



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
SPECIAL CALL MEETING OF TUESDAY AUGUST 31, 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 AUGUST 10 2021
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 21-05 A REQUEST FOR A SPECIAL EXCEPTION FROM DEVELOPMENT STANDARDS RELATED TO THE FAÇADE COLORS AND ROOFTOP EQUIPMENT SCREENING 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 AUGUST 10, 2021**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on August 10, 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 Chairman Jeremiah Dumas, Ward 6, Kim Moreland, Ward 1, Vicki West, Ward 2, Kelly Prather, Ward 3, Carl Smith, Ward 4, Alexis Gregory, Ward 5 and Tommy Verdell Jr., Ward 7. Physically present attending the Commissioners were City Planner Daniel Havelin and Assistant City Attorney Jason Sharp.

Chairman Dumas 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 August 10, 2021. Chairman Dumas explained the need to add one additional agenda item for a special call meeting for August 31, 2021. Seeing no objections to adding the additional item, the official agenda was modified to as follows:

**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 1021-00-013.06.
 - 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.

- C. CONSIDERATION OF A SPECIAL CALL MEETING ON AUGUST 31, 2021 FOR A SPECIAL EXCEPTION FOR TRIANGLE CROSSING SHOPPING CENTER.

VIII. ADJOURN

After discussion and upon the motion of Commissioner Prather, duly seconded by Commissioner West, the motion to approve the official agenda as amended of the Planning and Zoning Commission for August 10, 2021 received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF JUNE 9, 2021

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner West, the motion to approve the minutes as amended of the Planning and Zoning Commission for June 9, 2021 received unanimous approval.

B. CONSIDERATION OF THE UNAPPROVED MINUTES OF July 13, 2021

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner West, the motion to approve the minutes as amended of the Planning and Zoning Commission for June 9, 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.

VI. 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.

City Planner Daniel Havelin presented the Preliminary Plat request by Encore Development on behalf of Thomas Crown for Preliminary Plat approval of the "Encore Subdivision" subdivision. The 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. The entire subdivision has a gross acreage of +/- 24.15 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. The Applicant has done some preliminary stormwater calculations. In the opinion of the Planning Department the proposed Preliminary Plat request could meet the criteria for final plat review and approval.

Henry Minor representing Encore Development came forward to speak in favor of the request.

After discussion and upon the motion to approve by Commissioner Smith, duly seconded by Commissioner Prather, the motion was unanimously approved.

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.

City Planner Daniel Havelin presented the Special Exception request by Buckel Design Group LLC on behalf of Castle Starkville LLC to allow for an exception to the dumpster location requirements for Outparcel #1. The applicant is seeking a Special Exception to allow a dumpster to be placed on the side and within 6' of the proposed building. Development Standards Chart in Section 14.6 of the UDC requires dumpster enclosures to be located in behind the building and at least 6' from the building. Section 3.4.1 of Unified Development Code requires that any request to deviate from the development requirements that is non-dimensional requires a Special Exception.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 11 property owners of record within 160 feet of the subject property were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on July 8, 2021. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has 1 phone call and 1 in person visit requesting information about this request.

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.

Luke Castleberry representing Castle Starkville LLC came forward to speak in favor of the request

After discussion and upon the motion to approve by Commissioner Gregory, duly seconded by Commissioner Prather, the motion was unanimously approved.

C. CONSIDERATION OF A SPECIAL CALL MEETING ON AUGUST 31, 2021 FOR A SPECIAL EXCEPTION FOR TRIANGLE CROSSING SHOPPING CENTER.

There came for consideration, the matter to hold a Special Call meeting on August 31, 2021 at 5:30pm in the Courtroom at City Hall at 110 West Main Street. The purpose of the meeting will be to hold a public hearing for a Special Exception for Triangle Crossing Shopping Center regarding building requirements.

After discussion and upon the motion to approve by Commissioner Verdell, duly seconded by Commissioner Gregory, 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 31, 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 31, 2021 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Smith, duly seconded by Commissioner West, the motion was unanimously approved.

Jeremiah Dumas, 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: Public hearing and consideration of SE 21-05 a request for a Special Exception from development standards related to the façade colors and rooftop equipment screening 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 31, 2021

The purpose of this report is to provide information regarding a Special Exception request by MJM Architects on behalf of Castle Starkville LLC to allow for an exception from development standards related to the façade colors and rooftop equipment screening 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- 5.

