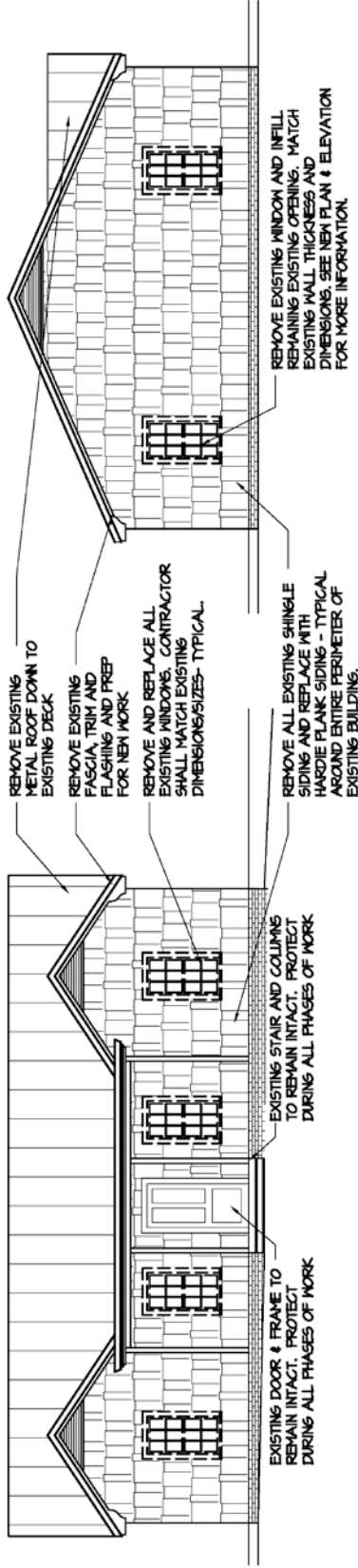
GENERAL DEMO NOTE:
WHEN REMOVING EXISTING WALLS AND/OR A
PORTION OF WALLS, CONTRACTOR TO VERIFY
IF LOAD BEARING AND PROVIDE
NEW STRUCTURAL BRACING, SUPPORT,
AND SHORING, AS REQUIRED, PER CODE.

NOT FOR CONSTRUCTION





NOT FOR CONSTRUCTION

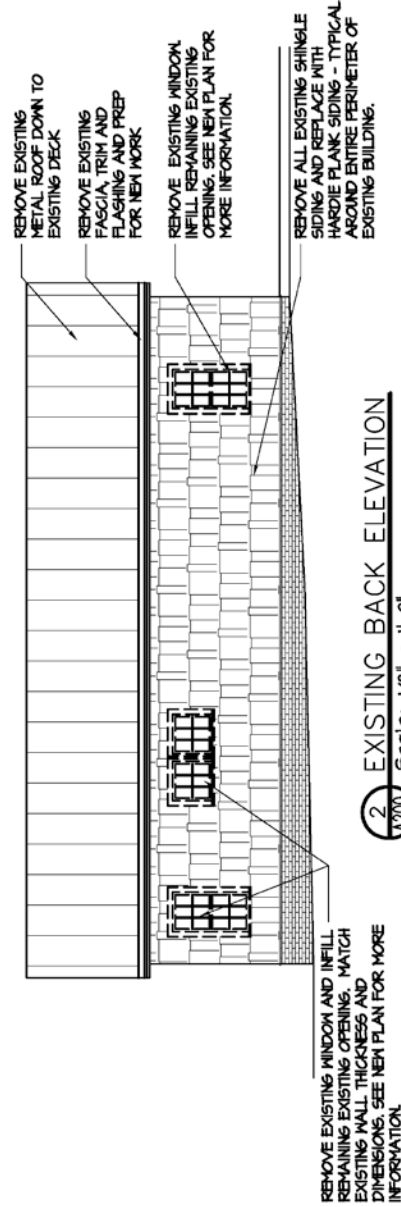


1 EXISTING FRONT ELEVATION
Scale: 1/8" = 1'-0"

3 EXISTING SIDE ELEVATION
Scale: 1/8" = 1'-0"

EXTERIOR ELEVATIONS DEMO NOTE:
WHEN REMOVING EXISTING WALLS AND/OR A
PORTION OF WALLS. CONTRACTOR TO VERIFY
IF LOAD BEARING AND PROVIDE
NEW STRUCTURAL BRACING, SUPPORT,
AND SHORING, AS NEEDED, PER CODE.

