



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY SEPTEMBER 14, 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 31, 2021
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 21-06 A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR 5 LOTS TO BE CREATED WITHOUT FRONTING A PUBLIC STREET IN PHASE III OF THE ADELAIDE SUBDIVISION WITHIN A TN-N ZONING DISTRICT WITH THE PARCEL NUMBERS 105-15-007.00 AND 105-22-001.00
 - B. DISCUSSION AND CONSIDERATION OF PP 21-02 IS A REQUEST TO MODIFY A PREVIOUSLY APPROVED PRELIMINARY PLAT 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
- VIII. ADJOURN

**APPROVED MINUTES OF THE SPECIAL CALL MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI AUGUST 31, 2021**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held a special call meeting on August 31, 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, and Alexis Gregory, Ward 5. Tommy Verdell Jr., Ward 7 was absent. 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 special call meeting of the Planning and Zoning Commission of August 31, 2021 as presented.

**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

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Prather, the motion to approve the Official Agenda of the special call meeting of the Planning and Zoning Commission for August 31, 2021 received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF AUGUST 10, 2021

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Prather, the motion to approve the minutes of the Planning and Zoning Commission for August 10, 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. 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.

City Planner Daniel Havelin presented the Special Exception request 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. • 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 City Planner indicated that he has received a request by the applicant since creating the staff report to withdraw the request to not provide rooftop equipment screening. The applicant has decided to add parapets to the roof to screen the equipment.

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 August 14, 2021. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received no response from the notifications.

In the opinion of the Planning Department the Special Exception request could meet the criteria for special exception review and approval.

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

Sam Berry representing Rise Partnership joined the meeting virtually to speak in favor of the request.

Matt Root representing MJM Architects joined the meeting virtually to speak in favor of the request.

Mark Castleberry representing Castle Properties Starkville LLC joined the meeting virtually to speak in favor of the request.

Matt Phillips representing Rise Partnership joined the meeting virtually to speak in favor of the request.

After discussion and upon the motion to deny by Commissioner Gregory, duly seconded by Commissioner Prather, the motion was approved 3-2.

VII. ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on September 14, 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 September 14, 2021 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Gregory, duly seconded by Commissioner Moreland, 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 21-06 a request for a Special Exception to allow for 5 lots to be created without fronting a public street in Phase III of the Adelaide Subdivision within a TN-N zoning district with the parcel numbers 105-15-007.00 and 105-22-001.00
Date:	September 14, 2021

The purpose of this report is to provide information regarding a Special Exception request by Neel-Schaffer, Inc. on behalf of Live Adelaide, LLC to allow for a deviation from the development standards for 5 proposed lots in Phase III of the Adelaide Subdivision. Please see attachments 1- 4.

BACKGROUND INFORMATION

The preliminary plat was previously approved by the Board of Aldermen on December 15, 2020. The infrastructure plan was approved on July 19, 2021. Since the time of both approvals, the applicant has determined the need to add addition lots to Phase III of the development. The revised preliminary plat increases the total number of lots from 46 to 67. The proposed 5 subject lots have always been apart of the overall development plans, but were not included as part of previous approvals. The proposed 5 lots front a common area and have vehicular access from the rear by a private alley (attachment 4). Section 15.3.2.A of the Unified Development Code states "Every lot shall have frontage on a public street unless otherwise allowed as part of an approved site plan for a Planned Unit Development or Optional District". Section 3.4.1 requires that any request to deviate from the use standards, development requirements, subdivision standards, or base dimensional standards that are non-dimensional in nature requires a Special Exception. To allow for the proposed lots to not front a public street, a Special Exception is required.

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

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

not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.

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

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

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

NOTIFICATION

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

1. 13 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 27, 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 notifications.

