



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JANUARY 12, 2021
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 DECEMBER 8, 2020
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF RZ 21-01 A REQUEST TO REZONE 4 LOTS WITHIN THE CORNERSTONE INDUSTRIAL PARK PHASE I SUBDIVISION FROM A S-I TO C WITH PARCEL NUMBERS 104 -17-001.08, 104 -17-001.07, 104 -17-001.06, AND 104 -17-001.09.
 - B. PUBLIC HEARING AND CONSIDERATION OF SE 21-01 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE CONVERSION OF AN EXISTING ACCESSORY STRUCTURE INTO AN ACCESSORY DWELLING UNIT AT 808 GREENBRIAR STREET IN A SD-2 ZONING DISTRICT WITH THE PARCEL NUMBER 106C-00-078.00.
- VIII. ADJOURN

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI DECEMBER 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 December 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, Alexis Gregory, Ward 5, Jeremiah Dumas, Ward 6 and Tommy Verdell Jr., Ward 7. Kelly Prather, Ward 3 was absent from the meeting. 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.

IV. 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, 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

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

V. CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING

A. CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF NOVEMBER 10, 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 November 10, 2020 received approval with a vote of 5-0 with Commissioner Gregory abstaining due to not being in attendance at the November 10 meeting.

VI. CITIZEN COMMENTS

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

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

City Planner Daniel Havelin presented a 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" and is located in a TN-N zoning district on the west end of Bancroft Avenue directly west of Adelaide Phase I and II

The Applicant has requested a Variance from required curb width, building setback, right of way & median limits, and travel lane width. That request will be heard by the Board of Aldermen on December 15th.

The proposed development has a gross density of 2.75 units per acre. 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).

Chairman Brooks opened the public meeting to citizen comments.

Saunders Ramsey with Live Adelaide, LLC, 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 to approve PP 20-05 with amended conditions by Commissioner Dumas, duly seconded by Commissioner Moreland, was approved unanimously.

1. The dedication of a minimum of 10 feet of right-of-way along South Montgomery Street 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 within 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

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

This is a request by Pan American Engineer, LLC on behalf of Murphy Oil USA for a Special Exception for a deviation from the requirement to have a street facing primary entrance for a proposed convenience store. The property is currently zoned C- Commercial.

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. 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.

Architecture Review has commented on the proposed building. Comment #3 address the orientation of the building. The reviewer has no issue with the request.

Section 3.4.1 of the UDC list 8 criteria for review and approval of the Special Exceptions. 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.

As of this date, the Planning Office has received no response to the notification

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.

Chairman Brooks opened the public hearing to citizen comments.

Ron Bordelon of Pan American Engineer, LLC 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 amongst the Commissioners.

After discussion and upon the motion to approve SE 20-19 by Commissioner Dumas, duly seconded by Commissioner Gregory, was approved unanimously.

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.

This is a request by William and Susan Strohm to allow for an expansion of a nonconforming use at 105 Caldwell Street. The property is currently zoned in a T5-D zoning district. 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.

Section 3.4.1 of the UDC list 8 criteria for review and approval of the Special Exceptions. 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.

As of this date, the Planning Office has received no response to the notification

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.

William and Susan Strohm 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 amongst the Commissioners.

After discussion and upon the motion to approve SE 20-20 by Commissioner Dumas, duly seconded by Commissioner West, was approved unanimously.

D. DISCUSSION AND CONSIDERATION OF THE 2021 PLANNING AND ZONING COMMISSION MEETING SCHEDULE

There came for consideration, the matter of the approval of the 2021 Planning and Zoning Commission meeting schedule and submission deadlines.

During the discussion, Commissioner Gregory correctly pointed out that the submission deadlines and dates for the January 2022 meeting were incorrect on the schedule as presented.

After discussion and upon the motion to approve 2021 Planning and Zoning Commission meeting schedule with corrections by Commissioner Gregory, duly seconded by Commissioner Verdell, was approved unanimously.

