OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY NOVEMBER 8, 2022
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 OCTOBER 11, 2022

VI. CITIZEN COMMENTS

VII. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF SE 22-06 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A “PLACES OF WORSHIP” AT 105 FELIX LONG STREET IN A TN-E ZONING DISTRICT.

B. PUBLIC HEARING AND CONSIDERATION OF SE 22-07 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A “DWELLING, ACCESSORY UNIT” AT 100 FOLEY DRIVE IN A SD-2 ZONING DISTRICT.

C. DISCUSSION AND CONSIDERATION OF PLANNING & ZONING COMMISSION 2023 MEETING SCHEDULE AND SUBMITTAL DEADLINES.

VIII. ADJOURN

APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI OCTOBER 11, 2022

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held a meeting on October 11, 2022 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being physically present at the meeting 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, Assistant City Planner Lyle MeCaskey, 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 October 11, 2022 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY OCTOBER 11, 2022
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 13, 2022
VI. CITIZEN COMMENTS
VII. NEW BUSINESS
   A. PUBLIC HEARING AND CONSIDERATION OF SE 22-05 A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR A REDUCTION IN THE MINIMUM PARKING REQUIREMENTS FOR A PROPOSED DEVELOPMENT ON THE THREE LOTS ON RUSSELL STREET AT THE NORTHWEST CORNER OF THE INTERSECTION WITH JARNIGAN STREET IN A T5-C ZONING DISTRICT
   B. PUBLIC HEARING AND CONSIDERATION OF UE 22-03 A REQUEST FOR A USE EXCEPTION TO ALLOW FOR THE USE "OFFICES-PROFESSIONAL" AT 400 GREENSBORO STREET IN A TN-E ZONING DISTRICT
VIII. ADJOURN

DRAFT

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 October 11, 2022 received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF SEPTEMBER 13, 2022

After discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Moreland, the motion to approve the revised minutes of the Planning and Zoning Commission for September 13, 2022 with revisions 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. **PUBLIC HEARING AND CONSIDERATION OF SE 22-05 A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR A REDUCTION IN THE MINIMUM PARKING REQUIREMENTS FOR A PROPOSED DEVELOPMENT ON THE THREE LOTS ON RUSSELL STREET AT THE NORTHWEST CORNER OF THE INTERSECTION WITH JARNIGAN STREET IN A T5-C ZONING DISTRICT**

City Planner Daniel Havelin presented the request by Tabor Construction & Development on behalf of Shackelford Investments, LLC, Tyrone Ellis, and Rena Ellis to allow for a reduction in the minimum parking requirements for a proposed development located at 403 and 405 Russell Street including the vacant lot at the northwest corner of Russell Street and Jarnigan Street. All three lots are in a T-5C zoning district. The applicant is currently proposing to develop the site into a mixed-use development with residential and commercial units in two buildings. The parking for the site will be located in the rear of the property and new street parking will be added along Russell Street. The three existing lots will be combined into two lots. Each lot will have one mixed use building, but both lots will share the proposed parking. The residential portion requires one space per bedroom. The total bedroom count for the project is 41 (10 one bedrooms, 8 two bedrooms, and 5 three bedrooms). The parking for the non-residential portion will vary based on the use. Assuming a total square footage of 2,700 per building, the required parking for the non-residential portion of each building is 4 spaces per building. Using the Parking Occupancy Rates chart found in Section 14.10.4 of the Unified Development Code, the total number of required parking is 48 spaces. The proposed site plan shows 39 parking spaces. The requested reduction in amount of required parking would be approximately 19%. There are 8 criteria for Special Exception review and approval that apply to all

zoning districts. In form-based districts, special exception must also be consistent with the intent of the form-based districts. Section 5.1.1 has the intent of the form-based districts.

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 September 11, 2022. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received three phone calls. One for, one against, and one requesting information about the request. Staff has also received two letters against the request and four letters in support of the request.

This request is also a part of a variance request from lot width and building frontage. The Board of Adjustment and Appeals recommended the variances for approval.

Chairman Dumas opened the item for discussion.

Jeremy Tabor came forward to speak in favor of the request.

Robert Camp came forward to speak in favor of the request.

Pastor Lawrence Tate came forward to speak against the request.

John Montgomery came forward to speak against the request.

John Hartlein came forward to speak against the request.

Jeremy Table came forward again 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 of Commissioner Verdell, duly seconded by Commissioner Prather, the motion to approve the request passed by a vote of 4-2 with Commissioner Gregory and Commissioner West voting against.

DRAFT

B. **PUBLIC HEARING AND CONSIDERATION OF UE 22-03 A REQUEST FOR A USE EXCEPTION TO ALLOW FOR THE USE "OFFICES-PROFESSIONAL" AT 400 GREENSBORO STREET IN A TN-E ZONING DISTRICT**

City Planner Daniel Havelin presented the request by Will and Stephanie Arnett to allow the operation of a Real Estate Brokerage office in the house located at 400 Greensboro Street in a TN-E residential zoning district. The applicant will not reside in the home. Therefore, the use is classified as a commercial use and not a home occupation residential use. The Use Chart in Section 13.3 of the Unified Development Code requires a Use Exception or Special Exception for the use "Offices-Professional" in a TN-E zoning district. The proposed use does not require the construction of a new building or major modification to an existing building or site. Therefore, the request will be reviewed as a Use Exception. There are 6 criteria for Use Exception review and approval.

The request was noticed in accordance with Section 3.5.3.E of the Unified Development Code. 15 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 September 20, 2022. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received three calls requesting information. Five phone calls, seven emails, one letter, and one in person office visit against the request. Staff also received a petition against the request signed by 42 individuals.

Chairman Dumas opened the item for discussion.

Will Arnett came forward to speak in favor of the request.

Jeremy Murdock came forward to speak against the request.

Joe Fratesi came forward to speak against the request.