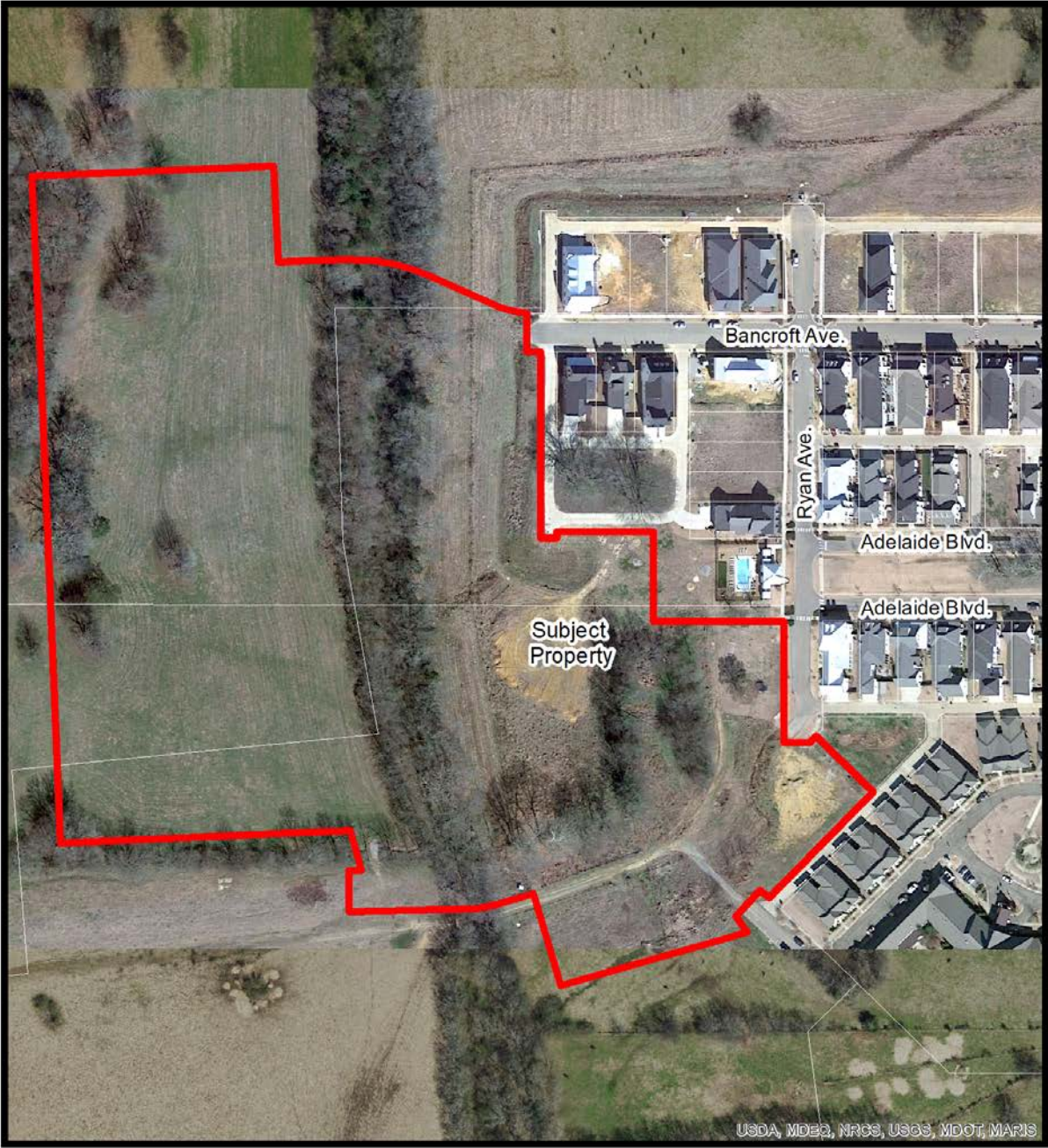
ANALYSIS

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).

