



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JULY 9, 2024
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 MAY 14, 2024
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 24-05 A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR THE USE OF TOWNHOUSES AT A PROPERTY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MOCKINGBIRD ROAD AND MS HIGHWAY 182 IN A TN-N ZONING DISTRICT.
 - B. PUBLIC HEARING AND CONSIDERATION OF UE 24-02 A REQUEST FOR USE EXCEPTION TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED CLASSROOM AT STARKVILLE HIGH SCHOOL LOCATED AT 603 YELLOW JACKET DRIVE IN AN S-E ZONING DISTRICT.
 - C. PUBLIC HEARING AND CONSIDERATION OF UE 24-03 A REQUEST FOR USE EXCEPTION TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED CLASSROOM AT EMERSON FAMILY SCHOOL LOCATED AT 1504 LOUISVILLE STREET IN AN S-E ZONING DISTRICT.
- VIII. ADJOURN

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI MAY 14, 2024**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on May 14, 2024, at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

Chairman Jeremiah Dumas, Ward 6; Joe Fratesi, Ward 1; Vicki West, Ward 2; Kelly Prather, Ward 3; Carl Smith, Ward 4; and Alexis Gregory, Ward 5, were physically present at the meeting. Tommy Verdell, Ward 7, was absent. City Planner Daniel Havelin, Assistant City Planner Lyle McCaskey, and Assistant City Attorney Jason Sharp were physically present.

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 May 14, 2024, as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, MAY 14, 2024
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 APRIL 9, 2024
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 24-02, A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR A DUPLEX AT 322 SCALES STREET IN A TN-E ZONING DISTRICT.
 - B. PUBLIC HEARING AND CONSIDERATION OF SE 24-03, A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR A DUPLEX AT 320.5 SCALES STREET IN A TN-E ZONING DISTRICT.
 - C. PUBLIC HEARING AND CONSIDERATION OF SE 24-04, A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR AN ACCESSORY DWELLING UNIT AT 201 HERBERT STREET IN A TN-E ZONING DISTRICT.

VIII. ADJOURN

After discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Gregory, the motion to approve the official agenda of the Planning and Zoning Commission for May 14, 2024, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF APRIL 9, 2024

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Smith, the motion to approve the minutes of the Planning and Zoning Commission for April 9, 2024, received unanimous approval without changes.

VI. CITIZEN COMMENTS

The Chair opened up the meeting for citizen comments.

Calling for and receiving no comments, the Commission moved to New Business.

VII. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF SE 24-02, A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR A DUPLEX AT 322 SCALES STREET IN A TN-E ZONING DISTRICT.

City Planner Daniel Havelin presented the request by Camp Brothers Real Estate LLC regarding a Special Exception to allow for a "Dwelling, Attached Duplex" at 322 Scales Street in a TN-E zoning district. The applicant proposes to remove the existing structure and construct a duplex with parking at the rear of the property. The current structure located on the site is a triplex. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Dwelling, Attached Duplex" in a TN-E zoning district. Section 13.3.4 of the Unified Development Code also requires that the Special Exception meet the additional standards for that use. City Planner Daniel Havelin provided the commission with additional information about the location of the property.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. (13) Property owners of record within 160 feet of the subject property were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on April 25, 2024. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received one phone call against and two in support.

Chairman Dumas opened the public hearing.

Applicant Emily Camp and Bonn Camp spoke in support of the request.

Calling for and receiving no further comments, Chairman Dumas closed the public hearing.

After a discussion and upon the motion of Commissioner Prather, duly seconded by Commissioner Fratesi, the motion to approve SE 24-02 received unanimous approval.

B. PUBLIC HEARING AND CONSIDERATION OF SE 24-03, A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR A DUPLEX AT 320.5 SCALES STREET IN A TN-E ZONING DISTRICT.

City Planner Daniel Havelin presented the request by Camp Brothers Real Estate LLC regarding a Special Exception to allow for a "Dwelling, Attached Duplex" at 320.5 Scales Street in a TN-E zoning district. The applicant is seeking a Special Exception to build a duplex. The current structure located on the site is a single dwelling unit. The applicant proposes to remove the existing structure and construct a duplex with parking at the rear of the property. Attachment 4 is a conceptual sketch of the proposed structure and the adjacent property. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Dwelling, Attached Duplex" in a TN-E zoning district. Section 13.3.4 of the Unified Development Code also requires that the Special Exception meet the additional standards for that use. City Planner Daniel Havelin provided the commission with additional information about the location of the property.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. (13) Property owners of record within 160 feet of the subject property were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on April 25, 2024. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received one phone call against and two in support.

Chairman Dumas opened the public hearing.

Calling for and receiving no further comments, Chairman Dumas closed the public hearing.

After a discussion and upon the motion of Commissioner Prather, duly seconded by Commissioner West, the motion to approve SE 24-03 received unanimous approval.

C. PUBLIC HEARING AND CONSIDERATION OF SE 24-04 A REQUEST FOR, A SPECIAL EXCEPTION TO ALLOW FOR AN ACCESSORY DWELLING UNIT AT 201 HERBERT STREET IN A TN-E ZONING DISTRICT.

City Planner Daniel Havelin presented the request Gary Shafer on behalf of JBK Properties, LLC, to allow for an Accessory Dwelling Unit to be built at 201 Herbert Street in a TN-E zoning district. The applicant is seeking a Special Exception to construct an accessory dwelling above a proposed garage. The structure will be located north of the existing detached dwelling connected with a covered walkway. The proposed one-bedroom unit has a square footage of +/- 575 Sqft. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Dwelling, Accessory Unit" in a TN-E zoning district. Section 13.3.4 of the Unified Development Code also requires that the Special Exception meet the additional standards for that use. City Planner Daniel Havelin provided the commission with additional information about the location of the property.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. (13) Property owners of record within 160 feet of the subject property were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on April 26, 2024. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received one letter in support of this request.

Chairman Dumas opened the public hearing.

Gary Shafer spoke in support of the request.

Calling for and receiving no further comments, Chairman Dumas closed the public hearing.

After a discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Gregory, the motion to approve SE 24-04 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 June 11, 2024, 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 June 11, 2024, in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Gregory, duly seconded by Commissioner Smith, the motion was unanimously approved.

Jeremiah Dumas, Commission Chair

Daniel Havelin, City Planner

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 24-05 a request for a Special Exception to allow for the use of Townhouses at a property located at the southeast corner of the intersection of Mockingbird Road and MS Highway 182 in a TN-N zoning district
Date: July 9, 2024

The purpose of this report is to provide information regarding a Special Exception request by Pritchard Engineering Inc on behalf of Charles Morgan to allow for the use of Townhouses at a property located at the southeast corner of the intersection of Mockingbird Road and MS Highway 182. The property is located in a TN-N with the property # 103B-00-003.00. Please see attachments 1- 8.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to build townhomes on a portion of the property. The applicant has submitted a conceptual site plan showing a proposed layout (Attachment 3 and 6). The concept plan shows a townhome development on the western portion of the property and single detached dwelling residential lots on the eastern portion. The townhome development shown consists of 18 buildings with 6 units per building and 2 bedrooms per unit (108 total units and 216 total bedrooms). The Development Review Committee has reviewed the plan and issued comments in MyGov (site plan review software). This request is for the use only and is not to approve the plan that has been reviewed. If the use is approved, the project would still require a site plan review and architectural review. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Dwelling, Townhouse/Rowhouse" in a TN-N zoning district. Section 13.3.4 of the Unified Development Code also requires that the Special Exception meet the additional standards for that use.

The following are comments on the review by the Development Review Committee in MyGov on June 13, 2024:

- No more than 4 units per building is allowed with a Special Exception. The conceptual plan shows buildings with 6 units.
- Tree protection along the property perimeter is required per Section 16.7
- The buildings will need to meet the articulation requirements for building facades per Section 14.6.2.5.1
- Townhouses on corner lots shall be designed so that each side facing the public street is a front façade Section 13.5.5.D.2.

- Existing trees and vegetation within any designated watercourse shall be protected per Section 16.7.8
- Dumpster enclosures adjacent to residential use districts shall be placed as far as possible from the adjacent residential property within the rear of the property.
- Existing conveyance systems on the property shall remain open, undisturbed, and unaltered. The existing vegetation, trees, and buffer zones around those areas shall be preserved. Requirements for the drainage easement width for the existing conveyance systems shall be based on Table 15.1-1 in the UDC for the final developed state of the property. Roadway crossings at the existing conveyance systems shall be sized for the 100-year storm event.
- Roadway ownership will need to be determined during site plan review
- A traffic impact study shall be required.
- Wetlands delineation shall be required.
- A geotechnical report shall be required for all streets. Depending on the report's recommendation, additional requirements may be enforced.
- A Hydrologic and Hydraulic (H&H) study for the on-site creeks and streams will need to be provided at the time of infrastructure review to determine the 100-year water surface elevation for the proposed development. Areas that are identified will need to be reserved for the drainage easement.
- This area could be incorporated into the special flood hazard area (FEMA flood zone). The new maps are anticipated to be incorporated in May 2025. It is not known what the implications to the project will be if the project is mid-construction when the maps are incorporated. Attachment 5 shows the Base Level Engineering (BLE) data from FEMA imposed on this development. Any future requirements that FEMA imposes as a part of the map updates shall be followed.

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.41)

- 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.
- Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
- 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.
- 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.
- 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. 16 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on June 16, 2024.
3. A sign was posted on the property in a conspicuous location.

At the time of publishing this report (June 27, 2024)), the Planning Office received 17 emails against the request (attachment 7) and one petition with 58 signatures against the request (attachment 8).

