



**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY MARCH 14, 2023  
1ST FLOOR CITY HALL – COURTROOM  
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 FEBRUARY 14, 2023
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
  - A. DISCUSSION AND CONSIDERATION OF CMP 23-01 A REQUEST FOR A RENEWAL OF A CONCEPTUAL MASTER PLAN TO DETERMINE USE DESIGNATIONS FOR TWO PARCELS ZONED OPTIONAL DISTRICT LOCATED ON HIGHWAY 25 WITH THE PARCEL NUMBERS 119 -29-006.02 AND 119 -32-002.01.
  - B. DISCUSSION AND CONSIDERATION OF FP 23-03 A REQUEST FOR FINAL PLAT APPROVAL FOR “ENCORE SUBDIVISION” LOCATED ON THE NORTH SIDE OF ACADEMY ROAD AND THE SOUTH SIDE OF LYNN LANE DIRECTLY EAST OF STARKVILLE ACADEMY IN A C ZONING DISTRICT WITH THE PARCEL NUMBER 102I-00-013.06.
  - C. DISCUSSION AND CONSIDERATION OF PP 23-01 A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR “CAMDEN GREEN SUBDIVISION” LOCATED ON THE EAST SIDE OF REED ROAD +/- 930 FEET NORTH OF WESTSIDE DRIVE IN A TN-N ZONING DISTRICT WITH PARCEL NUMBER 118K-00-035.00
- VIII. ADJOURN



**APPROVED MINUTES OF THE MEETING OF  
THE PLANNING AND ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI FEBRUARY 14, 2023**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on February 14, 2023, 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, Carl Smith, Ward 4, Alexis Gregory, Ward 5, and Tommy Verdell Jr., Ward 7. Joining virtually VIA the Google Meets platform was Kelly Prather, Ward 3. Absent from the meeting was Vicki West, Ward 2. Physically present attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Lyle McCaskey, and City Attorney Berk Huskison.

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 February 14, 2023, as presented.

**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY FEBRUARY 14, 2023  
1ST FLOOR CITY HALL – COURTROOM  
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 DECEMBER 13, 2022
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
  - A. DISCUSSION AND CONSIDERATION OF FP 22-11 A REQUEST FOR FINAL PLAT APPROVAL FOR “ADELAIDE PH III” LOCATED ON THE WEST SIDE OF ADELAIDE PHASE I AND II ON RYAN AVENUE AND BANCROFT AVENUE WITHIN A TN-N ZONING DISTRICT
- VIII. ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to approve the official agenda of the Planning and Zoning Commission for February 14, 2023, received unanimous approval.

## **V. CONSIDERATION FOR THE APPROVAL OF MINUTES**

### **A. CONSIDERATION OF THE UNAPPROVED MINUTES OF DECEMBER 13, 2022**

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to approve the minutes of the Planning and Zoning Commission for December 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. DISCUSSION AND CONSIDERATION OF FP 22-11 A REQUEST FOR FINAL PLAT APPROVAL FOR "ADELAIDE PH III" LOCATED ON THE WEST SIDE OF ADELAIDE PHASE I AND II ON RYAN AVENUE AND BANCROFT AVENUE WITHIN A TN-N ZONING DISTRICT**

City Planner Daniel Havelin presented the request by Neel-Schaffer Inc. on behalf of Live Adelaide LLC for the "Adelaide Ph III" subdivision. The Board of Aldermen approved the preliminary plat on September 21, 2021. All easements and dedications are provided on the final plat. The roadways will be dedicated to the City once inspected by City Staff and Approved by the Board of Aldermen. Street numbers will be assigned for construction permitting and utility assignments. Golden Triangle Planning and Development has reviewed the proposed road name and has no issues. Electrical service will be provided by 4 County. Potable water and sanitary sewer utility services will be provided by the City. Staff has reviewed the proposed covenants and they include sections for common area and stormwater facilities maintenance, as well as the City's standard hold-harmless indemnification clause required by the City Attorney. The applicant has indicated that this subdivision is not part of any previously platted subdivision, therefore no adversely affected parties.

There are 3 conditions recommended by Engineering Department. The first two conditions are carryovers from the preliminary plat. The third condition is related to the punch list in attachment 7 of the staff report. The recommended conditions are as follows:

1. The dedication of a minimum of 10 feet of right-of-way along South Montgomery Street shall be required to accommodate future roadway improvements and widening on all future phases of the subdivision.
2. A left turn lane onto 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. All items provided in the Adelaide Phase 3 Engineering & Utilities Inspection punch list (attachment 7) shall be completed or have surety provided, as approved by the City Engineer and Utilities Department, prior to execution of the Final Plat.

Chairman Dumas asked if the applicant would like to address the Commission.

Saunders Ramsey came forward to speak in favor of the request.

Chairman Dumas opened the item for discussion amongst the Commission.

After a discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Smith, the motion to approve request FP 22-11 for final plat approval for the "Adelaide Ph III" subdivision with staff recommended conditions received unanimous approval.

#### **VIII. ADJOURN**

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on March 14, 2023, 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 March 14, 2023, in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Smith, duly seconded by Commissioner Verdell, the motion was unanimously approved.

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Jeremiah Dumas, Commission Chair

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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)  
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)  
**Subject:** Discussion and Consideration of CMP 23-01 a request for a renewal of a Conceptual Master Plan to determine use designations for two parcels zoned Optional District located on Highway 25 with the parcel numbers 119 -29-006.02 and 119 -32-002.01.  
**Date:** March 14, 2023

The purpose of this report is to provide information regarding the request by David Josey on behalf of 4/J I LP to review a renewal of a Conceptual Master Plan (CMP) to determine use designations for two parcels zoned Optional District. The properties are located on the east side of Highway 25 +/- 1,100 feet south of Garrard Road. The request is to designate the use of portions of the two parcels as Optional Conservation Development (O-CD) and Optional Commercial (O-C). The subject properties have the parcel numbers 119-29-006.02 and 119-32-002.01. The CMP was original approved by the Board of Aldermen on April 6, 2021. Please see attachments 1-6.

**CRITERIA FOR CONCEPTUAL MASTER PLAN REVIEW AND APPROVAL (Section 3.3.3)**

- 3.3.3. **Criteria for conceptual master plan review and approval.**
  - A. **Site and structure suitability.** The proposed site configuration has been adequately sized in accordance with the base dimensional standards of section 10 and can be adequately served with public utilities and safety services.
  - B. **Circulation.** The proposed location of vehicular and pedestrian access points to public roads and adjacent property is compliant with all access requirements in the Unified Development Code and with all City policies that regulate vehicular and pedestrian access.
  - C. **Connections to adjacent property.** The proposed location of all vehicular and pedestrian access points to adjacent properties does not create a current or future hardship to creating connectivity based on the physical features of the area of the proposed vehicular and pedestrian access points.
- 3.3.4. **Purpose of a Conceptual Master Plan.** Any application for a use category and/or subdivision in an optional district shall include a conceptual master plan. The conceptual master plan will be used to determine the use categories of the property and the location of future right-of-way for connectivity. Parcels may have multiple use categories depending on the size parcels and the base dimensional standards of the requested use category. A conceptual master plan shall be the regulating plan used for the determination and application of the following:
  - A. **Use Options**
    - 1. optional commercial development
    - 2. optional industrial development
    - 3. optional traditional neighborhood development
    - 4. optional conservation development
  - B. **Base dimensional standards**

- C. Allowed densities.
- D. Development standards.
- E. Subdivision standards.

**3.3.5. Requirement of a Conceptual Master Plan.** The following shall be included in a conceptual master plan:

- A. A map of the project area including its relationship to surrounding areas, approximate existing topography, total approximate size in acres, and key features. A survey of the entire property is recommended, but not required for the conceptual master plan.
- B. The requested use categories for the entire property and the approximate acreage of each use category, if multiple use categories are proposed.
- C. The anticipated vehicular and pedestrian circulation of the entire property to determine future right-of-way locations, connections to existing right-of-way, and connections to adjacent property.
- D. Such other information as the Planning and Zoning Commission shall require, including any additional information necessary to determine compliance with the standards for the approval of an optional district contained in this code.

**10.1. General Provisions**

- 10.1.1. General Purpose-** The intent of the Optional district is to allow the following four (4) distinct use categories, or any combination thereof, that can be applied by right within the Optional District (O) zone with the approval of a conceptual master plan:
  - A. (O-C) Commercial
  - B. (O-I) Industrial
  - C. (O-TND) Traditional Neighborhood Development
  - D. (O-CD) Conservation Development
- 10.1.2.** The optional district is a zone that allows for use categories to be applied with the approval of a conceptual master plan.
- 10.1.3.** Any property that is subdivided for development within an Optional District, shall be required to follow the process for Procedures for Review and Approval of Conceptual Master Plan in Optional District in Section 3.3.
- 10.1.4.** Until the conceptual master plan has been approved, property within the Optional District shall be regulated in accordance with the development standards and use standards for Optional Existing (O-E) use category.
- 10.1.5.** Any new development or modification of an existing development on a parcel that existed at the time of adoption of the Unified Development Code within the Optional district, shall use the primary building setbacks, accessory dwelling unit setbacks, accessory structure setbacks, parking setbacks, principle building height, accessory dwelling unit height, and accessory structure height in accordance with the following:
  - A. **Residential Use.** Any permitted residential use shall use the Rural Neighborhood requirements in Section 6.3.
  - B. **Commercial Use.** Any permitted non-residential use shall use the Commercial Rural requirements in Section 7.2.

