



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, DECEMBER 12, 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 OCTOBER 10, 2023
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF RZ 23-01 FOR A REZONING REQUEST TO REZONE 300 APPLE STREET FROM T-5C TO TN-E.
 - B. PUBLIC HEARING AND CONSIDERATION OF SE 23-05 A REQUEST FOR SPECIAL EXCEPTION RELATING TO THE FAÇADE COLORS FOR THE T-MOBILE STORE AT 335 MISSISSIPPI HIGHWAY 12 WEST IN A C ZONING DISTRICT.
 - C. DISCUSSION AND CONSIDERATION OF FP 23-11 A REQUEST FOR FINAL PLAT APPROVAL FOR THE "ACADEMY HILL PHASE 2" SUBDIVISION LOCATED ON MOLLY DRIVE IN AN SD-6 ZONING DISTRICT.
 - D. DISCUSSION AND CONSIDERATION OF THE 2024 PLANNING AND ZONING COMMISSION MEETING SCHEDULE AND SUBMISSION DEADLINES.
- VIII. ADJOURN

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI OCTOBER 10, 2023**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on October 10, 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, Vicki West, Ward 2, Kelly Prather, Ward 3, Carl Smith, Ward 4, Alexis Gregory, Ward 5 and Tommy Verdell, Ward 7. Physically present attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Lyle McCaskey, 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 10, 2023, as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY OCTOBER 10, 2023
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- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CONSIDERATION FOR THE APPROVAL OF MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES OF JUNE 13, 2023
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. DISCUSSION AND CONSIDERATION OF AA 23-01 A REQUEST FOR AN ADMINISTRATIVE APPEAL OF THE DECISION OF THE CITY'S INDEPENDENT CONSULTANT TO DENY APPROVAL OF THE BUILDING DESIGN PROPOSAL OF CADENCE BANK AT 400 UNIVERSITY DRIVE IN A T-5C ZONING DISTRICT.
 - B. A NOMINATION AND VOTE TO ELECT A CHAIRMAN AND VICE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION.
- VIII. ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Smith, the motion to approve the official agenda of the Planning and Zoning Commission for October 10, 2023, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF JUNE 13, 2023

After discussion and upon the motion of Commissioner Prather, duly seconded by Commissioner Moreland, the motion to approve the minutes of the Planning and Zoning Commission for June 13, 2023, 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 AA 23-01 A REQUEST FOR AN ADMINISTRATIVE APPEAL OF THE DECISION OF THE CITY'S INDEPENDENT CONSULTANT TO DENY APPROVAL OF THE BUILDING DESIGN PROPOSAL OF CADENCE BANK AT 400 UNIVERSITY DRIVE IN A T-5C ZONING DISTRICT.

City Planner Daniel Havelin presented the request by Stephens Daniel of Daniel Design Studio, P.C. on behalf of Cadence Bank for an Administrative Appeal of the decision by the City's independent consultant to deny approval of the building design proposal as part of Architecture Review. The site plan was approved in September. The first building design proposal was submitted in May of this year. Our consultant denied the plan. This denial was focused on the materials. The second building design proposal was submitted in July of this year. Our consultant again denied the plan. This denial was focused on the materials and the context for which they are being used. The third building design proposal was submitted in August of this year. This time our consultant reached out to the other two independent consultants to discuss the design. The consultants then collectively issued comments. They again recommended denial. This denial was again focused on the materials and the context for which they are being used. They also made a recommendation for the use of masonry. Stating "perhaps have a large-scale block base and brick above". Staff agrees with the consultant's denial and statement. The applicant appealed this denial on September 22nd. In your packet and on the screen are the criteria for reviewing an appeal.

Chairman Dumas provided the applicant an opportunity to speak before the commission.

The Applicant, Stephens Daniel, spoke in favor of approval of the administrative appeal.

After a discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Smith, the motion to deny AA 23-01 received unanimous approval.

B. A NOMINATION AND VOTE TO ELECT A CHAIRMAN AND VICE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION.

After discussion and upon the motion to nominate Commissioner Dumas for Chairman by Commission Moreland, duly seconded by Commissioner Prather, the motion was unanimously approved.

After discussion and upon the motion to nominate Commissioner Gregory for Vice Chairman by Commission Moreland, duly seconded by Commissioner West, the motion was unanimously approved.

VIII. ADJOURN

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

Jeremiah Dumas, Commission Chair

Daniel Havelin, City Planner



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION

CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public Hearing and consideration of RZ 23-01 for a rezoning request to rezone
300 Apple Street from T-5C to TN-E.
Date: December 12, 2023

The purpose of this report is to provide information regarding a Rezoning request by George Chesteen to rezone a 0.11ac Lot at 300 Apple Street from T-5C to TN-E with the parcel number 118P-00-084.00. Please see attachments 1-4.

REASON FOR AMENDMENT (Section 3.1.1)

The Official Zoning District Map may be amended only when one or more of the following conditions prevail:

- A. **Error.** There is an error in the Code and a need to correct the error.
- B. **Change in conditions.** A change in the neighborhood has occurred to such an extent as to justify the proposed rezoning and there is a public need for the proposed rezoning.

This request for rezoning is based on change in conditions. The lot in question is in the process of being subdivided from the parent parcel, which is located on Dr. Martin Luther King Jr Drive West (see attachment 5). The current zoning designation, T-5C (Corridor Form-based District), is for dense multi-story mixed-use developments. 300 Apple Street is located on a residential street primarily consisting of single-story detached dwellings zoned TN-E (Traditional Neighborhood Existing). If the property is subdivided off of the parent lot, a change in condition will have occurred with a public need to change the zoning to match the rest of Apple Street. There is currently one detached dwelling on the property. There are no other known zoning issues with this request.

ZONING DISTRICT COMPARISON

The existing zoning allows for more commercial uses by right than the proposed zoning and allows for up to a 4-story building to be built on the site. The existing structure currently on the site contextually fits in with the character of other structures on Apple Street. The comparison between the allowed uses can be found in Attachment 3. The comparison between the base dimension standards of the zoning districts can be found in Attachment 4.

NOTIFICATION

The request was noticed in accordance with Section 3.1.3.G of the Unified Development Code.

1. 21 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 November 26, 2023.
3. A sign was posted on the property in a conspicuous location.

RESPONSE TO NOTIFICATION

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

ANALYSIS

In the opinion of the Planning Department, the proposed rezoning request meets the requirement that a change in the neighborhood has occurred to such an extent as to justify the proposed rezoning, and there is a public need for the proposed rezoning.