CONDITIONS OF APPROVAL

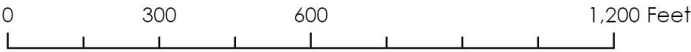
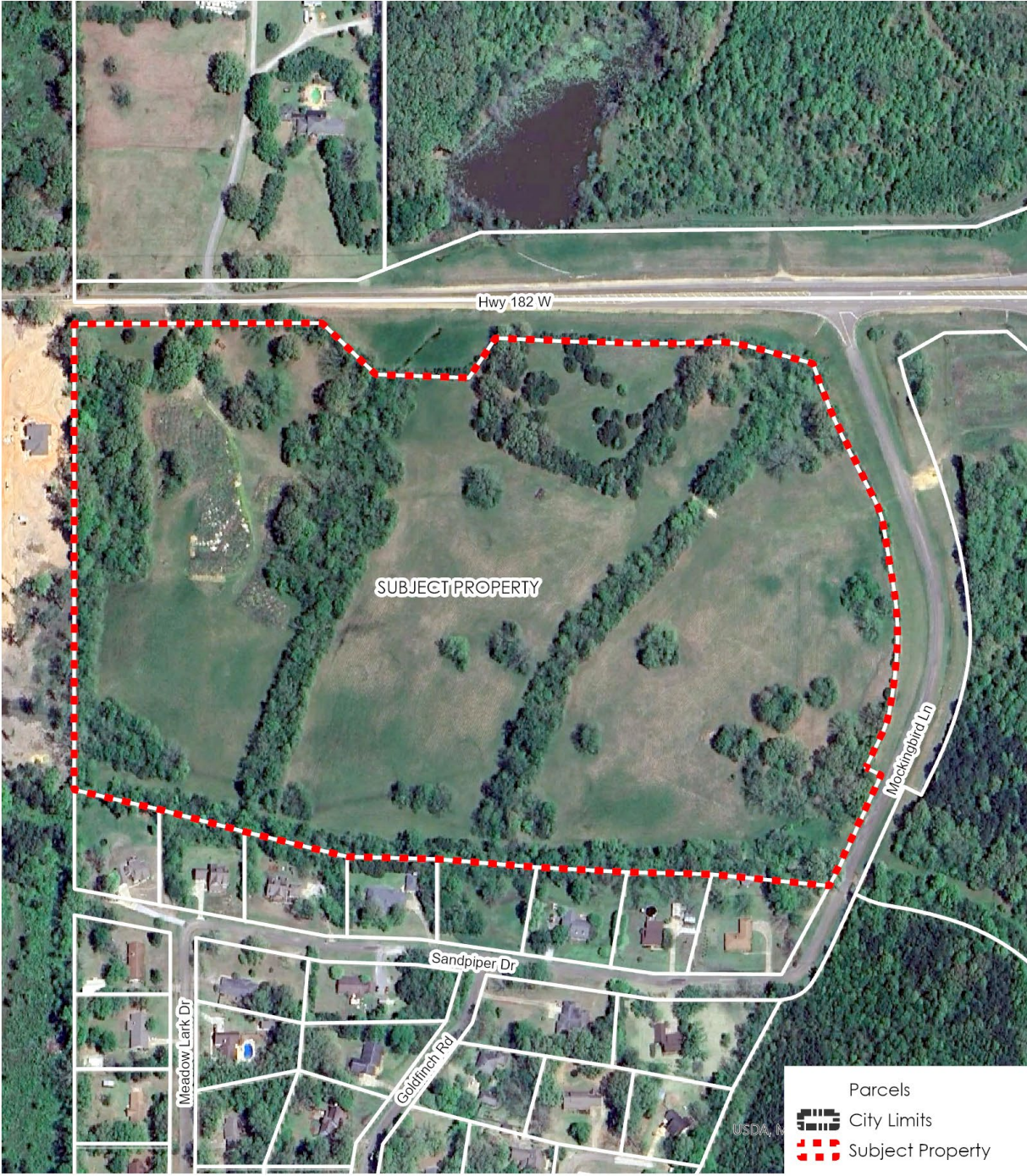
Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.4.3.J). The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

1. The existing conveyance systems (watercourses) on the property shall remain open, undisturbed, and unaltered.
2. Roadways that cross existing conveyance systems shall be sized for a 100-year storm event.
3. The watercourse tree protection area shall be determined by the City Engineer and City Planner based on the requirements of the Unified Development Code, results of the Hydrologic and Hydraulic Study, wetlands delineation, and/or in consideration of the Base Level Engineering FEMA study.
4. If the development has phased construction, the approval of one phase shall not be binding upon the approval of other phases once FEMA has updated the special flood hazard area. Each phase shall contain stormwater for that phase.

Attachment 1
SE 24-05 Zoning



Attachment 2
SE 24-05 Aerial



Attachment 3 SE 24-05 Conceptual Layout



Attachment 4- Site Plan with Lidar Contours Overlay

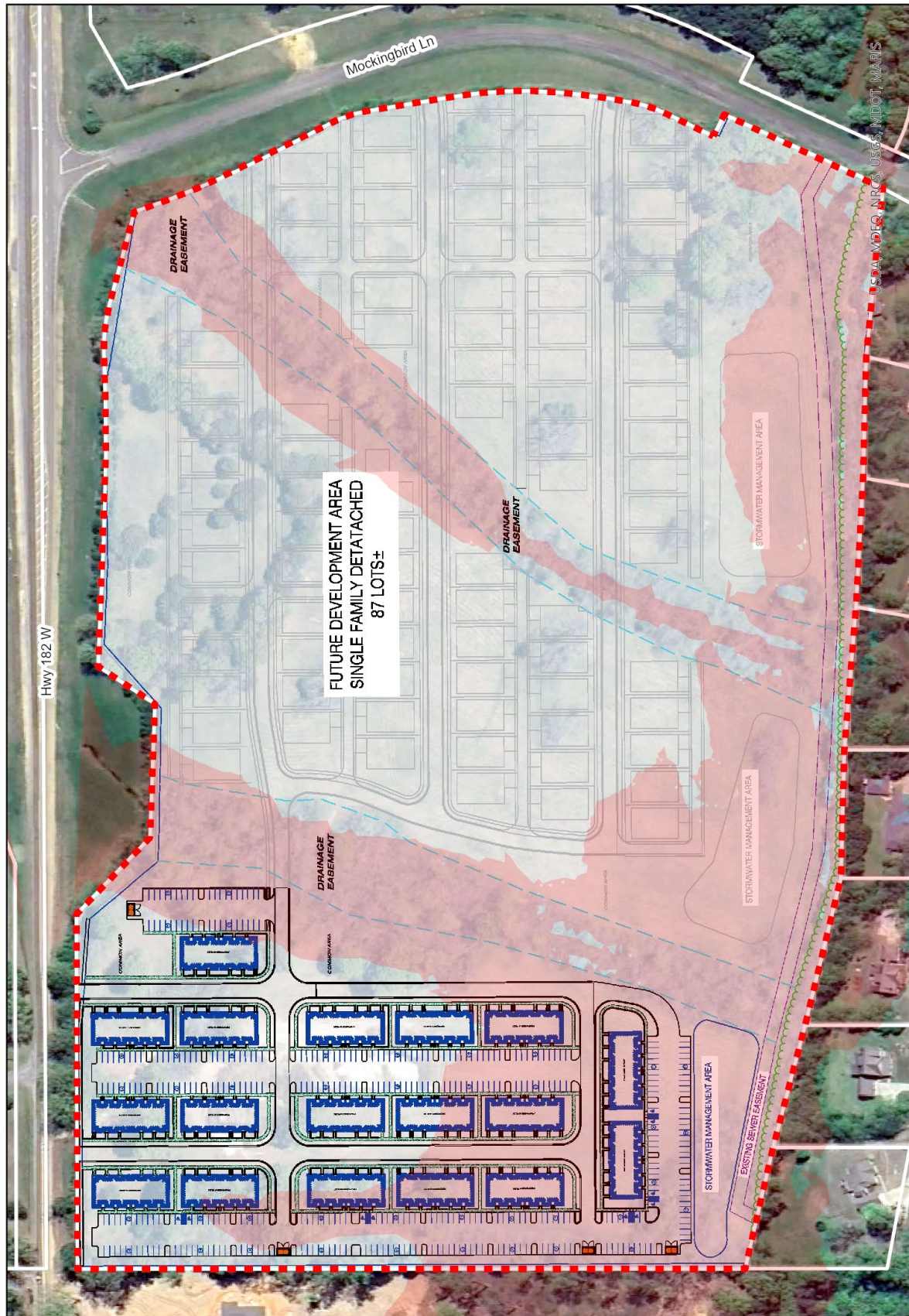


Subject Property
--- contour

Attachment 4
Contour Overlay



Attachment 5- Site Plan with BLE Study Overlay



- Subject Property
- FEMA BLE Study Area

Attachment 5
FEMA BLE Study Overlay



Attachment 6- Enlarged Conceptual Site Plan

SITE PLAN NOTES

- 1. ZONING : TN-N TRADITIONAL NEIGHBORHOOD NEW
- 2. SETBACK REQUIREMENTS:
 - 10'-15' FRONT
 - 5' SIDE
 - 10' SIDE - BETWEEN BUILDINGS
 - 10' SIDE - ADJACENT TO DETACHED RESIDENTIAL
 - 10'-15' SIDE - CORNER LOT
 - 20' REAR
- 3. PARKING SPACES PROVIDED = 410
PARKING REQ'D = 405 (1.25 PER BEDROOM)
- 4. 108 UNITS; 6 UNITS PER BUILDING
- 5. PROVIDE ONE ADA VAN PLAQUE PER ADA PARKING SPACE.