Jamie Mixon came forward to speak against the request.

Michelle Jones came forward to speak against the request.

Gary Shaffer came forward to speak against the request.

Will Arnett came forward again to speak in favor of the request.

Stephanie Arnett 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.

DRAFT

After discussion and upon the motion to deny the request by Commissioner Gregory, duly seconded by Commissioner Smith, the motion to deny was unanimous approved.

VIII. ADJOURN

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on November 8, 2022, 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 November 8, 2022 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Moreland, duly seconded by Commissioner Smith, the motion was unanimously approved.

_____

Jeremiah Dumas, Commission Chair

_____

Daniel Havelin, City Planner

DRAFT

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) Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject:	Public Hearing and consideration of SE 22-06 a request for Special Exception to allow for a "Places of Worship" at 105 Felix Long Street in a TN-E zoning district.
Date:	November 8, 2022

The purpose of this report is to provide information regarding a Special Exception request by Luke Castleberry to allow for the use "Places of Worship" at 105 Felix Long Street in a TN-E zoning district with the property #102A-00-047.00. Please see attachments 1-2.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to allow for the use "Places of Worship" in a TN-E zoning district for the relocation of the Starkville Korean Church. The Starkville Korean Church is currently located at 115 South Lafayette Street. The proposed move would allow the church to have a new location to better suit their needs and for a new use to occupy their former location on Lafayette Street. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Places of Worship" in a TN-E zoning district. Section 13.3.4 of Unified Development Code also requires that the Special Exception meet the additional standards for that use.

USE STANDARDS

13.6.14 Places of Worship

A. Definition: A facility principally used for people to gather together for public worship, religious training, or other religious activities.
B. Parking:
    1. In form-based districts no parking minimums are established. In all other zoning districts, one (1) parking space is required for each four (4) seats in the main assembly room.
    2. See zoning district base dimensional standards for parking location and setback requirements.
C. Loading:
    1. A loading space may be required by the City Planner.
    2. Loading docks shall not be visible from the street.
    3. Trucks delivering materials to and from the premises shall not be permitted to unload on the right-of-way unless in a T-5D, T-5C, and T-5U zoning districts. Deliveries shall be scheduled to not interfere with peak traffic times.
D. Additional Standards:
    1. The structure height limitations of these regulations shall not apply to church spires, belfries, or cupolas.
    2. One (1) detached dwelling unit for the housing of the pastor or similar leader of the church and their family will be considered customary and incidental as a part of this use shall be permitted.

3. Newly constructed places of assembly seating more than six hundred (600) people must have direct vehicular access to a major vehicular thoroughfare as determined by the City Engineer.
4. A residential monastery or convent or similar communal residential religious facility may be allowed as an accessory use to places of worship by special exception.
5. Accessory uses such as administrative offices, bookstores, community centers, multi-purpose facilities, outdoor recreational facilities, and care centers on the same site or sites contiguous to the principal use shall be permitted as follows:
    a. Similar uses on non-contiguous sites or on a site separated from the principal use by a public street shall be considered principal uses in their own right and will be regulated as such.
    b. No merchandise or merchandise display shall be visible from outside a building.
    c. Business or identification signs pertaining to an accessory use shall be limited to one (1) sign and the total square footage must not exceed two (2) square feet.
    d. Television stations, radio stations, printing presses, and sports complexes shall only be permitted as accessory uses if such uses are also permitted as principal uses in the zoning district in which they are located.
6. For any special exception and/or use exception to allow for a place of worship in a C, CR, O-C, O-TND, TN-N, TN-E, T-5D, T-5C, and T-5U zoning District with an allowed commercial use, a waiver from the minimum distance criterion shall be required upon request for any current or future business within the state mandated minimum distance for the duration of the use as a place of worship. A copy of the waiver shall also be submitted to the Planning Department upon approval of the use.

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. 16 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 October 10, 2022.
3. A sign was posted on the property in a conspicuous location.