CONDITIONS OF APPROVAL

The Mayor and Board of Aldermen may attach conditions in accordance with the approval. Conditions attached to the approval of a Rezoning shall run with the land and shall be binding upon the applicants, their heirs, and/or successors.

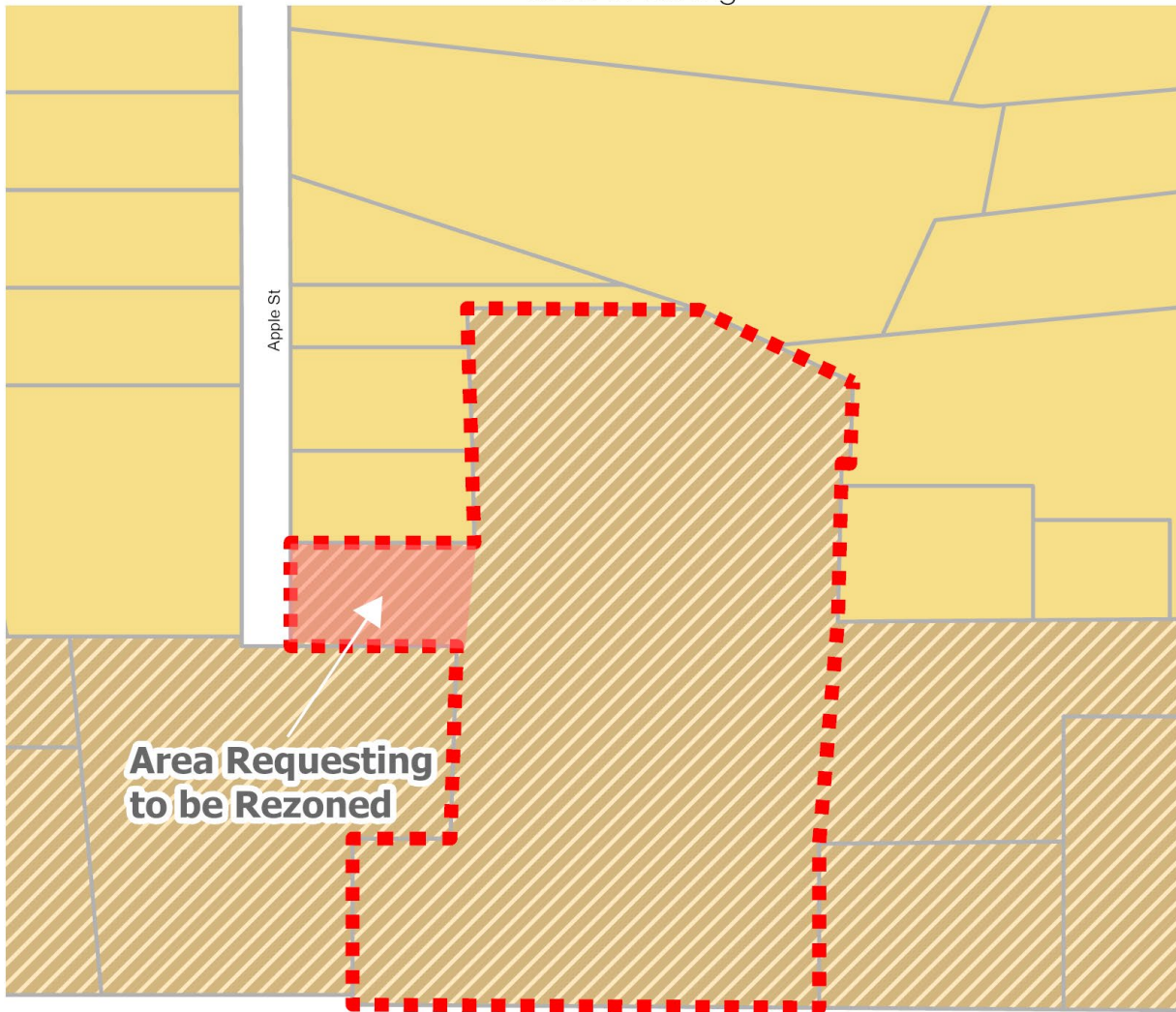
Attachment 1
RZ 23-01 Aerial



0 90 180 360 Feet



Attachment 2
RZ 23-01 Zoning



Parcels

Zoning

- S-E Special Educational
- T-5C Corridor
- Form-based District
- TN-E Traditional Neighborhood-Existing
- Roads
- Subject Property

Dr. Martin
Luther King
Jr. Drive West

0 90 180 360 Feet



HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Attachment 3- Comparison between the allowed uses

	TN-E	T-5C
Residential		
Dwelling, Detached sec.13.5.1	P	--
Dwelling, Accessory Unit sec.13.5.2	SE	--
Dwelling, Attached Duplex sec.13.5.3	SE	--
Dwelling, Attached Triplex sec.13.5.4	--	SE
Dwelling, Townhouse/ Rowhouse sec.13.5.5	SE	--
Dwelling, Multiplex sec.13.5.6	--	--
Dwelling, Apartment sec.13.5.7	--	--
Dwelling, Manufactured and Modular Home sec.13.5.8	--	--
Home Occupations sec.13.5.9	A	A
Mixed-Use Building sec.13.5.10	SE	P
Residential First Floor sec.13.5.11	P	SE
Institutional		
Assisted Living Facility sec.13.6.1	--	--
Care Centers sec.13.6.2	--	--
Care Home sec.13.6.3	A	--
Cemetery sec.13.6.4	--	--
Community and Civic Associations sec.13.6.5	--	UE SE
Convalescent, Rest, and Nursing Homes sec.13.6.6	--	--
Educational Facilities sec.13.6.7	--	--
Fraternity and Sorority House sec.13.6.8	--	--
Group Care Home or Facility sec.13.6.9	--	--
Hospital sec.13.6.10	--	--
Life Care Communities sec.13.6.11	--	--
Municipal Buildings and Facilities sec.13.6.12	UE SE	UE SE
Parks, Open Space, and Greenways sec.13.6.13	P	P
Places of Worship sec.13.6.14	UE SE	UE SE
Public Buildings and Facilities sec.13.6.15	UE SE	UE SE

Attachment 3- Comparison between the allowed uses (cont.)