SITE DATA TABLE

SITE AREA = 666246 SQ. FT. (15.29 ACRES)
BUILDING FOOTPRINT = 6674.52 FT²±
18 BUILDINGS
FLOOR TO AREA RATIO = .01 ±



6/25/24, 3:39 PM

Attachment 7- Against- Cori Shivley

City Of Starkville Mail - SE 24-05, OPPOSITION to Special Exemption



Daniel Havelin <d.havelin@cityofstarkville.org>

SE 24-05, OPPOSITION to Special Exemption

Cori Shivley <corilaine@gmail.com>

Tue, Jun 25, 2024 at 3:31 PM

To: d.havelin@cityofstarkville.org, l.mecaskey@cityofstarkville.org, Cori Shivley <corilaine@gmail.com>

I Cori Shivley, a property owner of 1254 Sandpiper Dr. in Highland Estates am writing in OPPOSITION to the proposed Special Exemption request by Pritchard Engineering on behalf of Charles Morgan to allow use of " Dwelling, Townhouse/RowHouse" at the intersection of Mockingbird Road and MS HWY 182 West.

This property is currently zoned Traditional Neighborhood New and I am proposing it remain zoned for Traditional single family residence. We realize development will happen HOWEVER, the type of Development will greatly impact the families and lives of the city residents in Highland Estates.

This proposed special exemption will negatively impact the residents of Highland Estates.

1. Property values will decline due to the addition of Townhouses at the entry of our subdivision and behind several residential homes.
2. The creek can not maintain/ contain more runoff as it already overflows its banks into residential yards on Sandpiper and on the proposed future building site.



photo : backyards of 1256 and 1254 sandpiper dr. looking to the north.

3. Townhouses bring many more cars and much more traffic to our roads and traffic will alter the safety for our family oriented community in Highland Estates and traffic will quickly decline the condition of our roads.
Our roads are still in need of maintenance that has not been completed,
We have gone from a paved neighborhood to a half paved , half gravel city subdivision. This is unacceptable.
4. Townhouses will add much more noise to the peaceful family atmosphere in Highland Estates.

In my opinion this proposed special exemption will also negatively impact the sale and completion of family homes being built directly West of the proposed townhouse development. I believe by David Yeates.

Thanks for your EAR,
In direct OPPOSITION,
Cori Shivley. JUNE 25, 2024

6/26/24, 8:32 AM

City Of Starkville Mail - SE 24-05 Special Exception for townhouses



Daniel Havelin <d.havelin@cityofstarkville.org>

SE 24-05 Special Exception for townhouses

1 message

Debbie Scire <debbiescire@yahoo.com>

Tue, Jun 25, 2024 at 8:19 PM

To: d.havelin@cityofstarkville.org, l.mecaskey@cityofstarkville.org

This email is to express that we are against the Special Exception to allow townhouses to be built on the corner of the intersection of Mockingbird Road and MS Hwy 182 West. We live at 1175 Meadowlark Drive in the Highland Estates subdivision. We feel these townhouses will negatively impact our neighborhood and impact the value of our homes. We request that this Special Exception be denied.

Sincerely,
Mike and Debbie Sciré



Daniel Havelin <d.havelin@cityofstarkville.org>

Opposition of the proposed zoning special exception of the Intersection of Southwest corner of Mockingbird Road and HWY 182 West Property #103B-00-003-00

1 message

renotta smith <srenotta@gmail.com>

Tue, Jun 25, 2024 at 8:34 PM

To: d.havelin@cityofstarkville.org, "l.mecaskey@cityofstarkville.org" <l.mecaskey@cityofstarkville.org>

Cc: renotta smith <srenotta@gmail.com>

As residents of West Highland Estates we oppose the proposed zoning special exception of the Intersection of Southwest corner of Mockingbird Road and HWY 182 West.

The current location is adjacent to our residential area and the proposed zoning special exception most likely will lower our home value and quality of life.

There are also drainage issues with the area and flooding is likely to occur with less green zones to absorb the water run off.

We appreciate your consideration in this matter,

Renotta and Terry Smith



Daniel Havelin <d.havelin@cityofstarkville.org>

Against Proposed Zoning Exception SE24-051 message

John Brooks <brooks.johnp@gmail.com>

Tue, Jun 25, 2024 at 8:52 PM

To: "d.havelin@cityofstarkville.org" <d.havelin@cityofstarkville.org>, l.mecaskey@cityofstarkville.org, k.moreland@cityofstarkville.org

Cc: "John P. Brooks" <jpb265@msstate.edu>

Dear Mr. Havelin;

My name is John Brooks, I am a resident of the Highland Estates neighborhood on the northwest end of Starkville, MS. My wife and I love living here, particularly for the quiet and peaceful tranquility that our little neighborhood offers. However, I have recently learned that this peaceful tranquility may be shattered due to the potential construction of multi-family residences at the NW corner of Meadowlark and Sandpiper. As I understand, the owner of the property is proposing to change the building zoning from single family residences to multi-family. While I'm not happy about the land being developed at all, the fact that the owner/proposed builder is proposing to change the zoning is disturbing at least. To me, this would open the floodgates, so to speak, allowing for the rest of that land and potentially the surrounding land to be rezoned. This rezoning is merely for maximizing profit and not for the betterment of the community. Single family homes, as is the currently approved zoning, at least provides for potential families, rather than what will ultimately end up as extended student housing, gameday homes, or temporary rentals. This will lead to a noise nuisance, and worst case, a traffic hazard or potential crime attractant. There are other potential issues regarding our already stretched infrastructure (sewer and streets) as well as potential environmental concerns.

Regards;

John Brooks

Resident of Highland Estates



Daniel Havelin <d.havelin@cityofstarkville.org>

Against Proposed Zoning Special Exception SE 24-05 - Highland Estates Subdivision

1 message

Brooks, Cecy <cb559@msstate.edu>

Tue, Jun 25, 2024 at 8:54 PM

To: "d.havelin@cityofstarkville.org" <d.havelin@cityofstarkville.org>, "l.mecaskey@cityofstarkville.org" <l.mecaskey@cityofstarkville.org>, "k.moreland@cityofstarkville.org" <k.moreland@cityofstarkville.org>

Dear Mr. Havelin, Mr. McCaskey, and Ms. Moreland,

I am writing to express my strong opposition to the zoning exception for Property #103B-00-003-00 as detailed in the City of Starkville notification for a special exception to allow for the use of "Dwelling, Townhouse/Rowhouse" in a Residential Zone in our Highland Estates neighborhood. While I understand the need for housing in our city, I believe this project can have a detrimental effect on our community.

First and foremost, the proposed area is not suitable for a multi-unit development. The increase in population density would put a strain on our already overburdened road and services infrastructure including sewage and water. It will result in increased traffic congestion and noise pollution. The density of housing units associated with this project could result in significant environmental damage by destroying the natural path of rainwater and the ability of the natural creek running across our neighborhood to flow away from homes. The changes associated could also result in shifts in soil settlement thus causing risk of foundation flaws as some of the homes that are connected to the proposed property were constructed prior to the city annexation and were built under county and not city building codes.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development would bring in part-time residents and short-term renters thus drastically altering the peace and tranquility of our community. It will replace the green and open spaces with high-density housing units.

Finally, I am deeply concerned about the impact this development would have on our property values. The land was zoned and purchased as a Traditional Neighborhood - New community and allowing the re-zoning of this parcel can set a precedent for others to follow suit and request exceptions when purchasing land that is zoned for other purposes.

6/26/24, 8:34 AM

City Of Starkville Mail - Against Proposed Zoning Special Exception SE 24-05 - Highland Estates Subdivision

In conclusion, I strongly urge you to oppose this proposal. While I recognize the need for housing, I believe this exception is not the right fit for our neighborhood.

Cecilia Brooks, resident of Highland Estates



Daniel Havelin <d.havelin@cityofstarkville.org>

Opposition to Proposed Special Exception for Mockingbird

1 message

Amanda Jacobs <alb6941@yahoo.com>

Tue, Jun 25, 2024 at 9:12 PM

To: d.havelin@cityofstarkville.org, l.mecaskey@cityofstarkville.org

Hi Daniel and Lyle,

Thank each of you for taking your time to meet with me this afternoon. I am writing this email to include in the records as a concerned property owner of an adjoining lot. I am opposed to the proposed special exception for the use of "Dwelling, Townhouse/Rowhouse" at the undeveloped land at the southwest corner of the intersection of Mockingbird Road and MS HWY 182 West.

This proposed special exception would not only impede upon the quiet, restful neighborhood we currently enjoy, but I believe it will also have negative environmental impact to not only my property, but many of the houses situated on Sandpiper Drive that back up to the creek.

I understand development of some kind will happen. I am okay with development, but I think what ever is developed should meet the current zoning requirements. Special exceptions should not be granted. A property is zone a specific way for a specific reason. If special exceptions are granted then why create zoning in the first place?

Please share this with any interested parties.

Thank you again for your time and assistance in explaining the process. It was much appreciated.

Sincerely,

Amanda Jacobs
1256 Sandpiper Dr.
Starkville, MS 39759

6/26/24, 8:35 AM

City Of Starkville Mail - Property #103B-00-003.00



Daniel Havelin <d.havelin@cityofstarkville.org>

Property #103B-00-003.00

1 message

Evan Eddington <e.eddington425@gmail.com>
To: d.havelin@cityofstarkville.org

Tue, Jun 25, 2024 at 10:07 PM

Mr. Havelin,

My name is Evan Eddington and I am emailing you in regard to the proposed zoning change for the property at the southwest corner of HWY 182 and Mockingbird Lane.(Property #103B-00-003.00) I am a resident in the Highland Estate which is located just south of this land.

I want to voice my opposition to building anything but single family homes that match or resemble what the current development off Mockingbird Lane have established. Please do not allow any builder to place multi-family dwellings in this proposed space. I plan to attend the July 9th meeting to voice continued opposition to these proposed plans.