RESPONSE TO NOTIFICATION

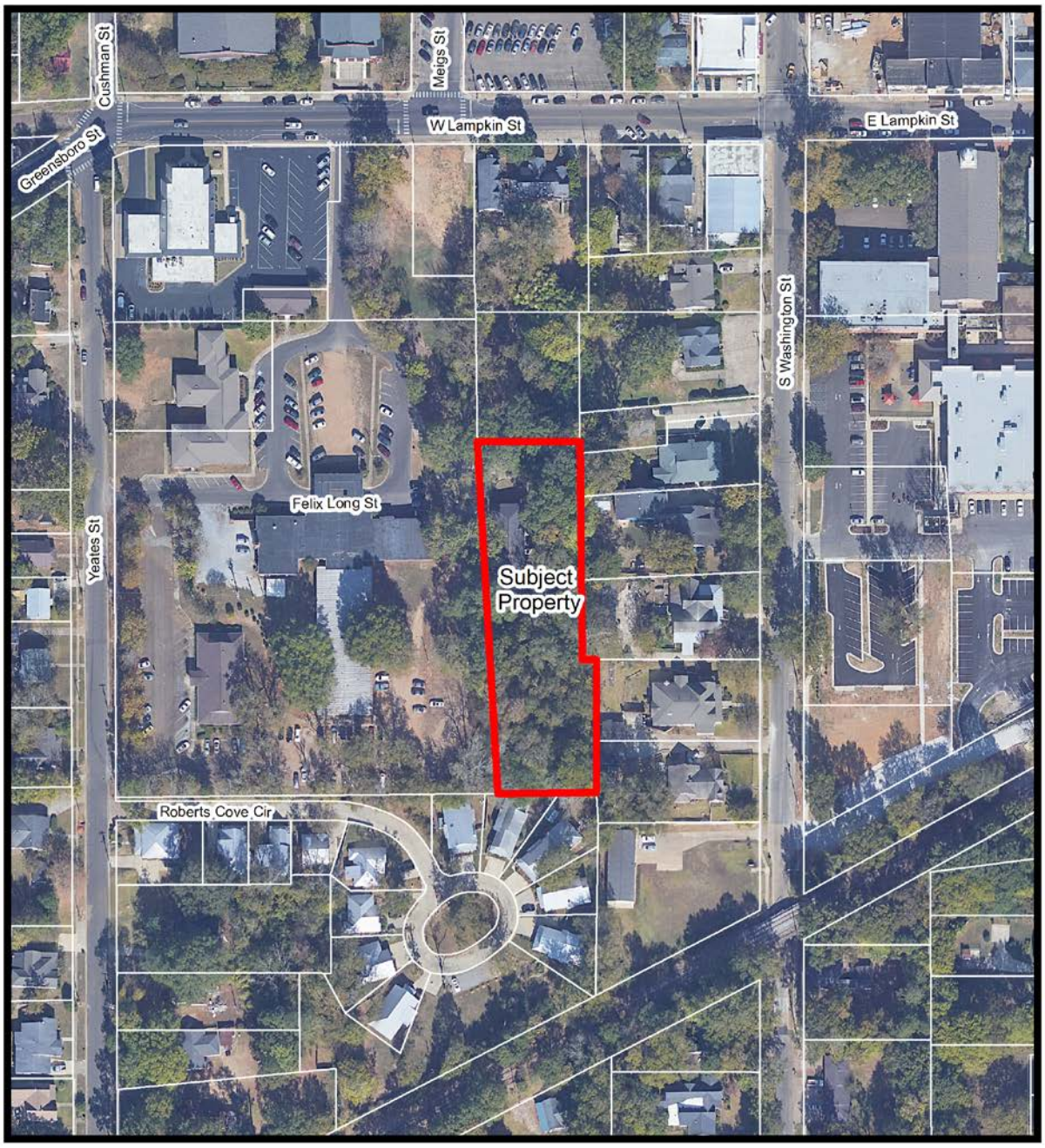
As of this date, the Planning Office has received three letters requesting a condition if approved. The requested conditions is to prohibit any future changes to the site to prevent any adversely impact on neighboring properties from runoff from the site.