**10.2. Optional District Use Categories**

- 10.2.1. The Optional Traditional Neighborhood Development (O-TND) use category offers a mixture of uses in an urban form. Housing and commercial uses can occur in a variety of types and densities and the overall design should result in a pedestrian-friendly place.
- 10.2.2. The Optional Conservation Development (O-CD) use category is a residential development pattern that allows for clustering of housing to result in a preserved open space.
- 10.2.3. The Optional Industrial Development (O-I) use category is designed to provide a well-designed “campus” style space with unifying elements for streets, landscaping, signage, and architecture. The intent is to allow for large scale master planned developments for manufacturing, assemblage, warehousing, research, distribution, operation, and/or data processing centers.
- 10.2.4. The Optional Commercial Development (O-C) use category allows for a range of commercial uses, including retail, dining, personal services, professional services, office, and other related uses. The intent of this option is to allow for large scale master planned developments to serve not only the local but also the regional market needs in addition to smaller scaled commercial uses.

#### 10.4. Optional- Conservation Development (O-CD) Use Category

- 10.4.1. The conservation development use category trades smaller lot sizes with reduced setbacks and increased density in exchange for preserving common open space. This allows for a more efficient layout of lots, streets, utilities, and common open space in an attempt to protect the natural character of an area through the preservation of open space, recreation areas, and environmental features.
- 10.4.2. The minimum gross site area to implement the Optional Conservation Development use category is ten (10) acres.

#### 10.4.3. Base Dimensional Standards

| Optional Conservation Development                  |                                      |
|----------------------------------------------------|--------------------------------------|
| A. Site                                            | O-CD                                 |
| A1 Density (max)                                   | 10 dwellings per acre                |
| A2 Gross site area (min)                           | 10 acres                             |
| B. Open Space                                      | O-CD                                 |
| B1 Open space required (min)                       | 40%                                  |
| B2 Percentage of lots abutting open space (min)    | 50%                                  |
| B3 Contiguous area (min)                           | 60%                                  |
| B4 Width of open space (min)                       | 50'                                  |
| C. Lot Dimensions                                  | O-CD                                 |
| C1 Lot size per unit (min)                         | 4000 sq. ft.                         |
| C2 Lot width                                       | 45'                                  |
| C3 Lot width at corner                             | 80'                                  |
| D. Primary Building Setbacks                       | O-CD                                 |
| D1 Front setback                                   | 20'                                  |
| D2 Side setback (min.)                             | 5'                                   |
| D3 Side setback corner lot (min.)                  | 20'                                  |
| D4 Rear setback (min.)                             | 20'                                  |
| D5 Rear setback adjacent to street or alley (min.) | 25'                                  |
| E. Accessory Dwelling Unit/Structure Setbacks      | O-CD                                 |
| E1 Front setback                                   | Behind rear wall of primary building |

|                                                              |                                       |
|--------------------------------------------------------------|---------------------------------------|
| <b>Optional Conservation Development</b>                     |                                       |
| E2 Side setback                                              | 5' min                                |
| <b>E. Accessory Dwelling Unit/Structure Setbacks (cont.)</b> | <b>O-CD</b>                           |
| E3 Side setback corner lot (min.)                            | 25'                                   |
| E4 Rear setback                                              | 5', minimum of 10' from any structure |
| E5 Rear setback adjacent to alley for garages (min.)         | 20'                                   |
| E6 Structures housing livestock (min.)                       | N/A                                   |
| <b>F. Parking Setbacks</b>                                   | <b>O-CD</b>                           |
| F1 From primary street                                       | N/A                                   |
| <b>G. Height</b>                                             | <b>O-CD</b>                           |
| G1 Principle building(s) (max)                               | 30', 2 story                          |
| G2 Accessory Dwelling Unit(s)/Structure(s) (max)             | Less than primary building            |
| G3 Accessory structure agricultural use                      | 15'                                   |
| <b>H. Pedestrian Access</b>                                  | <b>O-CD</b>                           |
| H1 Street-facing primary entrance along street               | yes                                   |

#### 10.4.4. Common Open Space Requirements

##### A. Amount of Open Space

1. Applicants using the Optional Conservation Development use category must set aside at least forty percent (40%) of the total project area as common open space.
2. Open space is calculated as a percentage of the net site area.

**B. Open Space Allocation-** The following hierarchy of categories shall be used in allocating land for required common open space. Before allocating land from a lower category, all applicable space shall be allocated from the higher category. If none of the categories are present on a particular site, open space shall be located to maximize its benefit to the environment and the overall aesthetics of the area.

1. Floodway areas
2. Jurisdictional wetlands
3. Areas that connect to neighboring open space, trails, or greenways
4. Individual or stands of existing healthy canopy tree(s) with a minimum diameter at breast height of eighteen (18) inches or greater
5. Required buffer yards
6. Areas designated as a Special Flood Hazard
7. Steep slopes

##### C. Configuration of Open Space

1. The minimum width for any required open space is fifty (50) feet. Exceptions may be granted as part of the platting process for items such as trail easements, linear parks, and tree conservation areas.
2. At least sixty percent (60%) of the required open space must be contiguous. For the purpose of this section, contiguous includes any open space bisected by a street provided that:
  - i. A pedestrian crosswalk provides access to the open space on both sides of the street.
  - ii. The right-of-way area is not included in the calculation of minimum open space required.
  - iii. Where feasible, the open space should adjoin any neighboring areas of open space, other protected areas and non-protected natural areas.

- iv. The required open space must be directly accessible to the largest practicable number of dwelling units within the development. Non-adjoining lots must be provided with safe and convenient access to the open space by a hard surfaced walkway.
  - v. No lot in a development can be farther than a ¼ mile radius from the open space. This radius is measured in a straight line from the lot line, without regard for street, sidewalk, or trail connections, to the nearest point of the open space.
  - vi. Access to the open space must be provided either by an abutting street or easement not less than twenty (20) feet in width.
- D. Allowed Uses of Open Space-** To the extent not otherwise prohibited, required open space may be used for the following:
- 1. Conservation areas for natural, archeological, or historical resources.
  - 2. Meadows, woodlands, wetlands, wildlife corridors, or similar conservation-oriented areas.
  - 3. Pedestrian or multipurpose trails.
  - 4. Passive recreation areas.
  - 5. Active recreation areas, provided that impervious area is limited to no more than twenty-five percent (25%) of the total open space.
  - 6. Water bodies, such as lakes, ponds, and floodways provided that the total surface area does not exceed fifty percent (50%) of the required open space.
  - 7. Restricted agriculture such as community gardens, floriculture, pasturage, hay production, vineyard, and noncommercial row crop production.
  - 8. Stormwater control measures.
  - 9. Easements for drainage, access, and underground utility lines.
- E. Stormwater Control Measures-** no more than twenty-five percent (25%) of the required common space shall be devoted singularly or collectively to detention or retention ponds. However, this requirement shall not apply to retention ponds that meet all of the following criteria:
- 1. The retention pond or closely connected series of ponds has at least 20,000 square feet of water surface area at normal water level.
  - 2. The retention pond is surrounded by accessible open space.
  - 3. The retention pond is accessible to all homeowners.
- F. Prohibited Uses of Open Space-** Required open space cannot be used for the following:
- 1. Overhead electric transmission lines or high voltage electrical transmission lines
  - 2. Telecommunication towers
  - 3. Water towers
  - 4. Streets and impervious parking areas. Streets crossing open space are allowed but should be avoided if possible.
- G. Ownership and Management of Open Space**
- 1. **Ownership-** Required open space must be owned and maintained by one of the following entities:
    - i. A land conservancy or land trust with the legal authority to own the open space. The responsibility for maintaining the open space and any facilities shall be borne by a land conservancy or land trust.
    - ii. A homeowners' association representing residents of the development may own the open space. The homeowners' association must have lien authority to ensure

the collection of dues from all members. The responsibility for maintaining the open space and any facilities is borne by the homeowners' association. All of the above shall be specifically addressed in the covenants filed for the development.

2. **Conveyance-** The conveyance of common open space shall be in accordance with the following:
  - i. Open space shall be conveyed to the land conservancy or homeowners' association in fee simple without any encumbrances except drainage, greenway, and utility easements. Title to the real property shall be conveyed no later than the time of conveyance of the first lot within the applicable phase of the development.
  - ii. Open space shall be preserved for the perpetual benefit of the residents within the development and it shall be restricted against private or public ownership for any other purpose except the acquisition by condemnation or in lieu of condemnation and the granting of utility, drainage, and greenway easements.
3. **Dissolution**
  - i. If the homeowners' association is dissolved, the open space may be offered to another entity who shall be responsible for the maintenance and upkeep of the open space. If no other offer is accepted, the open space shall be offered to the City at no cost and if accepted, deeded to the City.
  - ii. Any non-maintained open space that is not owned by the City, a land conservancy, or a homeowners' association shall be the responsibility of the owners of all lots within the platted subdivision. A special tax assessment may be used to provide for maintenance by the City after all necessary easements for maintenance have been provided. The reestablishment or creation of a homeowners' association may be necessary to allow for maintenance agreements or transfer of real property.

