



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY OCTOBER 12, 2021
1ST FLOOR CITY HALL – COURT ROOM
110 WEST MAIN STREET AT 5:30 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CONSIDERATION FOR THE APPROVAL OF MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES OF SEPTEMBER 14, 2021
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 21-07 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR AN EATING AND DRINKING ESTABLISHMENT AT 216 INDUSTRIAL PARK ROAD IN AN INDUSTRIAL ZONING DISTRICT WITH PARCEL NUMBER 120L-00-006.00
 - B. PUBLIC HEARING AND CONSIDERATION OF SE 21-08 A REQUEST FOR A SPECIAL EXCEPTION FROM DEVELOPMENT STANDARDS RELATED TO THE FAÇADE REQUIREMENTS AND PARKING LOT REQUIREMENTS AT STARKVILLE ACADEMY LOCATED AT 505 ACADEMY ROAD IN A SE ZONING DISTRICT WITH PARCEL NUMBER 102J-00-006.00
- VIII. ADJOURN

**APPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI SEPTEMBER 14, 2021**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on September 14, 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, Alexis Gregory, Ward 5, and Tommy Verdell Jr., Ward 7. Joining the meeting via the Google Meets virtual meeting platform was Carl Smith, Ward 4. 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 September 14, 2021 as presented.

**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

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Prather, the motion to approve the official agenda of the Planning and Zoning Commission for September 14, 2021 received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF AUGUST 31, 2021

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner West, the motion to approve the minutes of the Planning and Zoning Commission for August 31, 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

- 1. 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**

City Planner Daniel Havelin presented the 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. This request is part of request to modify the preliminary plat for phase III. The preliminary plat was approved in December of 2020 and the infrastructure plans approved in July of 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 applicant is seeking a Special Exception from the development standards to allow the 5 proposed lots to not front a public street. The proposed 5 lots front a common area and have vehicular access from the rear by a private alley. 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. 13 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 27, 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.

Chairman Dumas opened the public hearing to citizen comments

Saunders Ramsey representing Live Adelaide LLC came forward to speak in favor of the request.

Calling for and receiving no additional comments, Chairman Dumas closed the public hearing and opened the item up for discussion amongst the Commissioners.

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

2. 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

City Planner Daniel Havelin presented the Preliminary Plat request by Neel-Schaffer, Inc. on behalf of Live Adelaide, LLC to modify the previously approved "Adelaide Phase III" Preliminary Plat for subdividing a +/-21.16-acre parcel into 67 lots. The previous version had 46 lots on 16.72 acres. The subdivision has a gross acreage of +/-21.16 acres and a gross density of 3.17 units per acre. The applicant has not identified any adversely affected parties to the subdivision. All easements are provided on the Preliminary Plat. All proposed roadway dedications are shown on the plat. The applicant shall contact the County for review and approval of the proposed road name. The Applicant has provided a Traffic Impact Analysis for the entire subdivision. Staff recommended conditions #1 and #2 are based on the recommendation of this analysis. The Applicant has previously provided a regional stormwater plan. The plan will be re-reviewed as part of infrastructure plan review. Condition #3 is related to the fire access for the western most lots. The lots are further than 150' from the nearest turnaround for a fire truck. This condition would require that a turnaround be provided prior to a building permit being issued for those lots.

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 within the entire subdivision. The trigger for the construction of the left turn lane shall be as follows:
 - North Site Drive at 400 dwelling units

- Lawrence Avenue at 470 dwelling units
 - South Site Drive #1 at 550 dwelling units
 - South Site Drive #2 at 600 dwelling units
 - South Site Drive #3 at 600 dwelling units
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.

After discussion and upon the motion to approve with the three staff recommended conditions by Commissioner Prather, 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 October 12, 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 October 12, 2021 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Prather, 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 21-07 a request for Special Exception to allow for an eating and drinking establishment at 216 Industrial Park Road in an Industrial zoning district with parcel number 120L-00-006.00
Date: October 12, 2021

The purpose of this report is to provide information regarding a Special Exception request by Kenneth Thomas of Boardtown Enterprises and Umble Coffee Co to allow for an Eating & Drinking Establishment located at 216 Industrial Park Road in an I (Industrial) zoning district with the property #120L-00-006.00. Please see attachments 1-2.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to have a coffee shop/restaurant as part of a coffee roasting business. The primary use of the property will be for the roasting and distribution of coffee which is classified as "Manufacturing and Industrial Light". The proposed coffee shop/restaurant would be a secondary use and is classified as an "Eating & Drinking Establishments". While the roasting and distribution of coffee is a permitted use in an Industrial zoning district, a coffee shop/restaurant requires a special exception. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for an "Eating & Drinking Establishments" in an I (Industrial) zoning district. Section 13.3.4 of Unified Development Code also requires that the Special Exception meet the additional standards for that use.

Section 13.7.10. Eating and Drinking Establishments

D. Additional Standards:

1. Drive-ins and drive-thrus are only permitted in CN, C, CR, and O zoning districts. Drive-ins and drive-thrus in all other districts that the use is permitted shall require a special exception.
2. An eating and drinking establishment with a drive-thru must provide a minimum of six (6) spaces before the order board, with another two (2) spaces provided between the order board and the transaction window.
3. A coffee shop less than five hundred (500) square feet of floor space with a drive-thru must provide a minimum of three (3) spaces measured from the order box.
4. Drive-thru lanes where adjacent to parking area shall be physically separated from all parking spaces and pedestrian areas by a landscape island that is a minimum of three (3) foot wide with a six (6) inch vertical curbs. A bypass lane shall be required for all drive-thrus.
5. When live entertainment is offered, amplified music, loudspeakers, and similar noise devices shall not be permitted outdoors after 10:00 p.m. Sunday through Thursday.
6. For existing buildings with an eating & drinking establishment use at the time of the adoption of the code located in a TN-E, shall be allowed to continue the use as an eating & drinking establishment even if ownership is changed. Any expansion of an existing building

and/or the addition of new habitable structures shall be approved as part of a special exception request. Any additional parking shall not be located within the front yard.

