



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, AUGUST 13, 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 JULY 9, 2024
- VI. CITIZEN COMMENTS
- VII. OLD BUSINESS
 - A. 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.
 - B. 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 JULY 9, 2024**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on July 9, 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; Kelly Prather, Ward 3; Carl Smith, Ward 4; Alexis Gregory, Ward 5; and Tommy Verdell, Ward 7, were physically present at the meeting. Vicki West, Ward 2, 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 July 9, 2024, as presented.

**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 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.
 - B. 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.

- C. 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.
- VIII. ADJOURN

The Commission discussed reordering the provided agenda to move case SE 24-05 from first under New Business to last under New Business. The other cases would remain in the same order. After a 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 July 9, 2024, with the discussed modification, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF May 14, 2024

After discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Gregory, the motion to approve the minutes of the Planning and Zoning Commission for May 14, 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 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.

City Planner Daniel Havelin presented the 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. The applicant proposes to relocate a used manufactured classroom structure onto the high school campus. The structure is 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. The

Development Review Committee reviewed this request as part of the Use Exception request. Comments from that review are summarized in the staff report. Those comments included:

- The structure must meet ADA requirements.
- The structure should be located outside the existing floodplain and the proposed floodplain.
- The structure will need to provide a sprinkler system as part of the required fire protection if classified as an educational use.

If this request were to be recommended for approval, staff has 1 requested condition of approval relating to the DRC comments about the floodplain.

The request was noticed in accordance with Section 3.5.3.E of the Unified Development Code. 37 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 June 16, 2024. 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

Chairman Dumas opened the public hearing.

Thomas Stewart, on behalf of the applicant, spoke in support of the request.

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

The Commission asked Mr. Stewart questions. The discussion pertained to the lack of information to make a decision.

After a discussion of the need for additional information and upon the motion of Commissioner Verdell, duly seconded by Commissioner Gregory, the motion to table UE 24-02 until additional information can be provided received unanimous approval.

The following information will need to be provided for the next hearing:

- Updated Site Plan to include screening
- Life expectancy (how long will the structure be used and in place)
- Occupancy

B. 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.

City Planner Daniel Havelin presented the request by Starkville Oktibbeha Consolidated School District to allow for the placement of a Manufactured Classroom at 1504 Louisville Street in an S-E zoning district. The applicant proposes to relocate a used manufactured classroom structure onto the Emerson Family School campus. The structure is 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. The Development Review Committee reviewed this request as part of the Use Exception request. Comments from that review are summarized in the staff report. Those comments included:

- The structure must meet ADA requirements.
- The structure will need to provide a sprinkler system as part of the required fire protection if classified as an educational use.

The request was noticed in accordance with Section 3.5.3.E of the Unified Development Code. 5 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 June 18, 2024. 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

Chairman Dumas opened the public hearing.

Thomas Stewart, on behalf of the applicant, spoke in support of the request.

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

After a discussion of the need for additional information and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to table UE 24-03 until additional information can be provided received unanimous approval. The following information will need to be provided for the next hearing:

- Updated Site Plan to include screening
- Life expectancy (how long will the structure be used and in place)
- Occupancy

C. 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.

City Planner Daniel Havelin presented the request by Pritchard Engineering on behalf of Charles Morgan to allow for the use of townhomes in a TN-N zoning district. The applicant proposes to build townhomes as part of a proposed development. The concept plan shows townhomes on the western side of the property and detached single dwellings on the eastern side. This concept consists of 18 buildings with 6 units each for a total of 108 units with a total of 216 bedrooms. This request is only for the use of townhomes and is not approval of the conceptual plan. The Development Review Committee reviewed the project as part of the Special Exception request. Comments from that review are summarized in the staff report. Those comments included:

- Protection of existing watercourse areas, including the vegetation on the site
- Traffic impact study requirements
- Wetland delineation requirements
- Hydrologic and hydraulic studies will be required for on-site creeks and streams.
- This area could be incorporated into a special flood hazard area.
- The red area on this map shows the base level engineering data from FEMA.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 16 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 June 16, 2024. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office received 17 emails against the request, which were included as attachment 7 in the staff report.

Chairman Dumas opened the public hearing.

Clint Markham, on behalf of the applicant, spoke in support of the request.

Cecilia Brooks came forward and spoke against the request.

Amanda Jacob came forward and spoke against the request.

Jessie Carver came forward and spoke against the request.

Terry Smith came forward and spoke against the request.

