



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, APRIL 13, 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 MARCH 09, 2021
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 21-02 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR AN EXPANSION OF A NONCONFORMING USE IN A T5-C ZONING DISTRICT AT 112 MILL STREET WITH THE PARCEL NUMBER 101D-00-321.00
 - B. DISCUSSION AND CONSIDERATION OF FP 21-02 A REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING 20.75 ACRES LOT INTO 79 LOTS ON THE WEST SIDE OF SOUTH MONTGOMERY STREET +/-330FT SOUTH OF THE INTERSECTION WITH LYNN LANE DIRECTLY SOUTH OF THE MAISON DE VILLE SUBDIVISION IN A TN-N ZONING DISTRICT WITH PARCEL NUMBERS 102I-00-005.00, 102I-00-006.00 AND 102I-00-002.00.
 - C. DISCUSSION AND CONSIDERATION OF MOVING THE JUNE 8, 2021 PLANNING AND ZONING COMMISSION MEETING TO A NEW DATE TO AVOID CONFLICT WITH THE MUNICIPAL ELECTION.
- VIII. ADJOURN

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI MARCH 09, 2021**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on March 9, 2021 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, Jeremiah Dumas, Ward 6 and Tommy Verdell Jr., Ward 7. Physically present attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Emily Corban, and City Attorney Jason Sharp.

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 March 9, 2021 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, MARCH 9, 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 JANUARY 12, 2021
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS

- A. CONSIDERATION OF CMP 21-01 A REQUEST TO REVIEW A CONCEPTUAL MASTER PLAN AS A PART OF THE OPTIONAL DISTRICT ZONING DESIGNATION AND TO DESIGNATE USE DESIGNATIONS BE C-COMMERCIAL AND CD-CONSERVATION DEVELOPMENT FOR TWO LOTS LOCATED ON HIGHWAY 25 WITH THE PARCEL NUMBERS 119 -29-006.02 AND 119 -32-002.01

VIII. ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner West, the motion to approve the official agenda of the Planning and Zoning Commission for March 9, 2021 received unanimous approval.

V. CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING

A. CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF JANUARY 12, 2021

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 January 12, 2021 received unanimous approval.

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. CONSIDERATION OF CMP 21-01 A REQUEST TO REVIEW A CONCEPTUAL MASTER PLAN AS A PART OF THE OPTIONAL DISTRICT ZONING DESIGNATION AND TO DESIGNATE USE DESIGNATIONS BE C-COMMERCIAL AND CD-CONSERVATION DEVELOPMENT FOR TWO LOTS LOCATED ON HIGHWAY 25 WITH THE PARCEL NUMBERS 119 -29-006.02 AND 119 -32-002.01**

City Planner Daniel Havelin presented the request by Henry Minor on behalf of 4/JI LP to review a Conceptual Master Plan to determine use designations for two parcels zoned Optional District. The property is located on the east side of Highway 25 +/- 1,100 feet south of Garrard Road with the parcel numbers 119 -29-006.02 and 119 -32-002.01. The request is to designate the use of portions of the two parcels as Optional Conservation Development (O-CD) and Optional Commercial (O-C).

The following are the Criteria for conceptual master plan review and approval;

1. Site and structure suitability. The proposed site configuration has been adequately sized in accordance with the base dimensional standards of section 10 and can be adequately served with public utilities and safety services.
2. Circulation. The proposed location of vehicular and pedestrian access points to public roads and adjacent property is compliant with all access requirements in the Unified Development Code and with all City policies that regulate vehicular and pedestrian access.
3. Connections to adjacent property. The proposed location of all vehicular and pedestrian access points to adjacent properties does not create a current or future hardship to creating connectivity based on the physical features of the area of the proposed vehicular and pedestrian access points.

The request was noticed in accordance with Section 3.3.2.A of the Unified Development Code. 1 property owners of record of adjacent property zoned as Optional District was notified directly by mail of the request. As of this date, the Planning Office has received no response to the notification.

The Engineering had several comments relating the future development of the site as part of the DRC review. There comments are in the staff report.

Chairman Brooks opened the public hearing to citizen comments.

Henry Minor, representing the applicant, 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 CMP 21-01 by Commissioner Gregory, duly seconded by Commissioner Prather, the motion was unanimously approved.

VII. ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on April 13, 2021, 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 April 13, 2021 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Dumas, duly seconded by Commissioner Verdell, the motion 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: Public hearing and consideration of SE 21-02 a request for Special Exception to allow for an expansion of a nonconforming use in a T5-C zoning district at 112 Mill Street with the parcel number 101D-00-321.00
Date: April 13, 2021

The purpose of this report is to provide information regarding Special Exception Request by Mark Castleberry to allow for an expansion of a nonconforming use in a T5-C zoning district at 112 Mill Street with the parcel number 101D-00-321.00. 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 lists detached dwellings as “not permitted” in a T5-C 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 the expansion of a 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 the 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. 12 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 March 28, 2021.
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.