BACKGROUND INFORMATION

During the Architecture Review process, the City's consultant identified several issues with the proposed building design plan. After modifying the building design to accommodate some of the issues, the applicant chosen to seek a Special Exception from two of the requirements. The applicant is seeking a Special Exception from the development standards to allow the use of bright orange awnings as part of the building façade. The awning color is part of the branding for the proposed tenant Ulta retail store. The applicant is also requesting to not provide screening of rooftop equipment. The southside of the building and rooftop equipment will be visible from the Industrial Park Road and adjacent properties. In addition to this request, the proposed development has received a Special Exception from dumpster location, Variance from building setbacks, parking setbacks, sidewalk requirements, and driveway spacing, and a Landscape Waiver from tree protection requirements. The Development Standards Chart in Section 14.6 of the Unified Development Code requires the following:

1. **Section 14.6, page 14-18** – The primary facade colors shall be low reflectance, subtle, neutral or earth tones. The use of high intensity, metallic flake, or fluorescent colors is prohibited.
2. **Section 14.6, page 14-15** – Rooftop equipment must be screened from public view.

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. If this request is approved or denied, the Board of Aldermen will hear special exception request and the variance request at the September 7, 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 n 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 August 14, 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 from the notifications.

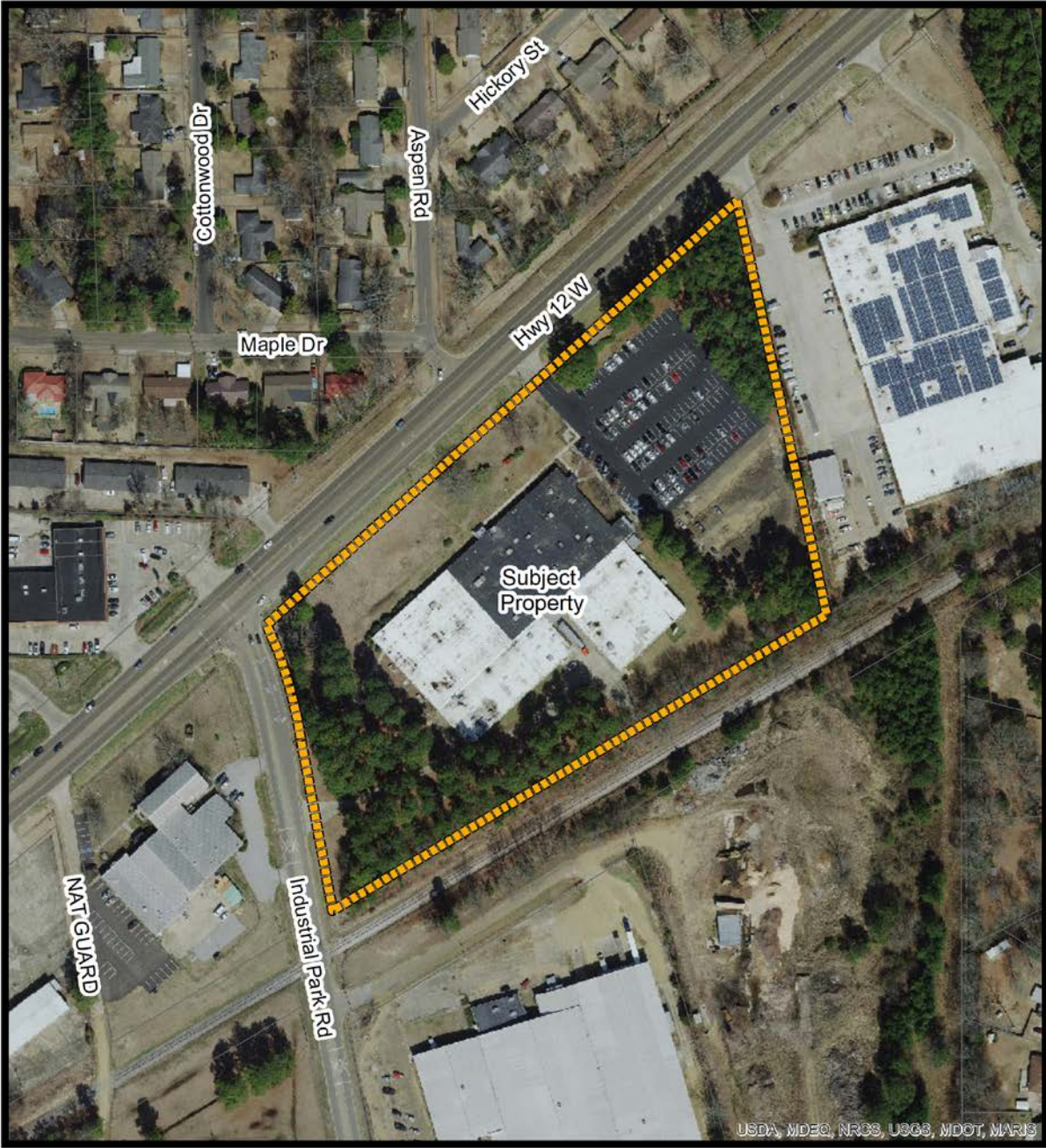
ANALYSIS

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).