7. The conversion of an existing building located in a TN-E to another allowed use shall require approved by the Board of Aldermen as a use exception or special exception within the existing building(s). Any expansion of an existing building and/or the addition of new habitable structures shall require approved by the Board of Aldermen as a special exception. Any additional parking shall not be located within the front yard.
8. For new buildings in a TN-E zoning district, the maximum square footage shall be limited to fifteen hundred (1,500) square feet unless additional square footage is approved as part of a special exception request. Setbacks shall comply with the residential infill standards for the zoning district and parking shall not be located in the front yard.

Section 18 Definitions

Eating and drinking establishments- A business establishment that provides prepared food for patrons for consumption on the premises inside, outside, or for takeout; in which the establishment may or may not provide alcoholic beverages, beer, and light wine; and live entertainment. Alcoholic beverages including wine, beer, spirits, and light wine, may be sold and consumed in conjunction with the food service and shall meet all applicable state and local laws, regulations, and ordinances.

Manufacturing and industrial, light- A facility conducting any light industrial activity which does not involve the use of hazardous materials, and/or has the potential to generate excessive noise, odor, vibration, or other emissions including but not limited to assembling, compounding, food processing, beverage processing, processing, or treatment of products.

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. 5 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on September 15, 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. An eating and drinking establishment as a secondary use to the primary use of manufacturing and industrial light, the intent of the I (Industrial) zoning district isn't compromised. Section 8.1.1 states "The intent of the Industrial district is to implement the industrial component of the Special district placetype of the Starkville Comprehensive Plan".

CONDITIONS OF APPROVAL

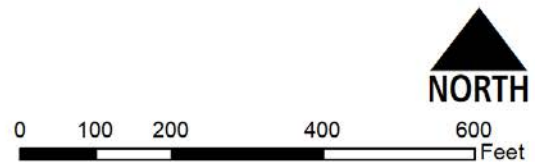
Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.4.3.J).

Attachment 1
SE 21-07 Aerial

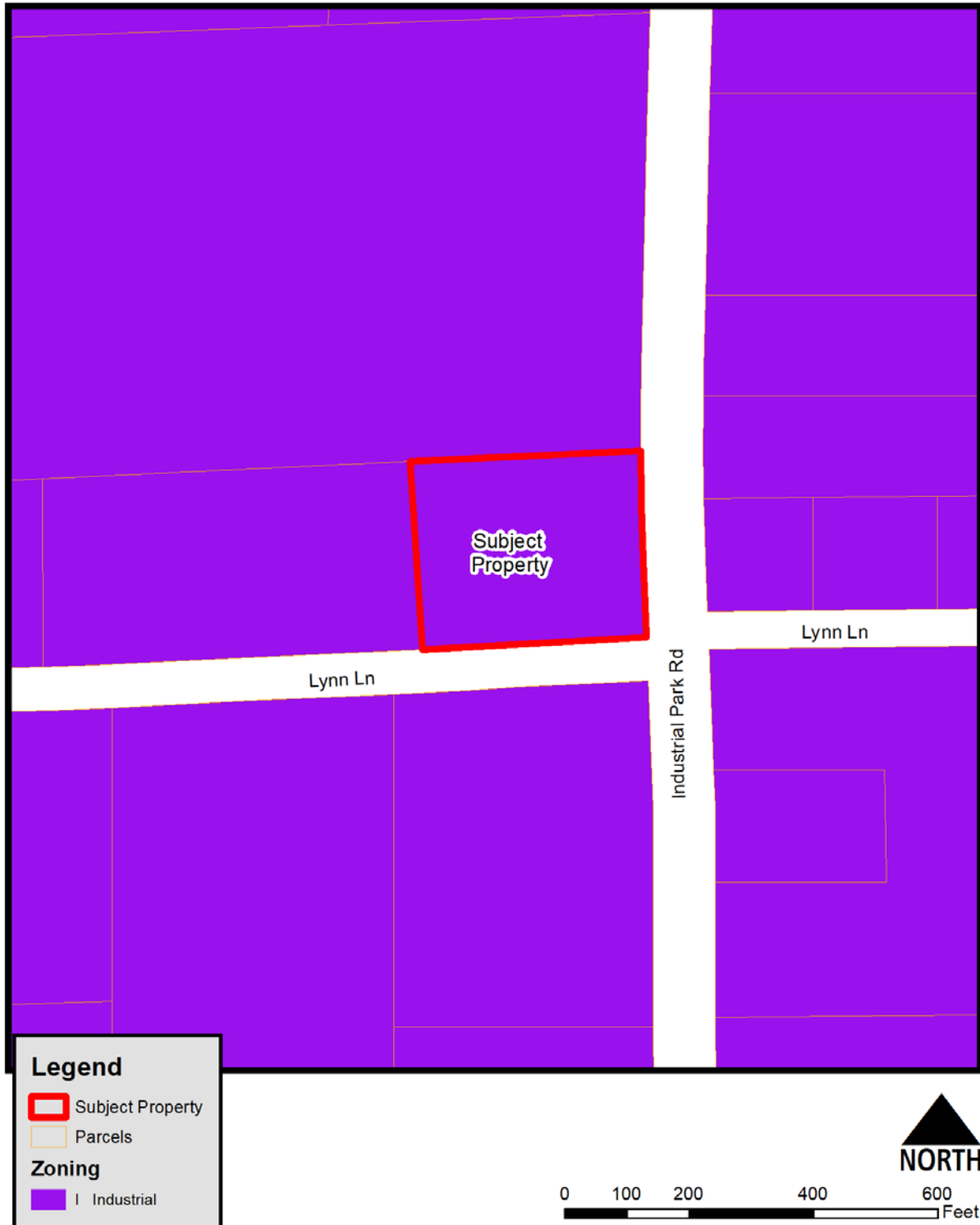


Legend

-  Subject Property
-  Parcels



Attachment 2
SE 21-07 Zoning





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 21-08 a request for a Special Exception from development standards related to the façade requirements and parking lot requirements at Starkville Academy located at 505 Academy Road in a SE zoning district with parcel number 102J-00-006.00
Date: October 12, 2021

The purpose of this report is to provide information regarding a Special Exception request by Starkville Academy to allow for a deviation from the façade requirements and parking lot requirements for a proposed expansion at 505 Academy Road. The property is located in a S-E (Special Educational) zoning district with the parcel number 102J-00-006.00. Please see attachments 1- 5.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception for a new building and parking expansion. For the building expansion, the request is to use metal exterior siding instead of the required façade materials listed in the Development Standards chart. For the parking lot, the request is to not be required to have a concrete curb for gravel parking lots, not be required to place interior landscape islands, or terminal landscape islands in the proposed parking expansion or the existing parking lot. Section 3.4.1 of the Unified Development Code requires a Special Exception to deviate from the development requirements.