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 22-06 Aerial



Legend

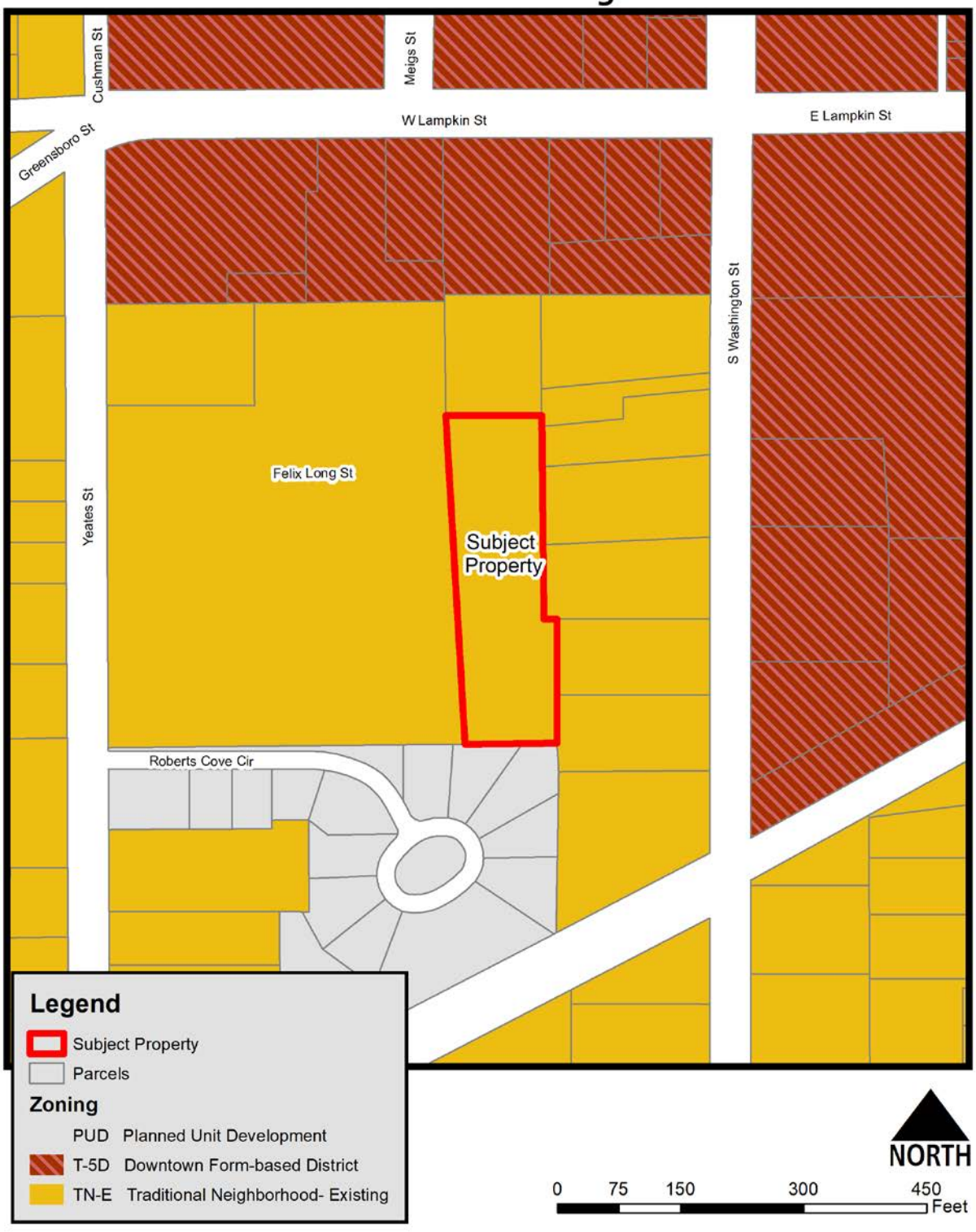
- Subject Property
- Parcels

NORTH

0 75 150 300 450 Feet

Attachment 2

SE 22-06 Zoning



Attachment 3- Letter Fulford

November 7, 2022

The Hon. Jeremiah Dumas

Chair

Starkville Planning and Zoning Commission

City Hall, 110 West Main

Starkville, Mississippi 39759

Dear Chair Dumas and Commissioners,

I live at 212 South Washington Street and was notified in accordance with city zoning ordinances that the old Dr. Leroy Howell/Meridian Rural Health Center property at 105 Felix Long Street is now owned by Castle Properties and that Mr. Luke Castleberry wants to lease the clinic to the Korean Christian Church, currently located at 115 South Lafayette Street, for use as a sanctuary and place of worship.

The building, as it now exists and with the internal improvements underway, and the hard-surface footprint, as it now exists, will be a good location for the church and I have no objection to the old clinic being used for a place of worship by the Korean Christian Church.

I do have great concerns about the future use of the grassy/wooded area directly south of the clinic and west of my property and that of my neighbors on South Washington Street. Any additional utilization of the property by Mr. Castleberry would have a dramatic impact on the volume of stormwater runoff that would find its way east to my backyard because of the about 12-foot drop in elevation from west-to-east from the clinic property to my home. Stormwater runoff from the described property is a problem today and would only be more damaging if the grassy/wooded area is disturbed by Mr. Castleberry.

It is my understanding the parking at the old clinic location will be on hard surfaces/pavement that is currently serving the Oktibbeha County Justice Court, county health department, and county office building/old Felix Long Memorial Hospital. Using existing county facilities would have no impact on our neighborhood; others use those facilities during different times and for assorted events without congestion or disruption. No parking or transit should be allowed on the west side of the Castleberry parcel between the clinic and old hospital facility.

When granting this special exception, please prohibit Mr. Castleberry from doing any development changes in grade, ground covering, and structure for ingress and egress that would adversely impact my home and the other residential property along South Washington Street.

The parcel should be bound into the future as one single parcel without possibility of any future division when the City grants approval of this Special Exception and that prohibition should be binding on future heirs, successors, and assigns.

Respectfully,

Charles T. Fulford, III

212 South Washington Street

Attachment 4- Letter Sullivan

November 7, 2022

The Hon. Jeremiah Dumas

Chair

Starkville Planning and Zoning Commission

City Hall, 110 West Main

Starkville, Mississippi 39759

Dear Chair Dumas and Commissioners,

I live at 208 South Washington Street and have no objection to the old clinic building being used for a place of worship by the Korean Christian Church; provided the City make the Special Exception with protection to eliminate stormwater problems created by existing concrete structures and earthen channels altered so that the change in grade from west-to-east floods my backyard when it rains even very small amounts.

I have great concerns about the future use of existing drainage structures and the grassy/wooded area directly south of the clinic and west of my home and the homes of my neighbors on South Washington Street. Any additional utilization of the property by Mr. Castleberry would have a dramatic impact on the volume of stormwater runoff that would find its way east to my backyard and those of my neighbors. Stormwater runoff from the described property is a problem today and would only be more damaging if the grassy/wooded area is disturbed by Mr. Castleberry.

It is my understanding the parking at the old clinic location will be on hard surfaces/pavement that is currently serving the Oktibbeha County Justice Court, county health department, and county office building/old Felix Long Memorial Hospital. No parking or transit should be allowed on the west side of the Castleberry parcel between the old clinic and old hospital facility.

When granting this special exception, please expressly prohibit Mr. Castleberry from doing any development changes in grade, ground covering, and structure for ingress and egress that would adversely impact my home and the other homes and residential property along South Washington Street.

The parcel should be bound into the future as one single parcel without possibility of any future division when the City grants approval of this Special Exception and that prohibition should be binding on future heirs, successors, and assigns.

Respectfully,

Shawn Sullivan

208 South Washington Street

Attachment 5- Letter Ball

November 7, 2022

The Hon. Jeremiah Dumas

Chair

Starkville Planning and Zoning Commission

City Hall, 110 West Main

Starkville, Mississippi 39759

Dear Chair Dumas and Commissioners,

I live at 210 South Washington Street and was notified in accordance with city ordinances that the Meridian Rural Health Center property at 105 Felix Long Street is now owned by Castle Properties and that Mr. Luke Castleberry wants to lease the clinic to the Korean Christian Church, currently located at 115 South Lafayette Street, for use as a sanctuary and place of worship.

I have no objection to the old clinic being used for a place of worship by the Korean Christian Church with city stipulated assurance of the protection of my home from increased stormwater runoff by this and prohibition of any other development of the parcel by Mr. Castleberry.

I have great concerns about the future use of existing drainage structures and the grassy/wooded area directly south of the clinic and west of my home and the homes of my neighbors on South Washington Street. Any additional utilization of the property by Mr. Castleberry would have a dramatic impact on the volume of stormwater runoff that would find its way east to my backyard. Stormwater runoff from the described property is a problem today and would only be more damaging if the grassy/wooded area is disturbed by Mr. Castleberry.

It is my understanding the parking at the old clinic location will be on hard surfaces/pavement that is currently serving the Oktibbeha County Justice Court, county health department, and county office building/old Felix Long Memorial Hospital. Using existing county facilities would have no impact on our neighborhood; others use those facilities during different times and for assorted events without congestion or disruption. No parking or transit should be allowed on the west side of the Castleberry parcel between the clinic and old hospital facility.

When granting this special exception, please prohibit Mr. Castleberry from doing any development changes in grade, ground covering, and structure for ingress and egress that would adversely impact my home and the other residential property along South Washington Street.