VII. ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on January 12, 2020, in the Courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion and upon the motion to adjourn until 5:30 p.m. on January 12, 2020 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Dumas, duly seconded by Commissioner Verdell, 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: RZ 21-01 A request to Rezone 4 lots within the Cornerstone Industrial Park Phase I subdivision from a S-I to C with parcel numbers 104 -17-001.08, 104 -17-001.07, 104 -17-001.06, and 104 -17-001.09.
Date: January 12, 2021

The purpose of this report is to provide information regarding a Rezoning request by the City of Starkville to correct an error in the Official Zoning Map of the City of Starkville for 4 lots in the "Cornerstone Industrial Park Phase I" subdivision. The following lots with the parcel numbers are included in the rezoning: Lot 18 (104 -17-001.08), Lot 20 (104 -17-001.07), Lot 23 (104 -17-001.06), and Lot 24 (104 -17-001.09). Please see attachments 1- 4.

REASON FOR AMENDMENT (Section 3.1.1)

The Official Zoning District Map may be amended in accordance with Mississippi law only when one or more of the following conditions prevail:

- A. **Error.** There is an error in the Code and a need to correct the error.
- B. **Change in conditions.** A change in the neighborhood has occurred to such an extent as to justify the proposed rezoning and there is a public need for the proposed rezoning.

The request is to rezone the 4 lots from S-I (Special Institutional) to C (Commercial) based on an error in the map and a need to correct the error. All lots within the subdivision were rezoned to Special Institutional in December of 2019 with the adoption of the Unified Development Code. The issue is that the S-I zoning designation is used for any City of Starkville owned, managed, and/or partially owned building used for purposes such as, but not limited to: administrative functions, emergency services, utilities, public facilities, and/or parks and recreation. The 4 subject lots are not owned or managed by the City. 2 of the lots, Lot 23 and Lot 24, are owned by other governmental agencies. The other 2 lots, Lot 18 and Lot 20, are privately owned. The 2 government owned lots are not regulated by the City. The 2 privately owned lots are restricted to primarily governmental uses unless they are rezoned. The zoning designation of C (Commercial) would provide for appropriate uses and dimensional standards for future development.

ZONING DISTRICT COMPARISON

The primary difference between the existing and proposed zoning districts are the allowed uses and base dimensional standards of the districts. The comparison between the allowed uses can be found on Attachment 3. The comparison between the base dimension standards of the zoning districts can be found on Attachment 4.

NOTIFICATION

The request was noticed in accordance with Section 3.1.3.G of the Unified Development Code.

1. 17 property owners of record within 160 feet of the subject properties were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on December 16, 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 one phone call and one in person visit requesting information about the request.

ANALYSIS

In the opinion of the Planning Department the proposed rezoning request could meet one or more of the conditions for a rezoning.

CONDITIONS OF APPROVAL

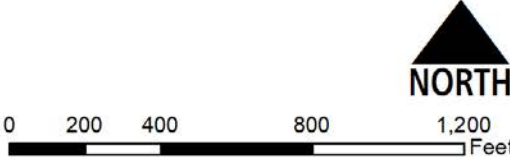
The Mayor and Board of Aldermen may attach conditions to an approval to any zoning map amendment. Such conditions, among other things, may provide that upon a failure to develop the area within a specified time and in accordance with approved conditions, no permit for the construction of any structures within the area shall be issued until the area shall be examined and zoned for its most appropriate use. Conditions attached in amendments relating to rezoning shall run with the land and shall be binding upon applicants for said amendment, their heirs, successors, and assigns.