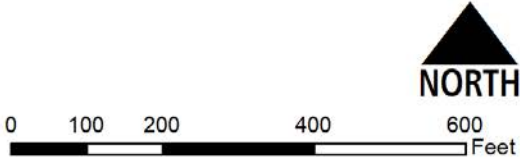
Attachment 1
SE 21-o6 Aerial



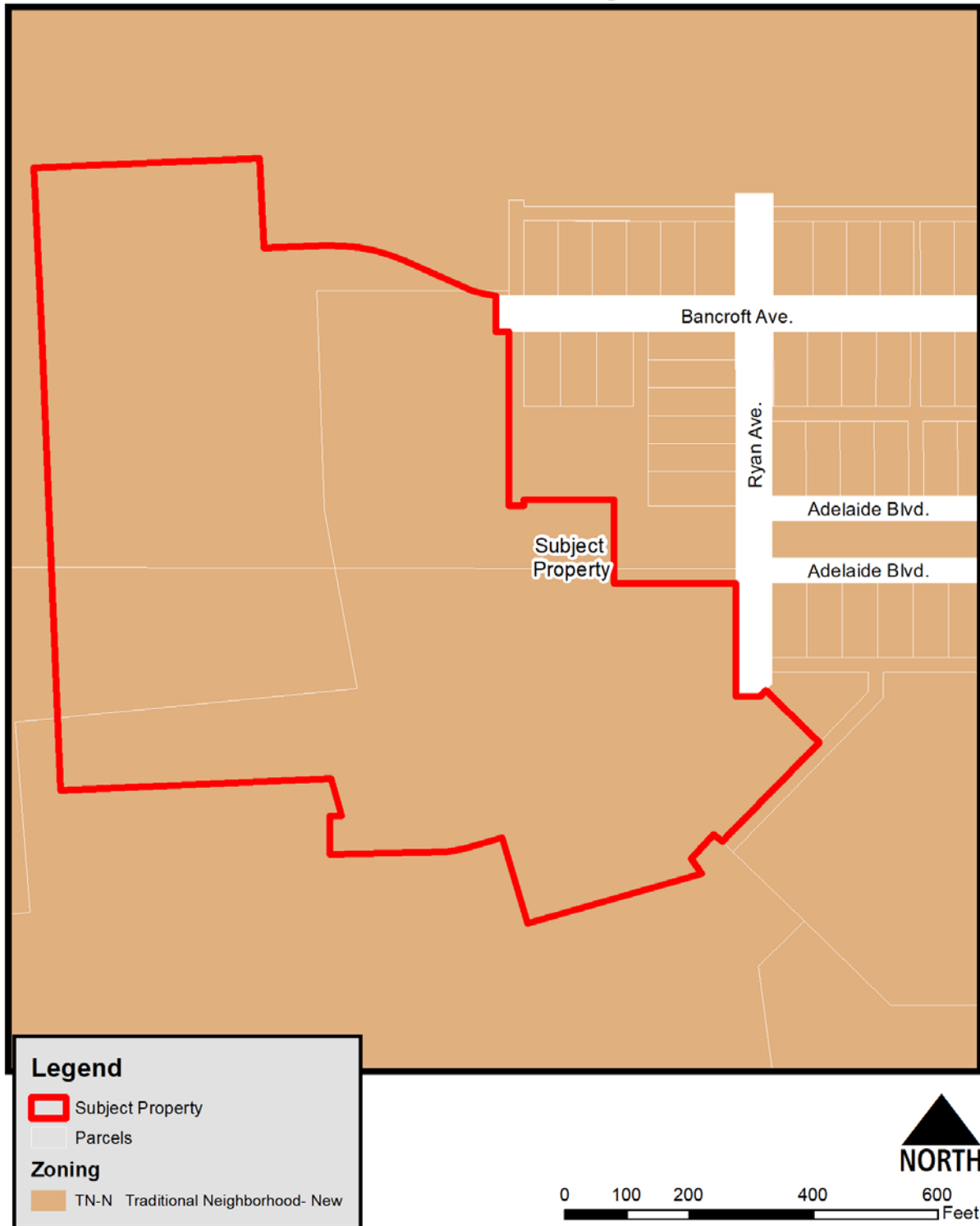
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 Subject Property