The parcel should be bound into the future as one single parcel without possibility of any future division when the City grants approval of this Special Exception and that prohibition should be binding on future heirs, successors, and assigns.

Respectfully,

Nancy Cook Ball Nancy Cook Ball

210 South Washington Street

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) Lyle MeCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject:	Public Hearing and consideration of SE 22-07 a request for Special Exception to allow for a "Dwelling, Accessory Unit" at 100 Foley Drive in a SD-2 zoning district.
Date:	November 8, 2022

The purpose of this report is to provide information regarding a Special Exception request by ECON Construction on behalf of Jordan and Sarah Windham for a "Dwelling, Accessory Unit" at 100 Foley Drive in a SD-2 zoning district with the property #106C-00-091.00. Please see attachments 1-5.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to building a pool house in the rear of the property. A portion of the pool house will include a kitchen area, full bathroom, electricity, and will be heated or cooled. The rest of the structure is not enclosed. Therefore, a portion of the structure is classified as an accessory dwelling unit (ADU). The Use Chart in Section 13.3.6 of the Unified Development Code requires a Special Exception for the use of a "Dwelling, Accessory Unit" in a SD-2 zoning district. The additional standards found in Section 13.5.2.D.1 states "An accessory dwelling unit footprint cannot exceed fifty percent (50%) of the footprint of the principal dwelling or six hundred (600) square feet, whichever is less". The entire area under the roof of the proposed structure is +/- 1,170 square feet. The portion that is enclosed with the accessory dwelling unit is +/-412 square feet. Therefore, the additional standard requirement of less than 600 square feet needs to be removed as part of this request in accordance with Section 3.4.

USE STANDARDS

13.5.2 Dwelling, Accessory Unit

A. Definition: A residential structure containing one (1) dwelling unit that is auxiliary to the principal dwelling unit(s) on the same lot and that have an independent means of entry into the dwelling unit. This includes, but is not limited to dwelling units in guest houses, pool houses, carriage houses, and garage apartments above or beside a garage. An accessory structure shall be considered an accessory dwelling if it includes all of the following: kitchen area, full bathroom, electricity, and is heated or cooled.
B. Parking: One (1) parking space per bedroom for all new construction.
C. Loading: Loading/unloading areas accommodating delivery of materials to and from the premises are not permitted or required.
D. Additional Standards:
    1. An accessory dwelling unit footprint cannot exceed fifty percent (50%) of the footprint of the principal dwelling or six hundred (600) square feet, whichever is less.
    2. There can be no more than two (2) bedrooms per accessory dwelling unit and only one (1) accessory dwelling unit per lot.
    3. An accessory dwelling unit must be a complete living space with both kitchen and bathroom facilities.

4. No more than two adults may reside in an accessory dwelling unit.
5. The design of the accessory dwelling unit shall be in harmony with the principal dwelling in regards to massing, materials, and location.
6. A home occupation is allowed within an accessory dwelling with proper approvals.
7. See zoning district general provisions for density requirements and other standards.
8. See zoning district base dimensional standards for location, setbacks, and height requirements.

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. 7 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 October 20, 2022.
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.

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). The following conditions of approval are recommended by the Planning Department:

1. The additional standard of 600 square feet or less for accessory dwelling unit shall not apply to this structure as proposed.