Attachment 1
RZ 21-01 Aerial

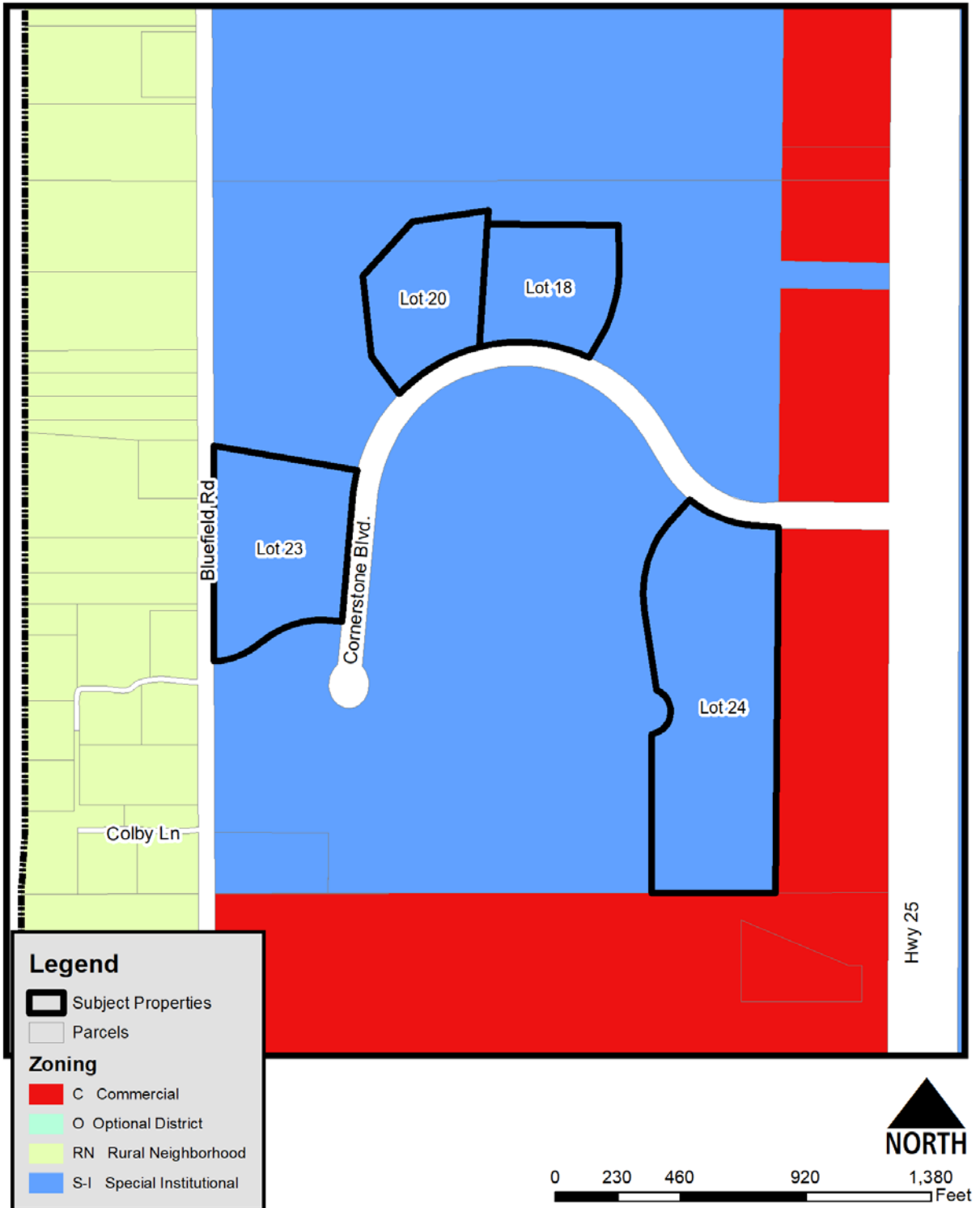


Legend

-  Subject Properties
-  Parcels



Attachment 2
RZ 21-01 Zoning



Attachment 3- Comparison between the allowed uses

Uses	C	S-I	Uses	C	S-I
RESIDENTIAL			COMMERCIAL (cont.)		
Dwelling, Detached	SE	--	Food Truck	A	--
Dwelling, Accessory Unit	--	--	Hotels, Motels, or Inns	P	--
Dwelling, Attached Duplex	--	--	Micro Breweries and Small Batch Distilleries	UE/SE	--
Dwelling, Attached Triplex	--	--	Mini-Storage	SE	--
Dwelling, Townhouse/ Rowhouse	SE	--	Mortuaries & Funeral Homes	A	--
Dwelling, Multiplex	--	--	Offices- Medical	P	--
Dwelling, Apartment	A	--	Offices- Professional	P	P
Dwelling, Manufactured and Modular Home	--	--	Recreational and Entertainment: Indoors-Commercial	P	--
Home Occupations	A	--	Recreational and Entertainment: Outdoors-Commercial	UE/SE	--
Mixed-Use Building	A	--	Private Recreational Clubs or Facility	P	--
Residential First Floor	SE	--	Recreational Vehicle Parks	--	--
INSTITUTIONAL			Retail Sales and Services- Inside Only	A	--
Assisted Living Facility	P	--	Retail Sales and Services- with Outside Displays	A	--
Care Centers	A	--	Studios - Art, Craft, Music, Dance, and Fitness	A	--
Care Home	P	--	Theaters	P	--
Cemetery	--	--	Vehicle Repair and Maintenance	A	--
Community and Civic Associations	P	P	INDUSTRIAL		
Convalescent, Rest, and Nursing Homes	P	--	Airport	--	P
Educational Facilities	--	SE	Heliport	--	A
Fraternity and Sorority House	UE/SE	--	Borrow Pit, Soil Fill Site, and Soil Storage Site	--	--
Group Care Home or Facility	UE/SE	--	Landfill	--	P
Hospital	--	--	Manufacturing and Industrial Heavy	--	--
Life Care Communities	A	--	Manufacturing and Industrial Light	UE/SE	--
Municipal Buildings and Facilities	A	P	Mining and Quarrying	--	--
Parks, Open Space, and Greenways	P	P	Outdoor Storage	--	--
Places of Worship	UE/SE	UE/SE	Research and Development Facilities	UE/SE	--
Public Buildings and Facilities	UE/SE	P	Salvage Yard	--	--
COMMERCIAL			Trades and Skilled Services	--	--
Adult Oriented Business	--	--	Warehousing, Distribution, & Wholesale Services	--	--
Animal Boarding Facilities	A	--	OTHER		
Animal Hospital, Clinic, or Grooming Facility	A	--	Accessory Use or Structures (excluding dwellings)	A	A