Concerned Citizen,

Evan Eddington
1173 Goldfinch Ln
Starkville, MS
Sent from my iPhone



Daniel Havelin <d.havelin@cityofstarkville.org>

Highland Estates

1 message

Alicia Garner <aliciagarner@choctawsd.ms>

Wed, Jun 26, 2024 at 6:51 AM

To: "d.havelin@cityofstarkville.org" <d.havelin@cityofstarkville.org>, "l.mecaskey@cityofstarkville.org" <l.mecaskey@cityofstarkville.org>

Good Morning,

I live at [1175 Goldfinch Lane](#) in Starkville, MS. I would like to express to you both, that I am against Charlie Morgan's request to change the zone of the property at the entrance of our neighborhood. I have numerous reasons to disagree with Mr. Morgan's plans for that property – the most meaningful to you, is the overall structure of the land. My house had a foundation repair in 2005. Since the development of the land right west of us, my house has suffered even more from the land shifting. I have a retaining wall and drain in the back yard to help redirect water since 2005 – the drain no longer works and water is standing everywhere in our neighborhood when it rains. I am not the only homeowner who has had a foundation repair in Highland Estates. I am also not the only homeowner who has noticed foundational changes that coincides with the land development to our west. I am extremely worried that aggressive development of Mr. Morgan's property will result in more changes to our neighborhood's structure. I have concerns that our sewer system and utilities are not equipped to handle the additions.

As you are aware, we are expecting FEMA to survey our area to be identified as a potential flood zone. The last I heard, this survey was to be completed before June 2025. I am concerned that Mr. Morgan is attempting to develop his property prior to this deadline to avoid additional building codes should this land be determined to be in a flood zone.

I appreciate your time and role that you play for the city of Starkville! Please let me know if you would like to discuss my concerns further!

Alicia Garner

Choctaw County School District

Special Education Director

P: 662-285-4022 ext: 122

6/26/24, 9:14 AM

City Of Starkville Mail - Rezoning land adjoining Highland Estates



Daniel Havelin <d.havelin@cityofstarkville.org>

Rezoning land adjoining Highland Estates

1 message

Sandra Middleton <sandramiddleton672@gmail.com>

Wed, Jun 26, 2024 at 9:02 AM

To: "d.havelin@cityofstarkville.org" <d.havelin@cityofstarkville.org>

I am writing in opposition of the rezoning of the 51 acres adjoining Highland Estates.

First of all, it would lower our property value. The additional traffic and noise would definitely be a problem. We have a very safe neighborhood in which we can walk at night, children ride their bikes and play. That would be compromised.

Please don't rezone.

Thank you.

Sandra Middleton
1178 Meadowlark Dr.



Daniel Havelin <d.havelin@cityofstarkville.org>

Proposed Special Exception Request for Mockingbird Ln - Please Oppose

1 message

Parker Jacobs <parkerj255@gmail.com>

Wed, Jun 26, 2024 at 10:42 AM

To: d.havelin@cityofstarkville.org, l.mecaskey@cityofstarkville.org

Hi Daniel and Lyle,

My name is Parker Jacobs. I am reaching out about the proposed special exception request for Mockingbird Lane in the Highland Estates subdivision. I live in the neighborhood at 1256 Sandpiper Rd. Recently, a special exception request has been proposed to allow the development of apartments and townhomes behind my house. I am opposed to the passing of this special exception.

Our neighborhood is a great location for the people of Starkville to raise a family today. We have a great mixture of young and old as well in the neighborhood. We value what we have greatly. Starkville should strongly consider keeping this area a place for single family homes to be developed. Compared to other growing areas around town, this area offers families a close proximity to grocery and shopping outlets. There is an abundance of green space that is appreciated by all. The neighborhood offers peace and quiet to its residents without the fear of theft and crime that occurs in other areas around our city. Lastly, it's convenient for commuting to nearby cities such as West Point, Columbus, and Louisville to support the growing workforce within the Golden Triangle area.

Please help us protect the future of this area in Starkville. We simply do not need to be short-sighted by allowing the development of multi-family housing. We should be pushing a vision that encourages the development of more neighborhoods to attract growing families to our community.

Best regards,

Parker Jacobs

6/26/24, 11:40 AM

City Of Starkville Mail - Concerns from Highland Estates



Daniel Havelin <d.havelin@cityofstarkville.org>

Concerns from Highland Estates

1 message

Deree Webb <dereep@gmail.com>

Wed, Jun 26, 2024 at 11:33 AM

To: "d.havelin@cityofstarkville.org" <d.havelin@cityofstarkville.org>

This email is to protest proposed zoning of Hwy 182West property as it intersects with Mockingbird Road for multi unit housing . It would significantly and negatively impact the character, safety and quality of our neighborhood - My husband and I plant to attend the up coming meeting on July 9th to protest- I would appreciate any effort on your part to help in this manner -

With regards,
Deree and Joe S Webb
[1170 Goldfinch Rd, Starkville, MS 39759](#)



Daniel Havelin <d.havelin@cityofstarkville.org>

SE 24-05: Notification of two public hearings for a Special Exception

1 message

William Kingery <wlk5559@gmail.com>

Wed, Jun 26, 2024 at 2:56 PM

To: "d.havelin@cityofstarkville.org" <d.havelin@cityofstarkville.org>

Cc: "l.mecaskey@cityofstarkville.org" <l.mecaskey@cityofstarkville.org>, Rachel Kingery <kingery2748@hotmail.com>

Mr. Havelin,

This is to thank you very much for your letter of June 17th to property owners informing us of Morgan's request for a Special Exception to zoning of the land near Mockingbird Rd and MS Hwy 182 W.

We are concerned about the negative impacts to our interests as owners of home and property at 1248 Sandpiper Dr. We appreciate the opportunity at the public hearings to learn of what near- and long-term changes the Exception would entail and of safeguards against hazards, especially flooding from the unnamed channel running between the land in question and property on the north side of the channel. We will also be eager to learn of the ways in which our interests can be heard by the Commission and used as input into the decision on the request.

Again, thank you for your efforts to keep us informed of this potentially impactful decision.

Regards,
Billy and Rachel Kingery
1248 Sandpiper Dr.

6/27/24, 9:01 AM

City Of Starkville Mail - Opposed to the Zoning exception on Mockingbird



Daniel Havelin <d.havelin@cityofstarkville.org>

Opposed to the Zoning exception on Mockingbird

1 message

jesse carver <jmc350@live.com>

Wed, Jun 26, 2024 at 5:55 PM

To: "d.havelin@cityofstarkville.org" <d.havelin@cityofstarkville.org>

Please let it be noted that both my wife and I, Jennifer oppose any zoning changes.

Jesse M. Carver

6/27/24, 9:02 AM

City Of Starkville Mail - Against the proposed zoning, special exception for the intersection of Mockingbird Road and Mississippi Hig...



Daniel Havelin <d.havelin@cityofstarkville.org>

Against the proposed zoning, special exception for the intersection of Mockingbird Road and Mississippi Highway, West, property#103B-00-003-00

1 message

Dawn Swortzel <momadawndawn@gmail.com>

Wed, Jun 26, 2024 at 8:35 PM

To: d.havelin@cityofstarkville.org, k.moreland@cityofstarkville.org, l.mecaskey@cityofstarkville.org, s.sistrunk@cityofstarkville.org

I am a resident of Highland Estates. I would like to ask the city of Starkville to deny the proposed zoning special exception for the use of "dwelling townhouse/rowhouse" at the undeveloped land at the southwest corner of the intersection of Mockingbird Road and Mississippi Highway 182 W. If this is approved, it will change the character safety and quality of life for our neighborhood.

It would bring more traffic and congestion for our residential community. Highland Estates has always been a peaceful and quiet neighborhood and this special zoning request would bring a lot of noise and would also subject the kids to not feeling free or safe to walk or ride their bikes.

I asked the city of Starkville community development department, planning and zoning commission and board Of Alderman to understand the concerns of the ones who live and raise our families in this community. This special zoning request is not a fit for the neighborhood and I truly ask that the request be denied.

Thank you for your time.

Sincerely,
Dawn Swortzel

6/27/24, 9:02 AM

City Of Starkville Mail - Charles Morgan special exception request



Daniel Havelin <d.havelin@cityofstarkville.org>

Charles Morgan special exception request

1 message

Barbara Burrell <bsburrell@yahoo.com>

Wed, Jun 26, 2024 at 9:52 PM

Reply-To: Barbara Burrell <bsburrell@yahoo.com>

To: "d.havelin@cityofstarkville.org" <d.havelin@cityofstarkville.org>

Cc: "l.mecaskey@cityofstarkville.org" <l.mecaskey@cityofstarkville.org>, "k.moreland@cityofstarkville.org" <k.moreland@cityofstarkville.org>

My name is Barbara Burrell & I've lived in Highland Estates since 1989. I vehemently oppose the special exception request by Prichard Engineering on behalf of Charles Morgan.
Thank you

[Yahoo Mail: Search, Organize, Conquer](#)



Daniel Havelin <d.havelin@cityofstarkville.org>

Potential Rezoning off Hwy182

1 message

Amanda Eddington <amandaeddington425@gmail.com>
To: d.havelin@cityofstarkville.org

Thu, Jun 27, 2024 at 8:55 AM

Good morning

At the entrance of our neighborhood there is a sign (attached) that states the land is being considered for a "special exemption."

My husband and I have since learned that this piece of land is being discussed soon and there is a great possibility it will be rezoned for multi family/occupant dwellings.

There are a multitude of reason why we would be against this special exemption/rezoning. Our neighborhood is a traditional neighborhood with large lot sizes and non-cookie cutter homes. Our neighborhood is safe, quiet, peaceful, which is the very reason why we purchased a home in this area. It's surrounded by large trees and has been a hidden gem within Starkville. Since our neighborhood has one egress, we do not have through traffic. Our children play in every yard because it is safe to do so.

If there is a meeting scheduled to learn more of what is attempting to be developed there, we would like to attend to learn more and voice our opposition to this type of special exemption/rezoning.

Thank you for taking the time to read this email and allowing us to voice concerns.

Have a blessed day.