Attachment 1

SE 22-07 Aerial

Legend

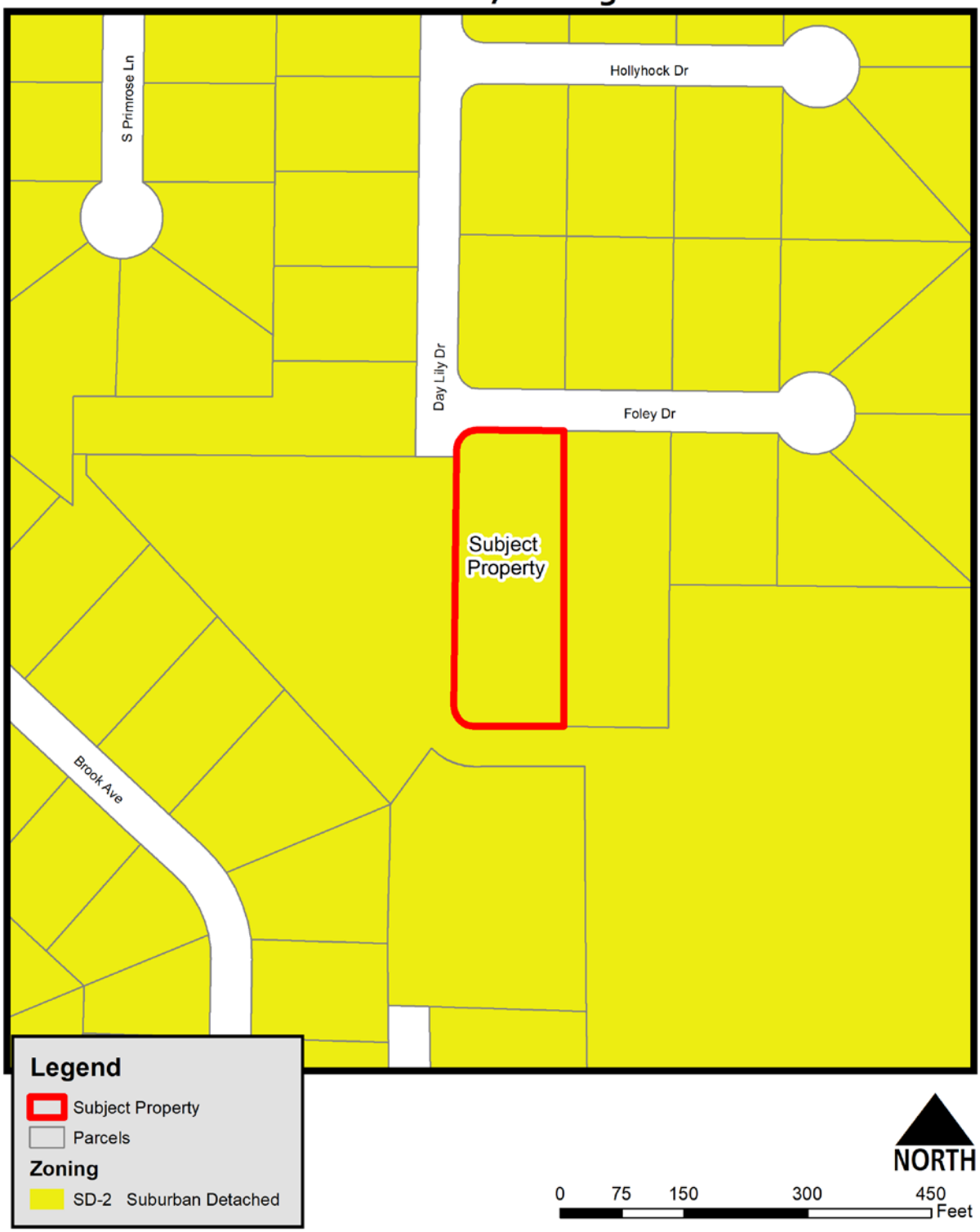
- Subject Property
- Parcels

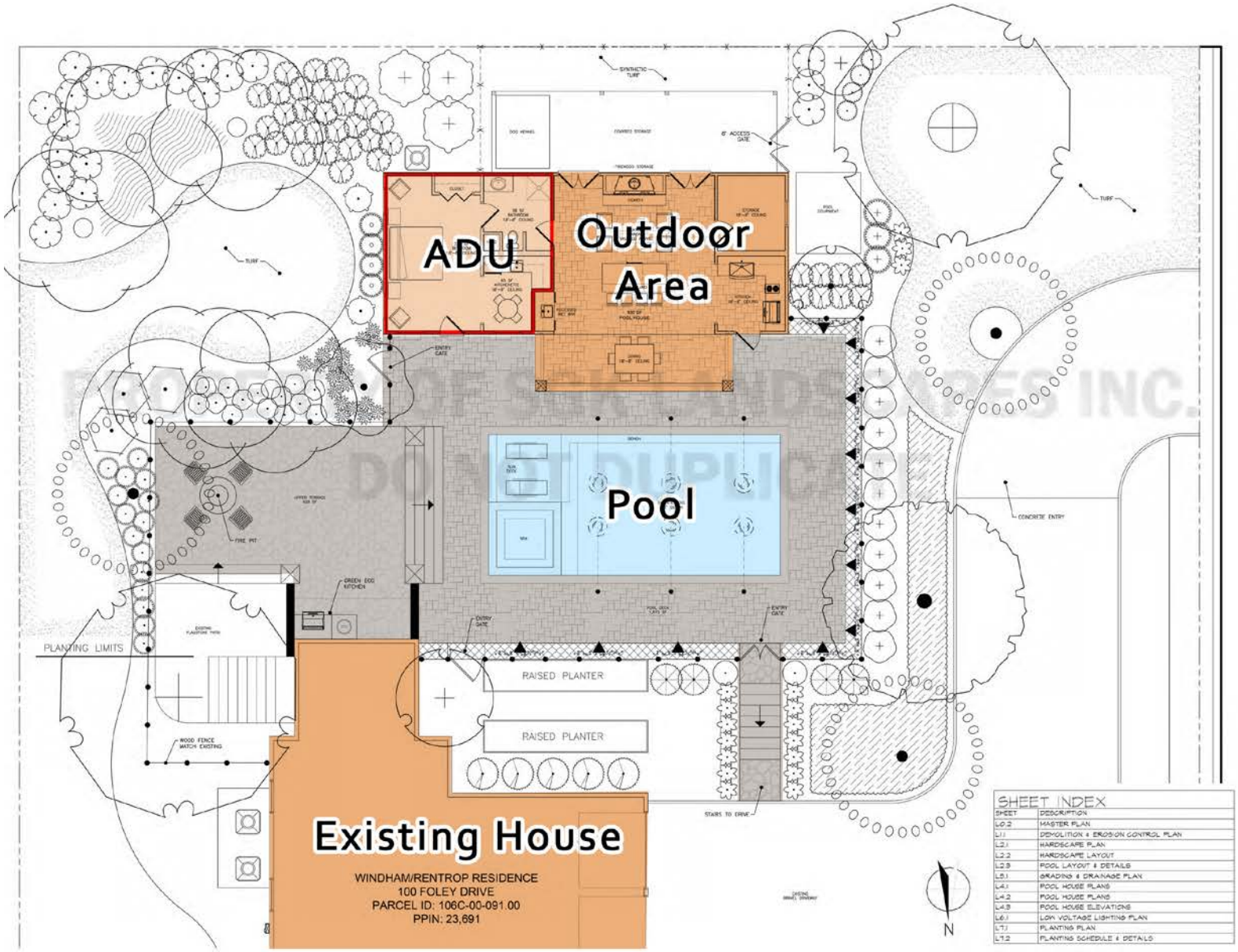
NORTH

0 75 150 300 450 Feet

Attachment 2

SE 22-07 Zoning





SHEET INDEX	
SHEET	DESCRIPTION
L0.2	MASTER PLAN
L1.1	DEMOLITION & EROSION CONTROL PLAN
L2.1	HARDSCAPE PLAN
L2.2	HARDSCAPE LAYOUT
L2.3	POOL LAYOUT & DETAILS
L3.1	GRADING & DRAINAGE PLAN
L4.1	POOL HOUSE PLANS
L4.2	POOL HOUSE PLANS
L4.3	POOL HOUSE ELEVATIONS
L6.1	LOW VOLTAGE LIGHTING PLAN
L7.1	PLANTING PLAN
L7.2	PLANTING SCHEDULE & DETAILS

SGK LANDSCAPES
www.sgklandscapes.com
SGK LANDSCAPES, INC.
1406 FIRE STATION ROAD
STARKVILLE, MS 39759-8922
P.662.323.2364 F.662.323.2365

ECON CONSTRUCTION
ECON CONSTRUCTION, INC.
1406 FIRE STATION ROAD
STARKVILLE, MS 39759-8922
P.662.323.2364 F.662.232.2365

THESE DRAWINGS AND ALL COPIES THERE OF ARE THE PROPERTY OF SGK LANDSCAPES, INC. REPRODUCTION OR INSTALLATION IN WHOLE OR PART IS STRICTLY PROHIBITED WITHOUT WRITTEN AUTHORIZATION OR COMPENSATION.