Banks and Financial Institutions	P	--	Agriculture and Forestry	--	--
Bed and Breakfast Establishments	--	--	Firing Range	--	--
Car Title Loan, Payday Advance, or Loan Business	UE	--	Parking Lots and Garages	SE	SE
Conference and Convention Center	P	--	Telecommunication Facilities	SE	SE
Convenience Store and Gas Station	A	--	Temporary Uses	A	A
Convenience Store and Truck Stop	--	--	Portable Telecommunication Facilities	A	A
Eating & Drinking Establishments	A	--	Special Event Facility	A	--
P = Permitted Use A= Permitted Use with Additional Standards UE = Use Exception SE = Special Exception -- =Not Permitted					

Attachment 4- Comparison between the base dimension standards

Base Dimensional Standards Comparison			
C (Commercial)		S-I (Special Use Institutional)	
A. Lot Dimensions	C	A. Lot Dimensions	S-I
A1 Lot size (min)	*	A1 Lot size (min)	*
A2 Lot width (min)	*	A2 Lot width (min)	*
B. Building/Structure Setbacks	C	B. Building/Structure Setbacks	S-I
B1 Front setback min	20'	B1 Front setback min	30' or infill standards
B2 Front setback max	N/A		
B3 Side setback	10'	B3 Side setback	10'
B4 Side setback adjacent to detached residential	50'	B4 Side setback adjacent to detached residential	20'**
B5 Side setback corner lot	20'	B5 Side setback corner lot	30' or infill standards
B6 Rear setback	20'	B6 Rear setback	10'
B7 Rear setback adjacent to detached residential	50'	B7 Rear setback adjacent to detached residential	20**
D. Parking Setbacks	C	D. Parking Setbacks	S-I
D1 From primary street	5'	D1 From primary and adjacent streets	5'**
D2 From side street	5'		
D3 From side and rear property line	5'		
D4 From side rear property line adjacent to detached residential	See buffer yard requirements	D3 From adjacent residential	20'**
E. Height	C	E. Height	S-I
E1 Principle building(s) (max)	50', 4 story	E1 Principle building(s) (max)	**
E2 Accessory building(s) (max)	15', 1 story	E2 Accessory building(s) (max)	**
F. Pedestrian Access	C		
F1 Street-facing primary entrance along street	yes		
F2 Sidewalk connection to street from each entrance	yes		
G. Mixed-Use	C		
G1 Residential	yes, above 1st floor		
G2 Industrial	no		
*lots must be of a sufficient size to accommodate the proposed use and meet all subsequent development standards			