Amanda Eddington,
Property owner off Mockingbird and Goldfinch
417-861-1446



image0.jpeg
166K



Daniel Havelin <d.havelin@cityofstarkville.org>

SE 24-05, OPPOSITION to Special Exemption

1 message

Jacob Shivley <jmshivley@gmail.com>

Thu, Jun 27, 2024 at 2:40 PM

To: d.havelin@cityofstarkville.org, l.mecaskey@cityofstarkville.org

To: City Planner, Daniel Havelin and Assistant City Planner, Lyle McCaskey

I, Dr. Jacob Shivley, the property owner of 1254 Sandpiper Dr. in Highland Estates, am writing in direct OPPOSITION to the proposed Special Exemption request by Pritchard Engineering on behalf of Charles Morgan to allow the use of " Dwelling, Townhouse/Row House" at the intersection of Mockingbird Road and MS HWY 182 West. This property is currently zoned Traditional Neighborhood New, and it should remain zoned for Traditional single-family residences. We realize development will happen HOWEVER, the type of Development will greatly impact the families and lives of the city residents in Highland Estates and the surrounding area.

1. Preserving Community Character:

One of the most valuable aspects of our neighborhood is its unique character and sense of community. The current zoning code has allowed for a balance of residential homes, little pollution, and green spaces. Changing the zoning code could lead to an influx of high-density developments that do not align with the existing character of our neighborhood, potentially diminishing the charm and appeal that we all cherish.

2. Impact on Property Values:

Altering the zoning code to allow for higher density or different types of developments could adversely affect property values. Homeowners in our neighborhood have made significant investments based on the current zoning regulations. A sudden change could lead to uncertainty and potential depreciation in property values, impacting the financial stability of many families.

3. Infrastructure and Services:

Our local infrastructure, including roads, drainage, sewage, and public services, is designed to support the current population density. Increasing the density without substantial upgrades to infrastructure will strain these resources, leading to increased traffic congestion, and a potential decline in the quality of public services. This would not only affect current residents but also future generations. The creek can not maintain/ contain more runoff as it already overflows its banks into residential yards on Sandpiper and the proposed future building site. (See attached photos: backyards of 1256 and 1254 Sandpiper Drive. looking to the north)

***5. Community Input:**

It is essential that any changes to zoning regulations involve substantial input from the community. Many residents, including myself, feel that there has not been enough consultation or consideration of our views in this process. Only three homes in our neighborhood received notification of this matter. A decision of this magnitude should not be made without the full participation and agreement of those who will be most affected.

In conclusion, I strongly believe that maintaining the current residential zoning code is in the best interest of our community. I respectfully urge you to consider the points raised above and to advocate for preserving the integrity and well-being of our neighborhood. Thank you for your attention to this important matter. I am more than willing to discuss this issue further and participate in any community meetings or discussions to express my concerns in person. Sincerely,

Dr. Jacob Shivley

1254 Sandpiper Drive
jmshivley@gmail.com
 870-514-9956

2 attachments



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1590K



IMG_3340.PNG
4258K

Attachment 8- Petition against the request received on June 27, 2024

Petition Against Proposed Zoning Special Exception

To: City of Starkville: Community Development Department, Planning and Zoning Commission, and Board of Alderman

From: Concerned Residents of Highland Estates

Date: June 25, 2024

Subject: Opposition to the Proposed Zoning Special Exception for the Southwest Corner of the Intersection of Mockingbird Road and MS HWY 182 West, Property # 103B-00-003-00

We, the undersigned residents of Highland Estates, hereby petition the City of Starkville to deny the proposed zoning special exception for the use of "Dwelling, Townhouse/Rowhouse" at the undeveloped land at the southwest corner of the intersection of Mockingbird Road and MS HWY 182 West. This proposal, if approved, would significantly and negatively impact the character, safety, and quality of life in our neighborhood.

Key Concerns:

1. **Increased Traffic and Road Maintenance:** The proposed exception would lead to a substantial increase in vehicular traffic if Mockingbird Road is to be used for the entry and exit of the proposed development. This increase in traffic poses a safety risk to pedestrians, particularly children and the elderly. In addition, with increased traffic increased road maintenance will also be needed. As the city is aware, with the existing volume of traffic in our neighborhood Goldfinch Lane recently required resurfacing but due to insufficient funds the paved road was resurfaced with gravel.
2. **Noise Pollution:** The nature of the proposed development has potential to introduce higher levels of noise, disrupting the peace and quiet that our community currently enjoys.
3. **Environmental Impact:** The development may result in adverse environmental effects, including loss of green space, increased pollution, and potential flooding of the creek that runs along the neighborhood's property line along Sandpiper Drive.
4. **Property Values:** The character and appeal of our residential neighborhood are critical to property values. A development that is inconsistent with current zoning can negatively impact home values and the financial well-being of residents.
5. **Community Character:** Our neighborhood is known for its quiet, safe, and family friendly atmosphere. The proposed exception threatens to undermine these unique attributes by introducing short term rentals which could negatively impact year round occupancy.

Our Request:

We respectfully urge the City of Starkville's Community Development Department, Planning and Zoning Commission, and Board of Alderman to consider the voices and concerns of the residents who live and raise their families in this neighborhood. The proposed zoning special exception is not in the best interest of our community, and we request that it be denied to preserve the safety, character, and quality of life in the Highland Estates neighborhood.

Signatures:

	Name	Address	Signature
1.	Jesse M. Carver	1258 Sandpiper Dr.	
2.	Lynn Prizack via POA for Margaret Prizack	1244 Sandpiper Lane	
3.	Becky Gardner	1183 Goldfinch	

4. SANDRA K. Middleton 1178 Meadowlark Dr ^{Middleton} Starkville, MS 39759
5. Eden & Amanda Eddington 1173 Goldfinch Ln, Starkville, MS 39759
6. Joe S. Webb & Doree Webb 1170 Goldfinch Lane Starkville, MS 39759
7. Jason Scott 1200 Meadowlark Dr, Starkville, MS 39759
8. Alicia Garner 1175 Goldfinch Ln Starkville, MS 39759
9. Sarah Scott 1200 Meadowlark Drive Starkville, MS 39759
10. Dawson Burrell 1167 Meadowlark Dr Starkville, MS 39759
11. Benjamin Burrell 1167 Meadowlark Dr. Starkville, MS 39759
12. Olen Book 1161 MEADOWLARK DR STARKVILLE MS 39759
13. JACOB M SHIMMY 1254 Sandpiper Dr. Starkville MS 39759
14. Cori L. Shively 1254 Sandpiper Dr. Starkville, MS 39759
15. Jerry R. Smith 1196 Goldfinch Ln Starkville 39759
16. Ronetta K. Smith 1196 Goldfinch Ln Starkville, MS 39759
17. Susan Wallace 1223 Meadowlark Dr Starkville, MS 39759
18. Cecilia Brooks 1196 Bobwhite Dr Starkville, MS 39759
19. John Brooks 1196 Bobwhite Dr Starkville, MS 39759
20. GARY BURRELL 1195 Bobwhite Dr Starkville, MS 39759
21. Dawn Swartzel 1251 Sandpiper Dr. Starkville, MS 39759
22. Ted Wallace 1223 Meadowlark Dr. Starkville MS 39759
23. Pat Morse 1252 Sandpiper Dr. Starkville, MS 39759
24. Joe Morse 1252 Sandpiper Dr. STARKVILLE, MS, 39759
25. Barbara Burrell 1195 Bobwhite Dr. Starkville, MS 39759
26. Daniel Jacobs 1183 Goldfinch Ln Starkville, MS 39759
27. Amanda Jacobs 1256 Sandpiper Dr. Starkville MS 39759
28. Parker Jacobs 1256 Sandpiper Dr, Starkville, MS 39759
29. Jennifer Carver 1258 Sandpiper Dr Starkville, MS 39759
30. Victor A Currell 1195 Meadowlark Dr 

31. Tina Booth 1161 Meadowlark Tina Booth
32. Tammie Kirk 1170 Meadowlark Tammie Kirk
33. Debbie Scire' 1175 Meadowlark Debbie Scire'
34. Mike Scire' 1175 Meadowlark Mike Scire'
35. Carlise Middleton 1178 Meadowlark Carlise
36. Jeff Shepherd 1189 Meadowlark Jeff Shepherd
37. Lou Anne Shepherd 1189 Meadowlark Lou Anne Shepherd
38. George Buehler 1191 " " George Buehler
39. Linda Buehler 1191 Meadowlark Linda Buehler
40. Jessica Hogan 1199 Meadowlark Jessica Hogan
41. Dianne Johnson 1207 Meadowlark Dianne Johnson
42. David Johnson 1207 Meadowlark Dr. David Johnson
43. Daniel Johnson 1215 Meadowlark Dr. Daniel
44. Katie Johnson 1215 Meadowlark Dr. Katie Johnson
45. Julia Heard 1193 Goldfinch Ln Julia Heard
46. Jake Waldrep 1194 Bobwhite Dr. Jake
47. Sarah Martinage 1194 Bobwhite Dr. Sarah
48. Richard COUGHLIN 1176 Bobwhite Dr. Richard Coughlin
49. Caroleen Eifling 1174 Bobwhite Dr. Caroleen Eifling
50. Gus Eifling 1174 Bobwhite Dr. Gus Eifling
51. Evelyn S. Johnson 1179 Bobwhite Dr. Evelyn S. Johnson
52. VVC Johnson 1179 Bobwhite Dr. VVC Johnson
53. Shirley Williams 1198 Bobwhite Dr. Shirley Williams
54. Betty Brack Knott 1190 Bobwhite Dr. Betty Brack Knott
55. Jennifer Prosser 1188 Goldfinch Ln. Jennifer Prosser
56. SIDNEY PROSSER 1188 GOLDFINCH Sidney Prosser
57. Billy Kingery 1248 SANDPIPER DR. Billy Kingery
58. Kohl Kingery 1248 Sandpiper Dr. Kohl Kingery

Conclusion:

In conclusion, the undersigned residents of Highland Estates stand united in our opposition to the proposed zoning special exception. We trust that our elected officials and representatives will act in the best interest of the community and deny this request.

