



OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY AUGUST 10, 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 JUNE 9, 2021
 - B. CONSIDERATION OF THE UNAPPROVED MINUTES OF JULY 13, 2021
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. DISCUSSION AND CONSIDERATION OF PP 20-06 A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR THE “ENCORE SUBDIVISION” LOCATED ON THE NORTH SIDE OF ACADEMY ROAD AND THE SOUTH SIDE OF LYNN LANE DIRECTLY EAST OF STARKVILLE ACADEMY IN A C ZONING DISTRICT WITH THE PARCEL NUMBER 102I-00-013.06.
 - B. PUBLIC HEARING AND CONSIDERATION OF SE 21-04 A REQUEST FOR A SPECIAL EXCEPTION FROM DUMPSTER LOCATION REQUIREMENTS FOR AN OUTPARCEL FOR THE PROPOSED TRIANGLE CROSSING SHOPPING CENTER LOCATED AT 601 HIGHWAY 12 WEST IN A C ZONING DISTRICT WITH THE PARCEL NUMBER 102F-00-053.00.
- VIII. ADJOURN

**APPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI June 9, 2021**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on June 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 Michael Brooks, Chairman, Ward 4, Kim Moreland, Ward 1, Kelly Prather, Ward 3, Alexis Gregory, Ward 5, and Jeremiah Dumas, Ward 6. Absent from the meeting was Vicki West, Ward 2 and Tommy Verdell Jr., Ward 7. Physically present attending the Commissioners were City Planner Daniel Havelin and City Attorney Chris Latimer.

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 May 11, 2021 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF WEDNESDAY JUNE 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 MAY 11, 2021
- VI. **CITIZEN COMMENTS**
- VII. **NEW BUSINESS**
 - A. A VOTE TO ELECT COMMISSIONER DUMAS AS THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION
 - B. A VOTE TO ELECT COMMISSIONER GREGORY AS THE VICE CHARIMAN OF THE PALNNING AND ZONING COMMISSION
- VIII. **ADJOURN**

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve the official agenda of the Planning and Zoning Commission for June 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 May 11, 2021

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve the minutes as amended of the Planning and Zoning Commission for May 11, 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. A VOTE TO ELECT COMMISSIONER DUMAS AS THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

Chairman Brooks introduced the item to the commission

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Prather, the motion to elect Commissioner Dumas as the Chairman of the Planning and Zoning Commission received unanimous approval. Commissioner Dumas abstained from the vote.

Chairman Dumas ran the rest of the meeting.

B. A VOTE TO ELECT COMMISSIONER GREGORY AS THE VICE CHARIMAN OF THE PALNNING AND ZONING COMMISSION

Chairman Dumas introduced the item to the commission

After discussion and upon the motion of Chairman Dumas, duly seconded by Commissioner Prather, the motion to elect Commissioner Gregory as the Vice Chairman of the Planning and Zoning Commission received unanimous approval. Commissioner Gregory abstained from the vote.

VII. ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on July 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 July 13, 2021 in the Courtroom located at 110 West Main Street, Starkville MS by Chairman Dumas, duly seconded by Commissioner Gregory, the motion was unanimously approved.

Jeremiah Dumas, Commission Chair

Daniel Havelin, City Planner

**APPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI JULY 13, 2021**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on July 13, 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 acting Chairman Alexis Gregory, Ward 5, Kim Moreland, Ward 1, Vicki West, Ward 2, Kelly Prather, Ward 3, Carl Smith, Ward 4, and Tommy Verdell Jr., Ward 7. Absent from the meeting was Jeremiah Dumas, Ward 6. Physically present attending the Commissioners were City Planner Daniel Havelin and City Attorney Chris Latimer.