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 21-01 A request for Special Exception to allow for the conversion of an existing accessory structure into an accessory dwelling unit at 808 Greenbriar Street in a SD-2 zoning district with the parcel number 106C-00-078.00.
Date: January 12, 2021

The purpose of this report is to provide information regarding a Special Exception request by Neil Couvillion on behalf of Jetson & Bryn Taylor to allow for the conversion of an existing accessory structure into an accessory dwelling unit at 808 Greenbriar Street in a SD-2 zoning district with the parcel number 106C-00-078.00. Please see attachments 1- 6.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to convert an existing accessory structure into an accessory dwelling. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for “accessory dwelling” in a SD-2 zoning district. Section 13.3.4 of Unified Development Code also requires that the Special Exception meet the additional standards for that use. In addition to the special exception request, the applicant has also applied for a variance from the setback requirements for the existing accessory structure. The Board of Adjustments and Appeals will hear the request on January 27, 2021.

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, 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. 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. 5 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 December 20, 2020.
3. A sign was posted on the property in a conspicuous location.

RESPONSE TO NOTIFICATION

As of this date, the Planning Office has received no response 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 21-01 & VA 21-01 Aerial



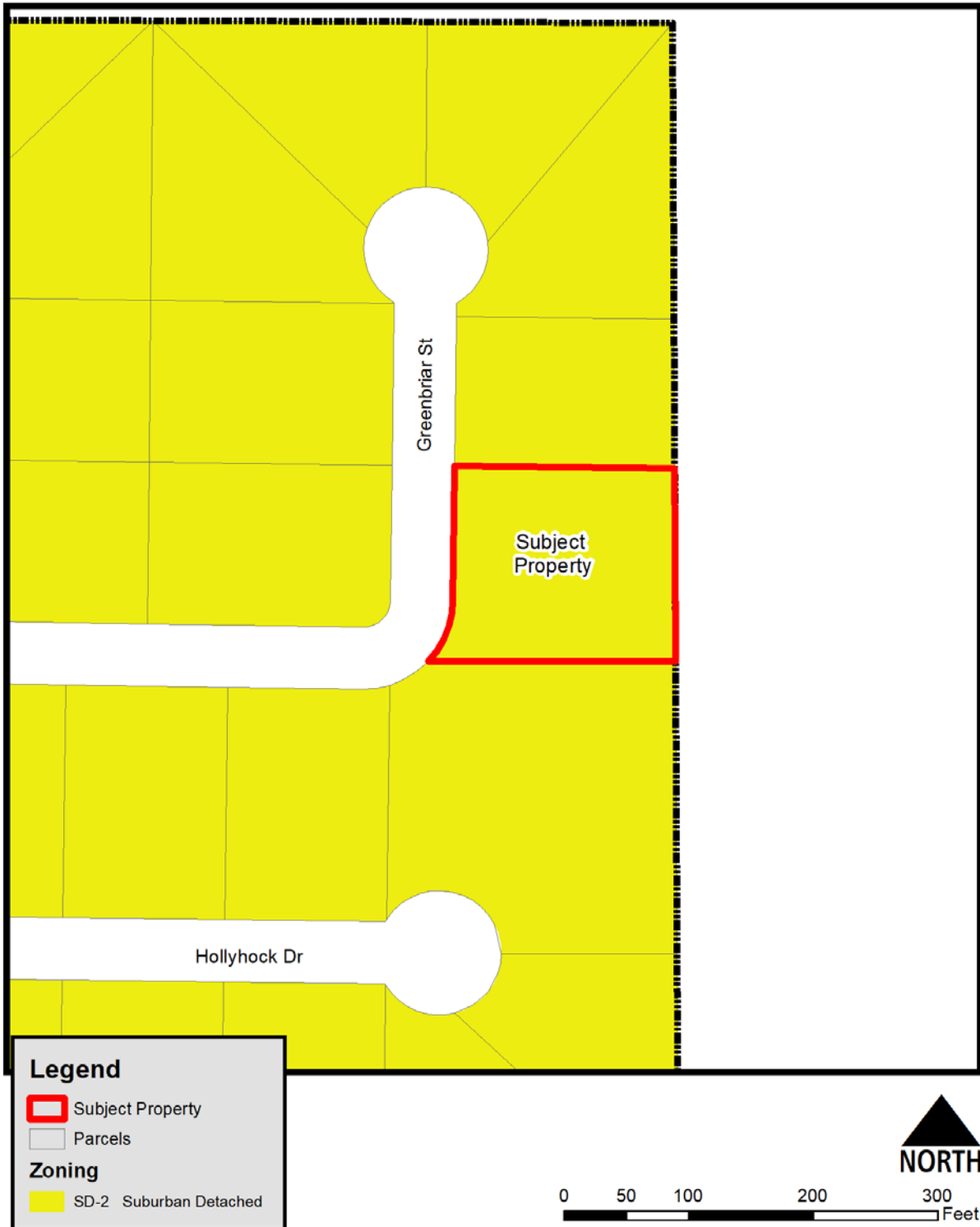
Legend

-  Subject Property
-  Parcels

0 50 100 200 300 Feet



Attachment 2
SE 21-01 & VA 21-01 Zoning

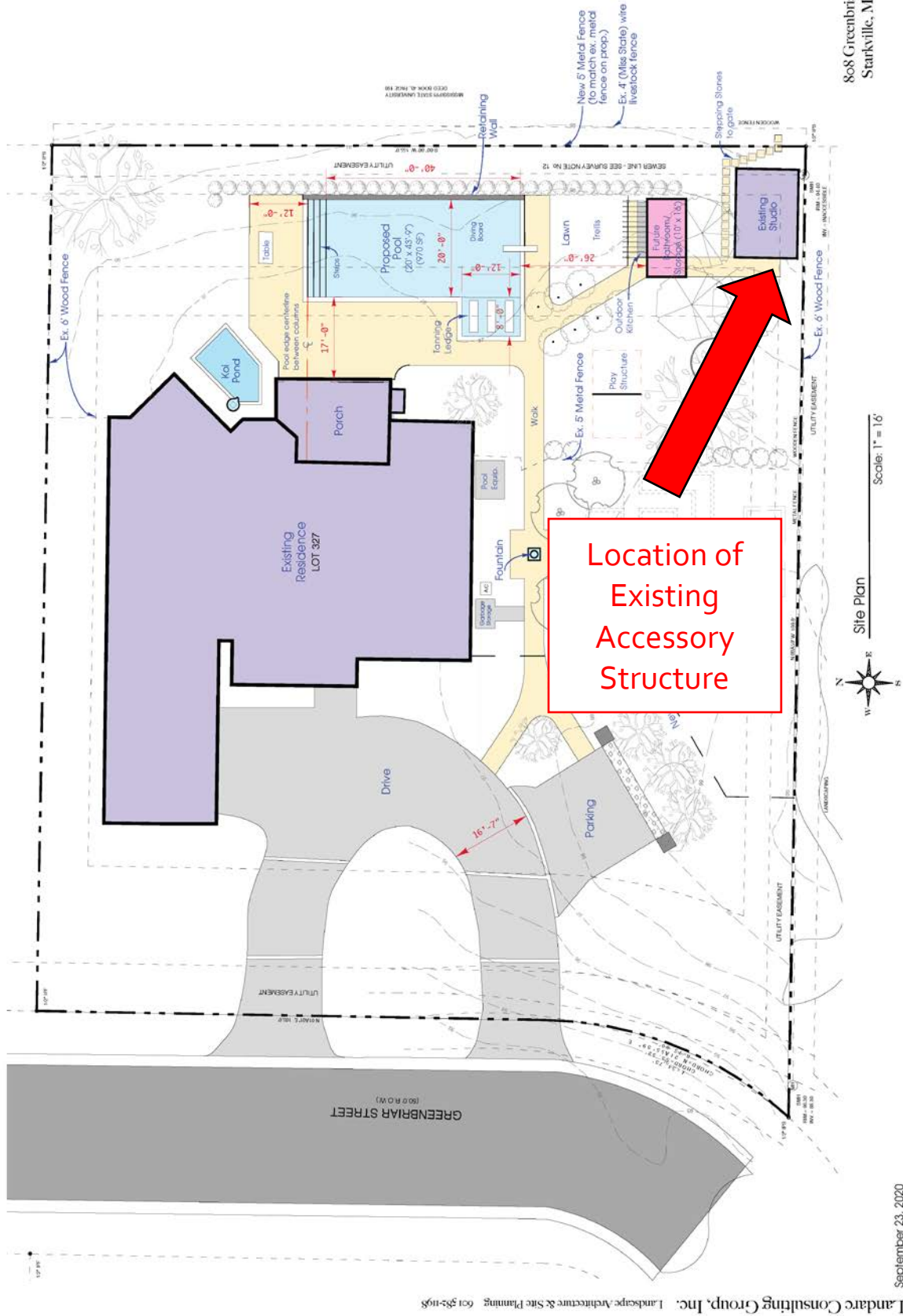


Attachment 3- Original Master Plan

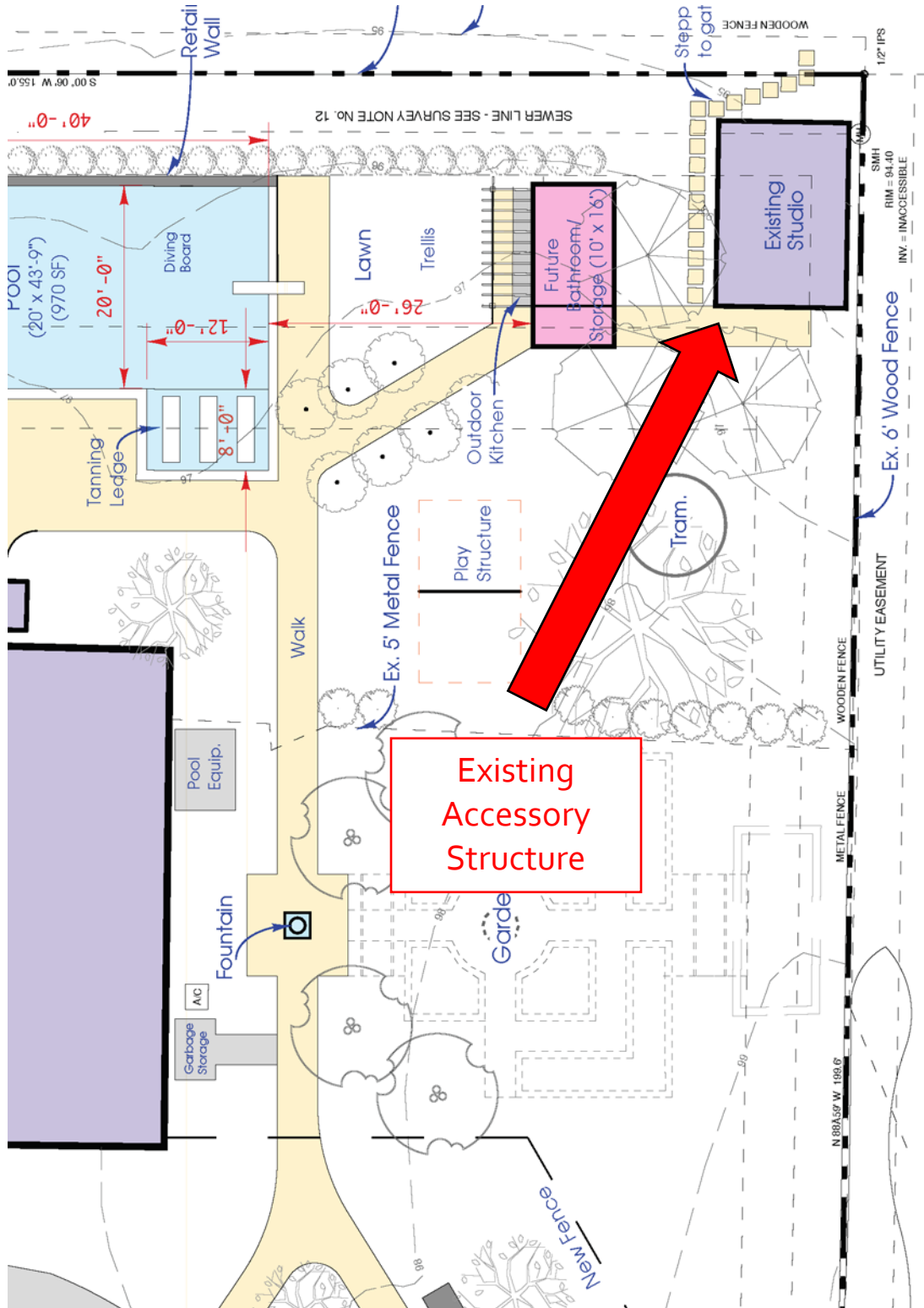
Taylor Residence

808 Greenbriar Street,
Starkville, Mississippi

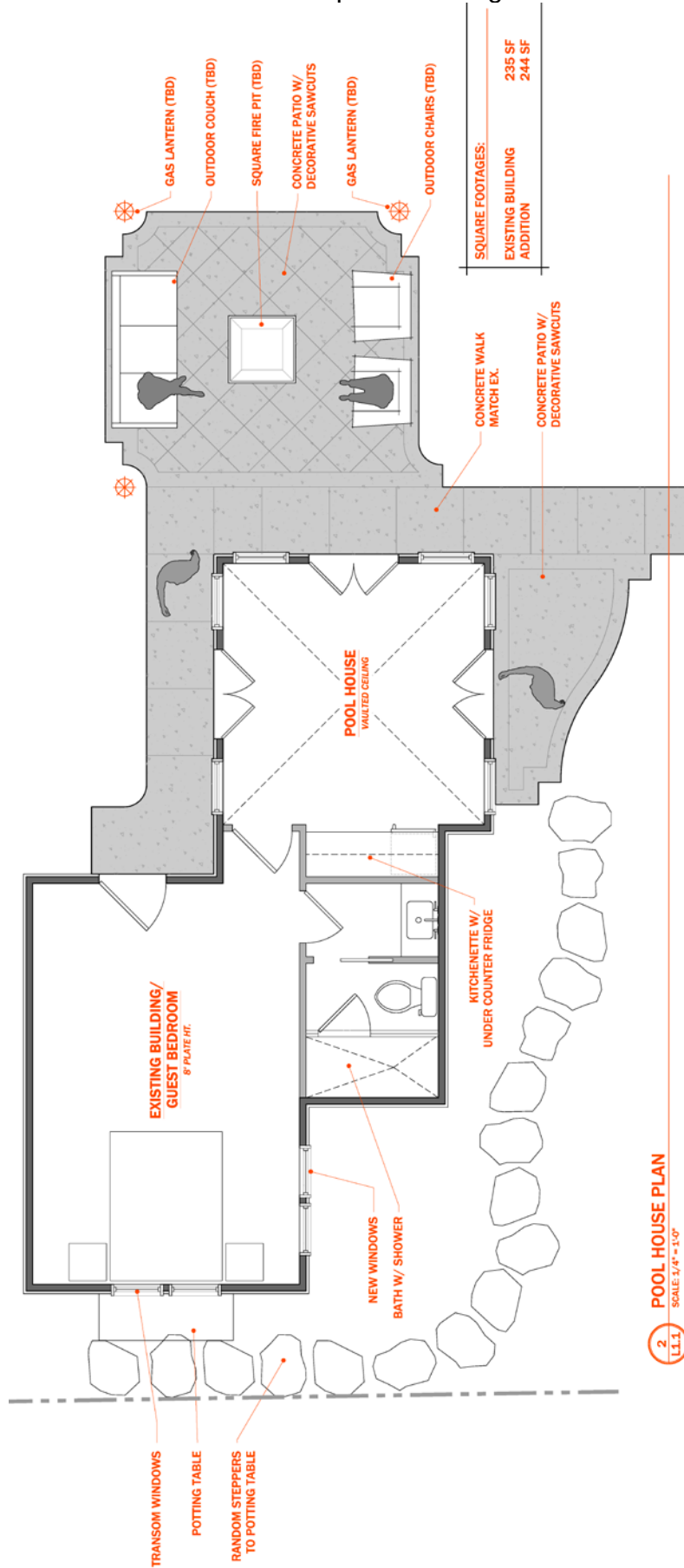
I



Attachment 4- Enlargement of Original Master Plan



Attachment 5- Conceptual Building Floor Plan



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

L11