#### 10.6. Optional- Commercial Development (O-C) Use Category

- 10.6.1. The Optional Commercial development use category allows a range of commercial uses, including retail, dining, personal services, professional services, offices, multi-unit dwelling residential, and other related uses in a master planned development.
- 10.6.2. The minimum gross site area to implement the Commercial Development use category is one (1) acre.
- 10.6.3. **Base Dimensional Standards**

| Optional Commercial Development                  |               |
|--------------------------------------------------|---------------|
| <b>A. Lot Dimensions</b>                         | <b>O-C</b>    |
| A1 Site size (min)                               | 1 acres       |
| A1 Individual lot size (min)                     | 20,000 sq. ft |
| A2 Lot width (min)                               | 100'          |
| <b>B. Building/Structure Setbacks</b>            | <b>O-C</b>    |
| B1 Front setback min                             | 20'           |
| B2 Front setback max                             | N/A           |
| B3 Side setback                                  | 10'           |
| B4 Side setback adjacent to detached residential | 50'           |
| B5 Side setback corner lot                       | 20'           |
| B6 Rear setback                                  | 20'           |
| B7 Rear setback adjacent to detached residential | 50'           |
| <b>D. Parking Setbacks</b>                       | <b>O-C</b>    |
| D1 From primary street                           | 5'            |
| D2 From side street                              | 5'            |

|                                                                  |                              |
|------------------------------------------------------------------|------------------------------|
| <b>Optional Commercial Development</b>                           |                              |
| D3 From side and rear property line                              | 5'                           |
| D4 From side rear property line adjacent to detached residential | See buffer yard requirements |
| <b>E. Height</b>                                                 |                              |
| E1 Principle building(s) (max)                                   | 50', 4 story                 |
| E2 Accessory building(s) (max)                                   | 15', 1 story                 |
| <b>F. Pedestrian Access</b>                                      |                              |
| F1 Street-facing primary entrance along street                   | yes                          |
| <b>F. Pedestrian Access (cont.)</b>                              |                              |
| F2 Sidewalk connection to street from each entrance              | yes                          |
| <b>G. Mixed-Use</b>                                              |                              |
| G1 Residential                                                   | yes, above 1st floor         |
| G2 Industrial                                                    | no                           |

- 3.3.7. Sequence of Approvals.** The following is the sequence of approvals for conceptual master plan approval in an optional district:
- A. Without the Subdivision of Land.**
- 1. Application.** Complete Application with conceptual master plan submitted to Planning Department
  - 2. Review by Development Review Committee.** The development review committee shall review the conceptual master plan application in accordance with the criteria in section 3.3.3. After review by the Development Review Committee and any required modifications made, the conceptual master plan will then be placed on the Planning and Zoning Commission's agenda.
  - 3. Review by Planning and Zoning Commission.** The conceptual master plan shall be reviewed by the Planning and Zoning Commission in accordance with the criteria in section 3.3.3 and then a recommendation forwarded to the Board of Aldermen.
  - 4. Review by Board of Aldermen.** The conceptual master plan shall be reviewed by the Board of Aldermen in accordance with the criteria in section 3.3.3 and with consideration of the recommendation by the Planning and Zoning Commission.

### **NOTIFICATION**

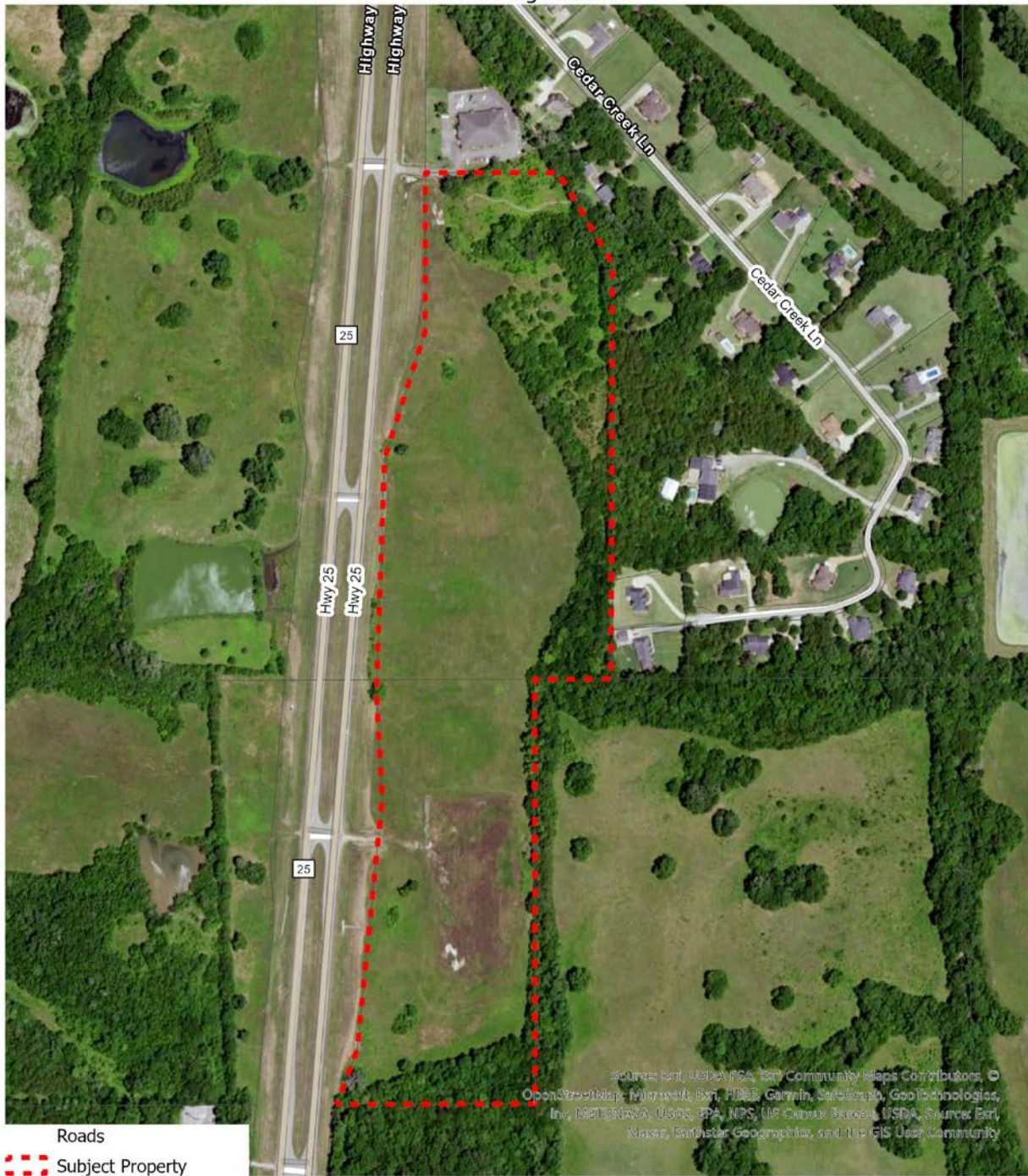
The request was noticed in accordance with Section 3.3.2.A of the Unified Development Code.

- 1.** 1 property owners of record of adjacent property zoned as Optional District was notified directly by mail of the request.

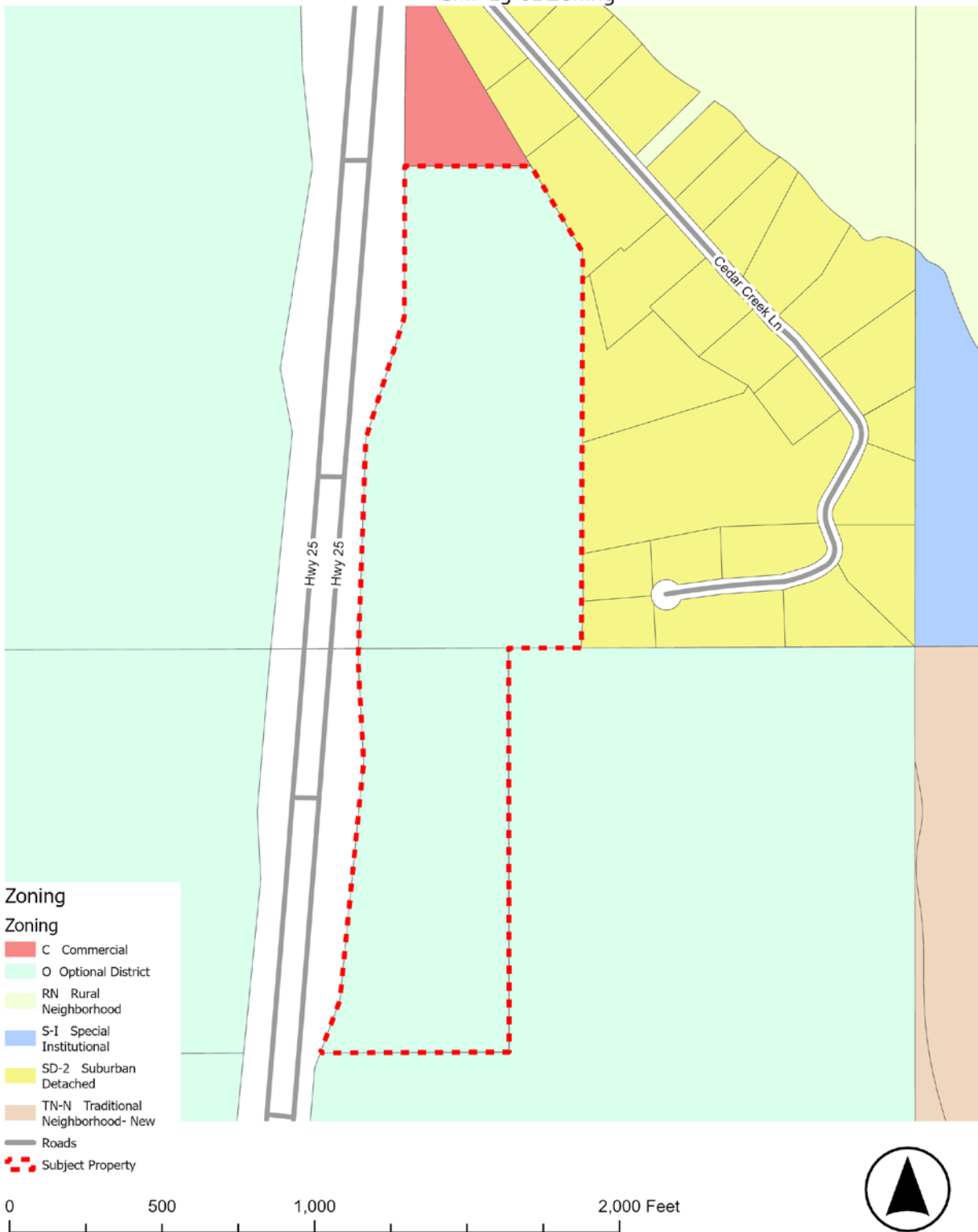
### **RESPONSE TO NOTIFICATION**

As of this date, the Planning Office has received no response to the notification.