Thank you for your attention to this important matter.

Sincerely,

A handwritten signature in blue ink that reads "Amanda Jacobs". The signature is written in a cursive, flowing style.

Amanda Jacobs

1256 Sandpiper Dr. Starkville, MS 39759

alb6941@yahoo.com



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 UE 24-02 a request for Use Exception to allow for the placement of a Manufactured Classroom at Starkville High School located at 603 Yellow Jacket Drive in an S-E zoning district.
Date: July 9, 2024

The purpose of this report is to provide information regarding a Use Exception request by Starkville Oktibbeha Consolidated School District to allow for the placement of a Manufactured Classroom at Starkville High School located at 603 Yellow Jacket Drive in an S-E zoning district with property #102G-00-045.00. Please see attachments 1- 4.

BACKGROUND INFORMATION

The applicant is seeking a Use Exception to be allowed to relocate a used manufactured classroom structure onto the property of the High School to be used as a classroom. The structure isn't classified as a building or a manufactured home. Therefore, a Use Exception is required to allow the structure to be located on the property and to be used as a classroom.

The existing manufactured classrooms are currently located at Armstrong Junior High School. On August 4, 2015, the Board of Aldermen approved the use at Armstrong Junior High School with the condition that the structures be removed by September 1, 2017. The structures were never removed. This request is to relocate one of the structures to Starkville High School. The applicant attended a Development Review Meeting on June 13, 2024, and the following feedback was given:

1. Foundation plans must be verified to meet the 2021 IBC requirements.
2. ADA components shall be shown
 - a. Parking spaces
 - b. Access aisles
 - c. Accessible routes
 - d. Curb ramps
3. At least one accessible route within the boundary of the site originating from site arrival points must connect all accessible buildings, facilities, elements, and spaces on a site.
4. The boundary of Starkville's floodplains are growing and generally becoming larger. We anticipate FEMA will enforce the new maps as early as May 2025. I

would recommend this facility be not only located outside of the existing SFHA, but also the proposed SFHA.

5. FEMA requirements for Critical Facilities

- a. Construction of new and substantially improved critical facilities shall be located outside the limits of the special flood hazard area (one percent chance floodplain).
- b. Construction of new critical facilities shall be permissible within the SFHA only if no feasible alternative site is available and access to the facilities remains available during a 0.2 percent chance flood.
- c. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet six inches (3'6") above the base flood elevation at the site (or to the 0.2 percent chance flood elevation whichever is greater).
- d. Multiple access routes, elevated to or above the 0.2 percent flood elevation, shall be provided to all critical facilities to the maximum extent possible.
- e. Critical facilities must not only be protected to or above the 0.2 percent chance flood, but must remain operable during such an event.
- f. The community's flood response plan must list facilities considered critical in a flood, since loss of access can cause a critical situation.
- g. Other facilities in low risk flood zones that may also be needed to support flood response efforts must be included on the critical facility list. The use of any structure shall not be changed to a critical facility, where such a change in use will render the new critical facility out of conformance with this section. The list of the operators of the critical facilities affected by flooding must be updated at least annually, as part of the community critical facility planning procedures.

6. FEMA Requirements for non-critical facilities

- a. Floodplain Development Permit will be required.
- b. Three Elevation Certificates (EC) total will be required and shall be as follows (i) before construction (ii) during construction before lowest floor is installed (iii) and post construction after the structure has been erected.
- c. Structure shall be permanently anchored to prevent flotation, collapse, and/or lateral movement.
- d. Structure shall be elevated on a permanent foundation such that the lowest floor shall be a minimum of 2' above the engineer/surveyor/architect-established base flood elevation. I would highly recommend planning for 2.5' to provide some construction tolerance.
- e. All electrical, heating, ventilation, plumbing, air conditioning and other service facilities shall also be a minimum of 2' above the BFE.
- f. Should solid foundation perimeter walls be used to elevate a structure, flood openings sufficient to automatically equalize hydrostatic flood forces on exterior walls of enclosures that are subject to flooding, shall be provided in accordance with standards of Section 16.10.5.B.4

7. Special Flood Hazard Area (SFHA) Location. Show the boundary location of the floodway and all other SFHA's on the plan.
8. Starkville Utilities will not be able to provide power to this location (as shown on site plan)
9. Building Use Classification. If the building is classified as an Educational Use, it will require a full NFPA 13 Sprinkler System prior to C/O being issued.

CRITERIA FOR USE EXCEPTION REVIEW AND APPROVAL (Section 3.5.1)

- A. **Site and structure suitability.** The proposed location of the use has adequate space for the use such as but not limited to: parking, available utilities, pedestrian access, vehicle access, loading areas, building size, building type, etc.
- B. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the addition of the proposed use to the area.
- C. **Immediate neighborhood impact.** The proposed 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. **Impact on property values.** The proposed location of the use will not cause or contribute to a decline in property values of surrounding properties.
- E. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
- F. **Additional standards.** All associated additional standards for the proposed use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.5.3.K)

If a use exception is abandoned, discontinued, or ceases for a continuous period of more than three (3) months, the use exception shall become null and void. The use exception shall only be tied to the applicant for that specific location and/or business and cannot be transferred to another entity or location without reapplication. Any use associated with an approved use exception may continue the associated use unless the use is made a nonconformity by any subsequent zoning ordinance and/or action by the Board of Aldermen.

NOTIFICATION

The request was noticed in accordance with Section 3.5.3.E of the Unified Development Code.

1. 37 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 June 16, 2024.
3. A sign was posted on the property in a conspicuous location.

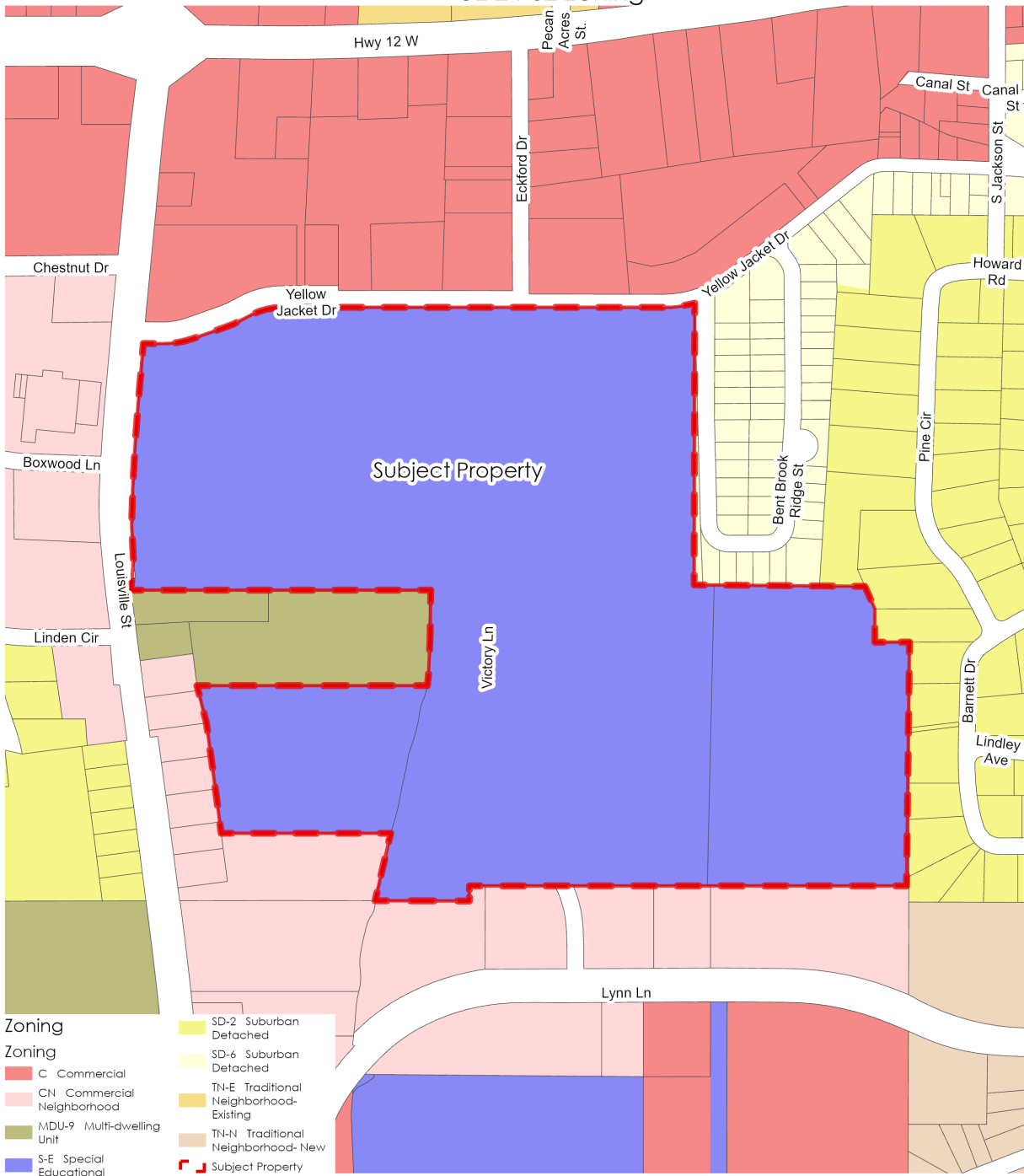
As of this date, the Planning Office has received no response to the notification.