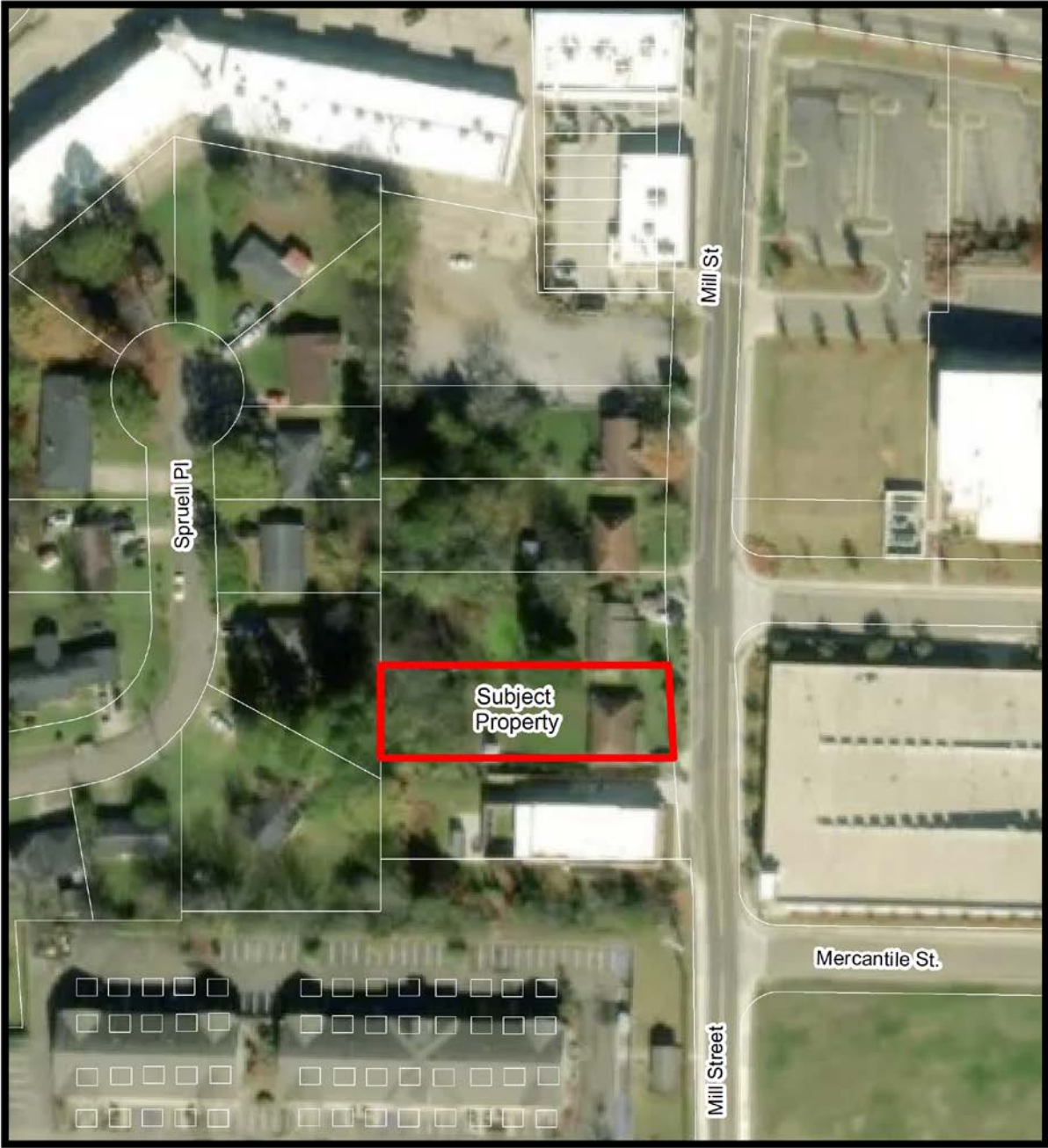
ANALYSIS

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).