DRAWING SCALE

0 4 8 16 24

SCALE 3/16" = 1'0"

PROJECT
WINDHAM/RENTROP RESIDENCE
100 FOLEY DRIVE
STARKVILLE, MS 39759
OKTIBBEHA COUNTY

MRP design studio

PROJECT INFORMATION

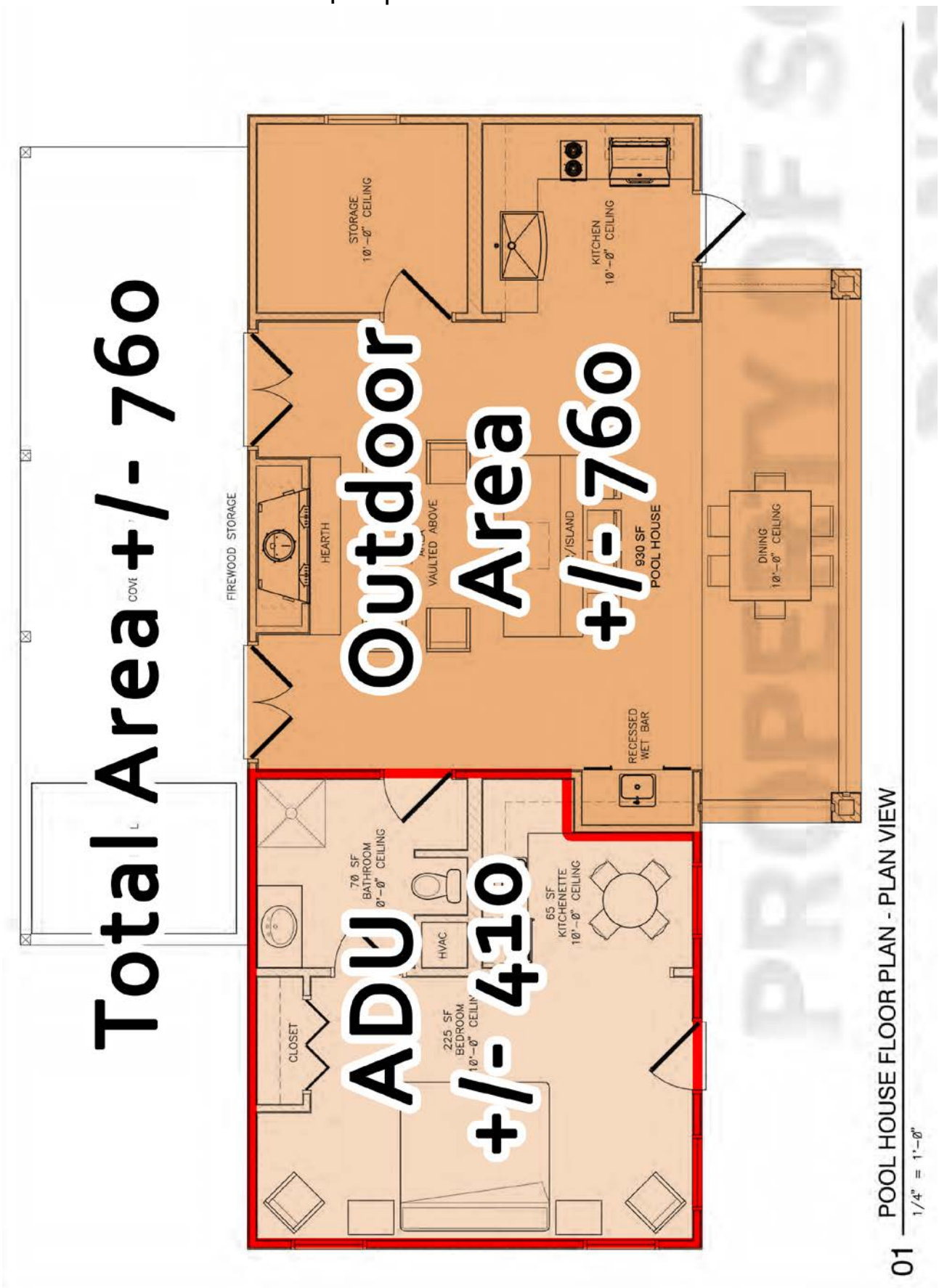
PROJECT DESIGNER: MATTHEW R. FEA
PROJECT NUMBER: 2022-014-SGK
DATE: 10.26.2022
DRAWN BY: MRP
CHECKED BY: MRP