CONDITIONS OF APPROVAL

Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.5.3.J). The following conditions of approval are recommended by Staff:

1. The manufactured classroom structure shall be located outside of the existing SFHA (Special Flood Hazard Area) and the proposed SFHA as shown on the current Base Level Engineering (BLE) data from FEMA.

Attachment 1 UE 24-02 Zoning

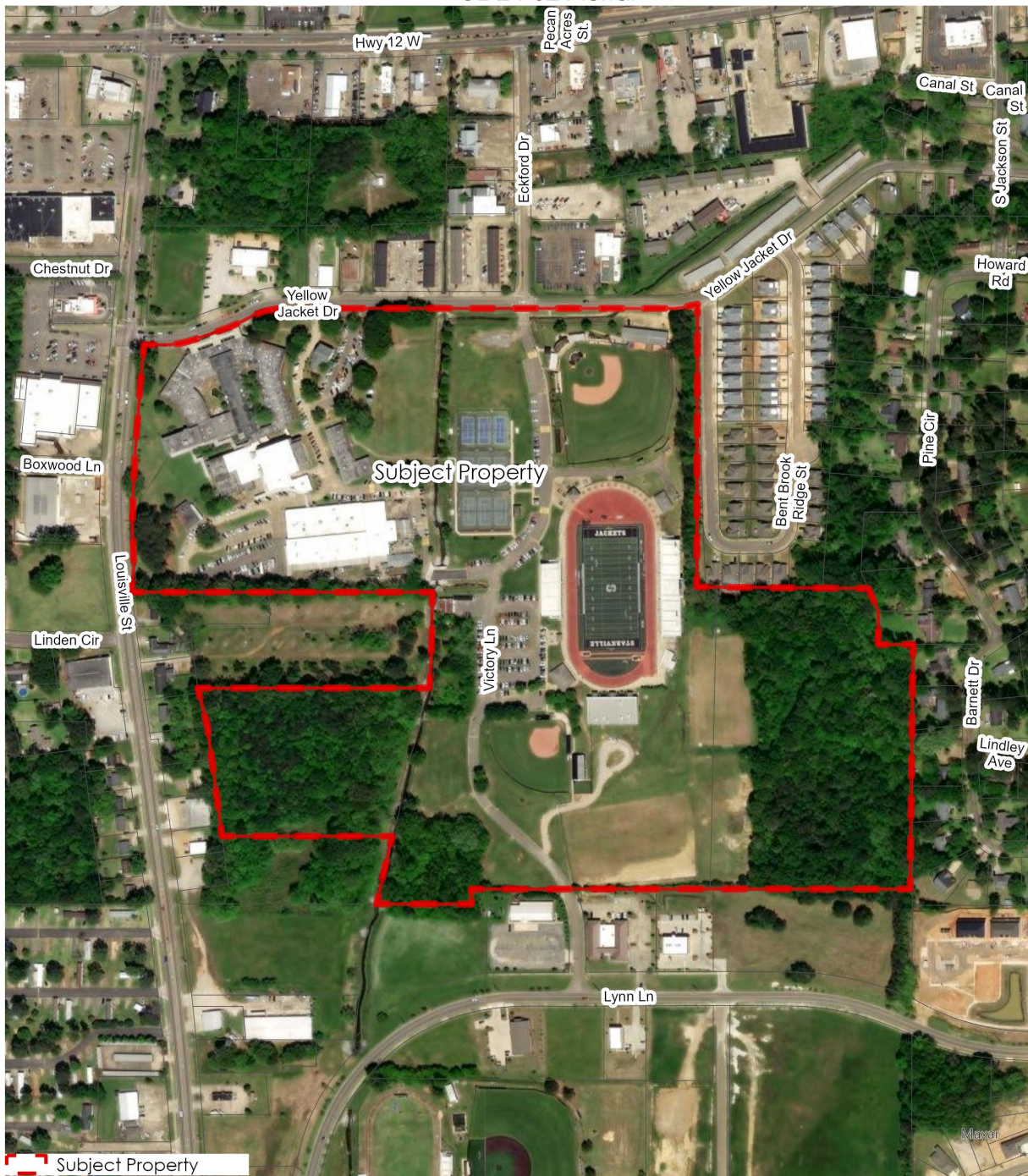


0 150 300 600 Feet



HISTORIC STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

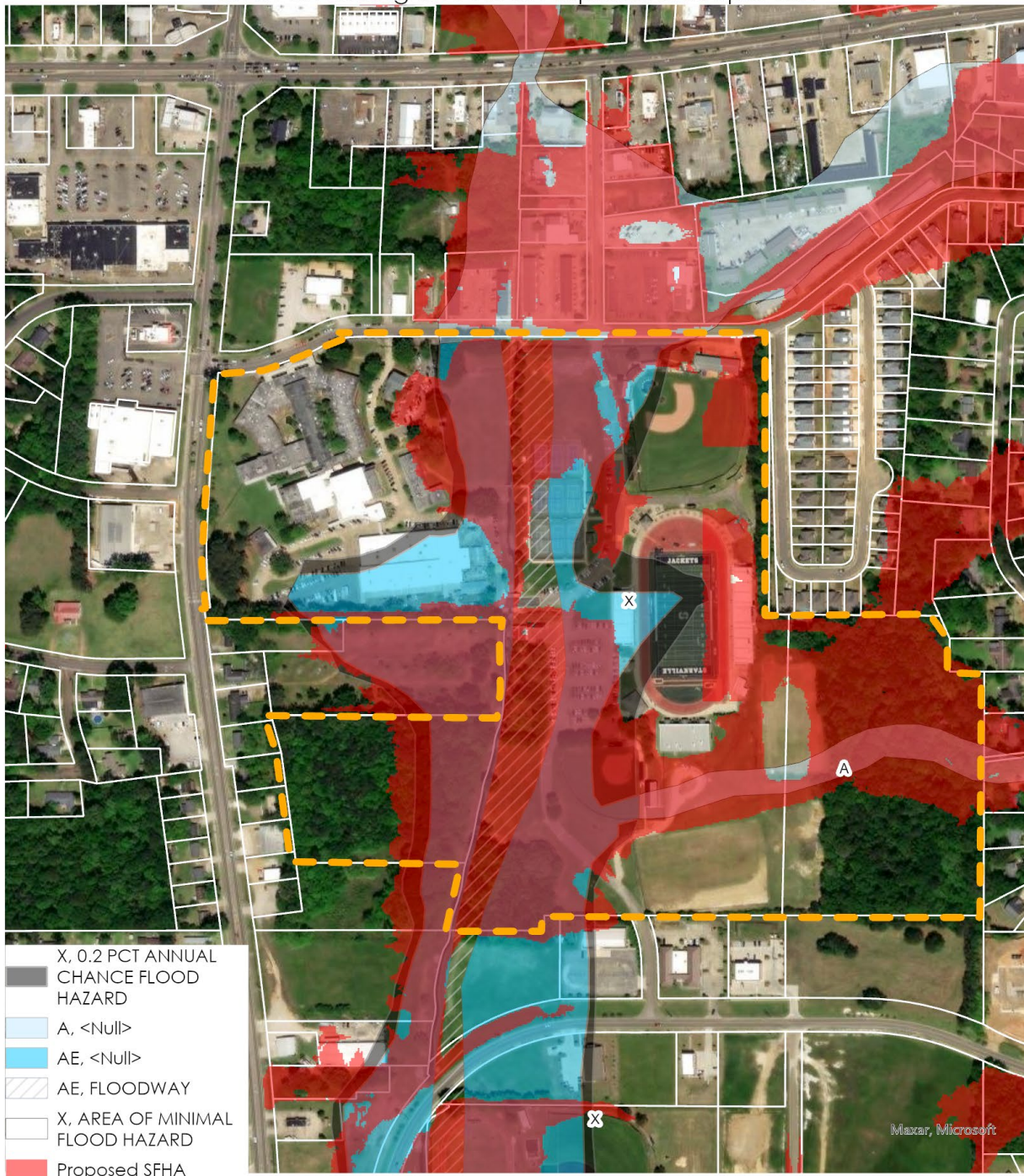
Attachment 2
UE 24-02 Aerial



0 150 300 600 Feet



Attachment 3
 UE 24-02 Existing SFHA and Proposed SFHA per BLE



Attachment 4- Site Plan

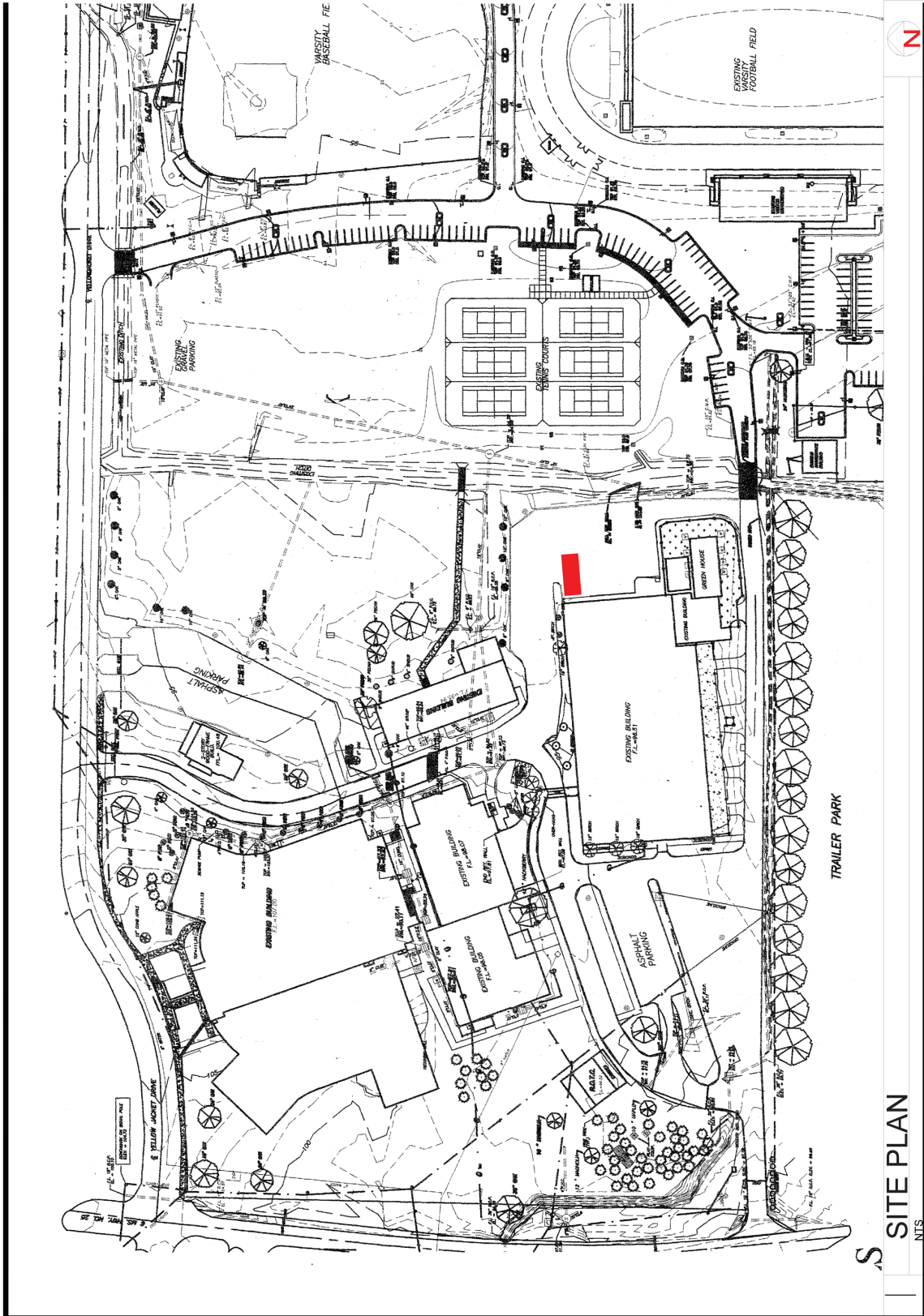
architectonics
 THOMAS CAMPBELL STEWART - ARCHITECT
 300A GREENSBORO STREET - STARKVILLE, MISSISSIPPI 39759
 PHONE: 662.615.5588 - EMAIL: INFO@ARCHITECTONICS.INFO

ISTARVILLE
 SCHOOL
 STARKVILLE
 MISSISSIPPI
 STARKVILLE
 OKTIBBEHA
 CONSOLIDATED
 SCHOOL
 DISTRICT



REVISION	DATE	PROJECT #

A1.1





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 UE 24-03 a request for Use Exception to allow for the placement of a Manufactured Classroom at Emerson Family School located at 1504 Louisville Street in an S-E zoning district.
Date: July 9, 2024

The purpose of this report is to provide information regarding a Use Exception request by Starkville Oktibbeha Consolidated School District at Emerson Family School located at 1504 Louisville Street in an S-E zoning district with property #105C-00-007.00. Please see attachments 1- 3.

BACKGROUND INFORMATION

The applicant is seeking a Use Exception to be allowed to relocate a used manufactured classroom structure onto the property of the Emerson School to be used as an office space. The structure isn't classified as a building or a manufactured home. Therefore, a Use Exception is required to allow the structure to be located on the property and to be used as an office space.

The existing manufactured classrooms are currently located at Armstrong Junior High School. On August 4, 2015, the Board of Aldermen approved the use at Armstrong Junior High School with the condition that the structures be removed by September 1, 2017. The structures were never removed. This request is to relocate one of the structures to Emerson School. The applicant attended a Development Review Meeting on June 13, 2024, and the following feedback was given:

1. Foundation plans must be verified to meet the 2021 IBC requirements.
2. ADA components shall be shown
 - a. Parking spaces
 - b. Access aisles
 - c. Accessible routes
 - d. Curb ramps