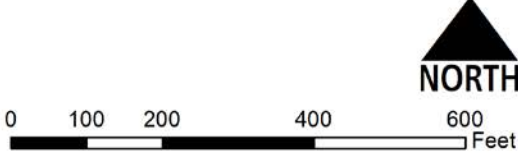
Attachment 1
SE 21-05 Aerial



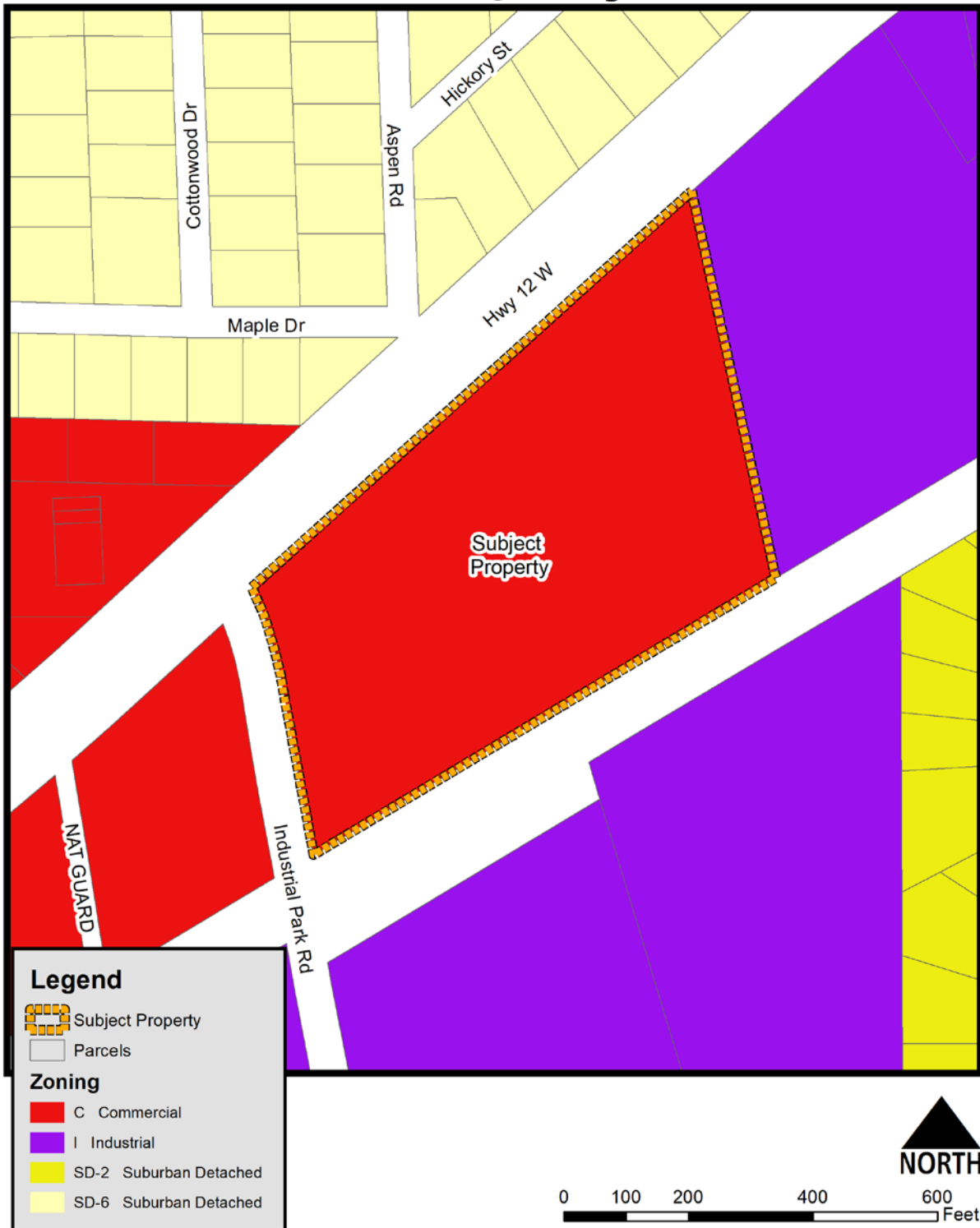
Legend

 Subject Property