SHEET TITLE
SITE REFERENCE MASTER PLAN

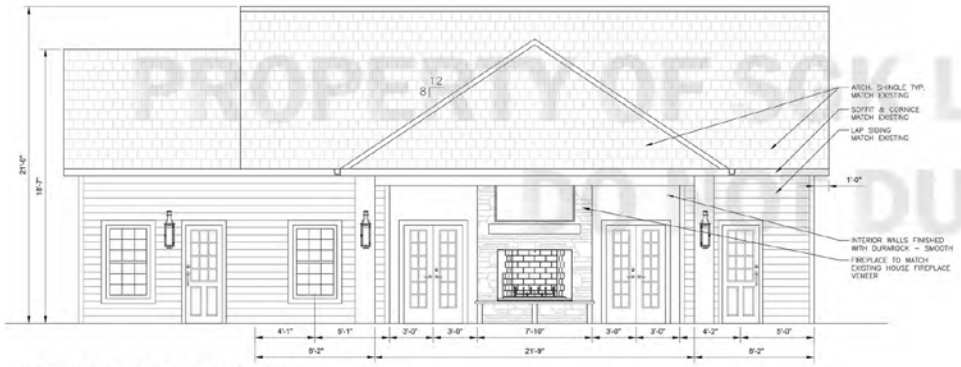
SHEET NUMBER
L0.2

Attachment 3- Proposed Site Plan

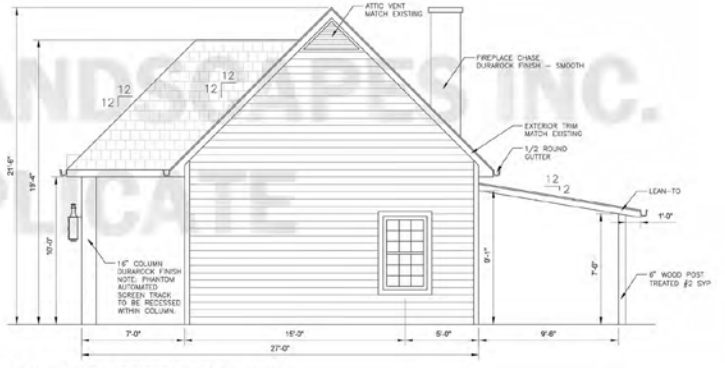
Attachment 4- Proposed Floor Plan of Entire Structure



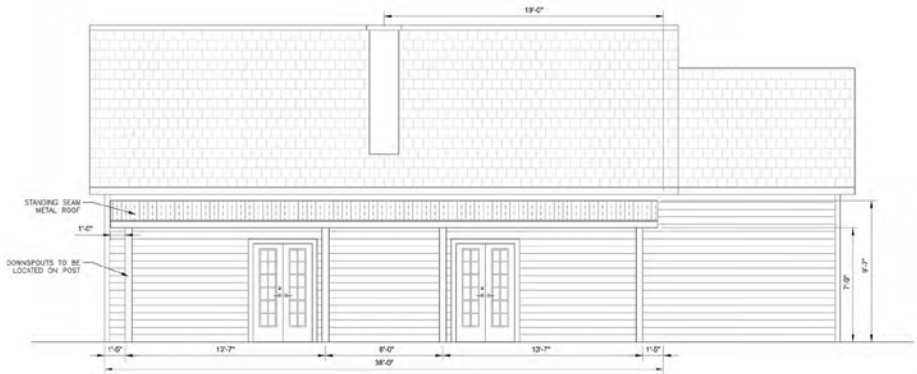
PROPERTY OF SCK LANDSCAPES INC.
DO NOT DUPLICATE



01 POOL HOUSE - NORTH ELEVATION VIEW
1/4" = 1'-8"



02 POOL HOUSE - WEST ELEVATION VIEW
1/4" = 1'-8"



03 POOL HOUSE - SOUTH ELEVATION VIEW
1/4" = 1'-8"

04 POOL HOUSE - EAST ELEVATION VIEW
1/4" = 1'-8"

Attachment 5- Elevations of Proposed Structure

HISTORIC STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Planning & Zoning Commission

2023 Meeting Schedule

Submittal Type Deadline			Meeting Date
Public Hearing: **Rezoning** (Sec. 3.1) **Special Exception** (Sec. 3.4) **Use Exception** (Sec. 3.5) **PUD** (Sec. 3.2)	**Public Meeting:** **Preliminary Plat** (Sec. 3.12) **Final Plat** (Sec. 3.12)	**Public Meeting:** **Conceptual Master Plan** (Sec. 3.3)	
Wednesday, December 14, 2022	Tuesday, December 27, 2022	Wednesday, December 21, 2022	Tuesday, January 10, 2023
Wednesday, January 18, 2023	Tuesday, January 31, 2023	Friday, January 27, 2023	Tuesday, February 14, 2023
Wednesday, February 15, 2023	Tuesday, February 28, 2023	Friday, February 24, 2023	Tuesday, March 14, 2023
Wednesday, March 15, 2023	Tuesday, March 28, 2023	Friday, March 24, 2023	Tuesday, April 11, 2023
Wednesday, April 12, 2023	Tuesday, April 25, 2023	Friday, April 21, 2023	Tuesday, May 9, 2023
Wednesday, May 17, 2023	Tuesday, May 30, 2023	Friday, May 26, 2023	Tuesday, June 13, 2023
Wednesday, June 14, 2023	Tuesday, June 27, 2023	Friday, June 23, 2023	Tuesday, July 11, 2023
Wednesday, July 12, 2023	Tuesday, July 25, 2023	Friday, July 21, 2023	Tuesday, August 8, 2023
Wednesday, August 16, 2023	Tuesday, August 29, 2023	Friday, August 25, 2023	Tuesday, September 12, 2023
Wednesday, September 13, 2023	Tuesday, September 26, 2023	Friday, September 22, 2023	Tuesday, October 10, 2023
Wednesday, October 18, 2023	Tuesday, October 31, 2023	Friday, October 27, 2023	Tuesday, November 14, 2023
Wednesday, November 15, 2023	Tuesday, November 28, 2023	Friday, November 24, 2023	Tuesday, December 12, 2023
Wednesday, December 13, 2023	Tuesday, December 26, 2023	Thursday, December 21, 2023	Tuesday, January 9, 2024

Submittals requiring Development Review Committee review and approval, will only be considered submitted after the requirements of Development Review Committee have been met in accordance with Section 3.

Meetings begin at 5:30 pm at the City Hall Courtroom located on the first floor at 110 West Main Street unless otherwise noticed