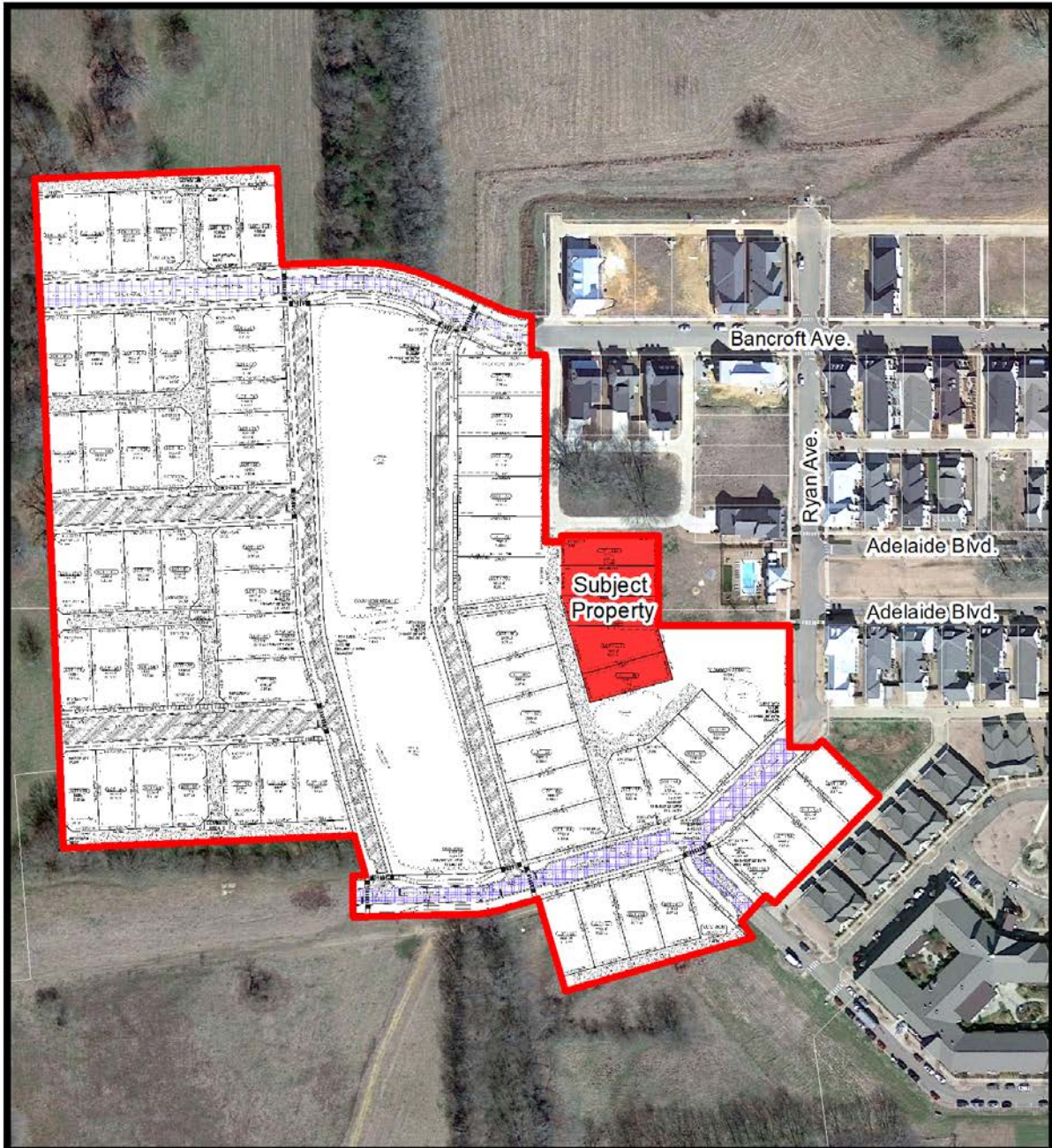
 Parcels



Attachment 2
SE 21-o6 Zoning



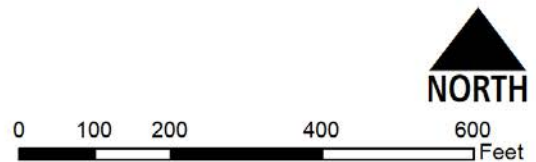
Attachment 3
SE 21-06 Aerial with Proposed Plat