John Brooks came forward and spoke against the request.

Ted Wallace came forward and spoke against the request.

Tina Booth came forward and spoke against the request.

Clint Markham came forward again to respond to some of the comments against them.

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

The Commission asked Mr. Markham and Mr. Havelin the City Planner questions.

After a discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to approve SE 24-05 with five conditions was approved by a vote of 3-2. Commissioner Fratesi and Commissioner Prather voted against the motion.

Recommended Conditions of Approval

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.
5. The use of townhomes is only for the portion of the parcel between the westernmost drainage centerline and the western property line.

VIII. ADJOURN

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on August 13, 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 August 13, 2024, in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Smith, duly seconded by Commissioner Gregory, 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 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: August 13, 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- 6.

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.

ADDITIONAL REQUESTED INFORMATION

The following items were requested by the Planning and Zoning Commission upon this request being tabled during the July 9, 2024, meeting:

Question #1: Updated Site Plan to include screening

Response #1: A Site Plan has been provided. See attachment #5

Question #2: Life expectancy (how long will the structure be used and in place)

Response #2: The intention is to use these for 2-3 years, depending on construction schedules.

Question #3: Occupancy

Response #3: The High School one would be an E occupancy by IBC, with an occupant load of 70. (2 classrooms net SF of 700 SF / class; 20 Net occupant load IBC table 1004.5). IBC 1004.5.1 allows for increased occupant load of any area up to 7 Sqft. per occupant.

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, and August 2, 2024.
3. A sign was posted on the property in a conspicuous location.

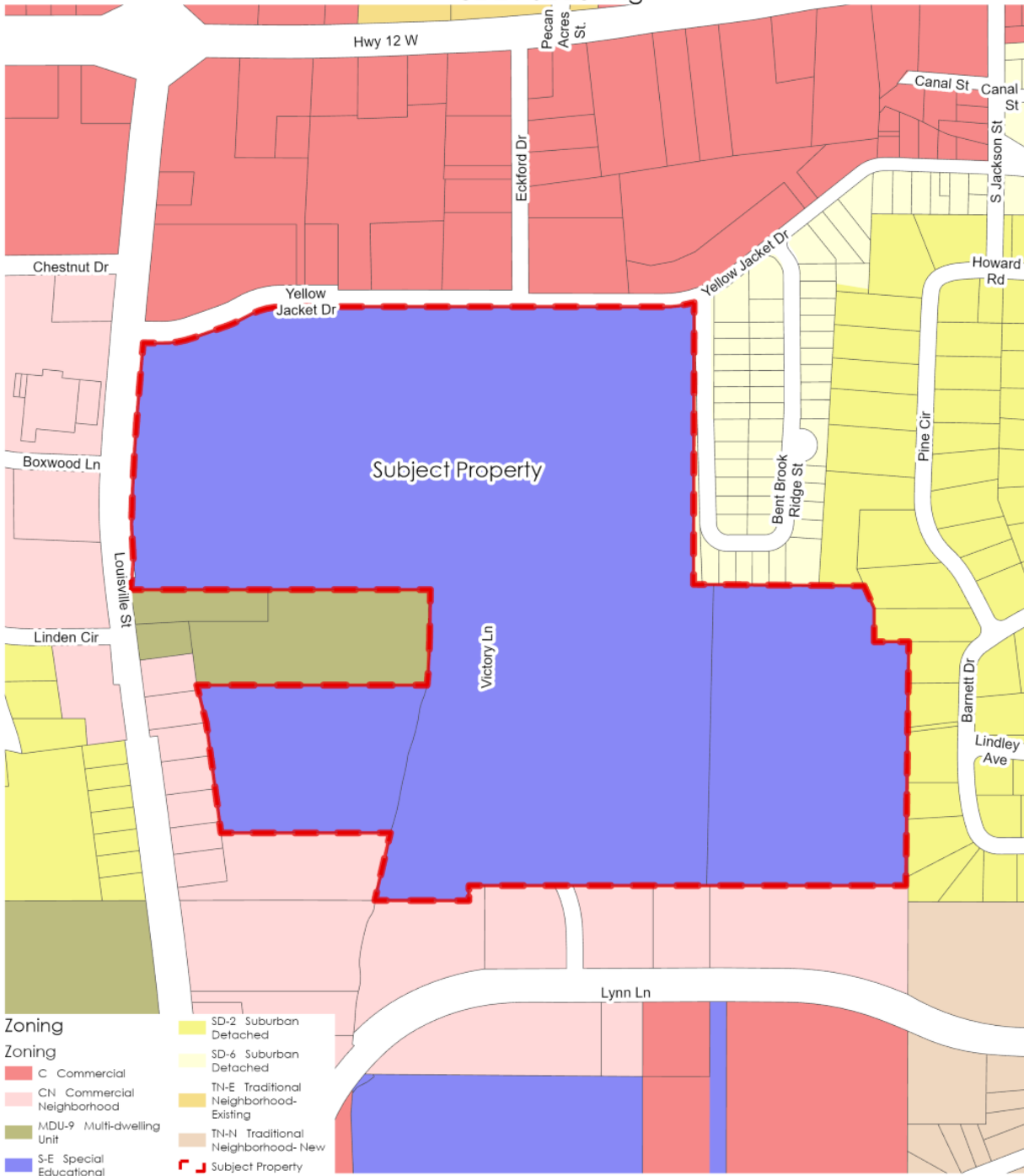
As of this date, the Planning Office has received no response to the notification.