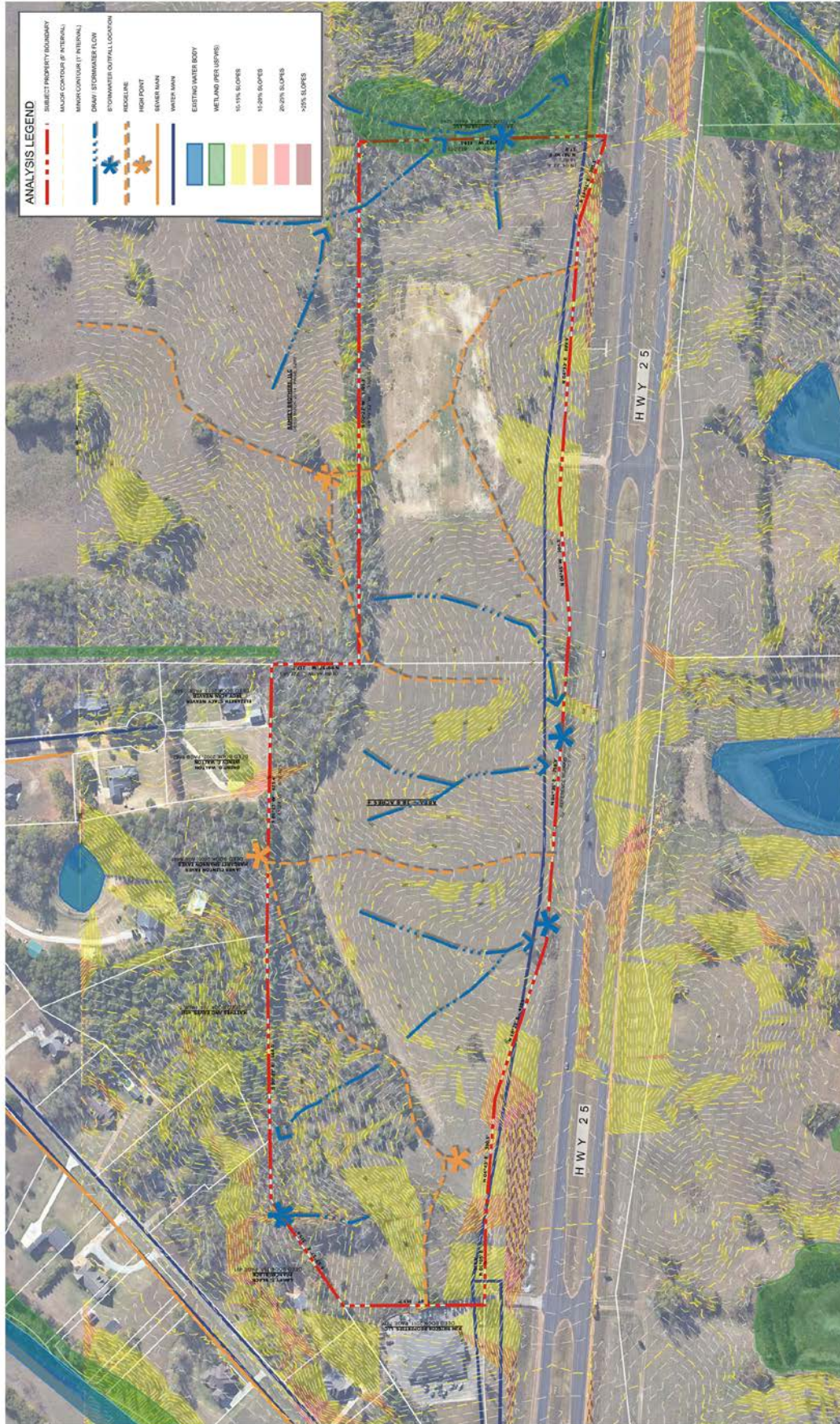
Attachment 1  
CMP 23-01 Aerial



Attachment 2  
CMP 23-01 Zoning



### Attachment 3- Site Analysis



**JOSEY PROPERTY**  
STARKVILLE, MS  
**SITE ANALYSIS**



**Kimley»Horn**

**JOSEY PROPERTY**  
STARKVILLE, MS  
CONCEPTUAL MASTER PLAN



## Attachment 5- Applicant Statement

To: Daniel Havelin, City Planner - City of Starkville  
From: David Josey, General Partner - 4J Properties (4/J I, LP)  
Date: February 6, 2023  
Re: Letter of Application for Conceptual Master Plan

We are submitting the attached application to request the reapproval of a Conceptual Master Plan for an approximately 38.8 acre site that includes public road frontage of Highway 25. The Conceptual Master Plan was originally approved by the City in April 2021 (letter of approval attached). Also attached: Conceptual Master Application for Optional District, Conceptual Master Plan Site Data, and Conceptual Master Plan Analysis Legend.

The property is zoned Optional District, as it was when the Conceptual Master Plan was originally approved. Per Unified Development Code Section 10.1.1, the intent of the Optional District is to allow the four (4) district use categories, or any combination thereof, that can be applied by right within Optional District (O) zone with approval of the conceptual master plan.

- A. (O-C) Commercial Development
- B. (O-I) Industrial Development
- C. (O-TND) Traditional Neighborhood Development
- D. (O-CD) Conservation Development

**The proposed Conceptual Master Plan has been designed to include Optional Commercial Development and Optional Conservation Development on the subject property.**

### EXISTING CONDITIONS

This property is undeveloped and is covered almost entirely by open pasture, with the exception of a wooded area on the southern property line containing a mixture of mostly 10-15 year old hardwood trees. Please see the Site Analysis for more information about existing site features.

To the north, the property abuts the USDA Office Building, and to the east it abuts large single family residential lots located off of Cedar Creek Lane. In addition, on the southern and eastern boundary of the site, the property abuts a large undeveloped tract of land, which is also zoned Optional District. The entire western boundary is Highway 25 road frontage.

## CRITERIA FOR A CONCEPTUAL MASTER PLAN (CMP)

Per the Unified Development Code, there are criteria to be considered for any Conceptual Master Plan (CMP) review and approval. Each of these are addressed below:

**3.3.3. A - Site and structure suitability.** *The proposed site configuration has been adequately sized in accordance with the base dimensional standards of section 10 and can be adequately serviced with public utilities and safety services.*

- The 'developable areas' proposed within the CMP conform with the dimensional standards required by the UDC. These areas have been carefully sized and located to ensure they are suitable for the development of a range of uses that are permitted in the Commercial and Conservation Development Districts.
- This site can be adequately served with public utilities as shown on the Site Analysis Exhibit. The property can also be served with necessary safety services.
- The location of the two proposed use districts is strategic and based on creating transitional land uses from the adjacent properties.

The Optional Conservation Development Use is proposed adjacent to existing large single family lots and contains the only large wooded area of the site. With the development requirement of setting aside at least forty percent (40%) of the total project area as common open space, the location of the Optional Conservation Development would allow for the large wooded area to potentially be preserved and create a buffer between the adjacent single family lot and future development on the subject property.

The Optional Commercial Development Use has been proposed in a location that takes advantage of the visibility and exposure along the Highway 25 frontage, while accommodating the potential for future connectivity of an east — west public road through the subject property. With the anticipated growth of the western portion of Starkville and a need for future connectivity to the existing road network east of the site, it was a logical decision to locate Commercial Development at this intersection that aligns with an existing median break in Hwy 25. Additionally, the Commercial Development is located in a manner that prevents it from abutting existing single family residential property.

**3.3.3. B - Circulation.** *The proposed location of vehicular and pedestrian access points to public roads and adjacent property is compliant with all access requirements in the Unified Development Code and with all City policies that regulate vehicular and pedestrian access.*

- The proposed public rights-of-way comply with the access requirements in the UDC by providing vehicular access to adjacent property along shared property lines.

- The final widths and road cross sections of the proposed public rights-of-way are subject to approval by the City Engineer. Furthermore, the public roads indicated on the CMP have not been designed based on recommendations from a Traffic Impact Study accounting for specific future land uses.

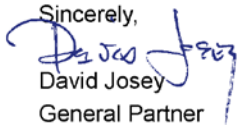
**3.3.3 C - Connections to adjacent property.** *The proposed location of all vehicular and pedestrian access points to adjacent properties does not create a current or future hardship to creating connectivity based on the physical features of the area of the proposed vehicular and pedestrian access points.*

- The proposed east-west public road connection through the subject property has been planned to become the primary connection from Highway 25 to the adjacent undeveloped land, which is also zoned Optional District.
- This proposed east-west public road shown on the CMP aligns with an existing median break in Hwy 25 and connects to the adjacent property to the east at a common ridge or high point on the land that spans across both properties. This alignment and placement of the connection to the east along a common ridge does not create a future hardship for proposed connectivity.
- If the Hospital Road Extension project becomes a reality in the future and the road alignment is established to connect to Hwy 25 at this median break, this proposed east-west connection shown on the subject CMP could be designed to accommodate such a road extension.

Prior to the adoption of the Unified Development Code and updated Zoning Map, the entire subject property was zoned Commercial. The proposed CMP seeks to create a land use strategy that adds diversity to the permitted uses, enables transitional land uses to be established along the adjacent existing single family lots, and provides the property owner flexibility to meet future market demands for development. Additionally, the layout and alignment of the proposed public road network within the subject property ensures cross connectivity with future development and allows for more holistic transportation planning decisions to be made as this area of Starkville grows in the future.

I am glad to address any questions you may have.