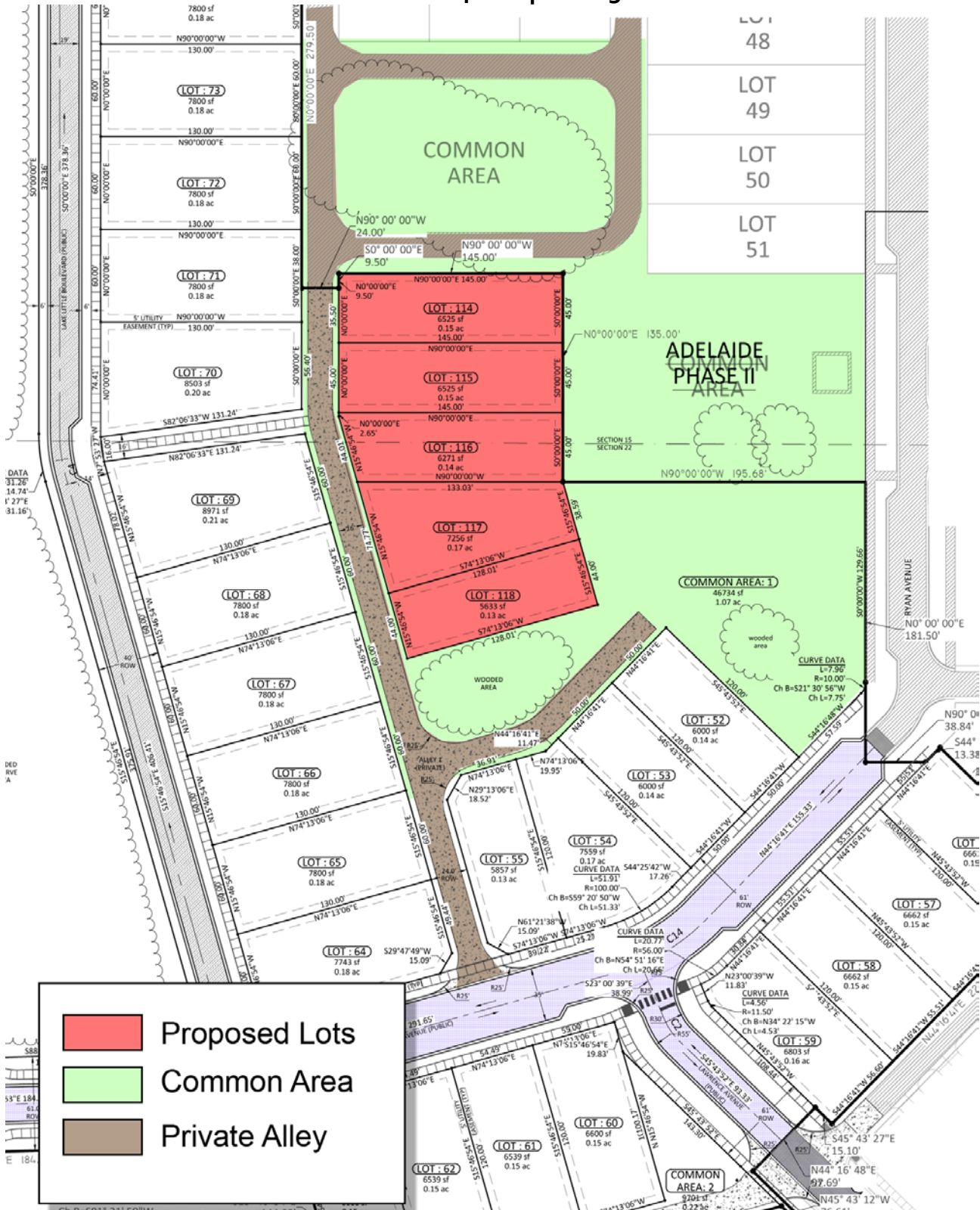
Legend

 Subject Property

 Parcels



Attachment 4- Proposed 5 Lots





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 21-02 is a request to modify a previously approved Preliminary Plat for "Adelaide, Phase III" located on the west side of Adelaide Phase I and II on Ryan Avenue and Bancroft Avenue within is a TN-N zoning district with the parcel numbers 105-15-007.00 and 105-22-001.00
Date:	September 14, 2021

The purpose of this report is to provide information regarding the request by Neel-Schaffer, Inc. on behalf of Live Adelaide, LLC for to modify a previously approved Preliminary Plat for subdividing a +/-21.16-acre parcel into 67 lots. The previous version has 46 lots on 16.72 acres. The proposed subdivision is named "Adelaide, Phase III". The proposed subdivision is located in a TN-N zoning district on the west end of Bancroft Avenue directly west of Adelaide Phase I and II. Please see attachments 1-6.