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.

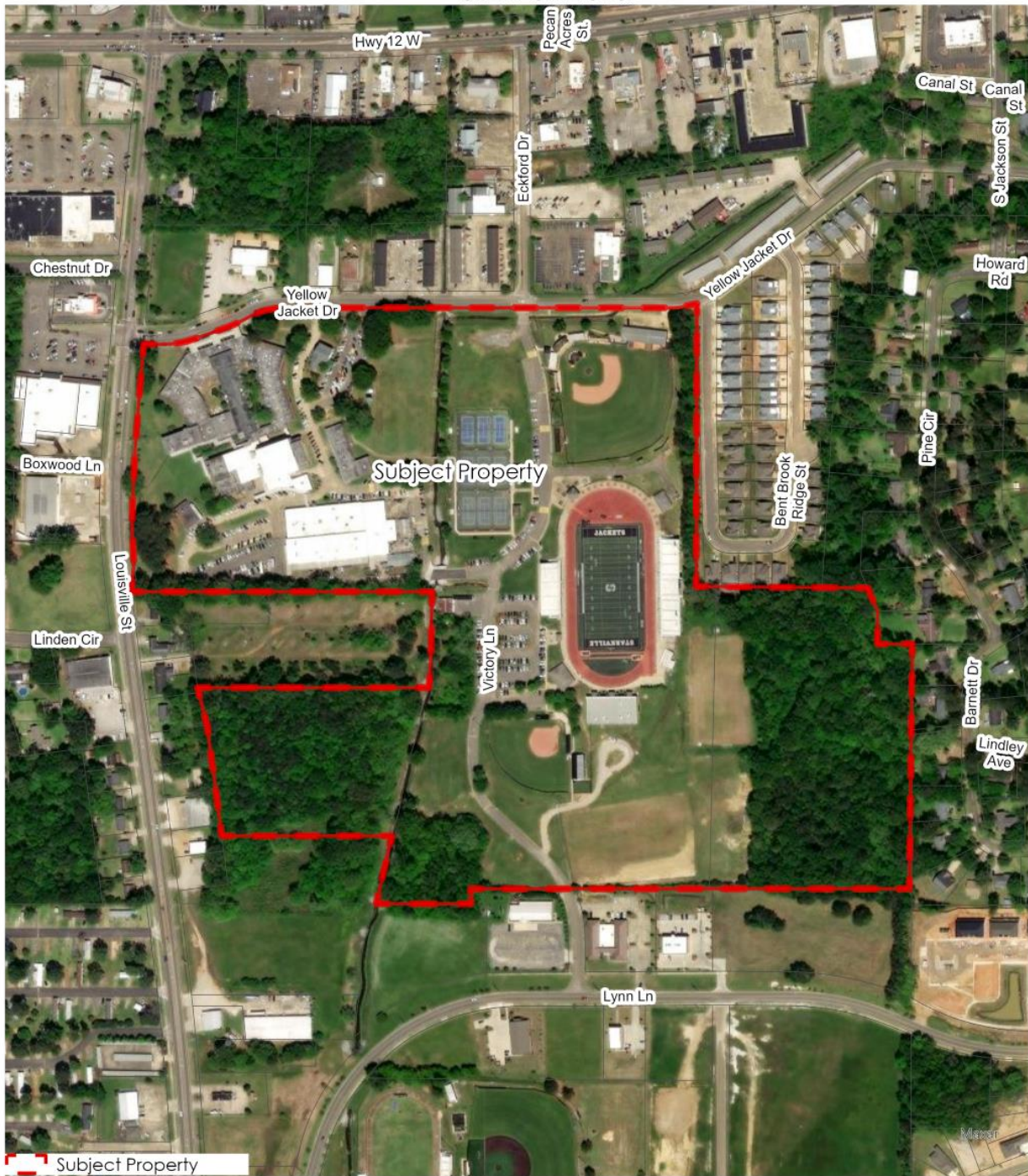
Attachment 1 UE 24-02 Zoning



0 150 300 600 Feet



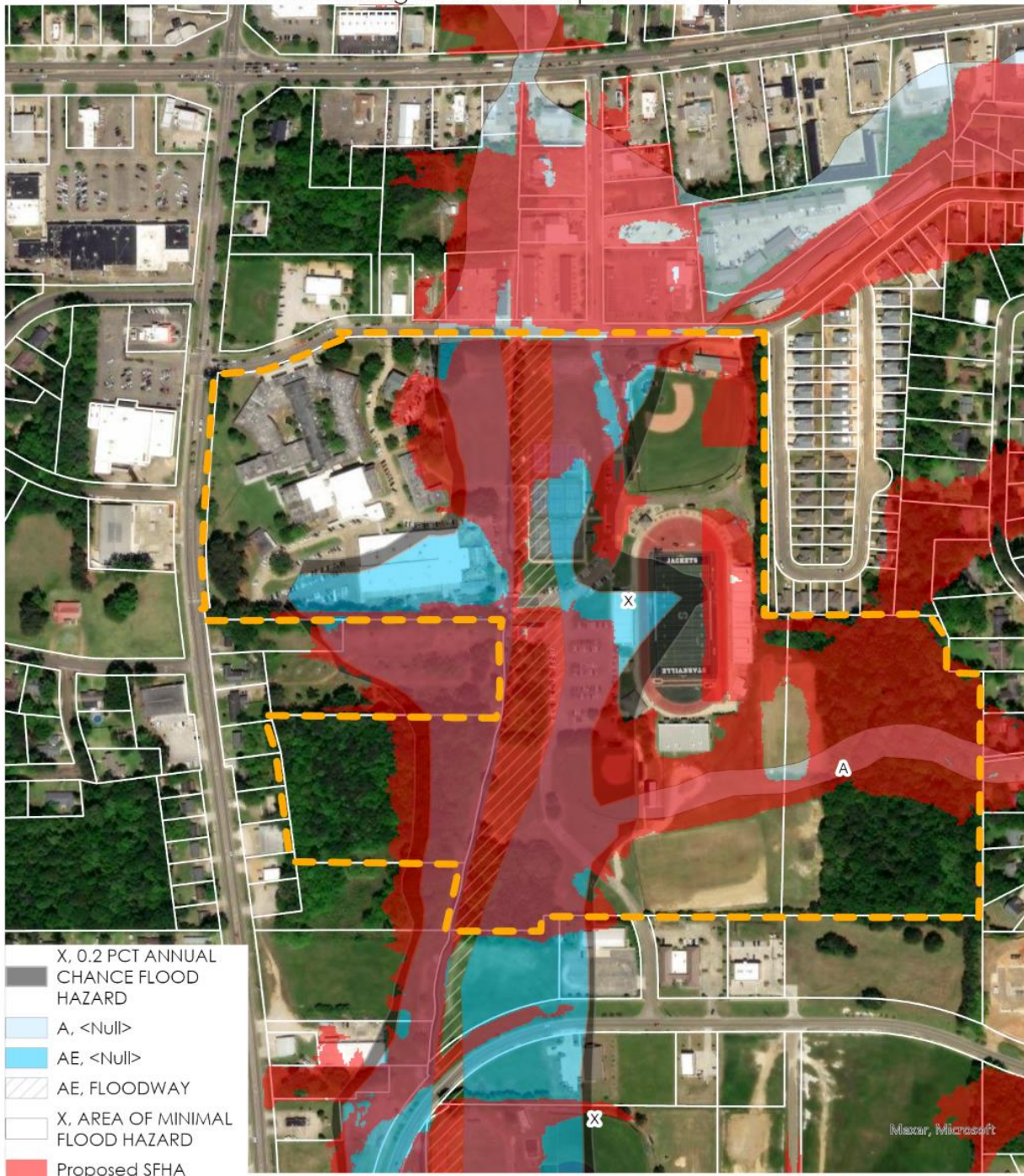