SPECIAL EXCEPTION REQUEST (see attachment 3- site plan)

Request #1: Facade Requirements. Section 14.6.2 (page 14-16) *All buildings shall have façade materials selected from any of the following: brick, cementitious stucco, fiber cement siding, and wood siding. Dryvit or EIFS may only be used for wall surfaces when separated by a minimum of a five (5) foot planted and maintained landscape bed from vehicular or pedestrian circulation and in banding, decorator strips, cornice lines, and wall capping. Architectural metal panels may be used only with approval of the Architecture Review Board.*

- Requesting a Special Exception to use “prefinished metal wall panels” and “brick veneer” (see attachment #4).

Request #2: Curb Requirements for Gravel Parking Lots. Section 14.6.2 (page 14-4) *Parking lots adjacent to the street shall be either asphalt, concrete, pavers, or gravel. Gravel lots shall provide a six (6) inch vertical concrete curb to contain loose gravel within the parking lot. Gravel lots shall also provide a minimum of an eight (8) foot concrete or paver apron at each entrance to the lot measured from the property line.*

- Requesting a Special Exception to use concrete bumpers and specific site grading techniques to reduce gravel movement.

Request #3: Terminal Island Requirements. Section 14.6.2 (page 14-5) *A terminal island with a minimum dimension of nine (9) feet by eighteen (18) feet, measured from face of curb, shall be required at the end of each row of parking.*

- Requesting a Special Exception to not place terminal islands in existing parking lot as required. Section 3.17.4.B Nonconforming site features states “development existing before the effective date of current regulations, a feature made nonconforming by a change in use and development standards may continue to exist until any proposed improvements on the site require site plan approval”. The proposed building addition does require site plan approval. The applicant is proposing to have terminal islands on the proposed parking expansion.

Request #4: Interior Island Requirements. Section 14.6.2 (page 14-6) *An interior island not less than nine (9) feet wide and eighteen (18) feet in length, measured from face of curb, shall be installed for every twelve (12) parking spaces. For lots with less than fifteen (15) parking spaces, no interior island required.*

- Requesting a Special Exception to not place interior islands in the existing and proposed parking areas as required. Section 3.17.4.B Nonconforming site features states “development existing before the effective date of current regulations, a feature made nonconforming by a change in use and development standards may continue to exist until any proposed improvements on the site require site plan approval”. The proposed building addition does require site plan approval.

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. 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 September 19, 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. The existing building and the proposed addition are currently visible from Louisville Street, but future development will most likely screen the majority of campus. The proposed and existing parking are not visible from any public road.