ZONING DISTRICT INFORMATION

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

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

GENERAL INFORMATION:

- The subdivision has a gross acreage of +/-21.16-acre acres with a total of 67 lots. The proposed development has a gross density of 3.17 units per acre.
- The preliminary plat is a Class "C" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended.
- The applicant has not identified any adversely affected parties to the subdivision.
- All easements are provided on the Preliminary Plat. All proposed roadway dedications are shown on the plat. The applicant shall contact the County for review and approval of the proposed road name.
- The Applicant shall meet the requirements of the electrical service, potable water, and sanitary sewer utility services provider.
- The Applicant has provided a Traffic Impact Analysis for the entire subdivision. Staff recommended conditions #1 and #2 are based on the recommendation of this analysis (attachment 5).
- The Applicant has previously provided a regional stormwater plan. The plan will be re-reviewed as part of infrastructure plan review.
- The Applicant has requested a Special Exception from development standards require lots to be located along the right-of-way for lots 114-118.

PRELIMINARY PLAT INFORMATION:

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

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

CONDITIONS OF APPROVAL

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

Staff recommended conditions of approval from the Engineering Department:

1. The dedication of a minimum of 10 feet of right-of-way shall be required to accommodate future roadway improvements and widening on all future phases of the subdivision.
2. A left turn lane on to South Montgomery Street shall be required for each entrance as shown on Attachment 6 based on the total number of constructed dwelling units with in the entire subdivision. The trigger for the construction of the left turn lane shall be as follows:
 - North Site Drive at 400 dwelling units
 - Lawrence Avenue at 470 dwelling units
 - South Site Drive #1 at 550 dwelling units
 - South Site Drive #2 at 600 dwelling units
 - South Site Drive #3 at 600 dwelling units
3. A turnaround for emergency vehicles shall be provided at the west end of Bancroft Avenue, Saunders Street, and Dero Drive prior to the issuance of a building permit for Lot 95, 96, 101, 102, 107, and 108. Turnaround layout and design shall be shown on approved infrastructure drawings.

Attachment 1
PP 21-02 Aerial



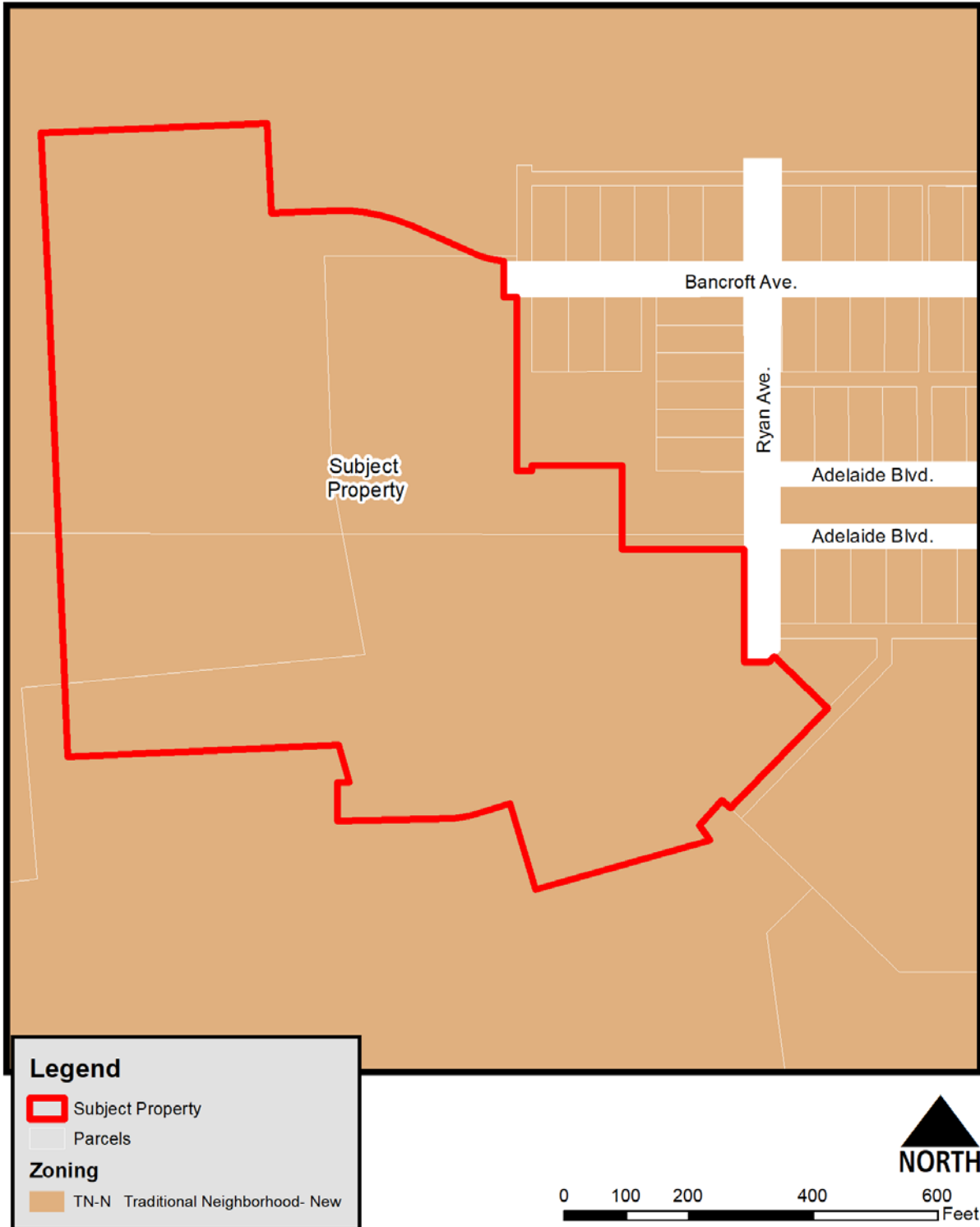
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-  Subject Property
-  Parcels