	TN-E	T-5C
Commercial		
Adult Oriented Business sec.13.7.1	--	--
Animal Boarding Facilities sec.13.7.2	--	--
Animal Hospital, Clinic, or Grooming Facility sec.13.7.3	SE	A
Banks and Financial Institutions sec.13.7.4	--	A
Bed and Breakfast Establishments sec.13.7.5	UE SE	A
Car Title Loan, Payday Advance, or Loan Business sec.13.7.6	--	--
Conference and Convention Center sec.13.7.7	--	UE SE
Convenience Store and Gas Station sec.13.7.8	--	--
Convenience Store and Truck Stop sec.13.7.9	--	--
Eating & Drinking Establishments sec.13.7.10	UE SE	A
Food Truck sec.13.7.11	UE	A
Hotels, Motels, or Inns sec.13.7.12	--	P
Micro-Breweries and Small Batch Distilleries sec.13.7.13	--	UE SE
Mini-Storage sec.13.7.14	--	--
Mortuaries & Funeral Homes sec.13.7.15	--	--
Offices- Medical sec.13.7.16	--	A
Offices- Professional sec.13.7.17	UE SE	P
Recreational and Entertainment: Indoors-Commercial sec.13.7.18	--	A
Recreational and Entertainment: Outdoors-Commercial sec.13.7.19	--	--
Private Recreational Clubs or Facility sec.13.7.20	--	--
Recreational Vehicle Park sec.13.7.21	--	--
Retail Sales and Services- Inside Only sec.13.7.22	UE SE	A
Retail Sales and Services-with Outside Displays sec.13.7.23	--	UE SE

Attachment 3- Comparison between the allowed uses (cont.)

	TN-E	T-5C
Commercial (cont.)		
Studios - Art, Craft, Music, Dance, and Fitness sec.13.7.24	UE SE	A
Theaters sec.13.7.25	--	A
Vehicle Repair and Maintenance sec.13.7.26	--	--
Industrial		
Airport sec.13.8.1	--	--
Heliport sec.13.8.2	--	--
Borrow Pit, Soil Fill Site, and Soil Storage Site sec.13.8.3	--	--
Landfill sec.13.8.4	--	--
Manufacturing and Industrial Heavy sec.13.8.5	--	--
Manufacturing and Industrial Light sec.13.8.6	--	--
Mining and Quarrying sec.13.8.7	--	--
Outdoor Storage sec.13.8.8	--	--
Research and Development Facilities sec.13.8.9	--	--
Salvage Yard sec.13.8.10	--	--
Trades and Skilled Services sec.13.8.11	--	--
Warehousing, Distribution, & Wholesale Services sec.13.8.12	--	--
Other		
Accessory Use or Structures (excluding dwellings) sec.13.9.1	A	A
Agriculture and Forestry sec.13.9.2	A	--
Firing Range sec.13.9.3	--	--
Parking Lots and Garages sec.13.9.4	--	SE
Telecommunication Facilities sec.13.9.5	SE	SE
Temporary Uses sec.13.9.6	A	A
Portable Telecommunication Facilities sec.13.9.7	A	A
Special Event Facility sec.13.9.8	SE	A
Small Cell Telecommunication Facilities	P	P

Attachment 4- Comparison between the base dimensional standards

Existing T-5C Zoning	
Height	
Principal building in stories	4, 5 (■)
Secondary building in stories	4, 5 (■)
Accessory dwelling unit in stories	--
Accessory structures in stories	1
Stories	
Story height (min/max)	10/14'
Commercial 1st floor (min/max)	11/25'
Half story height (min/max)	--
Lot Width	
Min	25'
Max	120'
Lot Coverage	
Maximum lot coverage	90%
Lot Frontage Buildout	
Percentage lot frontage buildout at front setback (min/max)	65/85%
Percentage of frontage buildout at side setback corner lot (min/max)	65/85%
Building Width- Special Exception required to vary maximum from Maximum	
Street facing building width (max)	90'
Transparency	
1st floor residential (min)	30%
1st floor commercial (min)	55%
Upper floors (max)	50%
Orientation	
Building(s)	Face primary frontage. Corner lots must face both frontages.
Secondary building(s)	Face primary frontage or interior courtyard. Corner lots must face frontage
Accessory dwelling unit	--
Secondary Building(s) Requirements	
minimum lot depth for secondary buildings	100'
The lot shall be of sufficient size to accommodate any proposed secondary structure without requiring a variance from development standards	yes
Principal Building Setbacks	
principal front setback (min/max)	2/15'
side setback adjacent to street (min/max)	2/15'
side setback	0/24'
rear setback (min)	3'
Secondary Building Setbacks	
front setback interior lot	5' behind rear wall of primary building
side setback adjacent to street (min/max)	2/15'
side setback (min)	0'
rear setback (min)	3'
Accessory Dwelling Unit and Accessory Structure Setbacks	
front setback interior lot	--
side setback adjacent to street (min/max)	--
side setback (min)	--
rear setback (min)	--
Ground Floor Elevation	
1st story residential (min/max)	16"/5'

Attachment 4- Comparison between the base dimensional standards (cont.)

Existing T-5C Zoning (cont.)	
1st story commercial (min/max)	0/2'
Parking Setbacks and Requirements	
from primary street (min)	20' behind front wall of principal building(s)
side adjacent to side street (min)	10' unless a principal building and/or secondary building is adjacent to the street, then behind the front wall of any street fronting buildings.
masked from view from public by solid wall	yes
driveway width within setback (max)	24'
Pedestrian Access	
Street-facing primary entrance along street	yes
■ =by Special Exception, -- = prohibited	
*=Minimum setback determined by Additional Setback Requirements for Public Frontage	
**=Story height may be reduced when upper floor is an open loft	
Proposed TN-E Zoning	
Lot Dimensions	
A1 Lot size per unit in sq. ft (min.)	5500
A2 Lot width (min.)	45'
A3 Lot width at corner (min.)	55'
Principal Building Setbacks	
B1 Front setback	15' or infill standards
B2 Side setback (min.)	5' or infill standards
B3 Side setback corner lot (min.)	15' or see infill
B4 Rear setback (min.)	15'
B5 Rear setback adjacent to street or alley (min.)	15'
Accessory Dwelling Unit/Structure Setbacks	
C1 Front setback	
C2 Side setback	5' min
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.)	15'
C6 Structures housing livestock (min.)	N/A
Parking Setbacks	
D1 From primary street	See infill standards
Height	
E1 Principal building(s) (max)	30', 2 story
E2 Accessory Dwelling Unit(s)/Structure(s) (max)	Less than principal building
E3 Accessory structure agricultural use	15'
Pedestrian Access	
F1 Street-facing primary entrance along street	yes

[illegible]



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 23-05 a request for Special Exception relating to the Façade Colors for the T-Mobile Store at 335 Mississippi Highway 12 West in a C zoning district.
Date: December 12, 2023

The purpose of this report is to provide information regarding a Special Exception request by Demetric Halbert on behalf of T-Mobile to allow for an exception from development standards related to the façade colors with the property number 102G-00-031.01. Please see attachments 1- 5.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception from the development standards to allow the use of bright magenta awnings as part of the building façade. In a note provided on June 6th, 2023, on a signage permit in the city's permitting system, MyGov directly informed Econo Signs, a subcontractor for the applicant, that the awning colors were not permitted. The Unified Development Code requires the following for façade colors:

1. **Section 14.6, pages 14-18** – The primary facade colors shall be low reflectance, subtle, neutral, or earth tones. The use of high-intensity, metallic flake, or fluorescent colors is prohibited.