Sincerely,



David Josey

General Partner

4J Properties (4/J I, LP)

## Attachment 6- Approval Letter for Original Approval



Daniel Havelin  
City Planner  
d.havelin@cityofstarkville.org  
Phone: 662-323-2525 x 3136

April 7, 2021

Attention:  
David Josey  
PO Box 231  
Starkville, MS 39760

RE: CMP 21-01 Josey Hwy 25 East- Conceptual Master Plan – Approved

Mr. Josey:

The Board of Aldermen at their regular meeting on April 6, 2021 approved your request for a Conceptual Master Plan as a part of the Optional District Zoning Designation and to designate use designations be C-Commercial and CD-Conservation Development for two lots located on Highway 25 with the parcel numbers 119 -29-006.02 and 119 -32-002.01. The conceptual master plan approval shall be valid for two (2) years unless an approved and active site plan for the property has been issued or a final plat has been approved. The approved plan is shown on attachment 1.

If you have any questions, please do not hesitate to call me at (662) 323-2525 ext 3136.

Regards,

A handwritten signature in black ink, appearing to read "D. Havelin", is written over a horizontal line.

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)  
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)  
**Subject:** Discussion and consideration of FP 23-03 a request for Final Plat approval for "Encore Subdivision" located on the north side of Academy Road and the south side of Lynn Lane directly east of Starkville Academy in a C zoning district with the parcel number 102i-00-013.06  
**Date:** March 14, 2023

The purpose of this report is to provide information regarding the Final Plat request by Hyder Bhatti of Encore Development, LLC on behalf of Thomas Crown for final plat approval for subdividing a +/-24.15-acre parcel into 4 lots. The proposed subdivision is named "Encore Subdivision". The proposed subdivision is located in a C zoning district on the north side of Academy Road and the south side of Lynn Lane directly east of Starkville Academy. Please see attachments 1- 5.

**BACKGROUND INFORMATION**

- The Preliminary Plat was approved by the Board of Aldermen on August 17, 2021.
- The Development Review Committee reviewed the infrastructure plan on February 16, 2023.

**GENERAL INFORMATION**

- The proposed subdivision is located on the north side of Academy Road and the south side of Lynn Lane directly east of Starkville Academy in a C zoning district.
- The gross acreage is +/-24.15-acre acres with a total of 4 lots.
- All easements and dedications are provided on the final plat.
- The roadways will be dedicated to the City once inspected by City Staff and Approved by the Board of Aldermen.
- Street numbers will be assigned for construction permitting and utility assignments.
- Golden Triangle Planning and Development has reviewed the proposed road name and has no issues.
- Electrical service, Potable water, and sanitary sewer utility services will be provided by the City.
- The final 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 indicated that this subdivision is not part of any previously platted subdivision, therefore no adversely affected parties.

## **FINAL PLAT INFORMATION**

- Approval of a final plat by the Mayor and Board of Aldermen shall be denoted by the issuance of a letter of final plat approval and required signatures on the final plat. One (1) paper copy, a digital copy as a Portable Document Format (PDF), and AutoCAD file of the approved final plat shall be retained in the Planning Department's files. The final plat shall be filed with the office of the chancery clerk of Oktibbeha County within sixty (60) days or the plat shall be void. A deposit in the amount of two hundred dollars (\$200) shall be required to guarantee the return of one (1) signed copy of the final plat to the city planner.
- If the final plat approval is recommended conditionally, the conditions and reasons therefore shall be stated, and if necessary, the Planning and Zoning Commission or Mayor and Board of Aldermen may require that the subdivider submit a revised final plat.
- If denied by the Planning and Zoning Commission or the Board of Aldermen, the reasons for such action shall be stated, and if possible, recommendations should be made on the basis of which the proposed subdivision could be recommended for approval. A denied final plat may be resubmitted to the Planning and Zoning Commission and the Mayor and Board of Aldermen after the suggested changes have been made.
- Whenever a subdivider has been issued a notice of final plat approval from the Mayor and Board of Aldermen, the staff shall be authorized to execute a certificate of final plat approval on the plat upon certification by the City Clerk that the City has received both of the following:
  - An executed development agreement for any outstanding improvements between the subdivider and the city to install the required improvements.
  - An approved form of surety as approved by the City Attorney to complete the improvements and installations for the subdivision shall be in compliance with these rules and regulations. Such surety shall not exceed two hundred percent (200%) of the estimated cost of the improvements.

## **ZONING DISTRICT INFORMATION**

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

| <b>Commercial Use</b>                                                |                              |
|----------------------------------------------------------------------|------------------------------|
| <b>A. Lot Dimensions</b>                                             | <b>C</b>                     |
| A1 Lot size (min)                                                    | *                            |
| A2 Lot width (min)                                                   | *                            |
| <b>B. Building/Structure Setbacks</b>                                | <b>C</b>                     |
| B1 Front setback min                                                 | 20'                          |
| B2 Front setback max                                                 | N/A                          |
| B3 Side setback                                                      | 10'                          |
| B4 Side setback adjacent to detached residential                     | 50'                          |
| B5 Side setback corner lot                                           | 20'                          |
| B6 Rear setback                                                      | 20'                          |
| B7 Rear setback adjacent to detached residential                     | 50'                          |
| <b>D. Parking Setbacks</b>                                           | <b>C</b>                     |
| D1 From primary street                                               | 5'                           |
| D2 From side street                                                  | 5'                           |
| D3 From side and rear property line                                  | 5'                           |
| D4 From side and rear property line adjacent to detached residential | See buffer yard requirements |
| <b>E. Height</b>                                                     | <b>C</b>                     |
| E1 Principal building(s) (max)                                       | 50', 4 story                 |
| E2 Accessory structures(s) (max)                                     | 15', 1 story                 |

| F. Pedestrian Access                                                                                             | C   |
|------------------------------------------------------------------------------------------------------------------|-----|
| F1 Street-facing primary entrance along street                                                                   | yes |
| F2 Sidewalk connection to street from each entrance                                                              | yes |
| *lots must be of a sufficient size to accommodate the proposed use and meet all subsequent development standards |     |
| **see use chart and additional standards                                                                         |     |

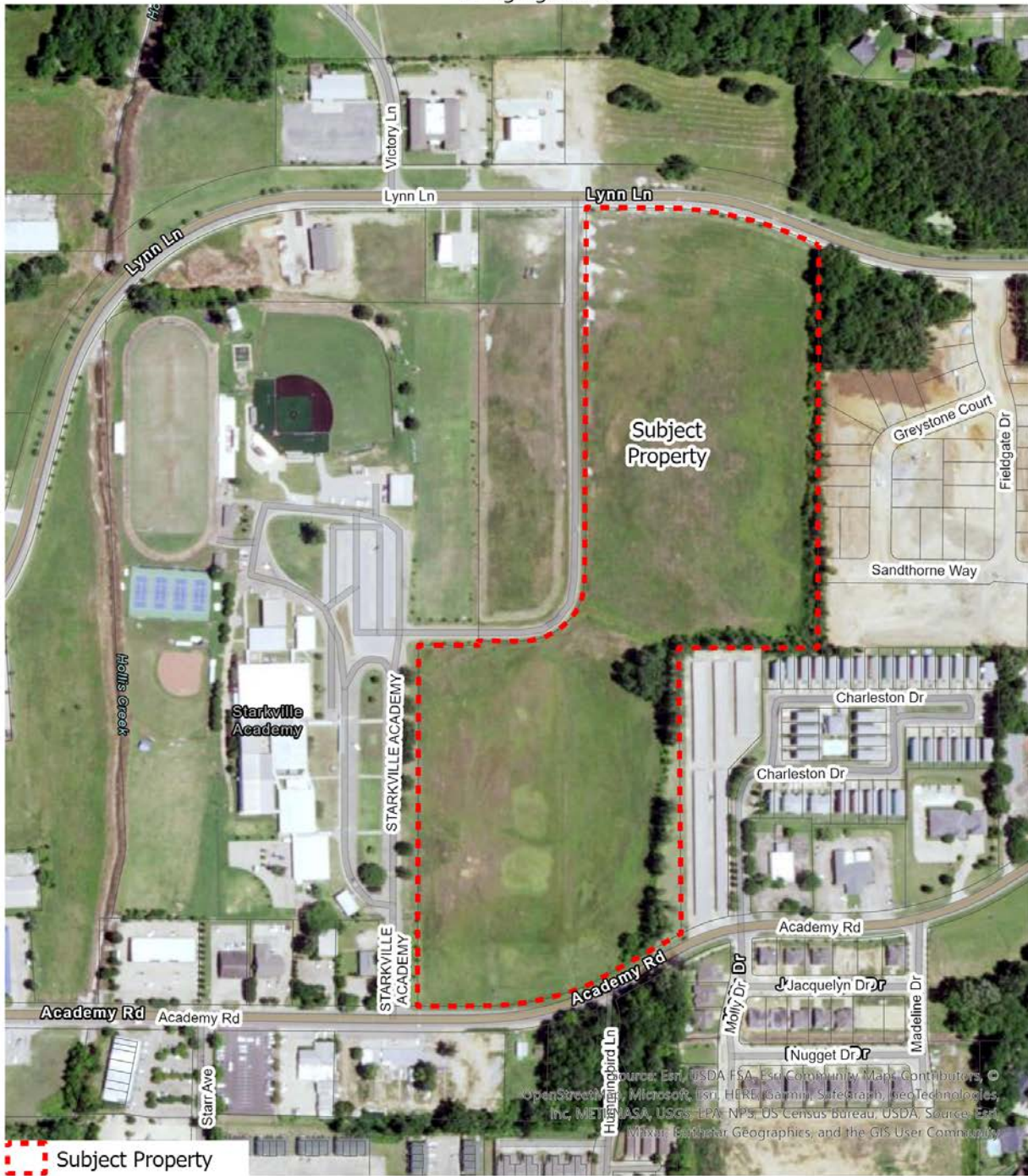
### **CONDITIONS OF APPROVAL**

Any condition attached to the approval of a final 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 subdivision. The following conditions are recommended by City Staff:

1. Prior to the execution of the Final Plat by City Staff, an acceptable surety shall be provided for all items that have not been completed. The surety shall be based on a signed and sealed engineering cost estimate and shall be accompanied by a fully executed Performance Agreement. The form of surety and agreement shall be reviewed by the City Attorney and determined to be acceptable. The amount of the surety shall be determined by the City Engineer and determined to be acceptable based on the provided cost estimate.
2. The Phase 1 connector road from Lot #1 to the Oakvale Subdivision shall be constructed, inspected, and approved with all testing and as-builts provided and approved by the City of Starkville within one-year of Board of Aldermen acceptance of City maintenance of the Phase 1 Roadway. The roadway design and alignment of the new public road will comply with the Unified Development Code and City of Starkville Standards of Specifications and Design. Any extension to the one-year requirement shall only be granted by the Board of Aldermen.
3. If any public utility including water, sewer, or electrical lines, any stormwater related conveyance systems or structures, or any other infrastructure related items are found during the as-built review to be installed in a location other than what is depicted on the approved infrastructure plans and is located in such a way that the necessary easement or right-of-way is not provided to maintain said improvement, the item shall be either relocated to an appropriate location or, if acceptable as installed, easements shall be provided to the satisfaction of the City Staff which may include a revision of the final plat.
4. Prior to issuance of any Certificate of Occupancy (CO) or Temporary Certificate of Occupancy (TCO) for any structure on any lot within the subdivision, the following items shall be completed and/or provided to City Staff:
  - i. As-built drawings signed and sealed by a licensed Professional Engineer meeting City of Starkville requirements and any requested supporting information.
  - ii. All required test and material reports as outlined in the Subdivision Testing requirements and Processes and the Subdivision Testing Schedule provided at the pre-construction meeting.
  - iii. All infrastructure, less that aforementioned in Condition 2 provided the appropriate surety is in place, as illustrated in the approved infrastructure plans has been fully completed, inspected, tested, and approved by the City of Starkville Community Development Department, Engineering Department, and Starkville Utilities Department.
5. A warranty surety shall be provided in accordance with the Unified Development code with an effective date set at the time of installation, inspection, testing, and City Staff approval of the top layer of asphalt. If the roadways are not constructed concurrently, additional warranties shall be required as each section of roadway is completed. The Warranty shall be provided for all public infrastructure.

6. At the time of any future plat for Lot #4, a public roadway connecting from the Encore Subdivision to Lynn Lane shall be provided and shall be subject to all requirements of the Unified Development Code and the City of Starkville Standards of Design and Specifications.
7. Prior to the execution of the Final Plat by City Staff, the plat shall be revised to include the following: "The City shall only be responsible for maintenance of the stormwater conveyance channel traversing Lot #2. All other maintenance, including landscaping, shall be maintained in perpetuity by the owner of Lot #1 or future H.O.A."

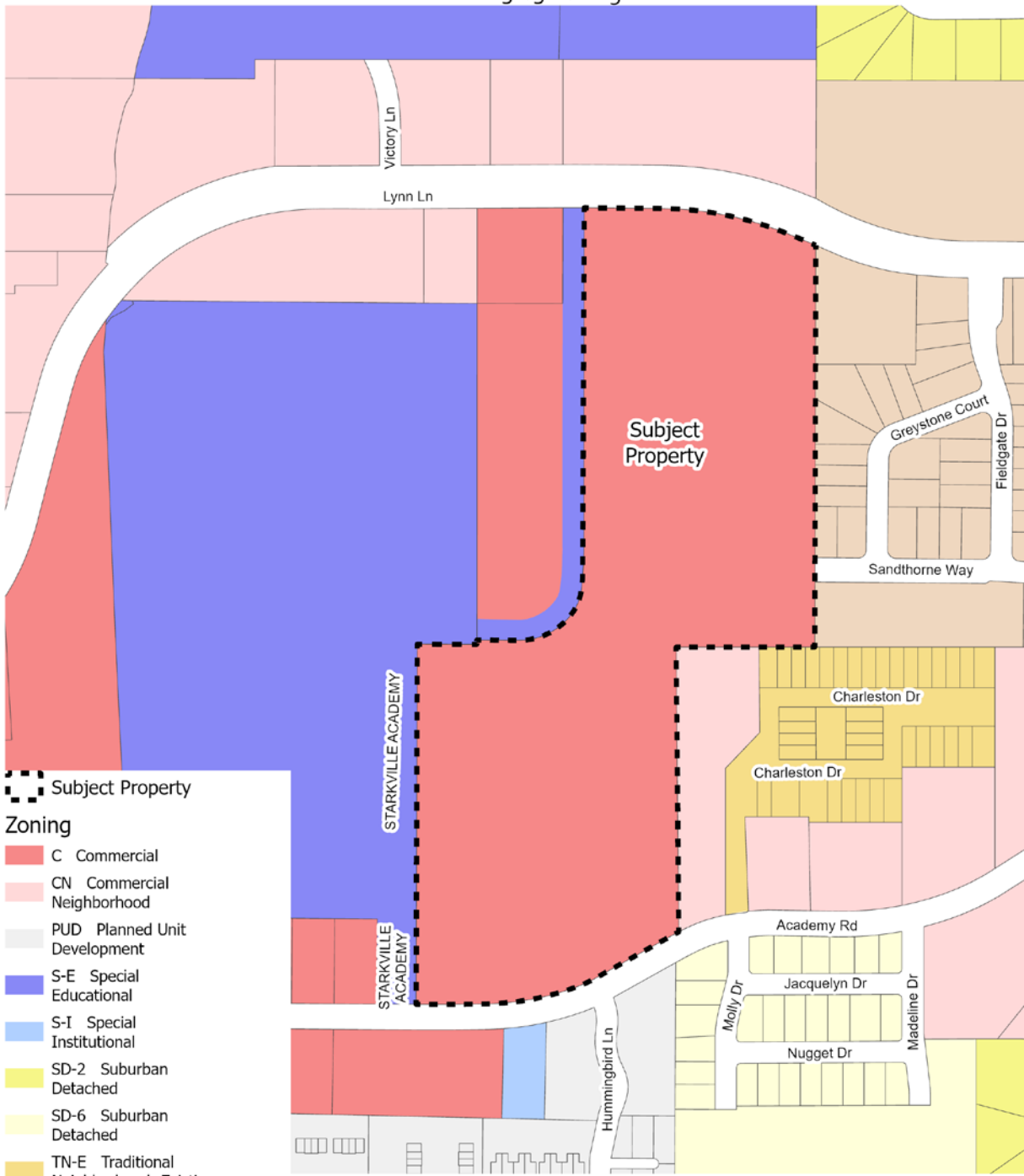
Attachment 1  
FP 23-03 Aerial



0 300 600 1,200 Feet



# Attachment 2 FP 23-03 Zoning

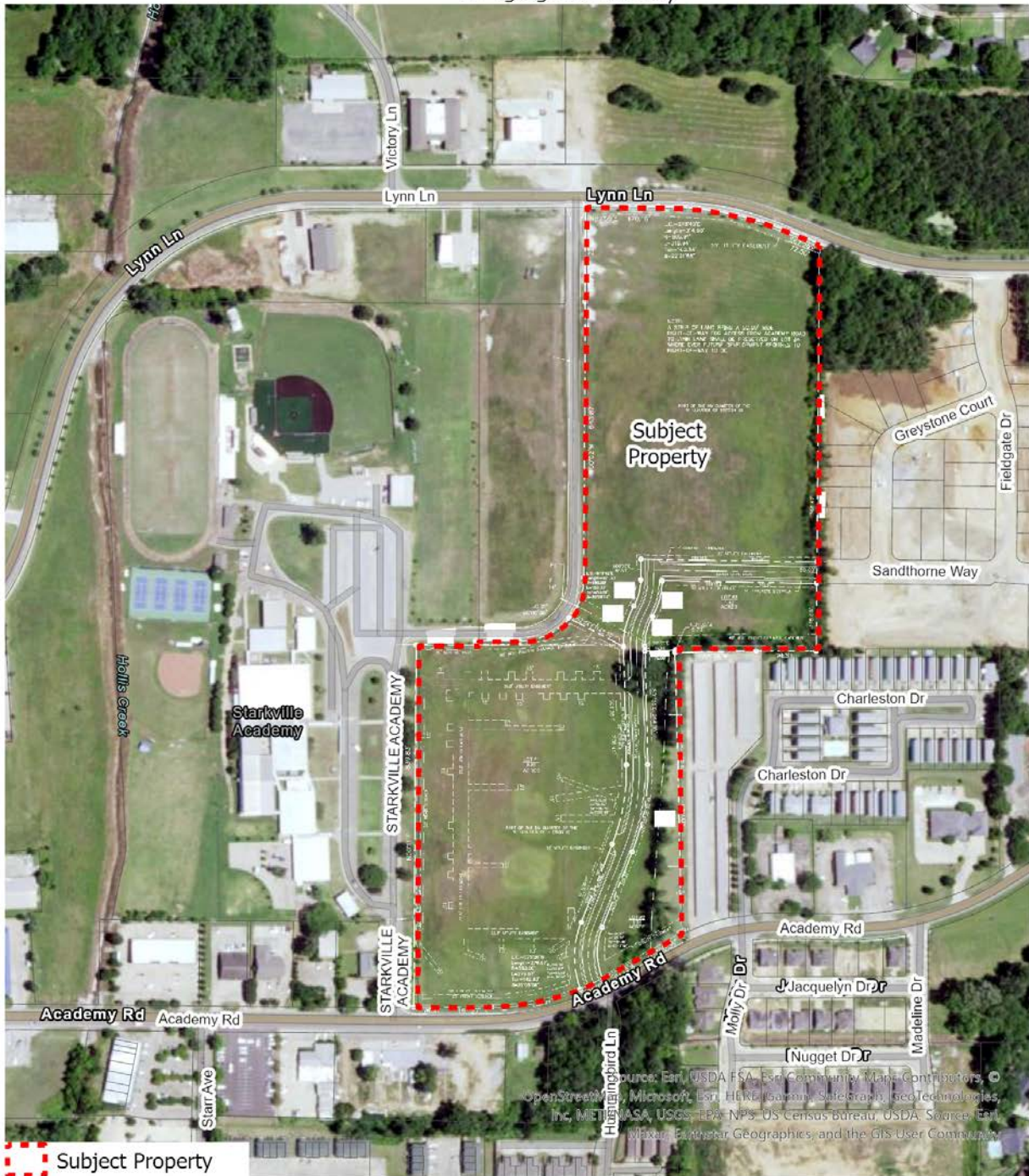


- Subject Property
- Zoning**
- C Commercial
  - CN Commercial Neighborhood
  - PUD Planned Unit Development
  - S-E Special Educational
  - S-I Special Institutional
  - SD-2 Suburban Detached
  - SD-6 Suburban Detached
  - TN-E Traditional Neighborhood- Existing