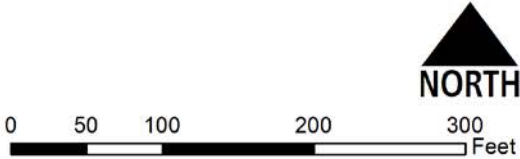
Attachment 1
SE 21-02 Aerial



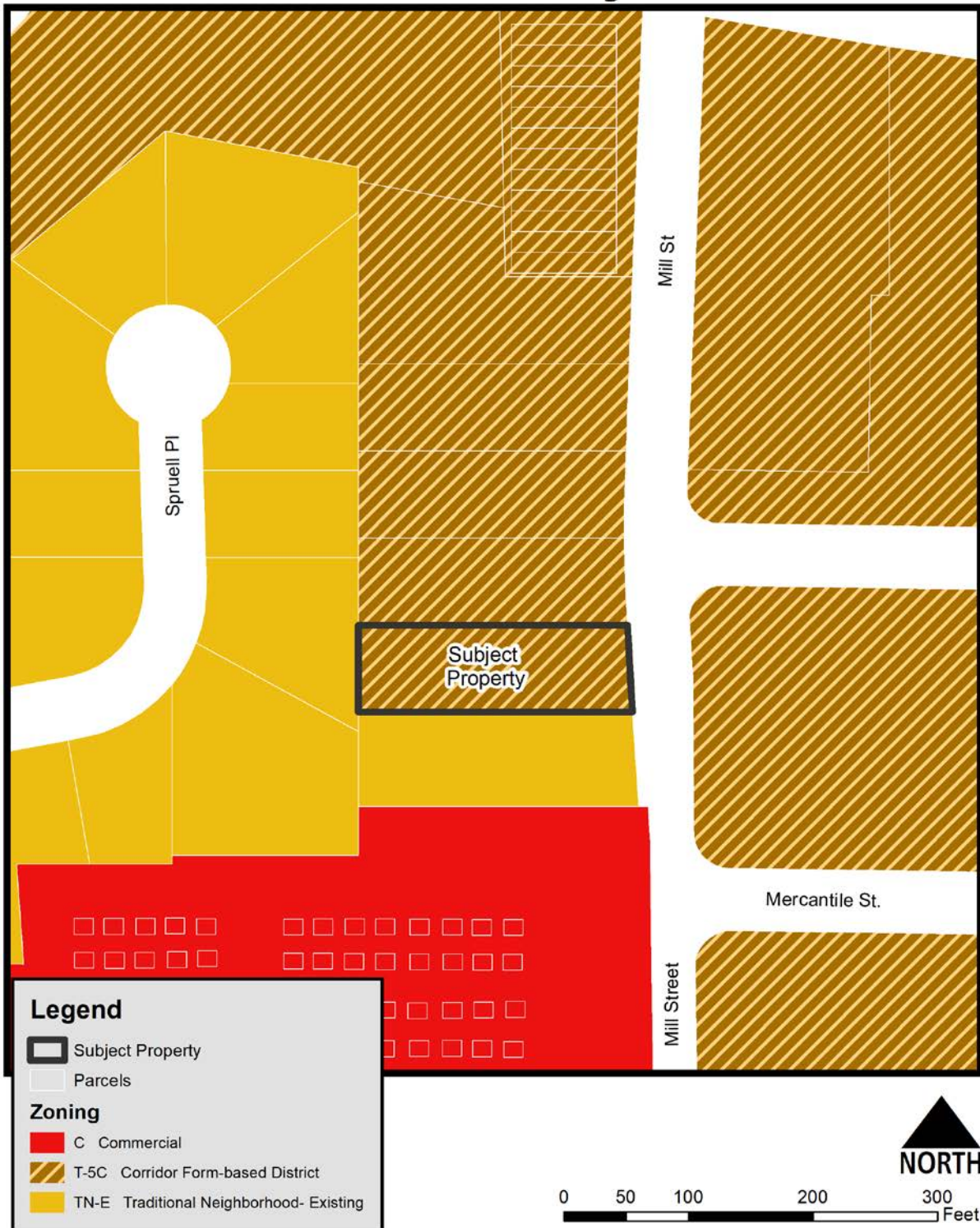
Legend

 Subject Property

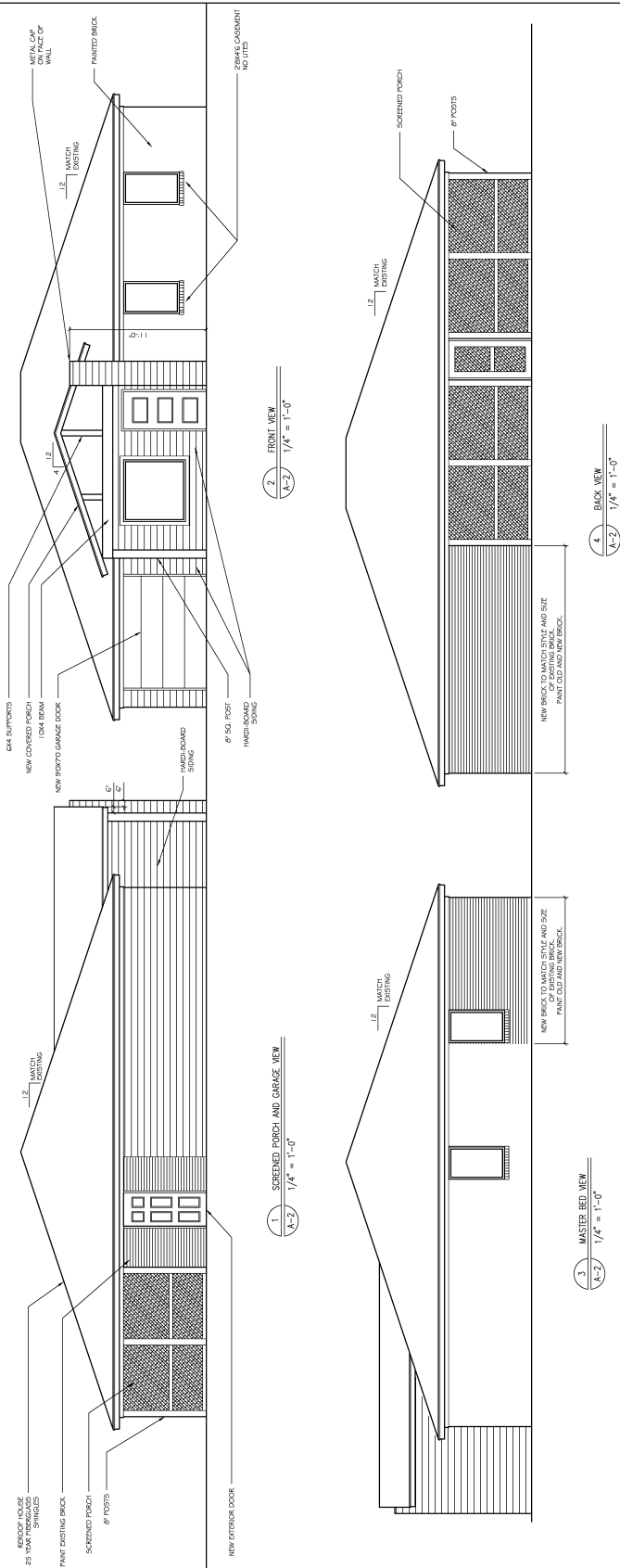
 Parcels



Attachment 2
SE 21-02 Zoning



NO.	NAME	FLOOR	BASE	WALLS	CROWN	CEILING
1	LIVING	VINYL PLANK	5 1/4" WOF	PAINTED SHEetrock	3 1/2" WOF	SMOOTH OPT 80, PAINTED
2	OFFICE	VINYL PLANK	5 1/4" WOF	PAINTED SHEetrock	3 1/2" WOF	SMOOTH OPT 80, PAINTED
3	CLOSET	VINYL PLANK	5 1/4" WOF	PAINTED SHEetrock	NONE	SMOOTH OPT 80, PAINTED
4	CLOSET	VINYL PLANK	5 1/4" WOF	PAINTED SHEetrock	NONE	SMOOTH OPT 80, PAINTED
5	BATH	VINYL PLANK	5 1/4" WOF	PAINTED SHEetrock	3 1/2" WOF	SMOOTH OPT 80, PAINTED
6	MASTER BED	VINYL PLANK	5 1/4" WOF	PAINTED SHEetrock	3 1/2" WOF	SMOOTH OPT 80, PAINTED
7	MASTER CLOSET	VINYL PLANK	5 1/4" WOF	PAINTED SHEetrock	NONE	SMOOTH OPT 80, PAINTED
8	MATHEr CLosET	VINYL PLANK	5 1/4" WOF	PAINTED SHEetrock	3 1/2" WOF	BEAD BOARD, PAINTED
9	KITCHEN	VINYL PLANK	5 1/4" WOF	PAINTED SHEetrock	3 1/2" WOF	SMOOTH OPT 80, PAINTED
10	LANNERY	VINYL PLANK	5 1/4" WOF	PAINTED SHEetrock	3 1/2" WOF	SMOOTH OPT 80, PAINTED
11	SCREEN PORCH	CONCRETE	NONE	PAINTED BASAL, JOISTEN	3 1/2" WOF	V-GROOVE WOOD
12	PATIO	CONCRETE	NONE	NONE	NONE	NONE
13	GARAGE	CONCRETE	NONE	PAINTED MASONRY	3 1/2" WOF	PAINTED LAM.
14	BRIDGE PORCH	CONCRETE	NONE	PAINTED BRICK	3 1/2" WOF	PAINTED WOOD



ELECTRICAL LEGEND

	WALL MOUNTED		110 DUPLEX OUTLET
	WALL MOUNTED, EXTERIOR RATED		110 DUPLEX OUTLET, GROUND FAULT INTERRUPTOR
	RECESSED LED CAN		220 DUPLEX OUTLET
	CEILING MOUNTED		1 POLE SWITCH
	CEILING MOUNTED, EXTERIOR RATED		3 WAY SWITCH
	RECESSED DETAIL		4 WAY SWITCH
	5/8\"/>		SECURITY LIGHT, EXTERIOR RATED
	5/8\"/>		EXHAUST FAN
	5/8\"/>		TELEVISION CONNECTION
	5/8\"/>		SMOKE DETECTOR
	5/8\"/>		ELECTRICAL PANEL

1 ELECTRICAL PLAN
1/4" = 1'-0"



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: Discussion and consideration of FP 21-02 a request for Final Plat approval for subdividing 20.75 acres lot into 79 lots on the west side of South Montgomery Street +/- 330ft south of the intersection with Lynn Lane directly south of the Maison De Ville subdivision in a TN-N zoning district with parcel numbers 1021-00-005.00, 1021-00-006.00 and 1021-00-002.00.
Date: April 13, 2021

The purpose of this report is to provide information regarding Final Plat request by Willis Owens of Pritchard Engineering on behalf of Andy Fornea for the "Oakvale Subdivision" subdivision. Please see attachments 1- 5.