3. At least one accessible route within the boundary of the site originating from site arrival points must connect all accessible buildings, facilities, elements, and spaces on a site.
4. Building Occupant Classification. If building is classified as an educational use it will require a full NFPA 13 sprinkler System prior to a C/O being issued.
5. Starkville Utilities can provide power from overhead transformer along Louisville ROW.

CRITERIA FOR USE EXCEPTION REVIEW AND APPROVAL (Section 3.5.1)

- A. **Site and structure suitability.** The proposed location of the use has adequate space for the use such as but not limited to: parking, available utilities, pedestrian access, vehicle access, loading areas, building size, building type, etc.
- B. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the addition of the proposed use to the area.
- C. **Immediate neighborhood impact.** The proposed 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. **Impact on property values.** The proposed location of the use will not cause or contribute to a decline in property values of surrounding properties.
- E. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
- F. **Additional standards.** All associated additional standards for the proposed use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.5.3.K)

If a use exception is abandoned, discontinued, or ceases for a continuous period of more than three (3) months, the use exception shall become null and void. The use exception shall only be tied to the applicant for that specific location and/or business and cannot be transferred to another entity or location without reapplication. Any use associated with an approved use exception may continue the associated use unless the use is made a nonconformity by any subsequent zoning ordinance and/or action by the Board of Aldermen.

NOTIFICATION

The request was noticed in accordance with Section 3.5.3.E of the Unified Development Code.

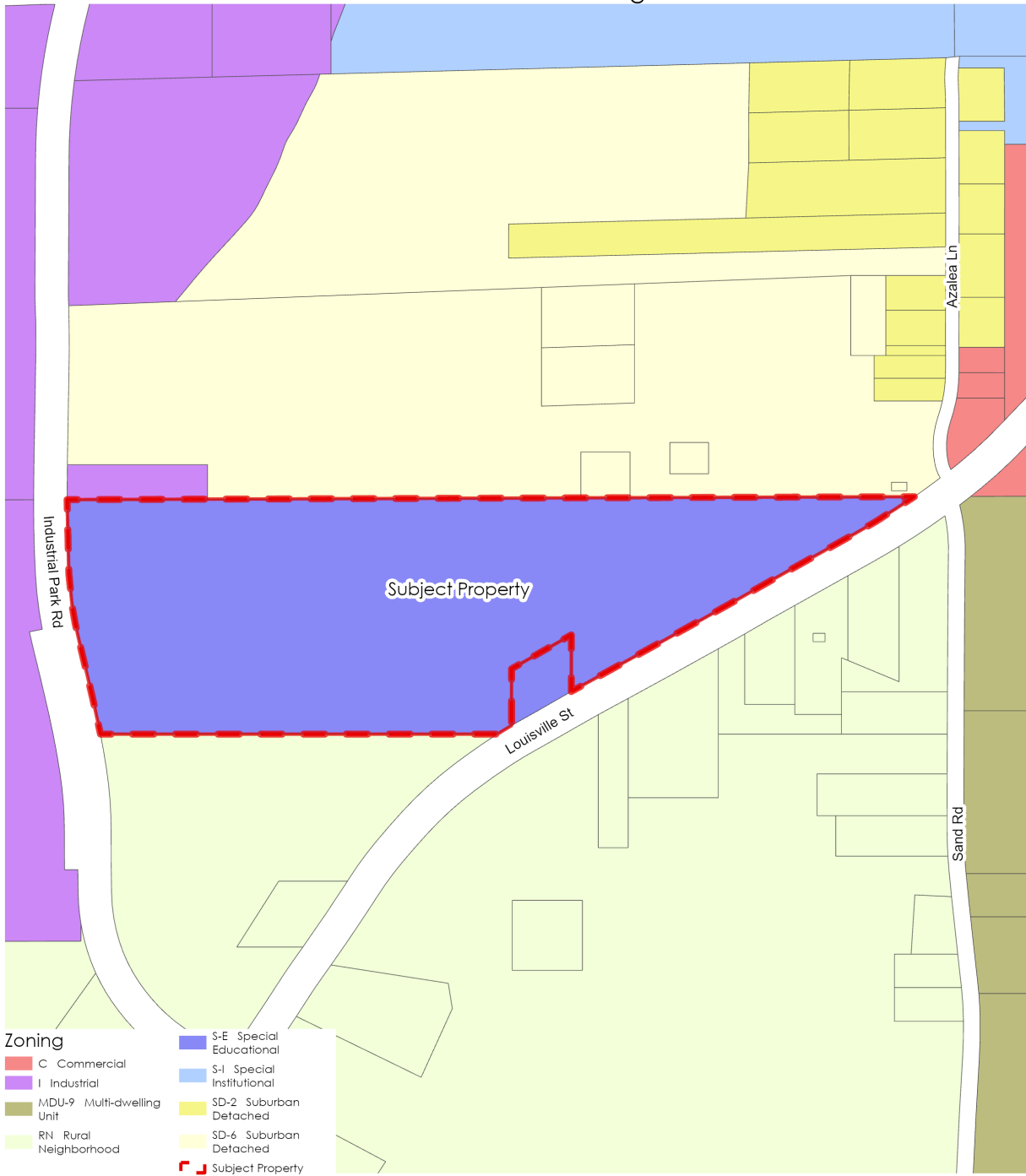
1. 5 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on June 18, 2024.
3. A sign was posted on the property in a conspicuous location.

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

CONDITIONS OF APPROVAL

Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.5.3.J).

Attachment 1 UE 24-03 Zoning



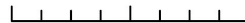
0 150 300 600 Feet



Attachment 2
UE 24-03 Aerial



 Subject Property

0 150 300 600 Feet




Attachment 3- Site Plan

architectonics
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OKTIBBEHA
SCHOOL
DISTRICT
STARKVILLE,
MISSISSIPPI



PROJECT #
DATE
DRAWN BY
CHECKED BY

A1.1



SITE PLAN
SCALE: 1/32" = 1'-0"