Section 3.4.1 of the Unified Development Code also requires that any request to deviate from the development requirements that are non-dimensional requires a Special Exception. If this request is recommended for approval or denial, the Board of Aldermen will hear the special exception request at the second public hearing on December 19, 2023, for final consideration.

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.41)

- A. **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.
- B. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.

- C. **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.
- D. **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.
- E. **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.
- F. **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.
- G. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
- H. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

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

NOTIFICATION

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

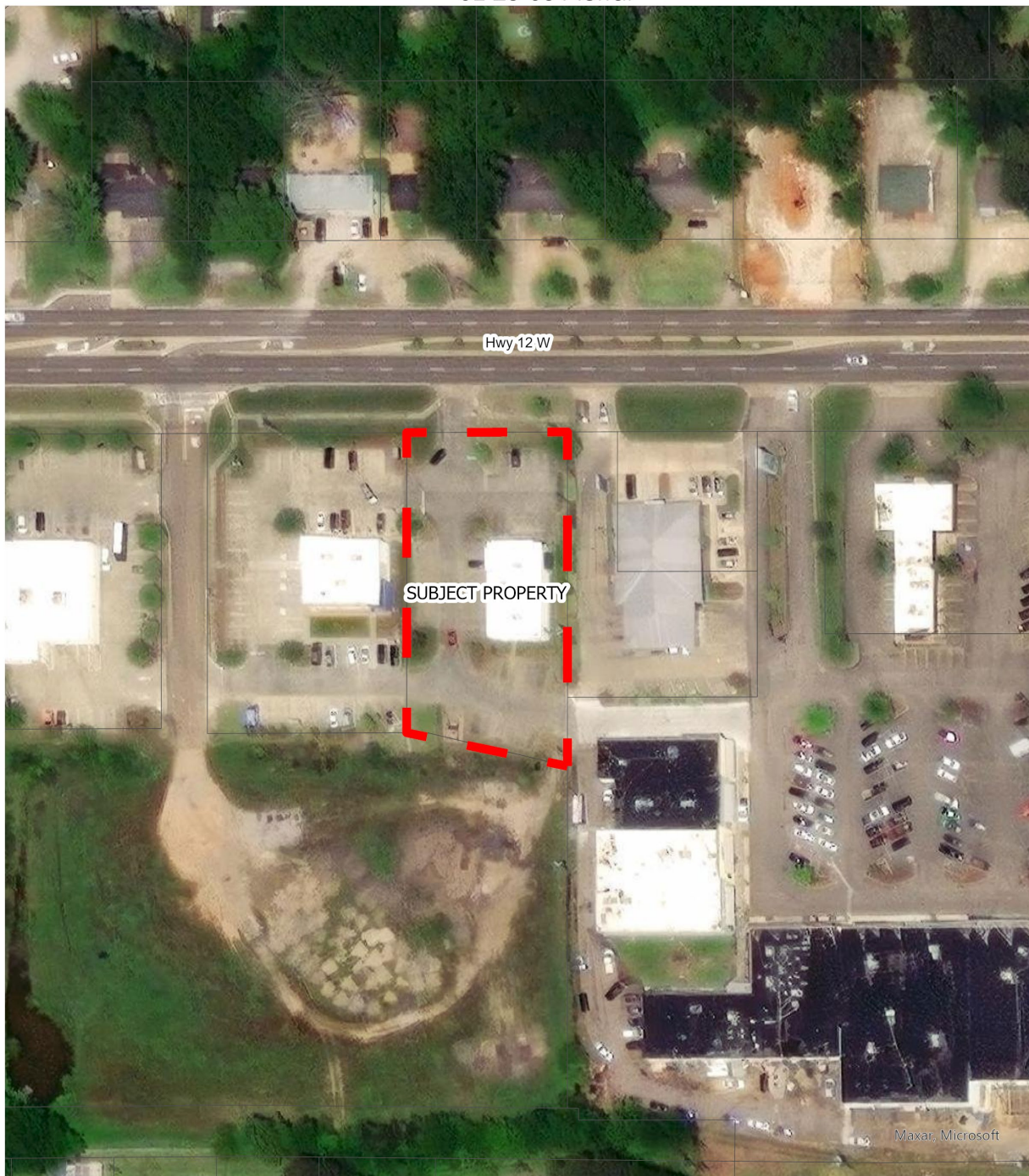
1. 8 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on November 21, 2023.
3. A sign was posted on the property in a conspicuous location.

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

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 23-05 Aerial



 Subject Property

0 100 200 400 Feet



Attachment 2
SE 23-05 Aerial



Attachment 3- Applicant Statement



10833 Valley View Street #450
Cypress, CA 90630

Date: October 25, 2024

Subject: Application Statement

To: Lyle McCaskey
City of Starkville
Assistant City Planner

Dear Lyle,

Regarding the T-Mobile Magenta Awnings located at 335 Highway 12 W
Starkville, MS 39759 is a brand standard and identity for that company.

They control a fleet of over 5,000 retail locations across the country. They are requesting this special request to maintain that brand identity in Starkville. We feel these awnings match the building, the tenant inside it and is a nice presence for Starkville.

The awnings will be returned to a neutral color in the event T-Mobile vacates the premises.

Thanks,

Kim Bonuito

A handwritten signature in black ink that reads "Kim Bonuito". The signature is written in a cursive, flowing style with a large, stylized "K" and "B".

Project Manager
Signage Solutions

Attachment 4- Sign Permit Application with comments

NORMAL

Awning Colors

By Lyle McCaskey on 06/23/2023 at 10:44 AM

This approval of signage does not constitute an approval of the recoloring of new or existing awnings that do not meet the requirements outlined in the Unified Development Code.