== == == DEMO WORK TO BE REMOVED
===== EXISTING ITEMS TO REMAIN

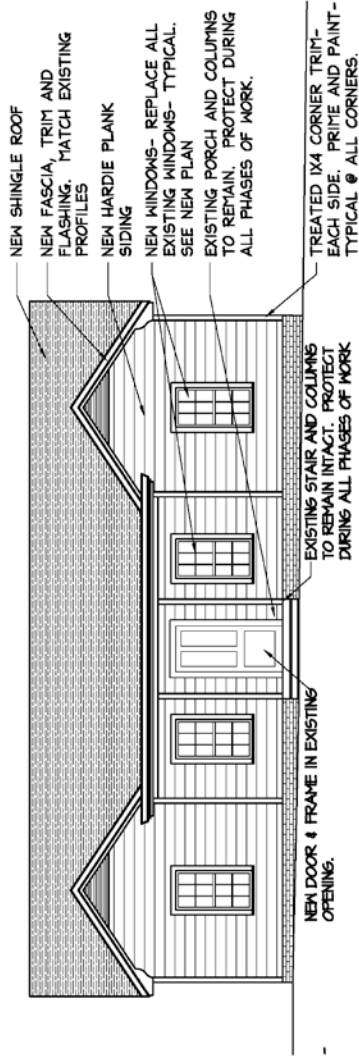


2 EXISTING BACK ELEVATION
Scale: 1/8" = 1'-0"

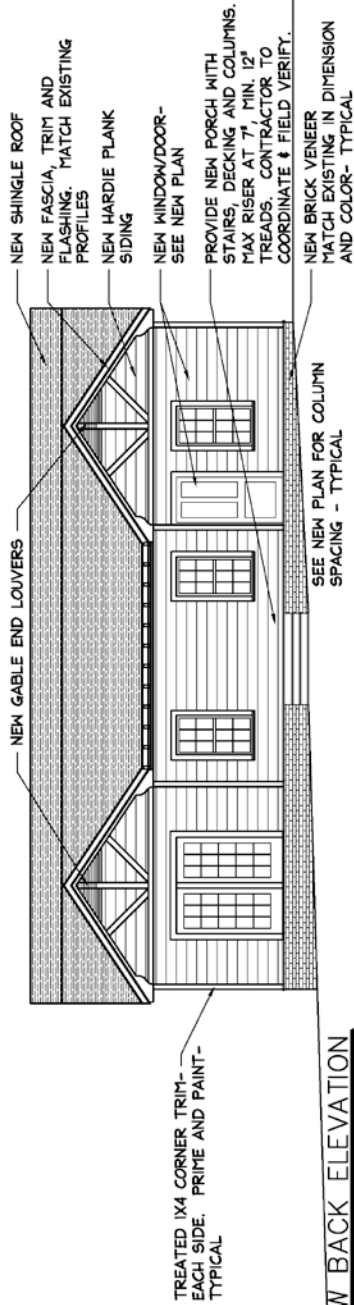
NEW ELEVATIONS NOTE:

REPLACE ALL DAMAGED/ROTTEN WOOD, (AS REQUIRED), TYPICAL ON ENTIRE HOUSE. PAINT NEW SIDING & TRIM, COLOR BY OWNER. FIELD VERIFY EXISTING ROOF STRUCTURE AND MATCH NEW TO EXISTING. REPLACE ANY DAMAGED STRUCTURE AS REQUIRED.