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-o8 Aerial



Legend

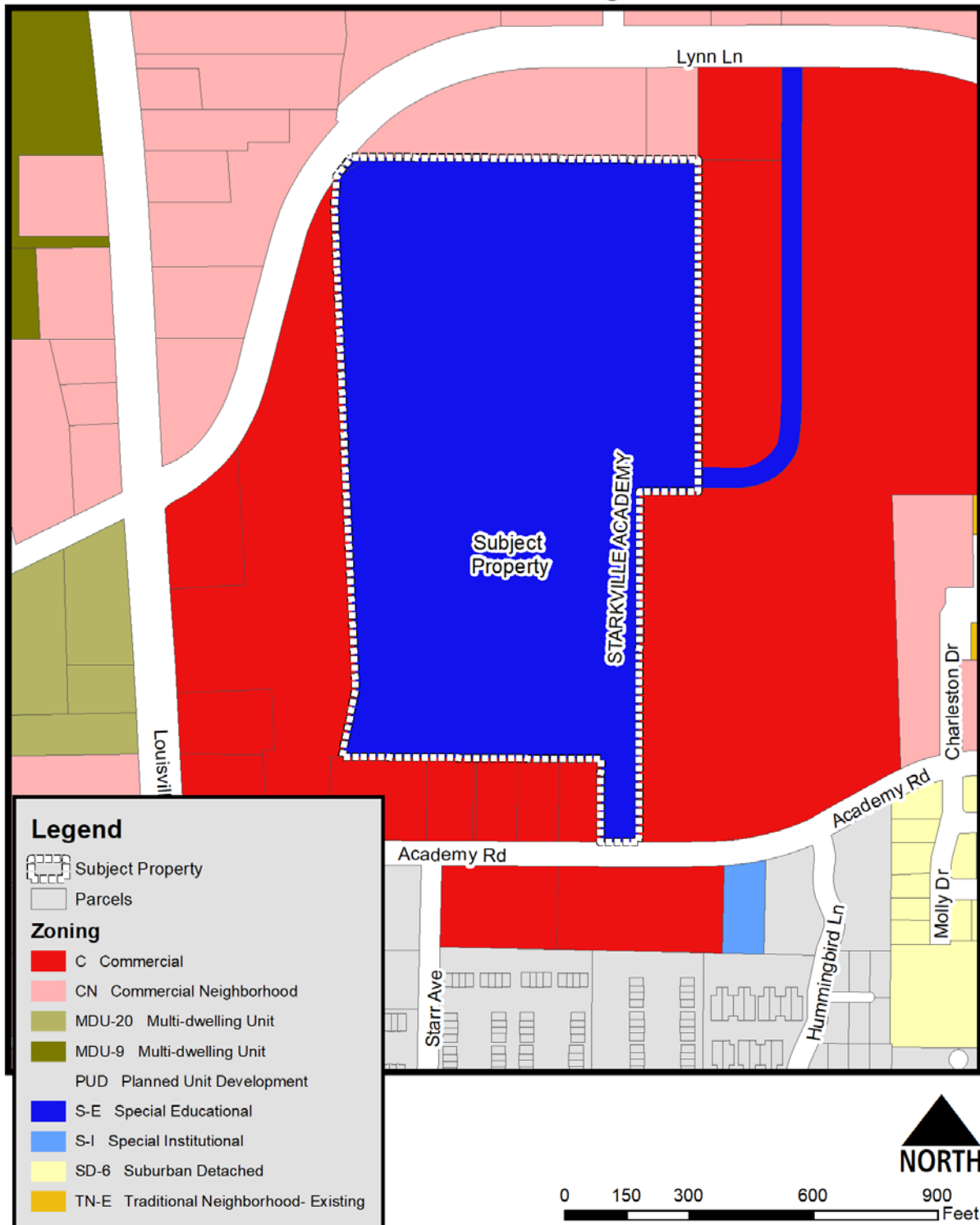
 Subject Property

 Parcels

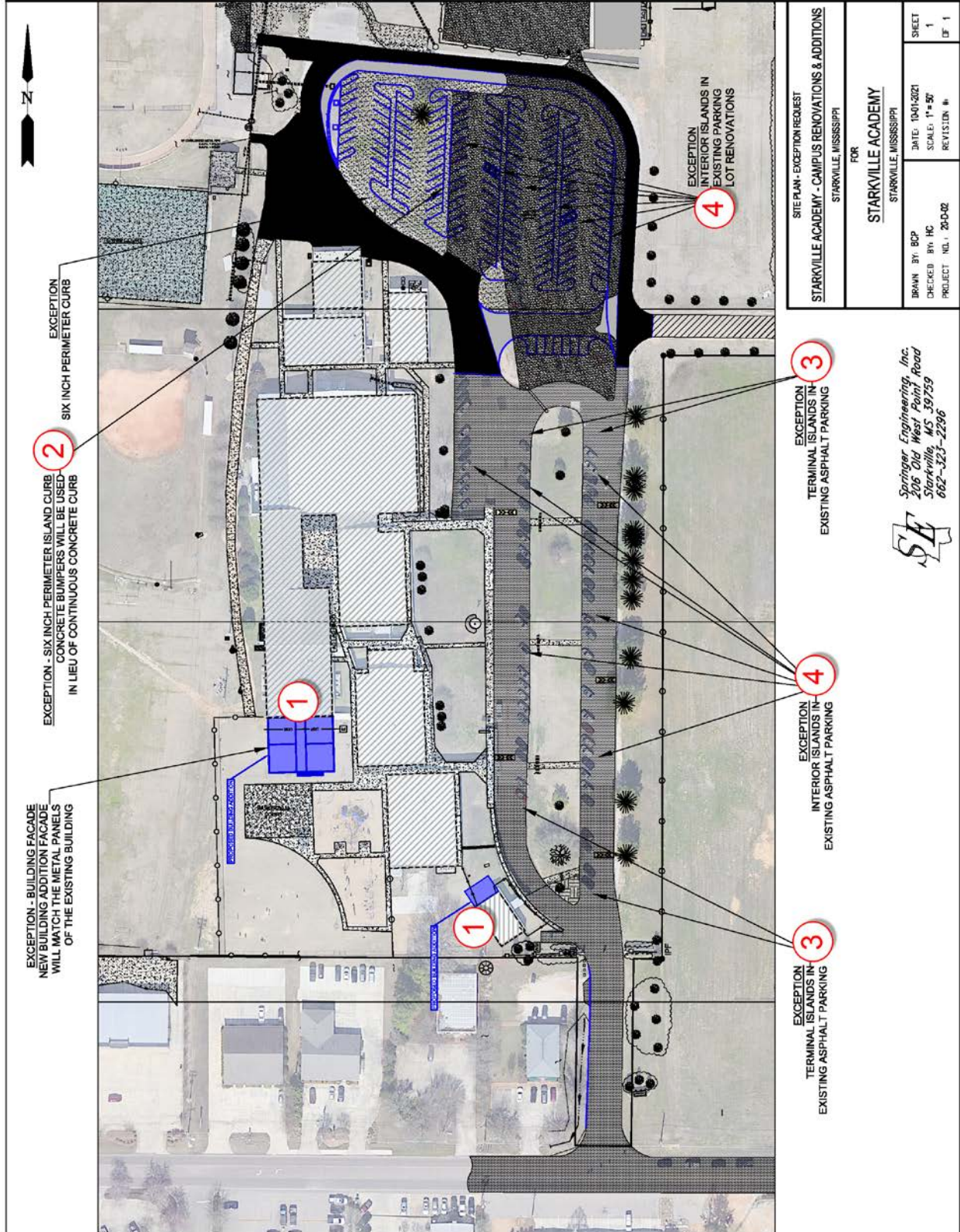

NORTH

0 150 300 600 900
Feet

Attachment 2
SE 21-08 Zoning



Attachment 3- Site Plan

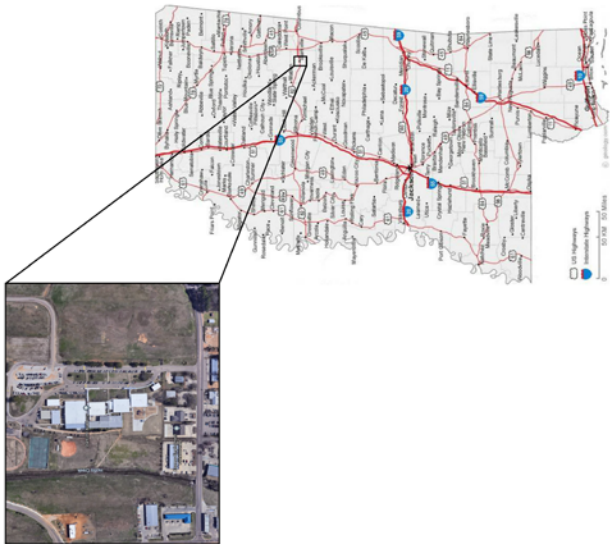


STARKVILLE ACADEMY ADDITION

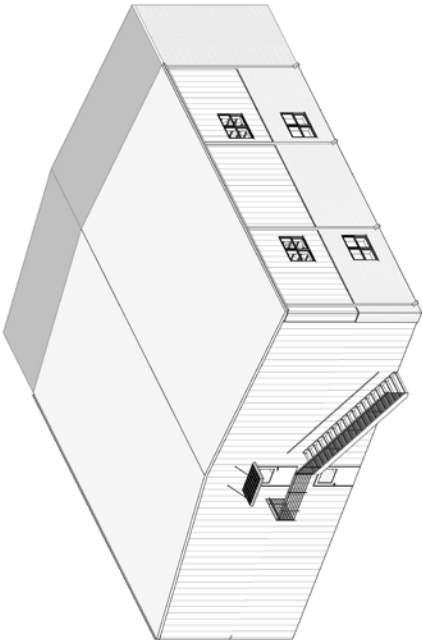
STARKVILLE MISSISSIPPI

Project #2021140

PRELIMINARY PRICING SET



DRAWING INDEX	
SHEET	SHEET NAME
COVER SHEET	COVER SHEET
001	GENERAL NOTES
002	GENERAL NOTES
003	GENERAL NOTES
004	GENERAL NOTES
005	GENERAL NOTES
006	GENERAL NOTES
007	GENERAL NOTES
008	GENERAL NOTES
009	GENERAL NOTES
010	GENERAL NOTES
011	GENERAL NOTES
012	GENERAL NOTES
013	GENERAL NOTES
014	GENERAL NOTES
015	GENERAL NOTES
016	GENERAL NOTES
017	GENERAL NOTES
018	GENERAL NOTES
019	GENERAL NOTES
020	GENERAL NOTES
021	GENERAL NOTES
022	GENERAL NOTES
023	GENERAL NOTES
024	GENERAL NOTES
025	GENERAL NOTES
026	GENERAL NOTES
027	GENERAL NOTES
028	GENERAL NOTES
029	GENERAL NOTES
030	GENERAL NOTES
031	GENERAL NOTES
032	GENERAL NOTES
033	GENERAL NOTES
034	GENERAL NOTES
035	GENERAL NOTES
036	GENERAL NOTES
037	GENERAL NOTES
038	GENERAL NOTES
039	GENERAL NOTES
040	GENERAL NOTES
041	GENERAL NOTES
042	GENERAL NOTES
043	GENERAL NOTES
044	GENERAL NOTES
045	GENERAL NOTES
046	GENERAL NOTES
047	GENERAL NOTES
048	GENERAL NOTES
049	GENERAL NOTES
050	GENERAL NOTES
051	GENERAL NOTES
052	GENERAL NOTES
053	GENERAL NOTES
054	GENERAL NOTES
055	GENERAL NOTES
056	GENERAL NOTES
057	GENERAL NOTES
058	GENERAL NOTES
059	GENERAL NOTES
060	GENERAL NOTES
061	GENERAL NOTES
062	GENERAL NOTES
063	GENERAL NOTES
064	GENERAL NOTES
065	GENERAL NOTES
066	GENERAL NOTES