NORMAL

Facade Color Restrictions [UDC Section 14.6]

By Lyle McCaskey on 06/23/2023 at 10:42 AM

The primary facade colors shall be low reflectance, subtle, neutral or earth tones. The use of high-intensity, metallic flake, or fluorescent colors is prohibited.

T-Mobile™ SIGN SUBMITTAL PACKAGE Site ID 59324 REQUIRES VARIANCE: N/A SIGN PROCESS: CORPORATE CHANNEL: CORPORATE LOCATION: 335 MS 12 Starkville, MS 39759 STATUS: NEW	TABLE OF CONTENTS PAGE 1 - COVER PAGE 2 - SITE PLAN PAGE 3 - SIGN A (FRONT) PAGE 4 - SIGN B (SIDE) PAGE 5 - SIGN C (SIDE) PAGE 6 - SIGN A (DETAILS) PAGE 7 - SIGN B (DETAILS) ADDITIONAL INFORMATION: GENERAL NOTES & PERMIT TIMES: ELECTRICAL ACCESS: AGI TO PROVIDE HOOKUP TO PRIMARY POWER WITHIN 6' LANDLORD CRITERIA: If T-Mobile paints the metal awnings Magenta, we would want them painted back bronze at lease termination. Per Landlord. LOCAL CODE: Zoned in C-Commercial District Zoned in City of Starkville NTE 50% of the elevation square footage. Must fit within the sign band area. No restrictions on DFV VARIANCE PROCESS: N/A REVISIONS: DATE: DESCRIPTION:
---	---

PROJECT MANAGER:

Kim Bonullo

T-MOBILE PROJECT MANAGER:

Adesola Taylor

T-MOBILE DESIGN MANAGER:

Stephen Mehl

SIGN MANUFACTURER

AGI

2622 International Hwy Virginia Beach, VA 23452
PHONE (571) 427-1180 • FAX (571) 430-1287
www.agi.net

APPROVAL STAMP

APPROVED

Signature of Lyle McCaskey

SITE SUMMARY

STOREFRONT LENGTH:	31'-3"
MAX SIGN HEIGHT:	6'-10"
MAX SIGN LENGTH:	31'-3"
MAX # SIGNS:	3
COLOR VARIANCE:	No
STREET SIGN AVAILABLE:	No
BLADE AVAILABLE:	No
AWNING AVAILABLE:	No
BACKER ALLOWED:	Yes

SUMMARY NOTES

Recommended largest channel letters on 1" backer panel allowed per code that fits within the sign band area. GC for property may be painting the awnings.
Code allows for 50% of the elevation square footage but must fit within sign band area.
Size restricted due to height and length of sign band area.
No restrictions for DFV

SIGN SUMMARY

SIGN TYPE	SO FT (CAL)	SO FT (PRO)	MATERIAL	COLOR
48" Channel Letters on 1" Backer	144.0	121.5	Aluminum	Magenta
44" Channel Letters on 1" Backer	141.8	102.5	Aluminum	Magenta
44" Channel Letters on 1" Backer	141.8	102.5	Aluminum	Magenta

OVERALL SIGN CALCS

MAX ALLOWED	TOTAL
487.6	328.5

**SO FT (CAL): THE CALCULATED SOFT OF A SIGN WILL MAXIMIZE ALLOWABLE AREA AND MEET REQUIREMENTS

**SO FT (PRO): THE PROPOSED SOFT OF THE SIGN THE SIGN MANE IS PROPOSING

**MATERIAL: MATERIAL OF FACADE THE SIGN IS BEING INSTALLED UPON

**COLOR: COLOR OF FACADE THAT THE SIGN IS BEING INSTALLED UPON

Attachment 5- Before and After

BEFORE



AFTER





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 23-11 a request for Final Plat approval for the "Academy Hill Phase 2" subdivision located on Molly Drive in an SD-6 zoning district
Date: December 12, 2023

The purpose of this report is to provide information regarding a Final Plat request by Johnny McBride on behalf of Bentbrook Ridge LLC for the "Academy Hill Phase 2" subdivision. Please see attachments 1- 4.

BACKGROUND INFORMATION

- The Preliminary Plat was approved by the Board of Aldermen on February 21, 2017, with the following two conditions.
 1. The Final Plat shall reflect the existing blue line stream.
 2. Further traffic analysis be presented to the City Engineer to be provided by applicant as part of the infrastructure plans.
- All conditions of the Preliminary Plat have been met.
- The Final Plat for Phase 1 was approved by the Board of Aldermen on February 20, 2018
- The Development Review Committee reviewed the final plat November 2, 2023.

GENERAL INFORMATION

- The proposed subdivision is located directly south of Academy Hill Phase I along Molly Drive in an SD-6 zoning district.
- The gross acreage is +/- 4.4 acres with a total of 28 lots. The proposed gross density is 6.36 units per acre.
- All easements and dedications are provided on the final plat.
- Street numbers have been assigned for construction permitting and utility assignments.
- Electrical service, 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 final plat is a Class “B” 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

This project was originally approved under R-3A zoning requirements. In December of 2020, the property was rezoned to SD-6 as part of the adoption of the Unified Development Code.

Detached and Attached Duplex Dwelling- SD-6	
A. Lot Dimensions	
A1 Lot size per unit in sq. ft (min.)	6000
A2 Lot width (min.)	50'
A3 Lot width at corner (min.)	60'
B. Principal Building Setbacks	
B1 Front setback	25' or infill standards
B2 Side setback (min.)	5' or infill standards
B3 Side setback corner lot (min.)	25'
B4 Rear setback (min.)	20'
B5 Rear setback adjacent to street or alley (min.)	25'
C. Accessory Dwelling Unit/Structure Setbacks	
C1 Front setback	Behind rear wall of principal building
C2 Side setback	5' min
Side setback corner lot (min.)	25'
C4 Rear setback	5', minimum of 10' from any structure
C5 Rear setback adjacent to alley for garages (min.)	20'
C6 Structures housing livestock (min.)	N/A
D. Parking Setbacks	
D1 From primary street	See infill standards
E. Height	
E1 Principal building(s) (max)	30', 2 story
E2 Accessory Dwelling Unit(s)/Structure(s) (max)	Less than principal building
E3 Accessory structure agricultural use	15'
F. Pedestrian Access	
F1 Street-facing primary entrance along street	yes

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 of approval are recommended by the Engineering Department:

1. The final version of the plat for signatures shall include a note that there is a "private drainage easement" between Lots 8 and 9.