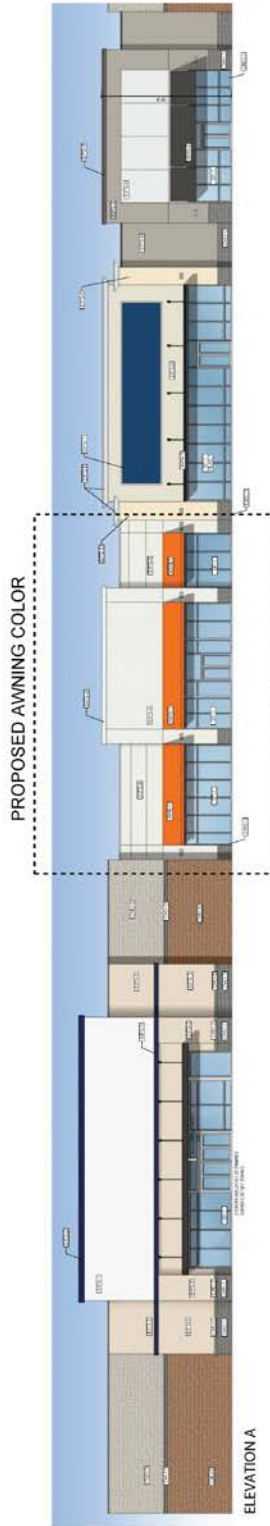
 Parcels



Attachment 2
SE 21-05 Zoning



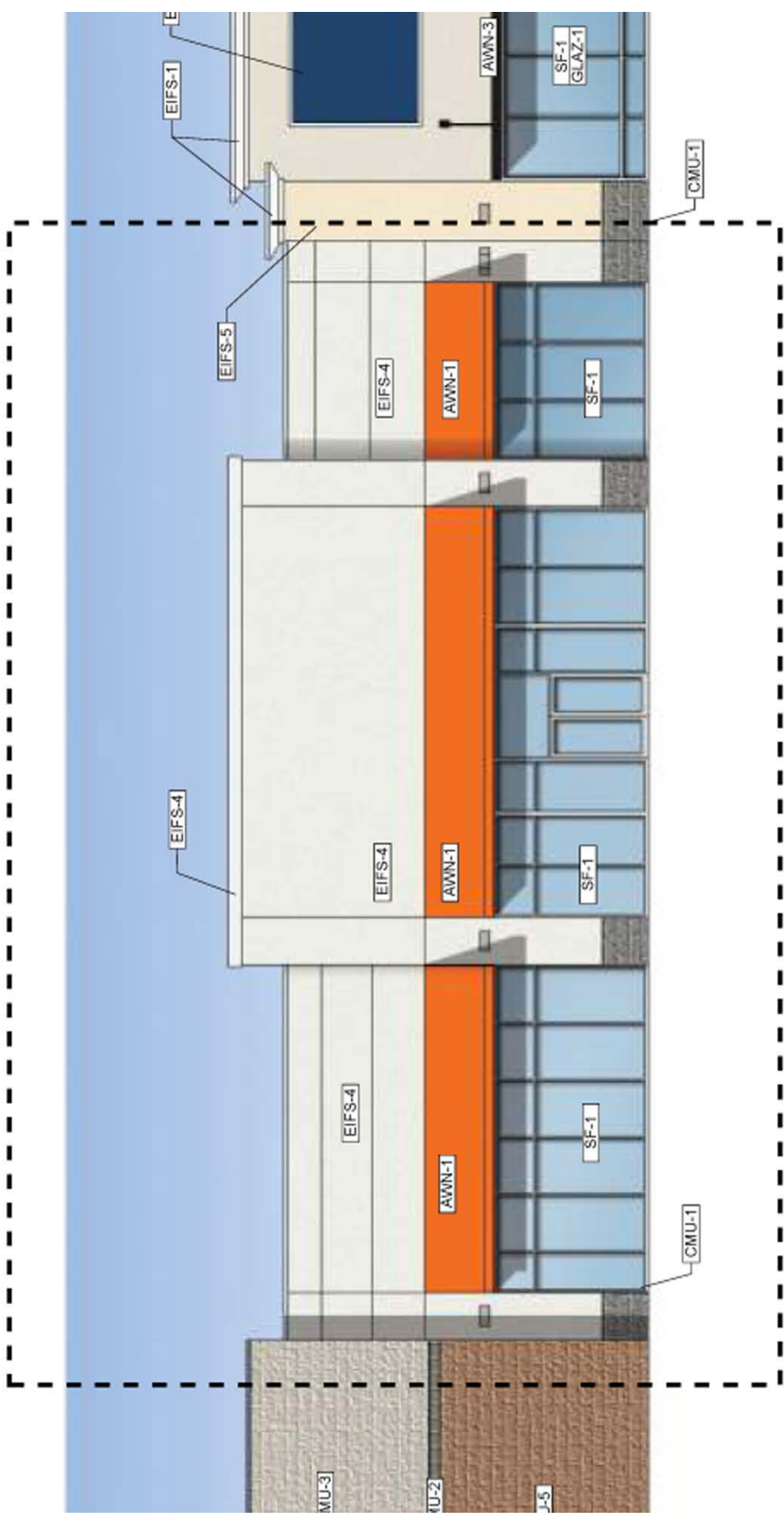
Attachment 3- Proposed Building Elevations