Attachment 2
UE 24-02 Aerial



0 150 300 600 Feet



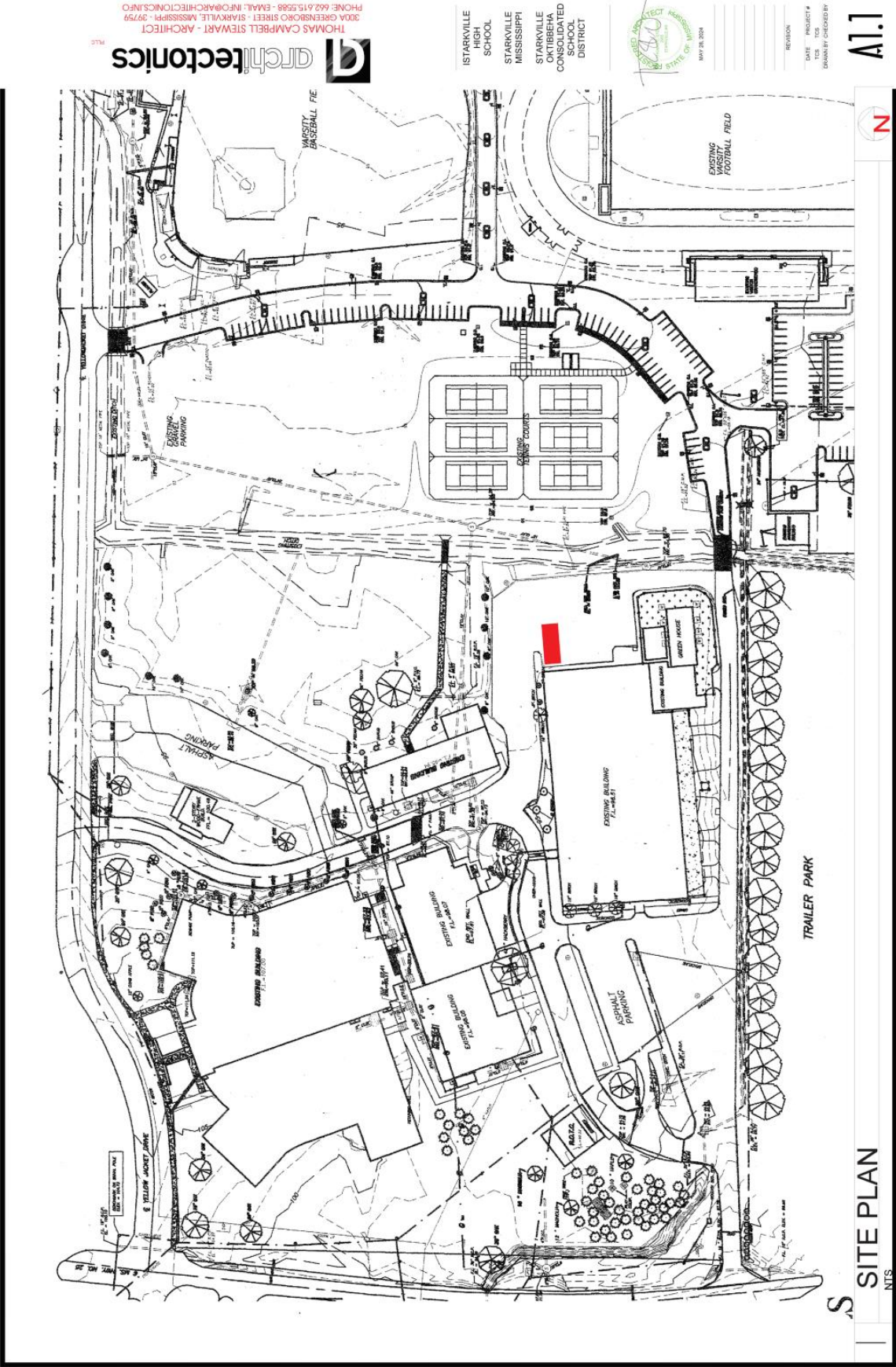
Attachment 3
 UE 24-02 Existing SFHA and Proposed SFHA per BLE



0 150 300 600 Feet



Attachment 4- Previous Site Plan from July 9th Meeting



architectonics THOMAS CAMPBELL STEWART - ARCHITECT
3004 GREENSBORO STREET - STARVILLE, MISSISSIPPI - 39759
PHONE: 662.615.5588 - EMAIL: INFO@ARCHITECTONICS.INFO