067	GENERAL NOTES
068	GENERAL NOTES
069	GENERAL NOTES
070	GENERAL NOTES
071	GENERAL NOTES
072	GENERAL NOTES
073	GENERAL NOTES
074	GENERAL NOTES
075	GENERAL NOTES
076	GENERAL NOTES
077	GENERAL NOTES
078	GENERAL NOTES
079	GENERAL NOTES
080	GENERAL NOTES
081	GENERAL NOTES
082	GENERAL NOTES
083	GENERAL NOTES
084	GENERAL NOTES
085	GENERAL NOTES
086	GENERAL NOTES
087	GENERAL NOTES
088	GENERAL NOTES
089	GENERAL NOTES
090	GENERAL NOTES
091	GENERAL NOTES
092	GENERAL NOTES
093	GENERAL NOTES
094	GENERAL NOTES
095	GENERAL NOTES
096	GENERAL NOTES
097	GENERAL NOTES
098	GENERAL NOTES
099	GENERAL NOTES
100	GENERAL NOTES



DESIGN TEAM

ARCHITECT:
Roger A. Pryor, AIA
PryorMorrow PC
5227 South Frontage Rd.
Columbus, MS
662.327.8990
mail@pryor-morrow.com



STARKVILLE ACADEMY ADDITION

STARKVILLE, MISSISSIPPI

MARK	DATE	DESCRIPTION
MS	6/30/2021	REVISION SET

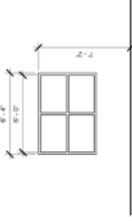
PROJECT NO. 2021140
DRAWN BY: KAD
CHECKED BY: RAB

Copyright © 2021
PryorMorrow PC

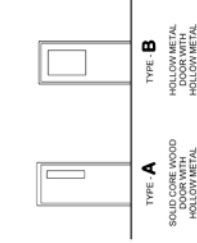
WALL TYPES AND
SCHEDULES

A0.1
SCALE: As Indicated

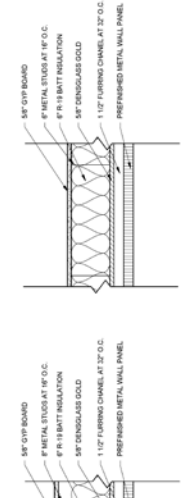
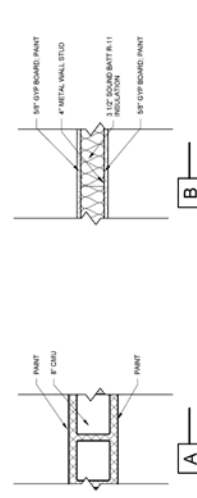
Window Types Legend



Door Types Legend



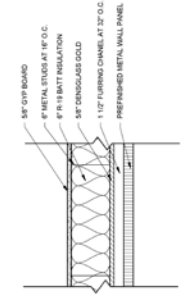
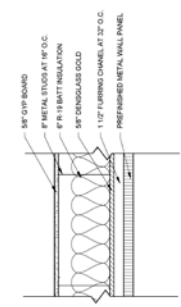
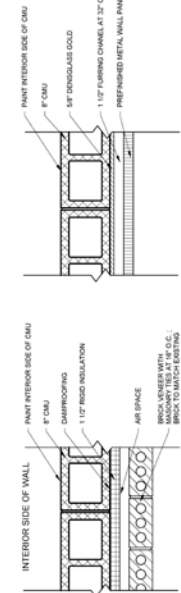
INTERIOR WALL TYPES



DOOR SCHEDULE					
NO.	TYPE	DOOR		SIGNAGE	Hardware Set
		SINGLE/DOUBLE	SIZE		
			Width	Height	
01	B	SINGLE	4'-0"	7'-0"	
02	A	SINGLE	3'-0"	7'-0"	
03	A	SINGLE	3'-0"	7'-0"	
04	A	SINGLE	3'-0"	7'-0"	
05	A	SINGLE	3'-0"	7'-0"	
06	B	SINGLE	4'-0"	7'-0"	
07	A	SINGLE	3'-0"	7'-0"	
08	A	SINGLE	3'-0"	7'-0"	
09	A	SINGLE	3'-0"	7'-0"	
10	A	SINGLE	3'-0"	7'-0"	