Chairman Alexis Gregory 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 July 13, 2021 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY JULY 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. CITIZEN COMMENTS**
- VI. NEW BUSINESS**
 - A. DISCUSSION AND CONSIDERATION OF PP 21-01 A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR "TRIANGLE CROSSING SHOPPING CENTER" LOCATED 601 HIGHWAY 12 WEST IN A C ZONING DISTRICT WITH THE PARCEL NUMBERS 102F-00-053-00**
- VII. ADJOURN**

After discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner Prather, the motion to approve the official agenda as amended of the Planning and Zoning Commission for July 13, 2021 received unanimous approval.

V. CITIZEN COMMENTS

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

VI. NEW BUSINESS

A. DISCUSSION AND CONSIDERATION OF PP 21-05 A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR "TRIANGLE CROSSING SHOPPING CENTER" LOCATED 601 HIGHWAY 12 WEST IN A C ZONING DISTRICT WITH THE PARCEL NUMBERS 102F-00-053-00

City Planner Daniel Havelin presented the Preliminary Plat Request by Buckel Design Group, LLC on behalf of Castle Starkville LLC for Preliminary Plat approval of the "Triangle Crossing Shopping Center" subdivision. The subdivision is located in a C zoning district at 601 Highway 12 West. The entire subdivision has a gross acreage of +/- 10.08 acres with a total of 4 lots. All easements are provided on the Preliminary Plat. 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 is currently reviewing the study. The Applicant has done some preliminary stormwater calculations. Stormwater will be managed as an integrated (regional) system for all lots. The site/infrastructure plan is currently being reviewed by City Staff. In the opinion of the Planning Department the proposed Preliminary Plat request could meet the criteria for final plat review and approval.

Sam Berry of Rise Partners came forward to speak in favor of the request.

David Buckel of Buckel Design Group came forward to speak in favor of the request.

After discussion and upon the motion to approve by Commissioner Smith, duly seconded by Commissioner Verdell, 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 August 10, 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 August 10, 2021 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Verdell, duly seconded by Commissioner West, the motion was unanimously approved.

Alexis Gregory, Acting Commission Chair

Daniel Havelin, City Planner



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

STAFF REPORT

To:	Members of the Planning & Zoning Commission
From:	Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Subject:	Discussion and consideration of PP 20-06 a request for Preliminary Plat approval for the "Encore Subdivision" located on the north side of Academy Road and the south side of Lynn Lane directly east of Starkville Academy in a C zoning district with the parcel number 102i-00-013.06.
Date:	August 10, 2021

The purpose of this report is to provide information regarding the request by Hyder Bhatti with Encore Development on behalf of Thomas Crown for Preliminary Plat approval for subdividing a +/- 24.15-acre parcel into 4 lots. The proposed subdivision is named "Encore Subdivision". The proposed subdivision is located in a C zoning district on the north side of Academy Road and the south side of Lynn Lane directly east of Starkville Academy. Please see attachments 1-4.

ZONING DISTRICT INFORMATION

Below is information pertaining to Commercial Use in a C (Commercial) zoning district:

Commercial Use	
A. Lot Dimensions	C
A1 Lot size (min)	*
A2 Lot width (min)	*
B. Building/Structure Setbacks	C
B1 Front setback min	20'
B2 Front setback max	N/A
B3 Side setback	10'
B4 Side setback adjacent to detached residential	50'
B5 Side setback corner lot	20'
B6 Rear setback	20'
B7 Rear setback adjacent to detached residential	50'
D. Parking Setbacks	C
D1 From primary street	5'
D2 From side street	5'
D3 From side and rear property line	5'
D4 From side and rear property line adjacent to detached residential	See buffer yard requirements
E. Height	C
E1 Principal building(s) (max)	50', 4 story
E2 Accessory structures(s) (max)	15', 1 story
F. Pedestrian Access	C
F1 Street-facing primary entrance along street	yes
F2 Sidewalk connection to street from each entrance	yes
*lots must be of a sufficient size to accommodate the proposed use and meet all subsequent development standards	
**see use chart and additional standards	

GENERAL INFORMATION:

- The subdivision has a gross acreage of +/-24.15-acre acres with a total of 4 lots..
- 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.
- 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.
- The Applicant has done some preliminary stormwater calculations.