BACKGROUND INFORMATION

- The Board of Aldermen approved a rezoning request from R-1/C-2 to R-3A on November 6, 2018.
- The Board of Aldermen approved a variance from front setback requirements on August 6, 2019.
- The Preliminary Plat was approved by the Board of Aldermen on July 16, 2019 with the following 10 conditions:
 1. The preliminary plat shall meet the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code of 1972, as amended.
 2. The preliminary plat shall meet the minimum requirements for R-3A dimensions.
 3. Approval of the preliminary plat shall be tentative, pending the submission of the final plat, as specified in Appendix B, Article IV, Section 3 of the City of Starkville's Code of Ordinances.
 4. Approval of the preliminary plat shall be valid for one year, per Appendix B, Article III, Section 2(6)(b) of the City of Starkville's Code of Ordinances.
 5. Applicant shall prepare and submit infrastructure plans in accordance with Appendix B, Article III, Sections 3 & 4 of the City of Starkville's Code of Ordinances
 6. When infrastructure plans have been approved for construction, a pre-construction conference shall be held with appropriate City staff prior to the commencement of any construction activities at the site.
 7. All public utilities shall be in place and any non-conforming conditions noted during final inspection shall be corrected prior to placement on the Planning & Zoning Commission agenda.
 8. When a final plat is submitted for review by the City's Development Review Committee, all required improvements must be complete and the applicant shall provide "as-built" drawings of all infrastructure improvements (water, sewer, storm drainage, roadways, sidewalks, etc.) in "AutoCAD" format as well as a paper copy that is signed and sealed by a licensed professional engineer, indicating that the improvements were installed

under his/her responsible direction and that the improvements conform to the approved construction plans, specifications and the City's ordinances.

9. A final plat review and approval shall be required prior to the recording of the plat at the Office of the Oktibbeha County Chancery Clerk.
 10. Developer installs a slotted curb along South Montgomery as part of the infrastructure plans in a manner similar to that shown on Attachment 4.
- The Development Review Committee approved the infrastructure plan on December 30, 2019.

GENERAL INFORMATION

- The proposed subdivision is located west side of South Montgomery Street +/-330ft south of the intersection with Lynn Lane directly south of the Maison De Ville subdivision in a TN-N zoning district (formerly R-3A).
- The gross acreage is +/- 20.75 acreage with a total of 79 lots. The proposed gross density is 3.81 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 and the City Attorney are currently reviewing the proposed covenants.
- 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, therefore no adversely effected parties.

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 proposed 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, private alley and any custom signage within the subdivision along with the City's standard hold-harmless and indemnification clause.
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 of 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 all bond items related to the water and sanitary sewer infrastructure.
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 ROW of the site on Lynn Lane, and South Montgomery.
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 inlet into manhole (MH1).
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 and any requested supporting information.
 - 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 19-02 Valentine Property" approved on December 30, 2019 has been fully completed, inspected, tested, and approved by the City of Starkville Community Development Department, Engineering Department, and Starkville Utilities.
 - d. Revise Final plat as necessary to adjust easements, public rights-of-way, or lots based on the final, as-built infrastructure construction.
7. Prior to execution of the Certificate of Final Approval by City Staff, the developer shall have the slotted curb median installed on South Montgomery to the satisfaction of City Staff.
8. Prior to execution of the Certificate of Final Approval by City Staff, the developer shall have installed the base layer of asphalt to the satisfaction of City Staff.