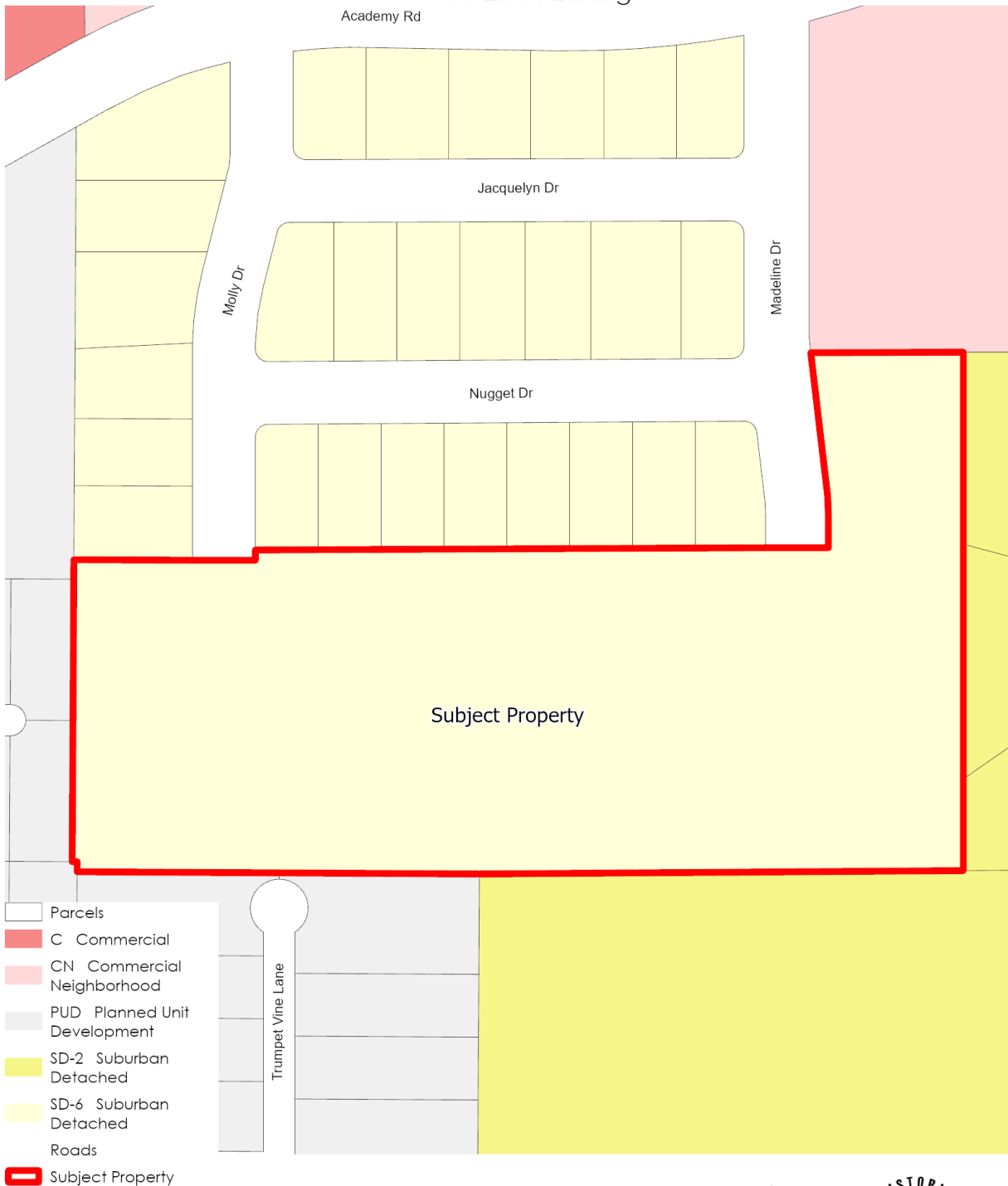
Attachment 1
FP 23-11 Aerial



0 120 240 480 Feet



Attachment 2
FP 23-11 Zoning



0 120 240 480 Feet



[illegible]

CERTIFICATE OF OWNERSHIP

I, JERRY MORRIS OF BENT BROOK RIDGE LLC, THE UNDERSIGNED, OWNER OR LIEN HOLDER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT I LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE THE REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

DATE OF EXECUTION

JERRY MORRIS OF BENT BROOK RIDGE LLC
1361 NESBIT DRIVE, NESBIT, MS 38651

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____, FILED FOR RECORD ON THIS THE _____ DAY OF _____, 20____, PAGE _____, IN PLAT BOOK _____.

SHARON LIVINGSTON

CERTIFICATE OF ACCURACY

I, NICK KREUMEN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAN MADE BY ME OR UNDER MY SUPERVISION; THAT ALL IMPROVEMENTS AND REQUIREMENTS OF THE CITY OF STARKVILLE, MISSISSIPPI, SUBDIVISION STANDARDS HAVE BEEN FULLY COMPLIED WITH.

DATE OF EXECUTION

NICK KREUMEN
NO. 27524, MISSISSIPPI

I, DANNY CORDELL, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL REQUIREMENTS OF THE CITY OF STARKVILLE, MISSISSIPPI, SUBDIVISION STANDARDS HAVE BEEN FULLY COMPLIED WITH.

DATE OF EXECUTION

DANNY CORDELL
NO. 2866, MISSISSIPPI

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE SUBDIVISION STANDARDS OF THE CITY OF STARKVILLE, MISSISSIPPI'S UNIFIED DEVELOPMENT CODE, THIS DOCUMENT WAS APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF THESE REGULATIONS.

DATE OF EXECUTION

ENGINEERING DEPARTMENT

DATE OF EXECUTION

PLANNING DEPARTMENT

DATE OF EXECUTION

FIRE DEPARTMENT

DATE OF EXECUTION

UTILITY DEPARTMENT—WATER/SEWER

DATE OF EXECUTION

UTILITY DEPARTMENT—ELECTRIC

PURSUANT TO THE APPROVAL OF THE CITY OF STARKVILLE, MISSISSIPPI'S UNIFIED DEVELOPMENT CODE, THIS DOCUMENT WAS GIVEN APPROVAL BY THE MAYOR AND BOARD OF ALDERMEN AT A MEETING HELD ON THIS THE _____ DAY OF _____, 20____. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF THESE REGULATIONS. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE CHANCERY CLERK WITHIN SIX MONTHS HEREAFTER.