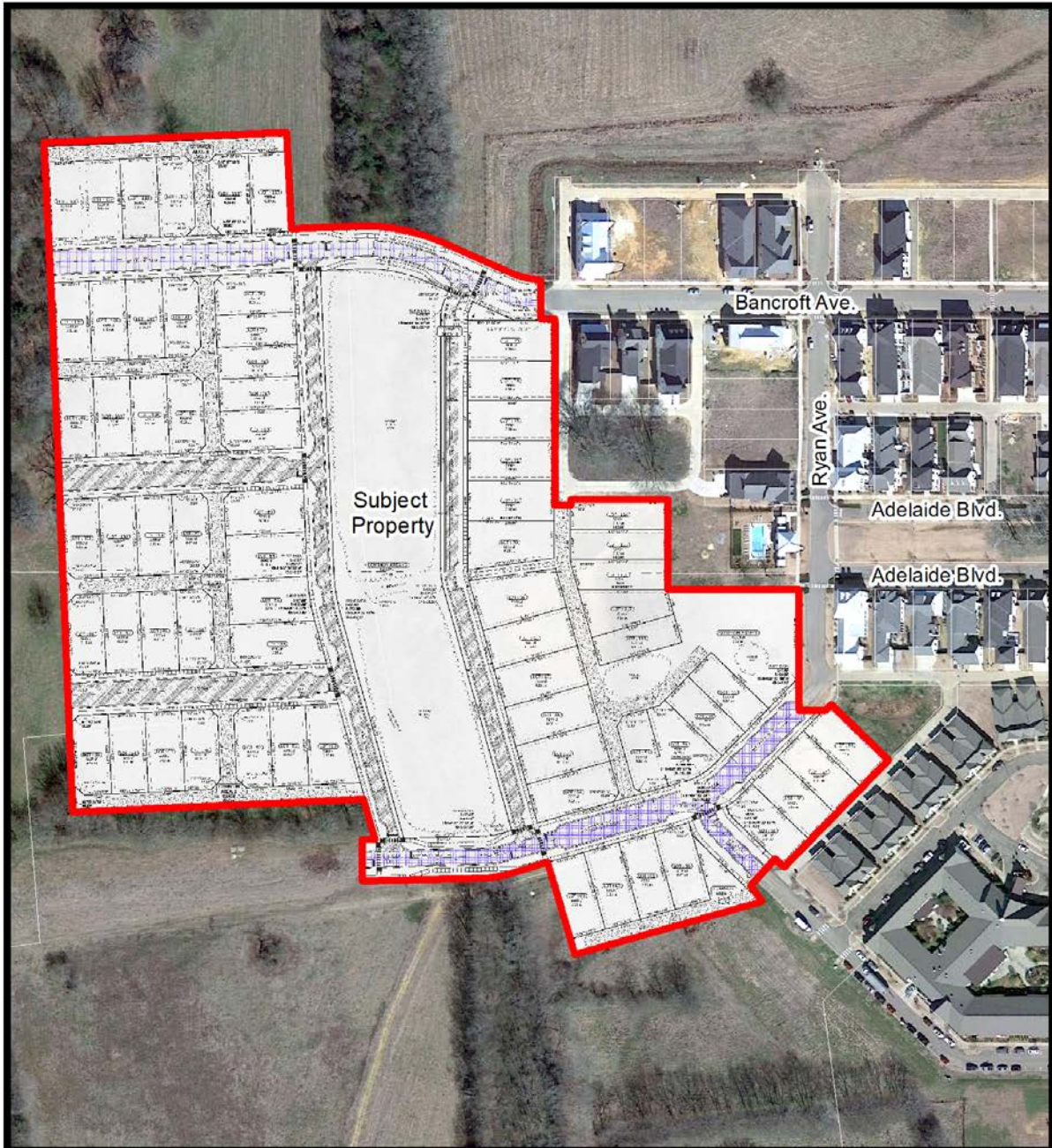
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Attachment 2
PP 21-02 Zoning