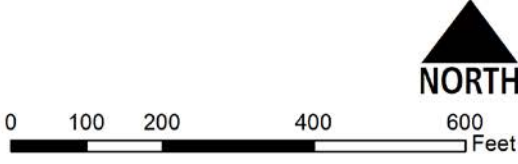
Attachment 1
FP 21-02 Aerial



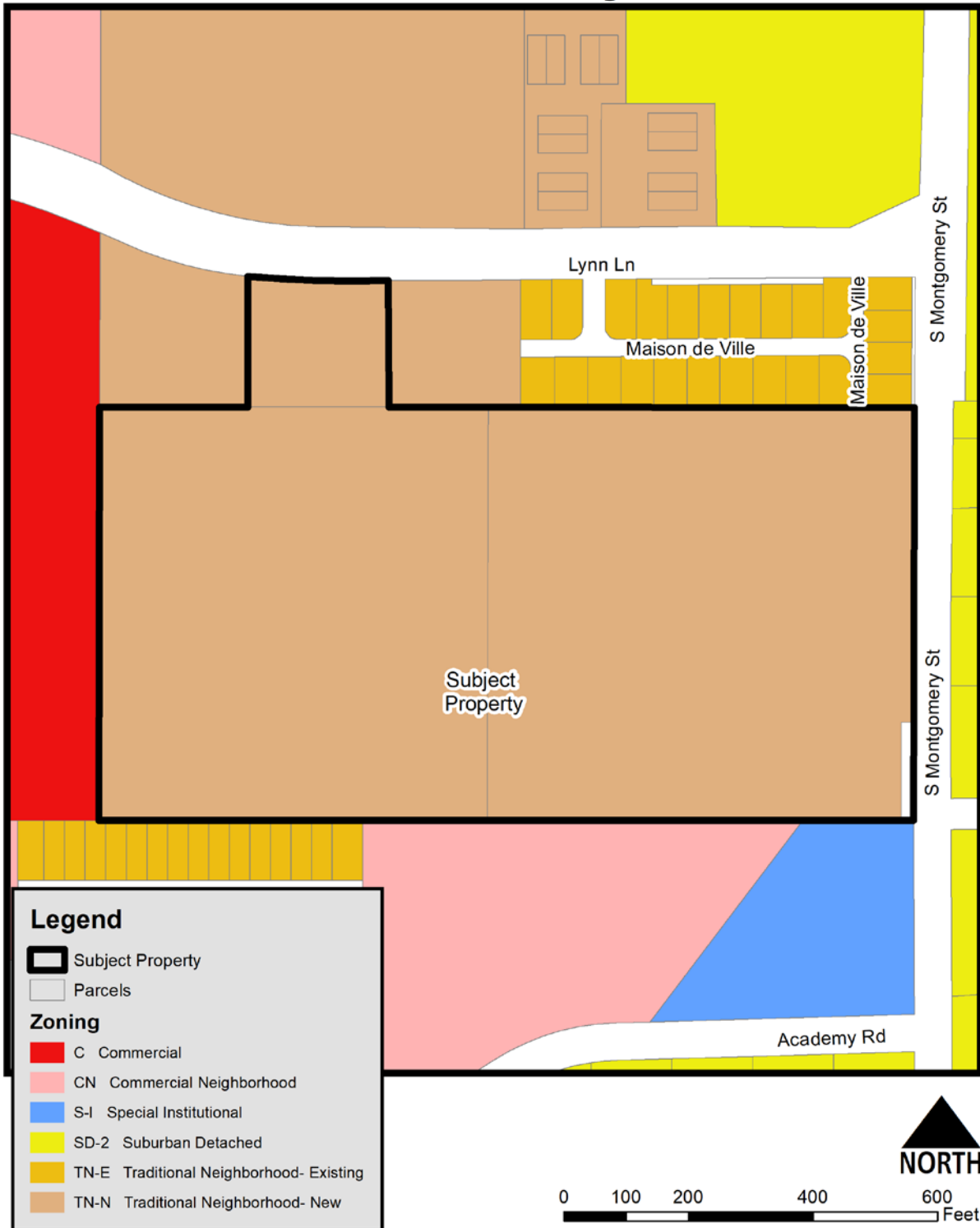
Legend

 Subject Property

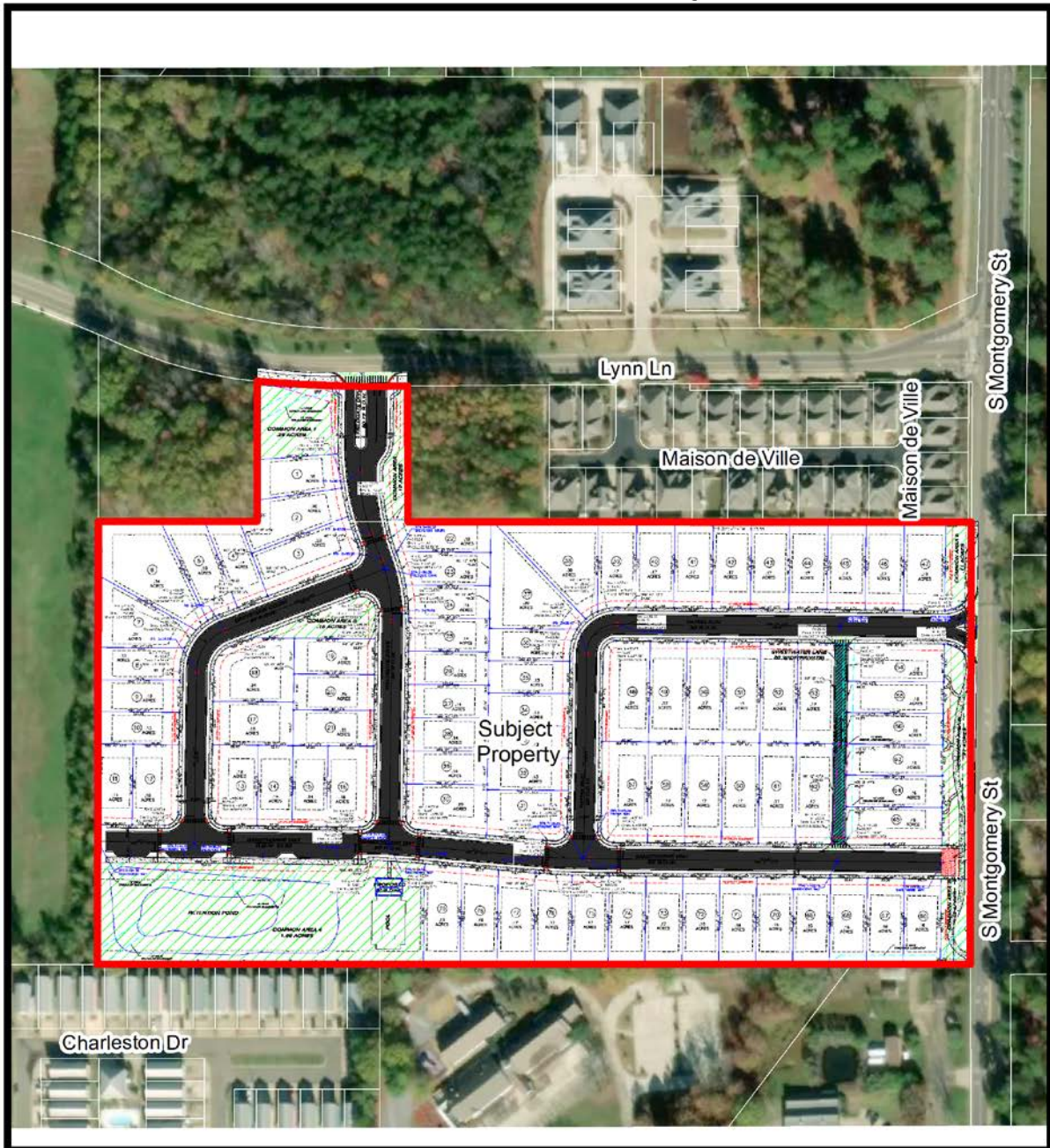
 Parcels



Attachment 2
FP 21-02 Zoning



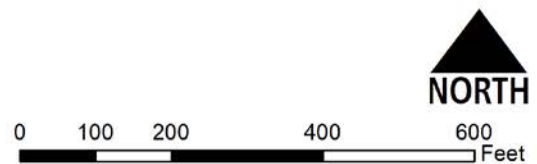
Attachment 3
FP 21-02 Plat Overlay



Legend

 Subject Property

 Parcels



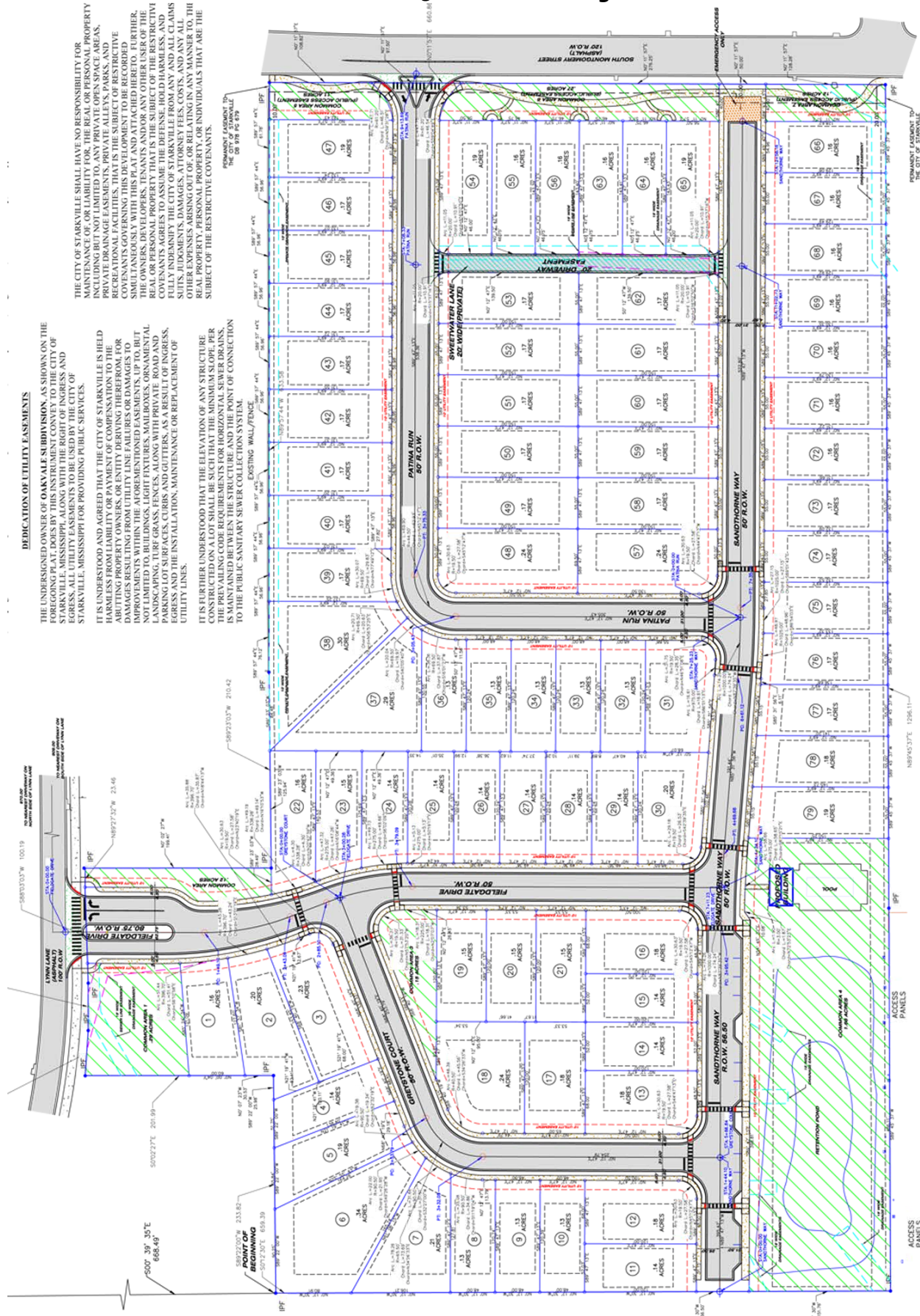
Attachment 4- Final Plat

[illegible]

[illegible]

THE UNDERSIGNED OWNER OF OAKVALE SUBDIVISION, AS SHOWN ON THE FOREGOING PLAT, DOES BY THIS INSTRUMENT CONVEY TO THE CITY OF STARKVILLE, MISSISSIPPI, ALONG WITH THE RIGHT OF INGRESS AND EGRESS, ALL UTILITY EASEMENTS TO BE USED BY THE CITY OF STARKVILLE, MISSISSIPPI FOR PROVIDING PUBLIC SERVICES.

IT IS FURTHER UNDERSTOOD THAT THE ELEVATION OF ANY STRUCTURE CONSTRUCTED ON A LOT SHALL BE SUCH THAT THE MINIMUM SLOPE, PER THE PREVAILING CODE REQUIREMENTS FOR HORIZONTAL SEWER DRAINS, IS MAINTAINED BETWEEN THE STRUCTURE AND THE POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER COLLECTION SYSTEM.



0 60' 120'

811 Know what's below.
Call before you dig.

- CLEANOUT
- SPRINKLER HEAD
- MAN HOLE
- AREA LIGHT
- FIRE HYDRANT
- VALVE
- ↑ SIGN
- WATER SERVICE
- GAS SERVICE

- SANITARY SEWER LINE
- = STORM SEWER LINE
- WATER LINE
- OVERHEAD POWER
- UNDERGROUND POWER
- GAS LINE
- UNDERGROUND TELEPHONE
- OVERHEAD POWER & TELEPHONE
- TELEPHONE SERVICE

END
ALL SYMBOLS IN THIS LEGEND
USED ON THIS MAP.

NL-1		SURVEY CONTROL
102.79		EXISTING SPOT ELEVATION
100		EXISTING CONTOUR
		GRAVEL
		CONCRETE
		ASPHALT

1. This survey meets the requirements of a Class "B" survey.