DATE OF EXECUTION

MAYOR, CITY OF STARKVILLE, MISSISSIPPI

DATE OF EXECUTION

CITY CLERK

UTILITY (ELECTRIC, SEWER, WATER, STORM PIPING) EASEMENT DEDICATION

THE UNDERSIGNED OWNER OF ACADEMY HILL PHASE 2 SUBDIVISION, AS SHOWN ON THE FORGING PLAT, DOES BY THIS INSTRUMENT CONVEY TO THE CITY OF STARKVILLE, MISSISSIPPI, ALONG WITH THE RIGHT OF INGRESS/EGRESS AND FOR GENERAL CITY PURPOSES TO INCLUDE BUT NOT BE LIMITED TO WALKING TRAILS, BIKING TRAILS, AND GREENWAYS, ALL UTILITY EASEMENTS TO BE USED BY THE CITY OF STARKVILLE, MISSISSIPPI FOR PROVIDING PUBLIC SERVICES.

IT IS UNDERSTOOD AND AGREED THAT THE CITY OF STARKVILLE IS HELD HARMLESS FROM LIABILITY OR PAYMENT OF COMPENSATION TO THE ABUTTING PROPERTY OWNERS, OR ENTITY DERIVING THEREFROM, FROM DAMAGES RESULTING FROM THE INSTALLATION, MAINTENANCE, OR REPLACEMENT OF UTILITY LINES, AND THE INSTALLATION, MAINTENANCE, OR REPLACEMENT OF UTILITY LINES, AND THE INSTALLATION, MAINTENANCE, OR REPLACEMENT OF UTILITY LINES, AND THE INSTALLATION, MAINTENANCE, OR REPLACEMENT OF UTILITY LINES.

DRAINAGE EASEMENT (OPEN CHANNELS, CANALS, CREEKS, ETC.) DEDICATION

THE UNDERSIGNED OWNER OF ACADEMY HILL PHASE 2 SUBDIVISION, AS SHOWN ON THE FORGING PLAT, DOES BY THIS INSTRUMENT CONVEY TO THE CITY OF STARKVILLE, MISSISSIPPI, ALONG WITH THE RIGHT OF INGRESS/EGRESS AND FOR GENERAL CITY PURPOSES TO INCLUDE BUT NOT BE LIMITED TO WALKING TRAILS, BIKING TRAILS, AND GREENWAYS, ALL UTILITY EASEMENTS TO BE USED BY THE CITY OF STARKVILLE, MISSISSIPPI FOR PROVIDING PUBLIC SERVICES.

IT IS UNDERSTOOD AND AGREED THAT THE CITY OF STARKVILLE IS HELD HARMLESS FROM LIABILITY OR PAYMENT OF COMPENSATION TO THE ABUTTING PROPERTY OWNERS, OR ENTITY DERIVING THEREFROM, FROM DAMAGES RESULTING FROM STORMWATER CONVEYANCE OR DAMAGES TO IMPROVEMENTS WITHIN THE AFOREMENTIONED EASEMENTS, UP TO, BUT NOT LIMITED TO, BUILDINGS, STRUCTURES, LIGHT FIXTURES, MAILBOXES, ORNAMENTAL LANDSCAPING, HARDSCAPES, TURF GRASSES, FENCES, ALONG WITH PRIVATE ROADS AND PARKING LOT SURFACES, CURBS AND GUTTERS, AS A RESULT OF INGRESS, EGRESS AND THE INSTALLATION, MAINTENANCE, OR REPLACEMENT OF STORMWATER CHANNELS.

DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SECTION 36, TOWNSHIP 12N, RANGE 10E, EAST 1/4, OKTIBBEHA COUNTY, MISSISSIPPI, AND RUN THENCE EAST FOR A DISTANCE OF 385.17 FEET; THENCE NORTH FOR A DISTANCE OF 14.01 FEET TO THE POINT OF BEGINNING; THENCE N89°56'47"W A DISTANCE OF 385.30 FEET TO A 1/2" IRON ROD WITH CAP FOUND; THENCE S89°43'05"W A DISTANCE OF 322.51 FEET TO A 1/2" IRON ROD WITH FLAGGING FOUND; THENCE N00°17'12"W A DISTANCE OF 241.00 FEET TO A 1/2" IRON ROD WITH CAP SET; THENCE S89°44'00"W A DISTANCE OF 94.43 FEET TO A 1/2" IRON ROD WITH CAP SET; THENCE N00°00'00"W A DISTANCE OF 8.18 FEET TO A 1/2" IRON ROD WITH CAP SET; THENCE S89°44'33"W A DISTANCE OF 405.83 FEET TO A 1/2" IRON ROD WITH CAP SET; THENCE S00°00'00"E A DISTANCE OF 50.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE N00°00'00"E A DISTANCE OF 26.40 FEET TO A 1/2" IRON ROD WITH CAP SET AT THE BEGINNING OF A CURVE; THENCE A CURVE TO THE LEFT HAVING A RADIUS OF 110.27', A CHORD BEARING OF N03°43'04"W, A CHORD LENGTH OF 43.30 FEET, AND A DISTANCE ALONG ITS ARC OF 43.30 FEET TO A 1/2" IRON ROD WITH CAP SET; THENCE N07°20'31"W A DISTANCE OF 13.33 FEET TO A 1/2" IRON ROD WITH CAP SET AT THE BEGINNING OF A CURVE; THENCE A CURVE TO THE RIGHT HAVING A RADIUS OF 76.28 FEET, A CHORD BEARING OF N03°43'04"E, A CHORD LENGTH OF 9.23 FEET, AND A DISTANCE ALONG ITS ARC OF 9.23 FEET TO A 1/2" IRON ROD WITH CAP SET; THENCE S89°31'36"E A DISTANCE OF 5.22 FEET TO A 1/2" IRON ROD WITH CAP SET; THENCE S00°00'58"W A DISTANCE OF 412.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.44 ACRES MORE OR LESS.

SUBJECT TO ALL RIGHTS OF WAY & EASEMENTS OF RECORD IN EFFECT FOR OKTIBBEHA COUNTY, AND THE CITY OF STARKVILLE, MISSISSIPPI, ALL BEARINGS INCLUDED HEREIN ARE REFERENCED TO MISSISSIPPI STATE PLANE COORDINATES, EAST ZONE, NAD83 GEOD 2011 BY RIK GPS OBSERVATION.