ROOM FINISH SCHEDULE					
Number	Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish
01	CORRIDOR	12" X 12" VCT	4" RUBBER COVE	PAINTED CMU	ACT
02	CLASSROOM	12" X 12" VCT	4" RUBBER COVE	PAINTED CMU	ACT
03	CLASSROOM	12" X 12" VCT	4" RUBBER COVE	PAINTED CMU	ACT
04	CLASSROOM	12" X 12" VCT	4" RUBBER COVE	PAINTED CMU	ACT
05	CLASSROOM	12" X 12" VCT	4" RUBBER COVE	PAINTED CMU	ACT
06	CLASSROOM	12" X 12" VCT	4" RUBBER COVE	PAINTED CMU	ACT
07	CLASSROOM	12" X 12" VCT	4" RUBBER COVE	PAINTED CMU	ACT
08	CLASSROOM	12" X 12" VCT	4" RUBBER COVE	PAINTED CMU	ACT
09	CLASSROOM	12" X 12" VCT	4" RUBBER COVE	PAINTED CMU	ACT
10	CLASSROOM	12" X 12" VCT	4" RUBBER COVE	PAINTED CMU	ACT
11	CLASSROOM	12" X 12" VCT	4" RUBBER COVE	PAINTED CMU	ACT
12	CLASSROOM	12" X 12" VCT	4" RUBBER COVE	PAINTED CMU	ACT
13	CLASSROOM	12" X 12" VCT	4" RUBBER COVE	PAINTED CMU	ACT
14	CLASSROOM	12" X 12" VCT	4" RUBBER COVE	PAINTED CMU	ACT

EXTERIOR WALL TYPES



EXTERIOR

EXTERIOR

EXTERIOR

EXTERIOR

EXTERIOR

[illegible]

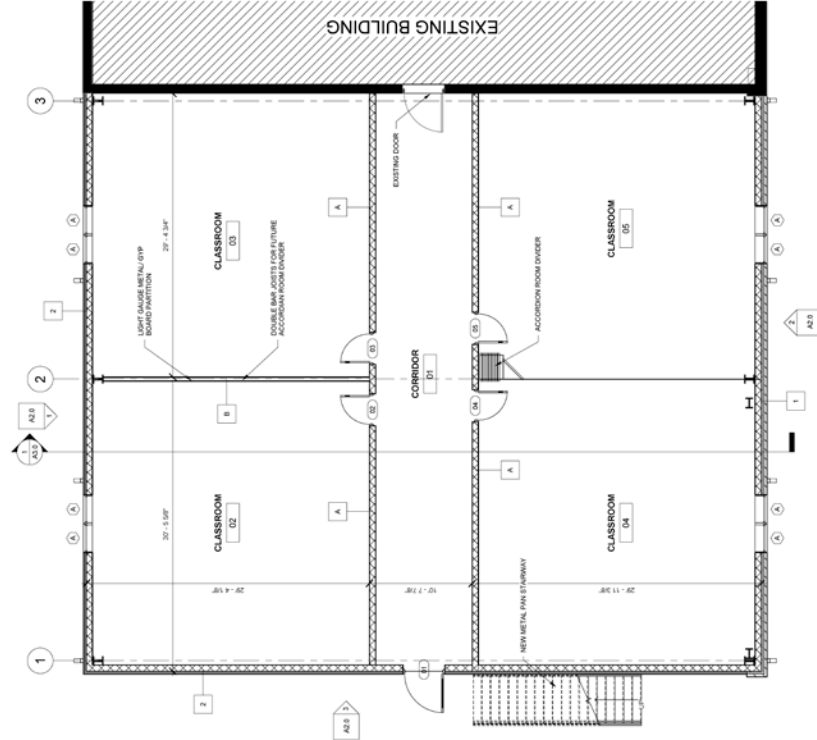
PROJECT NO.	2021140
DRAWN BY:	KAB
CHECKED BY:	RAP

Copyright © 2021
PhycoMorrow LLC

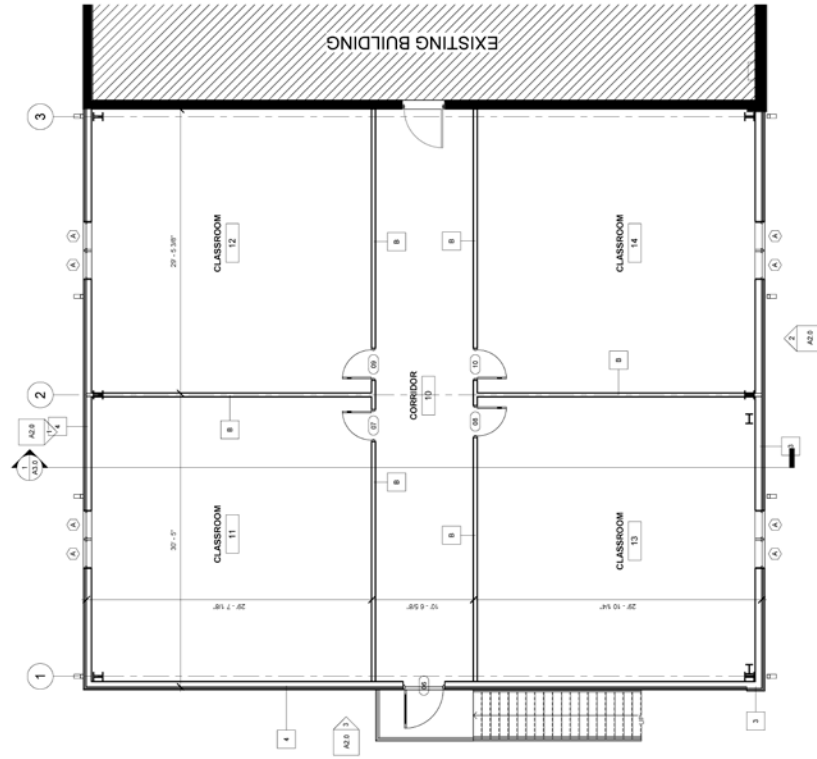
FLOOR PLANS

A1.0

SCALE: 3/16" = 1'-0"



1 FIRST FLOOR PLAN
A1.0 3/16" = 1'-0"



2 SECOND FLOOR PLAN
A1.0 3/16" = 1'-0"

NOTE:
BOTH FIRST AND SECOND FLOOR SHOULD BE AT THE SAME HEIGHT AS EXISTING LEVELS. VERIFY EXISTING LEVELS.