2. All iron pins set are 1/2" inch dia. by 30 inch long rebar.
3. Sworn crew members: Justin L. Pritchard, Sage L Pritchard Jonathan Peryman.
4. Reference materials on file in the Office of the Chancery Clerk, Oktibbeha County, Mississippi.
5. Boundary survey dated 12-1-2019 by James Brett Boscher
6. Bearings are based on gps observations.
7. Other Reference Material included Tax Parcel Maps 1021.
8. Property does not lie in a special flood hazard zone per Map No. 28105C0154E and Map No. 28105C0154E; Effective date February 17, 2010.
9. Field Survey completed 2019.

1. Gross Acreage = 20.75 acres
2. Net Density: 79 lots/20.75 ac = 3.81 lots/acre.
3. Open Space = 2.74 acres.
4. Land Use Acreage = 20.75 ac Residential.
5. Maximum No. of Lots = 79

This property was zoned R-3A (2019)
New zoning: TN-N
Front Setback: 25'
Rear Setback: 20'
Side Setback: 5'
Maximum Building Height: 45'

- 1.) Plat type is Residential Subdivision.
- 2.) Applicant: A.S. Forna Construction; Oxford, Mississippi.
Andy Forna; Phone (662) 310-1225
- 3.) Design Consultants: Clyde Pritchard; Engineer; John Weaver-Surveyor.
- 4.) Tax Map No. 1021; Parcel No. 1021-007-0000; 20.75 acres.
- 5.) On-site water and sanitary sewer service lines used exclusively by the site are public.
- 6.) Ownership and maintenance of Retention Pond and Common areas are to be by the Home Owners Association.
- 7.) Sidewalk will be built to comply with Sidewalk Ordinance 2009-2.
- 8.) Site complies with Stormwater Ordinance 2010-0-07.
- 9.) Water and Sewer Service by City of Starkville.
- 10.) Maintenance responsibilities of landscaped islands will be by Home Owners Association.