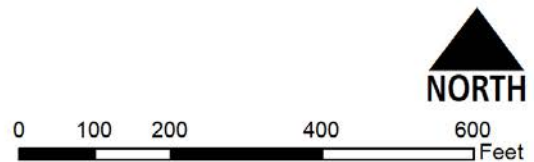
Attachment 3
PP 21-02 Aerial with Proposed Plat



Legend

 Subject Property

 Parcels



LIVE ADELAIDE, LLC

SAUNDERS RAMSEY, MANAGER 662-648-9010

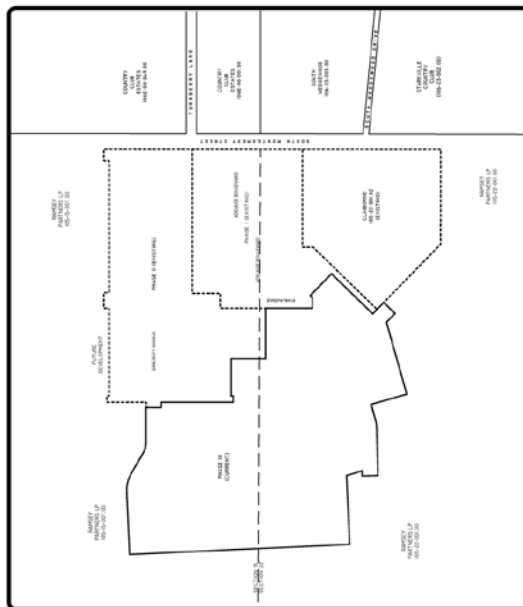
SANDY RAMSEY, MANAGER 662-341-1321

303 RYAN AVENUE

STARKVILLE, MS 39759

liveadelaide@gmail.com

(SHEET 1 OF 2)

CITY OF STARKVILLE, MISSISSIPPI

MAJOR LYNN SPIRRELL	BEN CARVER
ALDOREAN	SANDRA OSTRUCK
	JEFFREY RAPP
	MIKE BROOKS
	HAMP BLATTY
	ROY A. FEARNIS (VICE-MAYOR)
	HENRY N. VAUGHN, SR.

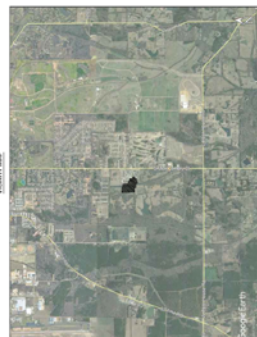
LAND USE/SITE DATA	
GROSS ACREAGE	21.16 ACRES
NET DENSITY	7.55
OPEN SPACE	OPEN SPACE=5.72 ACRES RESIDENTIAL=8.80 ACRES
LAND USE	COMMON AREA=5.72 ACRES
TOTAL # OF LOTS	67
20% OPEN SPACE REQUIREMENT	OPEN SPACE=4.23%



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community care



LATITUDE & LONGITUDE
LAT. = 33.4190
LONG. = -88.6111
(APPROX. CENTER OF PROJECT)

NOTE

INDICATES APPROXIMATE LOCATION OF PROJECT

- [illegible]

Attachment 5- Phased Master Plan for Traffic Impact Analysis