[illegible]

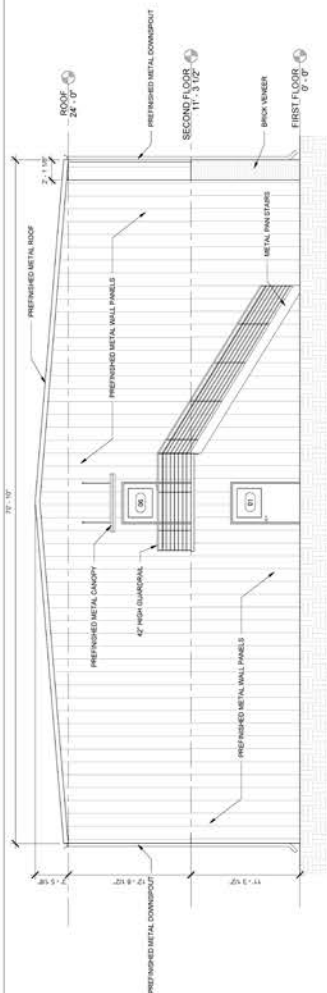
PROJECT NO	2021140
DRAWN BY	KAB
CHECKED BY:	RAP

Copyright © 2021
PlymouthMorrow PC

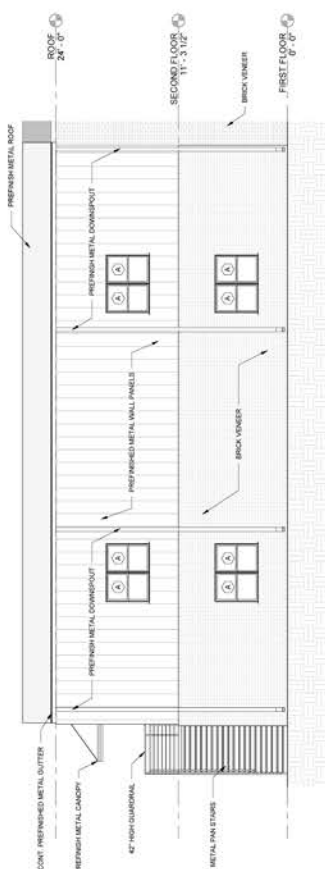
BUILDING
ELEVATIONS

A2.0

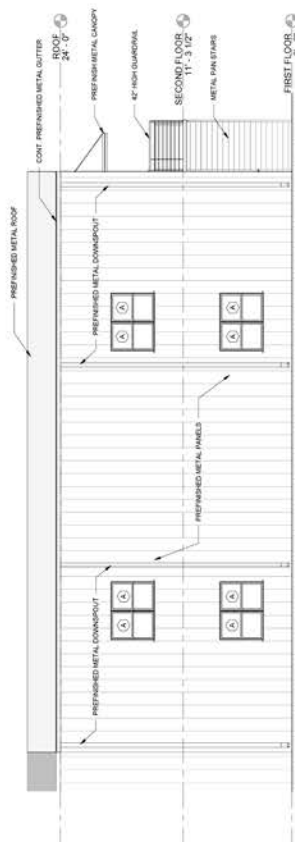
SCALE 3/16" = 1'-0"



3 SOUTH ELEVATION
A2.0 3'16" = 1'-0"



2 EAST ELEVATION
A2.0 3'16" = 1'-0"



WEST ELEVATION
A2.0 3/16" = 1'-0"

[illegible]

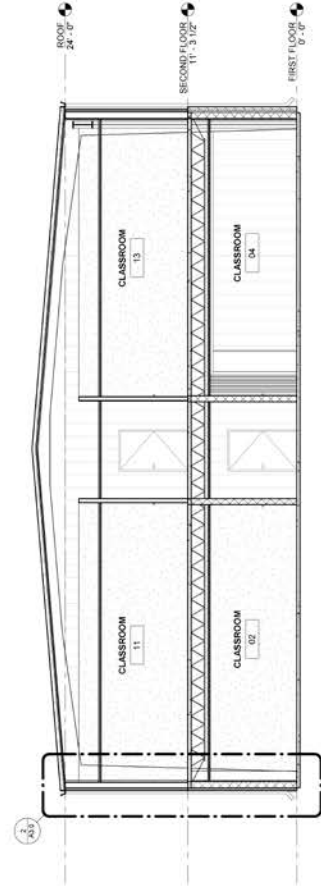
PROJECT NO.	2021140
DRAWN BY	KAB
CHECKED BY	RAP