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.

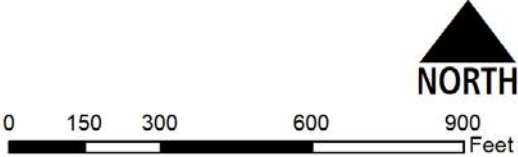
Attachment 1
PP 20-06 Aerial



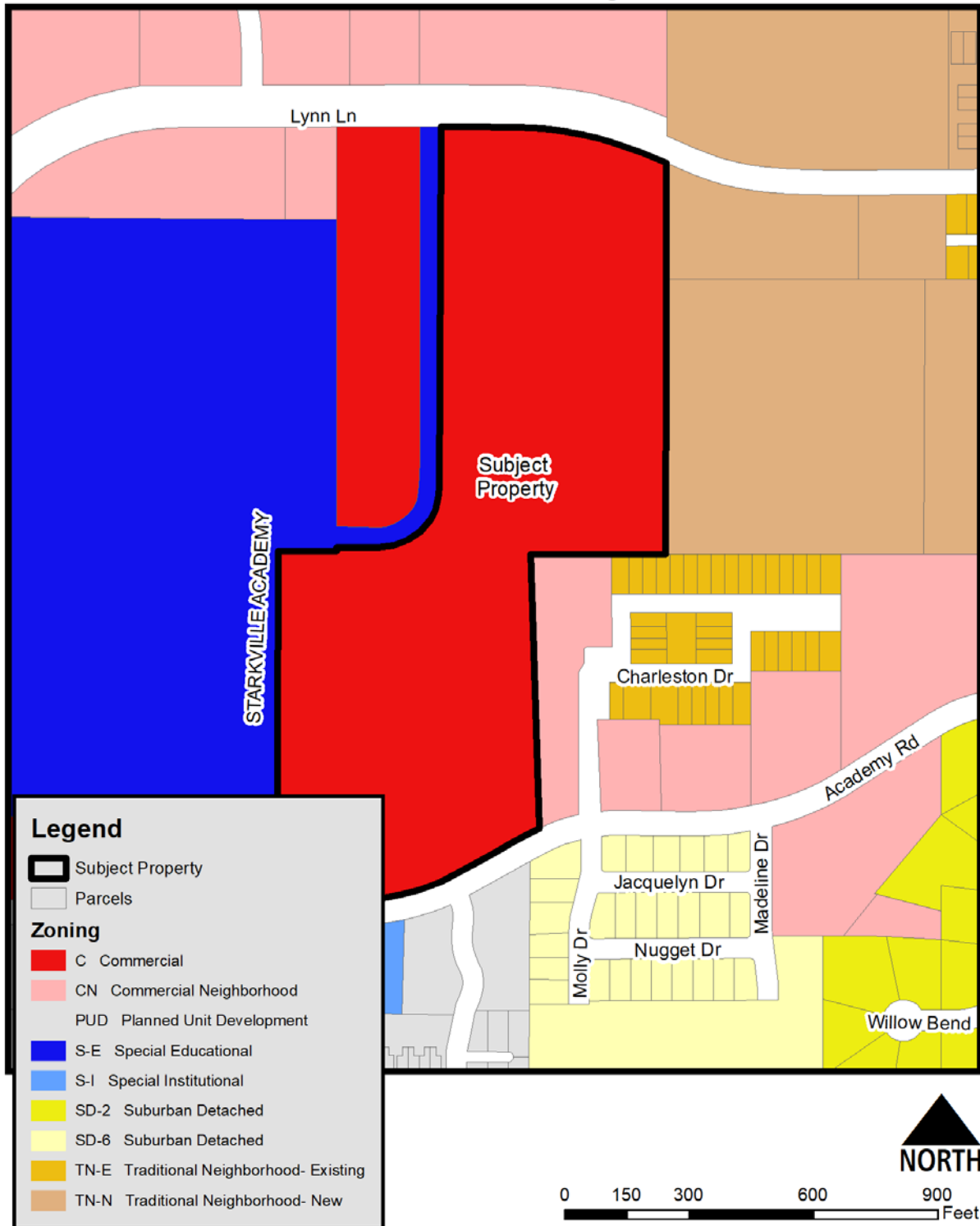
Legend

 Subject Property

 Parcels



Attachment 2
PP 20-06 Zoning



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POINT OF COMMENCEMENT
CONCRETE MONUMENT BE
NW CORNER OF THE NE 1/4
OF SECTION 10, T-18-N,
R-10-E, OKTIBBEHA COUNTY, MISSISSIPPI

W.R. VALENTINE

NOTE:
A STRIP OF LAND BEING A 50.00' WIDE
RIGHT-OF-WAY FOR ACCESS FROM ACADEMY ROAD
TO LYNN LANE SHALL BE PRESERVED ON LOT #4
WHERE EVER FUTURE DEVELOPMENT REQUIRES TO
RIGHT-OF-WAY TO BE.

LOT 4
10.37
ACRES

NOTE: THE PHASE
DEVELOPMENT
STARKVILLE
ROADWAY
UNIFIED IS
AND DESIG

NOTE: LOT #3
W.R. VALENT

LOT 3
1.83
ACRES

LOT 2
1.51
ACRES

LOT 1
1.83
ACRES

DESIGN AND ALIGNMENT OF THE
ROAD WILL COMPLY WITH THE UNIFIED
CODE AND CITY OF STARKVILLE
SPECIFICATIONS AND DESIGN.

CLASS "C" SURVEY

NOTES:
-BEARINGS DETERMINED BY SOLAR OBSERVATION



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 21-04 a request for a Special Exception from dumpster location requirements for an outparcel for the proposed Triangle Crossing Shopping Center located at 601 Highway 12 West in a C zoning district with the parcel number 102f-00-053.00.
Date: August 10, 2021

The purpose of this report is to provide information regarding a Special Exception request by David Buckel of the Buckel Design Group LLC on behalf of Castle Starkville LLC to allow for an exception to the dumpster location requirements for outparcel #1 of the proposed Triangle Crossing Shopping Center located at 601 Highway 12 West in a C zoning district with the property number 102f-00-053.00. Please see attachments 1- 4.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to allow a dumpster to be placed on the side and within 6' of the proposed building. The Development Standards Chart in Section 14.6 of the Unified Development Code requires the following:

1. **Section 14.6, page 14-21** – Enclosures shall be located in the rear of the property behind the rear wall of the primary building.
2. **Section 14.6, page 14-21** – No front-end-loaded refuse container shall be located within six (6) feet of any building or structure, nor sited below obstructing wires, electrical service equipment, fire protection equipment, nor any roof overhangs nor sited adjacent to any other obstruction to the container dumping process. A service height clearance of twenty-five (25) feet is required in the container service access area.

Section 3.4.1 of Unified Development Code also requires that any request to deviate from the development requirements that is non-dimensional requires a Special Exception. In addition to this request, on July 27, 2021 the Board of Adjustment and Appeals recommend approval of a variance from building setbacks, parking setbacks, sign height, sidewalk requirements, and driveway spacing. If this request is approved or denied, the Board of Aldermen will hear special exception request and the variance request at the August 17, 2021 meeting for final consideration.

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. 11 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on July 8.
3. A sign was posted on the property in a conspicuous location.

RESPONSE TO NOTIFICATION

As of this date, the Planning Office has 1 phone call and 1 in person visit requesting information about this request.