STARKVILLE, MS



PROPOSED AWNING COLOR



Attachment 4- Rooftop Equipment Screening



STARKVILLE, MS



Attachment 4- Response from Independent Consultant for Architecture Review



August 3, 2021

Daniel Havelin
City Planner, City of Starkville, MS
110 West Main Street
Starkville, MS 39759

Via email

Re: Triangle Crossing Shopping Center – Architectural review followup

Dear Daniel,

I stand by my review of the submitted architectural design for the referenced project. I feel that the City of Starkville has clearly demonstrated the will to raise the quality of architectural design by the institution of this process. We have provided an example from this same firm of a shopping center more in keeping with our sensibilities of good design. A more homogenous character and less an assemblage of various facades placed together is what is desired. The desire is for a common architectural language of materials and elements to be used across the development.

Regarding the requests for exception and other desires listed my response is as follows.

- The developer's preference to avoid CMU Pilasters should be denied. Or a new design that is more in keeping with desires listed above could potentially resolve this issue.
- Exception requested for rooftop equipment should be denied. The equipment can be hidden with equipment screens, Parapets are not the only method to meet this requirement.
- Canopy colors should be denied. Ulta is mentioned, attached are at least 5 examples of Ulta in other shopping centers without bright orange canopies. While we understand the desire for branding the desire for the good of the city were considered when this requirement and others was enacted.

It's my professional opinion that a design more in keeping with the example given does not increase the size of facades it could in fact be less area and thus less materials needed to construct.

ARCHITECTONICS, PLLC
THOMAS C. STEWART, ARCHITECT

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I stand by my opinion that as designed this does not improve upon the built environment of Starkville and doesn't meet the desires of the City to raise the quality of architecture in our community. It should be revised and resubmitted.

Sincerely,



Thomas C. Stewart, NCARB, Architect
Owner

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These two examples where common architectural style and language is used for entire development is what is desired.



MM

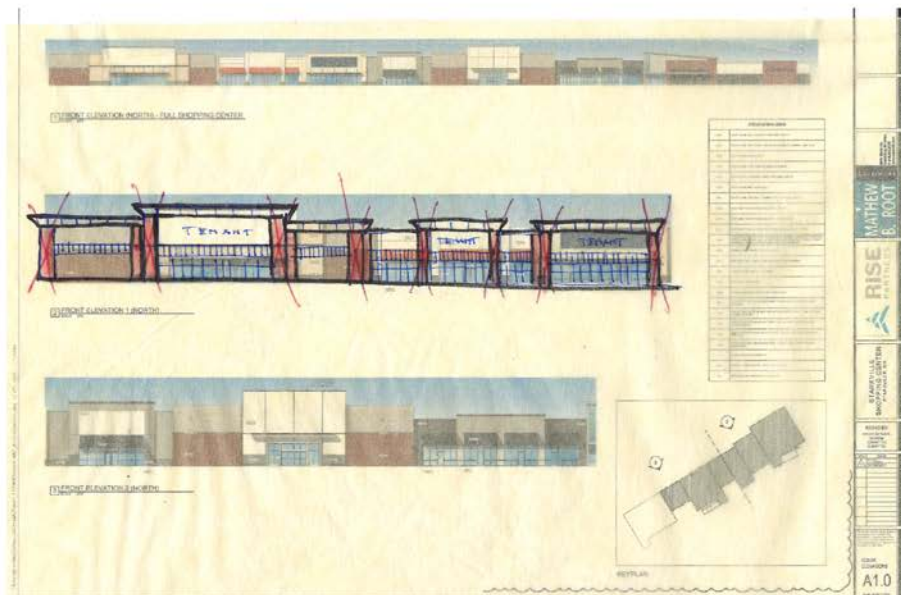
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quick sketch of common elements on submitted project.

I would prefer to see brick for a better sense of scale in lieu of the split-faced block. But Block is on of the approved materials.



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Examples of ULTA Beauty that do not have orange or bright colored canopies



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