Copyright © 2021
PyrytMorrow PC

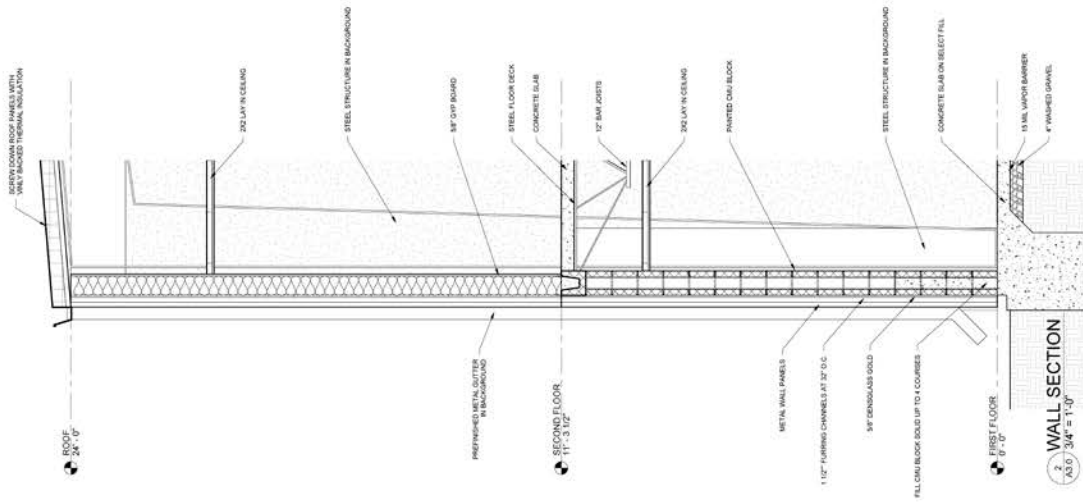
BUILDING SECTIONS

A3.0

SCALE As indicated



BUILDING SECTION



2 WALL SECTION

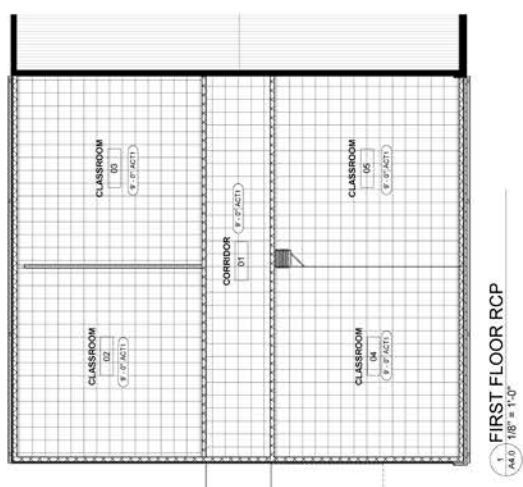
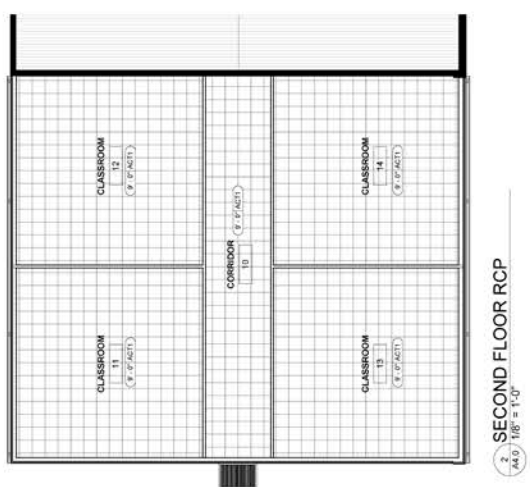


STARKVILLE ACADEMY ADDITION

STARKVILLE MISSISSIPPI

MARK	DATE	DESCRIPTION
MS	9/30/2021	REVISION SET

PROJECT NO. 2021140
DRAWN BY: RAB
CHECKED BY: RAB
Copyright © 2021
PyroMorrow PC
REFLECTED CEILING
PLANS AND ROOF
PLAN
A4.0
SCALE: As Indicated



GENERAL RCP NOTES:

- SEE ELECTRICAL AND MECHANICAL PLANS FOR ALL ELECTRICAL AND MECHANICAL REQUIREMENTS.
- PROVIDE ARCHITECT WITH CEILING COORDINATION DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
- ALL CEILING BOUNDARY CONDITIONS, EXPOSED STRUCTURE, AND JOISTS TO BE MATCHED TO EXISTING.

ROOF LEGEND:

CEILING FINISH ABOVE F.F.
CEILING TYPE
CEILING SYMBOL

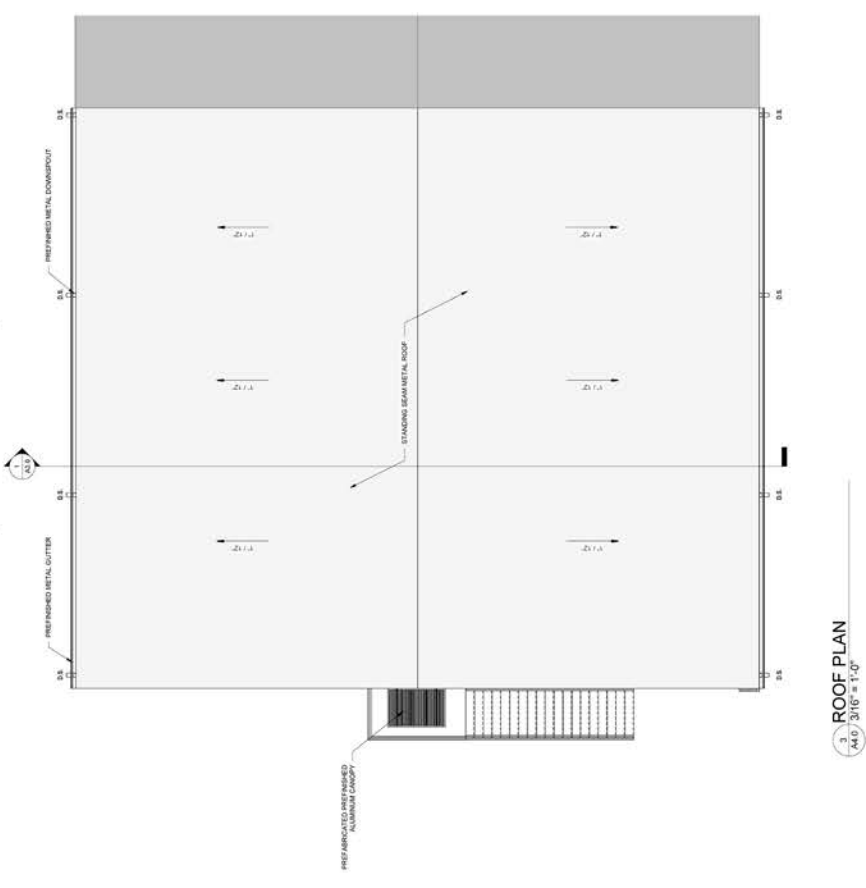
2' X 4' ACoustIC TILE IN SUPPLEMENTARY SYSTEM
EX. (S.E.T.) (ACT)

2' X 4' PANT HANGS IN A SUPPLEMENTARY SYSTEM
EX. (S.E.T.) (ACT)

EXPOSED STRUCTURE PRIME AND PAINT
EX. (S.E.T.) (ACT)

MECHANICAL DEFUSERS
HORIZONTAL SECURITY CHARGE

ROOF PLAN NOTES



Attachment 5- Existing Building