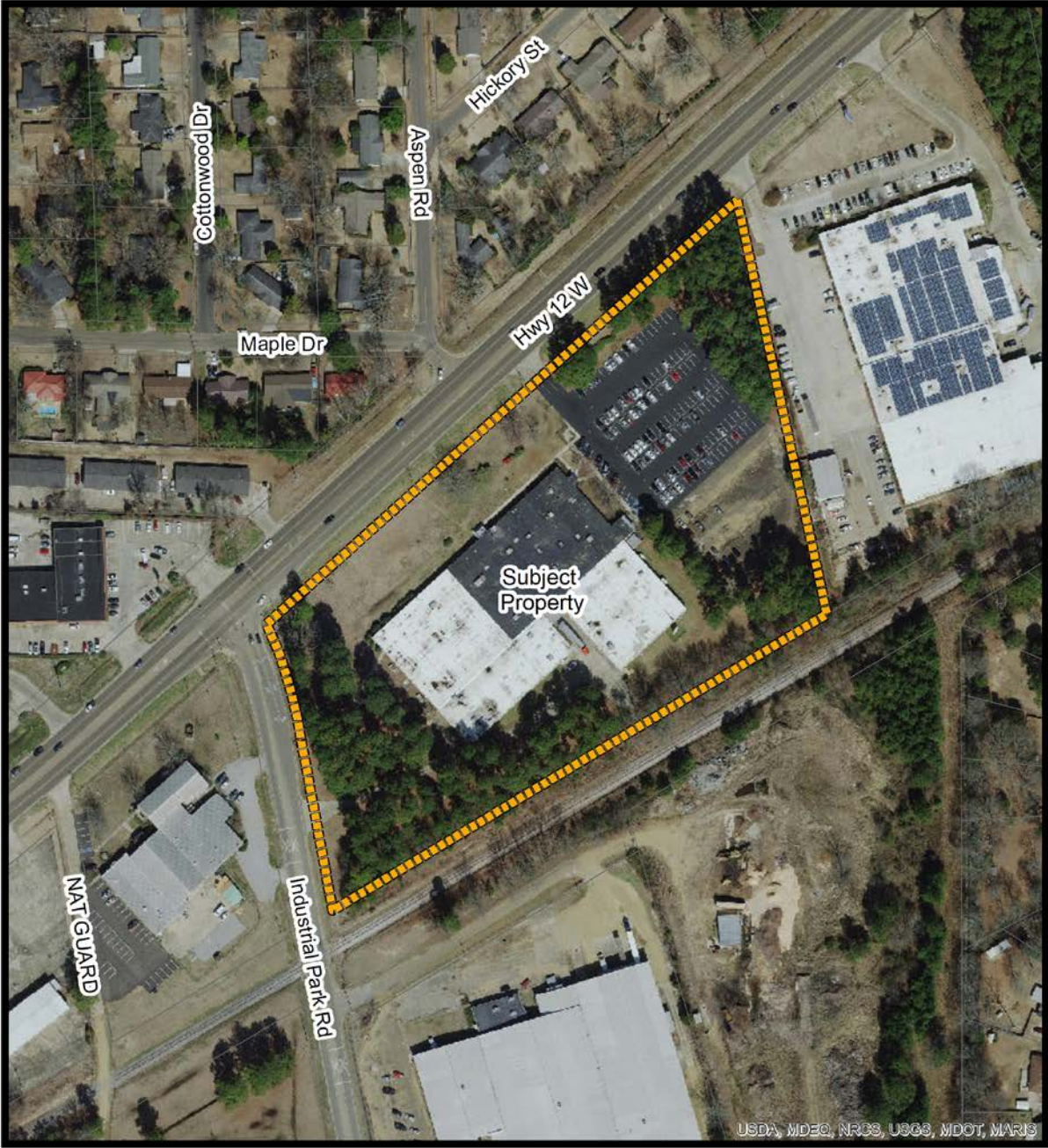
ANALYSIS

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).