Commencing at a found 1" pipe at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 10, Township 18 North, Range 14 East, Oktibbeha County, Mississippi; thence South 00 degrees 39 minutes 35 seconds East a distance of 668.49 feet to a found ½" rebar, said point being the Point of Beginning of the herein described tract; thence South 00 degrees 12 minutes 30 seconds East a distance of 659.39 feet to a set ½" rebar; thence North 89 degrees 45 minutes 37 seconds East a distance of 1296.11 feet to a found ½" rebar on the West right of way of South Montgomery Street; thence, along said West right of way, North 00 degrees 11 minutes 57 seconds East a distance of 660.86 feet to a found ½" rebar; thence, leaving said West right of way, North 89 degrees 57 minutes 44 seconds West a distance of 633.59 feet to a found ½" rebar; thence South 89 degrees 23 minutes 03 seconds West a distance of 190.41 feet to a found ½" rebar; thence South 00 degrees 02 minutes 27 seconds West a distance of 190.41 feet to a set ½" rebar on the South right of way of Lynn Lane; thence, along said South right of way the following calls and distances: North 89 degrees 27 minutes 32 seconds West a distance of 234.6 feet to a set ½" rebar; thence South 88 degrees 03 minutes 03 seconds West a distance of 100.19 feet to a set ½" rebar; thence North 89 degrees 56 minutes 47 seconds West a distance of 50.82 feet to a set ½" rebar; thence North 86 degrees 09 minutes 58 seconds West a distance of 48.70 feet to a set ½" rebar; thence, leaving said South right of way, South 00 degrees 02 minutes 27 seconds East a distance of 201.99 feet to a set ½" rebar; thence South 89 degrees 22 minutes 00 seconds West a distance of 233.82 feet to the Point of Beginning, containing 20.75 acres, more or less, and lying in the Northeast Quarter of the Northeast Quarter of Section 10, Township 18 North, Range 14 East, Oktibbeha County, Mississippi.

Being a 20-foot wide Easement Parcel located in the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 10, Township 18 North, Range 14 East, Oktibbeha County, Mississippi and being more particularly described as follows.

Commencing at a found "1" pipe at the North corner of the Northeast Quarter of the Northeast Quarter of Section 10, Township 18 North, Range 14 East, Okibbeka County, Mississippi; thence South 00 degrees 39 minutes 35 seconds East a distance of 668.49 feet to a found "1/2" rebar; thence South 80 degrees 54 minutes 56 seconds East a distance of 1107.71 feet to the Point of Beginning, thence along said curve to the right having a radius of 20.00 feet and being subtended by a chord bearing South 15 degrees 37 minutes 16 seconds East a distance of 10.91 feet, thence run South 0 degrees 12 minutes 47 seconds West a distance of 279.00 feet, thence along said curve to the right having a radius of 20.00 feet and being subtended by a chord bearing South 16 degrees 02 minutes 50 seconds West a distance of 10.91 feet, thence run South 89 degrees 47 minutes 13 seconds East a distance of 25.96 feet, thence along said curve to the right having a radius of 20.00 feet and being subtended by a chord bearing North 15 degrees 37 minutes 16 seconds West a distance of 10.91 feet, thence run North 0 degrees 12 minutes 47 seconds East a distance of 279.00 feet, thence along said curve to the right having a radius of 20.00 feet and being subtended by a chord bearing North 16 degrees 02 minutes 50 seconds East a distance of 10.91 feet, thence run North 89 degrees 47 minutes 13 seconds West a distance of 25.96 feet to said point being the Point of Beginning, containing 14 acres, more or less, and lying in the Northeast Quarter of the Northeast Quarter of Section 10, Township 18 North, Range 14 East, Okibbeka County, Mississippi.

THE UNDERSIGNED OWNER OF **OAKVALE SUBDIVISION**, AS SHOWN ON THE FOREGOING PLAT, DOES BY THIS INSTRUMENT CONVEY TO THE CITY OF STARKVILLE, MISSISSIPPI, ALONG WITH THE RIGHT OF INGRESS AND EGRESS, ALL UTILITY EASEMENTS TO BE USED BY THE CITY OF STARKVILLE, MISSISSIPPI FOR PROVIDING PUBLIC SERVICES.

IT IS UNDERSTOOD AND AGREED THAT THE CITY OF STARKVILLE IS HELD HARMLESS FROM LIABILITY OR PAYMENT OF COMPENSATION TO THE ABUTTING PROPERTY OWNERS, OR ENTITY DERIVING THEREFROM, FOR DAMAGES RESULTING FROM UTILITY LINE FAILURES OR DAMAGES TO IMPROVEMENTS WITHIN THE AFORESAIDED EASEMENTS, UP TO, BUT NOT LIMITED TO, BUILDINGS, LIGHT FIXTURES, MAILBOXES, ORNAMENTAL LANDSCAPING, TURF GRASS, FENCES, ALONG WITH PRIVATE ROAD AND PARKING LOT SURFACES, CURBS AND GUTTERS, AS A RESULT OF INGRESS, EGRESS AND THE INSTALLATION, MAINTENANCE OR REPLACEMENT OF UTILITY LINES.

IT IS FURTHER UNDERSTOOD THAT THE ELEVATION OF ANY STRUCTURE CONSTRUCTED ON A LOT SHALL BE SUCH THAT THE MINIMUM SLOPE, PER THE PREVAILING CODE REQUIREMENTS FOR HORIZONTAL SEWER DRAINS, IS MAINTAINED BETWEEN THE STRUCTURE AND THE POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER COLLECTION SYSTEM.

THE CITY OF STARKVILLE SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE OF, OR LIABILITY FOR, THE REAL OR PERSONAL PROPERTY, INCLUDING BUT NOT LIMITED TO, ANY PRIVATE OPEN SPACE AREAS, PRIVATE DRAINAGE EASEMENTS, PRIVATE ALLEYS, PARKS, AND RECREATIONAL FACILITIES, THAT IS THE SUBJECT OF RESTRICTIVE COVENANTS GOVERNING THIS DEVELOPMENT TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT AND ATTACHED HERETO. FURTHER, THE OWNERS, DEVELOPERS, TENANTS AND/OR ANY OTHER USER OF THE REAL OR PERSONAL PROPERTY THAT IS THE SUBJECT OF THE RESTRICTIVE COVENANTS AGREES TO ASSUME THE DEFENSE, HOLD HARMLESS, AND FULLY INDEMNIFY THE CITY OF STARKVILLE FROM ANY AND ALL CLAIMS, SUITS, JUDGMENTS, DAMAGES, ATTORNEY FEES, COSTS, AND ANY AND ALL OTHER EXPENSES ARISING OUT OF, OR RELATING IN ANY MANNER TO, THE REAL PROPERTY, PERSONAL PROPERTY, OR INDIVIDUALS THAT ARE THE SUBJECT OF THE RESTRICTIVE COVENANTS.