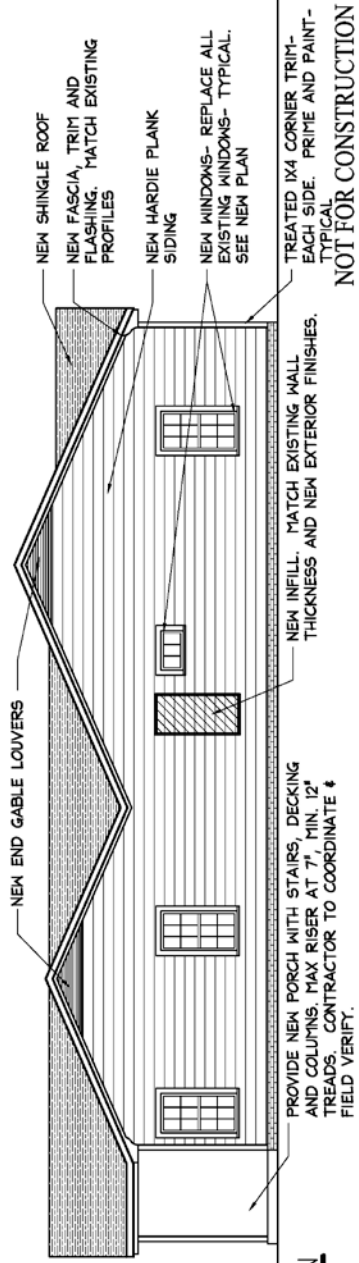
1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 NEW BACK ELEVATION
Scale: 1/8" = 1'-0"



3 NEW SIDE ELEVATION
Scale: 1/8" = 1'-0"



SHAHER
ZAHNER
ZAHNER

OFFICE OF ARCHITECTURE



STROHM RESIDENCE
105 CALDWELL STREET
STARKVILLE, MISSISSIPPI
SHAHER | ZAHNER | ZAHNER
OFFICE OF ARCHITECTURE
700 UNIVERSITY DRIVE | STARKVILLE, MISSISSIPPI 39762 | PHONE: 662-323-1828 | FAX: 662-324-8238

SHEET

A201

SZZARCH# 20XX
DRAWN BY: GS
CHECKED BY: GS
DATE: 11.15.2020

NOT FOR CONSTRUCTION



Planning & Zoning Commission

2021 Meeting Schedule

Submittal Type Deadline				Meeting Date
Public Hearing:	Public Meeting:	Public Meeting:		
Rezoning (Sec. 3.1)	Preliminary Plat (Sec. 3.12)	Conceptual Master Plan		
Special Exception (Sec. 3.4)	Final Plat (Sec. 3.12)	(Sec. 3.3)		
Use Exception (Sec. 3.5)				
PUD (Sec. 3.2)				
Wednesday, December 16, 2020	Tuesday, December 29, 2020	Wednesday, December 23, 2020		Tuesday, January 12, 2021
Wednesday, January 13, 2021	Tuesday, January 26, 2021	Friday, January 22, 2021		Tuesday, February 9, 2021
Wednesday, February 10, 2021	Tuesday, February 23, 2021	Friday, February 19, 2021		Tuesday, March 9, 2021
Wednesday, March 17, 2021	Tuesday, March 30, 2021	Friday, March 26, 2021		Tuesday, April 13, 2021
Wednesday, April 14, 2021	Tuesday, April 27, 2021	Friday, April 23, 2021		Tuesday, May 11, 2021
Wednesday, May 12, 2021	Tuesday, May 25, 2021	Friday, May 21, 2021		Tuesday, June 8, 2021
Wednesday, June 16, 2021	Tuesday, June 29, 2021	Friday, June 25, 2021		Tuesday, July 13, 2021
Wednesday, July 14, 2021	Tuesday, July 27, 2021	Friday, July 23, 2021		Tuesday, August 10, 2021
Wednesday, August 18, 2021	Tuesday, August 31, 2021	Friday, August 27, 2021		Tuesday, September 14, 2021
Wednesday, September 15, 2021	Tuesday, September 28, 2021	Friday, September 24, 2021		Tuesday, October 12, 2021
Wednesday, October 13, 2021	Tuesday, October 26, 2021	Friday, October 22, 2021		Tuesday, November 9, 2021
Wednesday, November 10, 2021	Tuesday, November 23, 2021	Friday, November 19, 2021		Tuesday, December 7, 2021
Tuesday, December 15, 2020	Monday, December 28, 2020	Wednesday, December 23, 2020		Monday, January 11, 2021
Submittals requiring Development Review Committee review and approval, will only be considered submitted after the requirements of Development Review Committee have been met in accordance with Section 3.				

Meetings begin at 5:30 pm at the City Hall Courtroom located on the first floor at 110 West Main Street unless otherwise noticed