FINAL PLAT
ACADEMY HILL PHASE 2
SUBDIVISION

OKTIBBEHA COUNTY, MISSISSIPPI
DECEMBER 6, 2023

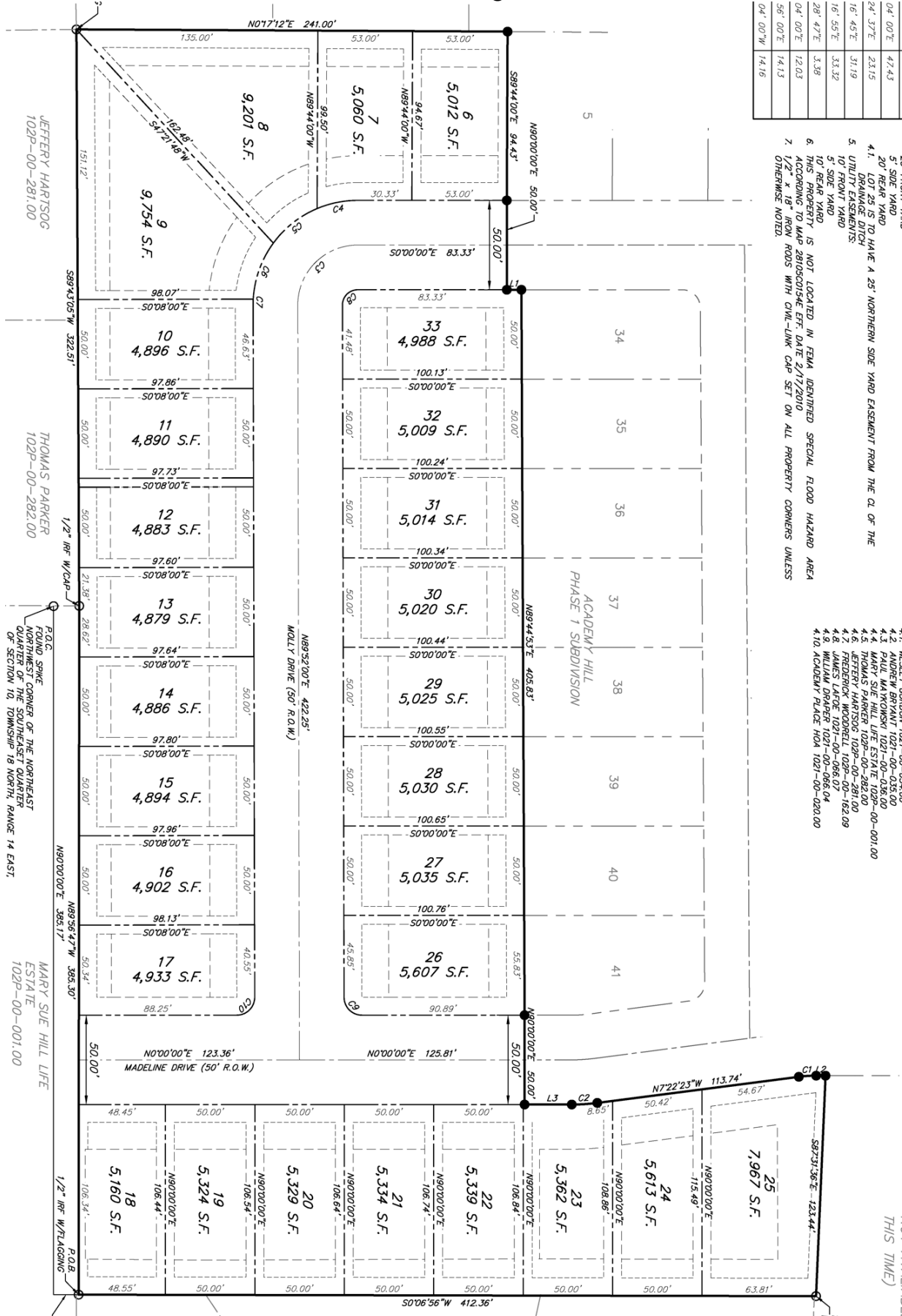
TOTAL AREA = 44.4 ACRES
ZONING = SD-6

S10 1185 R14W
OKTIBBEHA COUNTY, MISSISSIPPI
SURVEYOR-CIVIL-LINK
DEVELOPER: SRT LANE CONSTRUCTION

Civil Link
CONNECTING RESOURCES

315 W. MAIN ST., SUITE 200
OKTIBBEHA, MS 38652
PHONE: 662-510-2129
FAX: 662-510-2127
WWW.CIVIL-LINK.COM

Attachment 4- Enlarged Final Plat





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 the 2024 planning and zoning commission meeting schedule and submission deadlines.
Date:	December 12, 2023

		Planning & Zoning Commission 2024 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)	Non-Advertised Public Meeting: Preliminary Plat (Sec. 3.12) Final Plat (Sec. 3.12)	Non-Advertised Public Meeting: Conceptual Master Plan (Sec. 3.3)	
Wednesday, December 13, 2023	Tuesday, December 26, 2023	Wednesday, December 20, 2023	Tuesday, January 9, 2024
Wednesday, January 17, 2024	Tuesday, January 30, 2024	Friday, January 26, 2024	Tuesday, February 13, 2024
Wednesday, February 14, 2024	Tuesday, February 27, 2024	Friday, February 23, 2024	Tuesday, March 12, 2024
Wednesday, March 13, 2024	Tuesday, March 26, 2024	Friday, March 22, 2024	Tuesday, April 9, 2024
Wednesday, April 17, 2024	Tuesday, April 30, 2024	Friday, April 26, 2024	Tuesday, May 14, 2024
Wednesday, May 15, 2024	Tuesday, May 28, 2024	Friday, May 24, 2024	Tuesday, June 11, 2024
Wednesday, June 12, 2024	Tuesday, June 25, 2024	Friday, June 21, 2024	Tuesday, July 9, 2024
Wednesday, July 17, 2024	Tuesday, July 30, 2024	Friday, July 26, 2024	Tuesday, August 13, 2024
Wednesday, August 14, 2024	Tuesday, August 27, 2024	Friday, August 23, 2024	Tuesday, September 10, 2024
Wednesday, September 18, 2024	Tuesday, October 1, 2024	Friday, September 27, 2024	Tuesday, October 15, 2024
Wednesday, October 16, 2024	Tuesday, October 29, 2024	Friday, October 25, 2024	Tuesday, November 12, 2024
Wednesday, November 13, 2024	Tuesday, November 26, 2024	Friday, November 22, 2024	Tuesday, December 10, 2024
Wednesday, December 18, 2024	Monday, December 30, 2024	Thursday, December 26, 2024	Tuesday, January 14, 2025
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			