I, the undersigned owner of the real estate shown and described herein do hereby certify that I have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the real estate in accordance with the within plat.

Mr. Andy Fornea
A.S. Fornea Construction
FB Land Company, LLC

Notary Public

This document, Number _____, filed for record on this the ____ day of _____, 20____, in Plat Book, _____, page _____.

Sharon Livingston, Chancery Clerk
Oktibbeha County, Mississippi

I, Clyde L. Pritchard, hereby certify that this plat correctly represents a survey and plan made by me or under my supervision; that all improvements and requirements of the City of Starkville, Mississippi, subdivision standards have been completely complied with.

Clyde L. Pritchard, P.E.
No. 9697 Mississippi

I, John D. Weaver, hereby certify that this plat correctly represents a survey made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all requirements of the Starkville, Mississippi, subdivision standards, have been completely complied with.

John D. Weaver, P.E., P.L.S.
No. 02788 Mississippi

Pursuant to the subdivision standards of the City of Starkville, Mississippi's Unified Development Code, this document was approved by the Development Review Committee. All of the conditions of approval having been completed, this document is hereby accepted and this certificate executed under authority of these regulations.

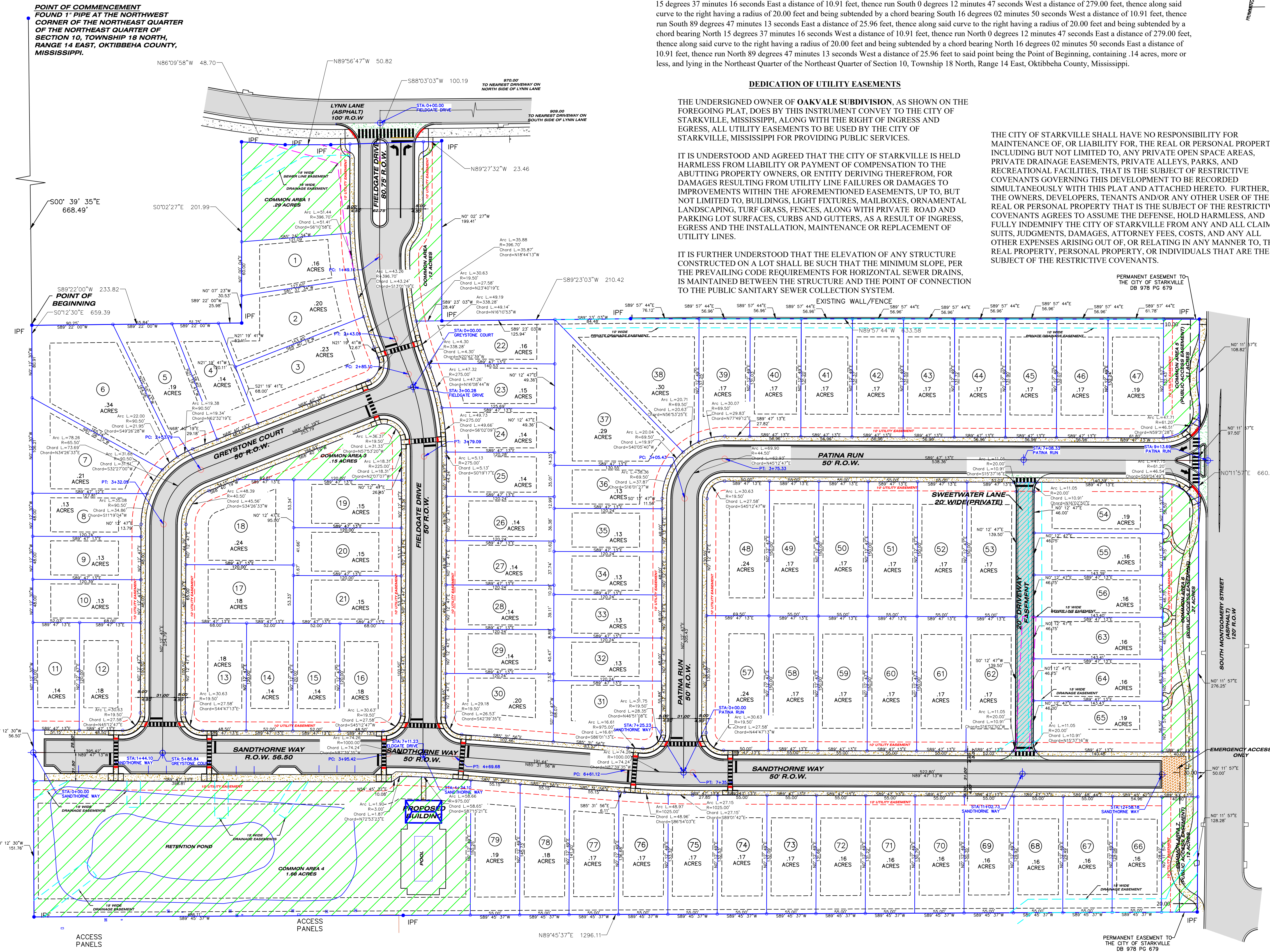
Planning Department

Engineering Department

Pursuant to the approval requirements of the City of Starkville, Mississippi's Unified Development Code, this document was given approval by the Mayor and Board of Aldermen at a meeting held on this _____ day of _____, 20____. All of the conditions of approval having been completed, this document is hereby accepted, and this certificate executed under authority of these regulations, provided, however, this approval shall be invalid, null and void, unless this plat is filed with the Chancery Clerk within six months hereafter.

Lynn Spruill
Mayor, City of Starkville, Mississippi

City Clerk



A.S. FORNEA
CONSTRUCTION
FB LAND COMPANY, LLC

SUBMITTED TO

A.S. FORNEA
CONSTRUCTION
FB LAND COMPANY, LLC

CLIENT

✓ |

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FINAL PLAT
OAKVALE SUBD

PROJECT

RECORD	PROJ. #	5747SD-2061-19	SHEET #	1 OF 1
	FILE:	5747 FINAL SUBDIVISION PLAT.dwg	DATE:	4-9-21
	DRAWN BY:	WO	REVISION:	-
	CHECKED BY:	CLP	SCALE:	AS SHOWN



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: Discussion and consideration of moving the June 8, 2021 Planning and Zoning Commission meeting to a new date and/or location to avoid conflict with the municipal election
Date: April 13, 2021

BACKGROUND INFORMATION

The Municipal General Election will be held on Tuesday, June 8, 2021. The Courtroom at City Hall will be in use for the election. The currently schedule Planning and Zoning Commission meeting either needs to be moved to a different time or location. Staff recommend holding the June 2021 meeting in the Courtroom on Wednesday, June 9, 2021 at 5:30pm.