0 300 600 1,200 Feet



# Attachment 3 FP 23-03 Plat Overlay





# Attachment 5- Enlarged Final Plat

f Encore Subdivision, as shown on the foregoing Plat, vey to the City of Starkville, Mississippi, along with the for general city purposes to include but not be limited s, and green ways, all utility easements to be used by ippli for providing public services.

that the City of Starkville is held harmless from ensation to the abutting property owners, or entity nages resulting from utility line failures or damages to rementioned easements, up to, but not limited to, xtures, mailboxes, ornamental landscaping, hardscapes, with private roads and parking lot surfaces, curbs and ss, egress, and the installation, maintenance, or

id

f Encore Subdivision, as shown on the foregoing Plat, vey to the City of Starkville, Mississippi, along with the for general city purposes to include but not be limited s, and green ways, all utility easements to be used by ippli for providing public services.

that the City of Starkville is held harmless from ensation to the abutting property owners, or entity nages resulting from stormwater conveyance or ithin the aforementioned easements, up to, but not res, light fixtures, mailboxes, ornamental landscaping, nces, along with private roads and parking lot surfaces, ult of ingress, egress, and the installation, t of stormwater channels.

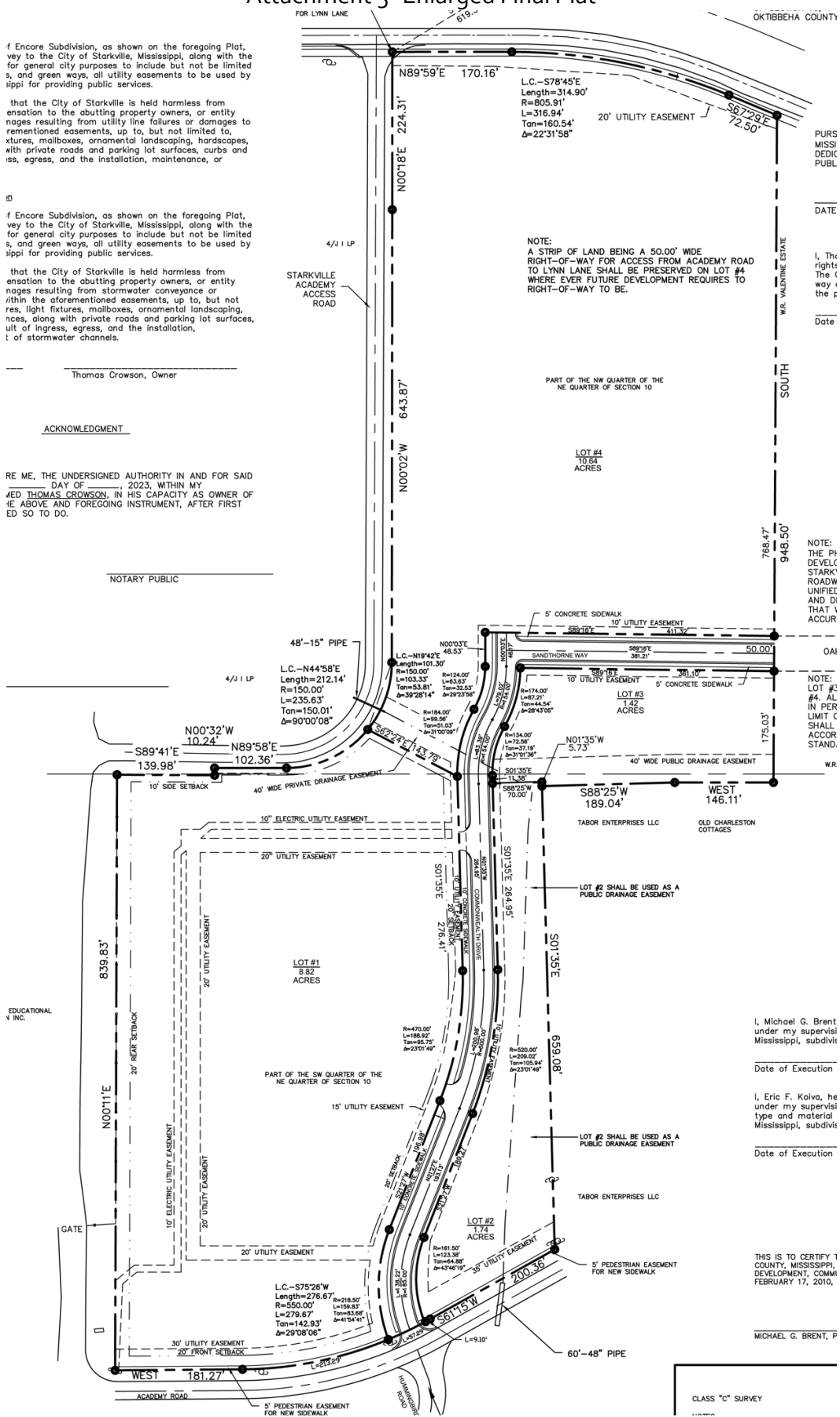
Thomas Crowson, Owner

## ACKNOWLEDGMENT

RE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID DAY OF 2023, WITHIN MY JED THOMAS CROWSON, IN HIS CAPACITY AS OWNER OF IE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST ED SO TO DO.

NOTARY PUBLIC

EDUCATIONAL V INC.



I, Michael G. Brent under my supervisory Mississippi, subdivi

Date of Execution

I, Eric F. Koiva, he under my supervisory type and material Mississippi, subdivi

Date of Execution

THIS IS TO CERTIFY 1 COUNTY, MISSISSIPPI, DEVELOPMENT, COMM FEBRUARY 17, 2010,

MICHAEL G. BRENT, P

CLASS "C" SURVEY





**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:** Discussion and consideration of PP 23-01 a request for Preliminary Plat approval for "Camden Green Subdivision" located on the east side of Reed Road +/- 930 feet north of Westside Drive in a TN-N zoning district with parcel number 118K-00-035.00  
**Date:** March 14, 2022

The purpose of this report is to provide information regarding the Preliminary Plat request by Jay Bryan of McCarty Architects on behalf of Rosedale Limited, LLC for the "Camden Green Subdivision". Please see attachments 1- 4.

**BACKGROUND INFORMATION**

- The Development Review Committee reviewed the preliminary plat on March 9, 2023.
- This subdivision is directly north of and has internal access to the Clark Grove subdivision.

**GENERAL INFORMATION**

- The proposed subdivision is located on the east side of Reed Road +/- 930 feet north of Westside Drive in a TN-N zoning district.
- The gross acreage is +/- 10.41 with a total of 32 lots. The proposed gross density is 3.07 units per acre.
- All proposed easements and dedications are provided on the preliminary plat.
- Golden Triangle Planning and Development will be provided with the proposed road name for review.
- Electrical service, Potable water, and sanitary sewer utility services will be provided by the City.
- The applicant has indicated that this subdivision is not part of any previously platted subdivision, therefore no adversely effected parties.

**PRELIMINARY PLAT INFORMATION**

- Approval of a preliminary plat by the Mayor and Board of Aldermen shall be denoted by the issuance of a letter of preliminary plat approval. One (1) paper copy and a digital copy of the approved preliminary plat shall be retained in the Planning Department's files.
- If the preliminary plat is approved with condition(s) by the Board of Aldermen, the conditions shall run with the preliminary plat until final plat or expiration of the plat.
- If denied by the Planning and Zoning Commission or the Board of Aldermen the reasons for such action shall be stated, and if possible, recommendations should be made on the basis of which the proposed subdivision could be recommended for approval. A disapproved preliminary plat may be resubmitted to the Planning and Zoning Commission and the Mayor and Board of Aldermen after the suggested changes have been made.

- Approval of a preliminary plat shall be tentative, pending the submission of the infrastructure plans and final plat as specified in the Unified Development Code.
- 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 the infrastructure plan submittal.

•

## **ZONING DISTRICT INFORMATION**

Below is information pertaining to a Single Detached Dwelling Residential Use in a TN-N zoning

| <b>Detached and Attached Duplex Dwelling</b>         |                                       |
|------------------------------------------------------|---------------------------------------|
| <b>A. Lot Dimensions</b>                             | <b>TN-N</b>                           |
| A1 Lot size per unit in sq. ft (min.)                | 5500                                  |
| A2 Lot width (min.)                                  | 45'                                   |
| A3 Lot width at corner (min.)                        | 55'                                   |
| <b>B. Primary Building Setbacks</b>                  | <b>TN-N</b>                           |
| B1 Front setback                                     | 10' min 15' max                       |
| <b>B. Primary Building Setbacks (cont.)</b>          | <b>TN-N</b>                           |
| 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  |
| <b>C. Accessory Dwelling Unit/Structure Setbacks</b> | <b>TN-N</b>                           |
| C1 Front setback                                     | Behind rear wall of primary building  |
| 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                                   |
| <b>D. Parking Setbacks</b>                           | <b>TN-N</b>                           |
| D1 From primary street                               | Behind front wall of primary building |
| <b>E. Height</b>                                     | <b>TN-N</b>                           |
| E1 Principle building(s) (max)                       | 30', 2 story                          |
| <b>E. Height (cont.)</b>                             | <b>TN-N</b>                           |
| E2 Accessory Dwelling Unit(s)/Structure(s) (max)     | Less than primary building            |
| E3 Accessory structure agricultural use              | 15'                                   |
| <b>F. Pedestrian Access</b>                          | <b>TN-N</b>                           |
| F1 Street-facing primary entrance along street       | yes                                   |

## **CONDITIONS OF APPROVAL**

Any condition attached to the approval of a preliminary plat by the Mayor and Board of Aldermen shall run with the preliminary plat until the approval of the final plat or expiration of the preliminary plat.