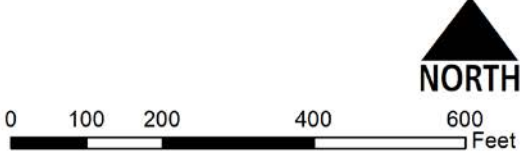
Attachment 1
SE 21-04 Aerial



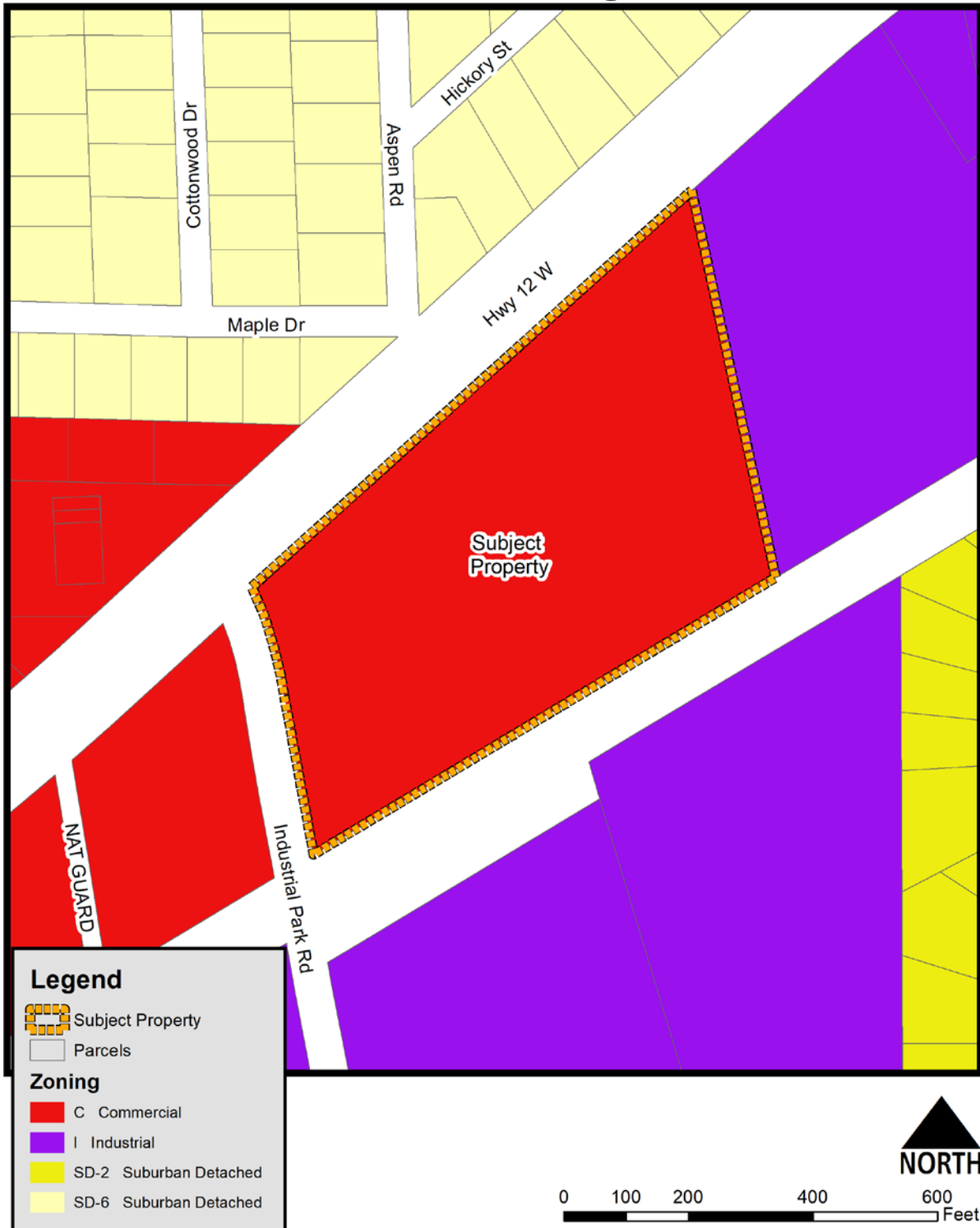
Legend

 Subject Property

 Parcels



Attachment 2
SE 21-04 Zoning



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