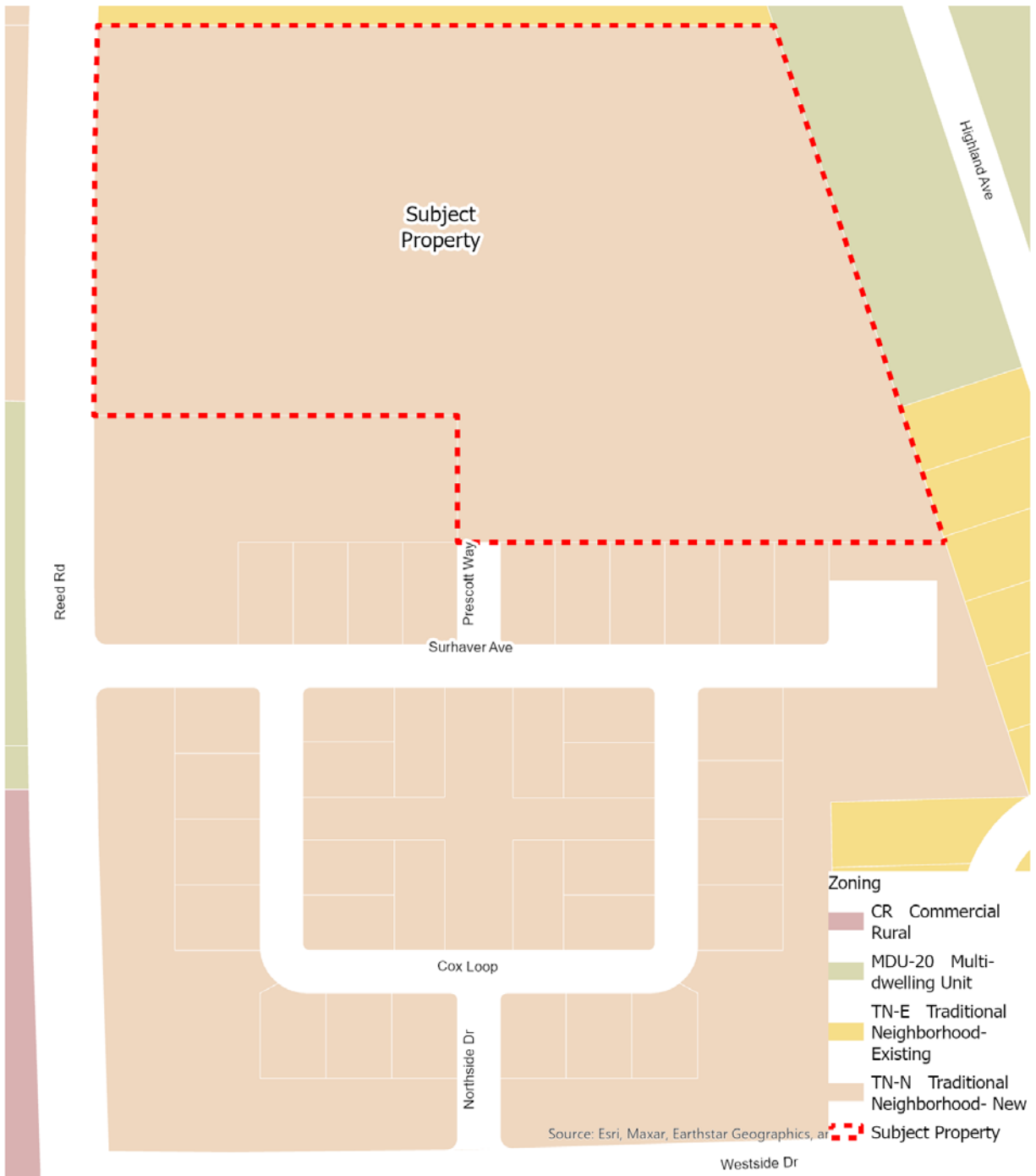
Attachment 1  
PP 23-01 Aerial



0 150 300 600 Feet



Attachment 2  
PP 23-01 Zoning



0 150 300 600 Feet



Attachment 3  
PP 23-01 Plat Overlay



0 150 300 600 Feet



Map of the project location in the City of Northridge. The map shows the intersection of North Long Street and Reed Road. The project location is highlighted in a shaded area. Surrounding streets include Hospital Road, Canyon, Westridge Drive, and Reed Road. The map also shows the locations of the Northridge Police Station and the Northridge Fire Station. A north arrow is located in the top left corner. The map is dated 1/1/2010 and is prepared by the City of Northridge.

PP-1  
PRELIMINARY PLAT

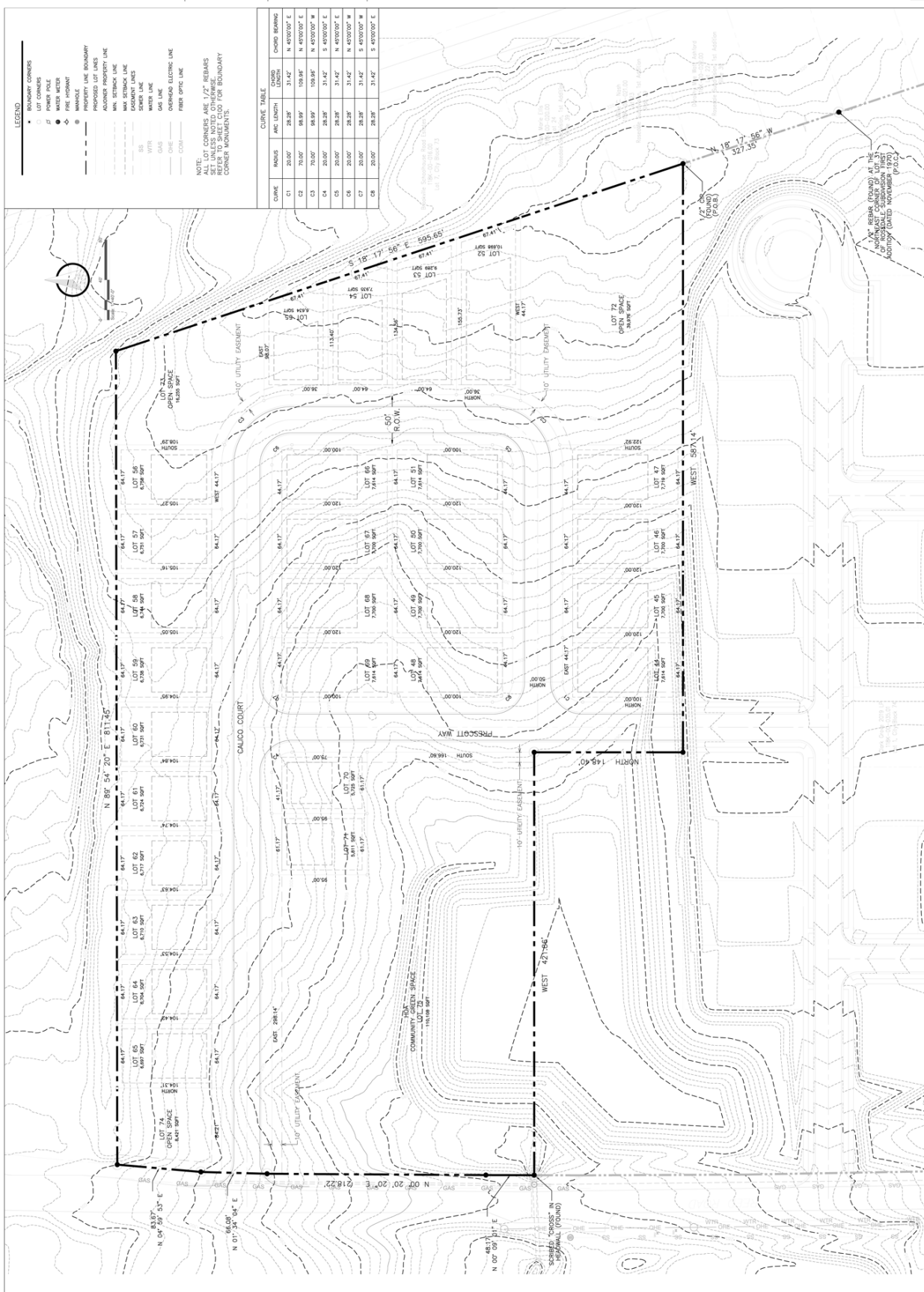
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CE #23001  
DATE  
March 9, 2023  
DRAWN BY  
MSC



**CARDWELL**  
Engineering, PLLC

P.O. Box 187  
Walnut, MS 38683  
(662) 223-0525  
phane@cardwellengr.com



[illegible]

| CURVE | RADI |
|-------|------|
| C1    | 20.0 |
| C2    | 70.0 |
| C3    | 70.0 |
| C4    | 20.0 |
| C5    | 20.0 |
| C6    | 20.0 |
| C7    | 20.0 |
| C8    | 20.0 |