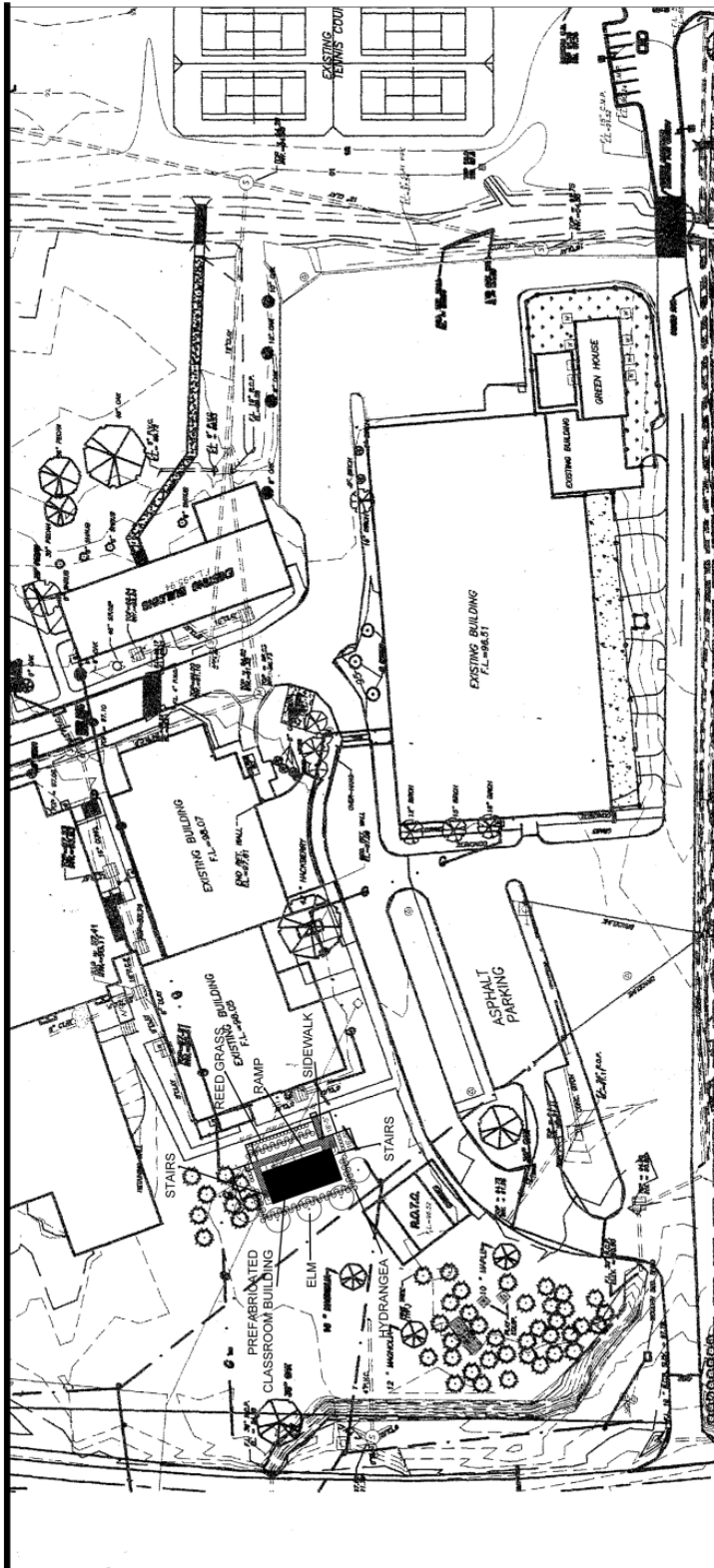
STARKVILLE
HIGH
SCHOOL

STARKVILLE
OKTIBBEHA
CONSOLIDATED
SCHOOL
DISTRICT

STARKVILLE,
MISSISSIPPI



NOVEMBER 1 2018	REVISION	PROJECT #	DRAWN BY CHECKED BY
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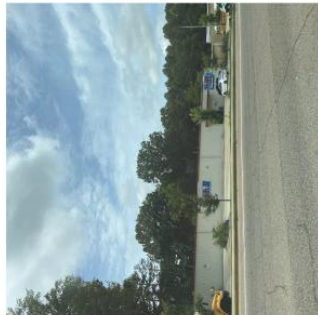
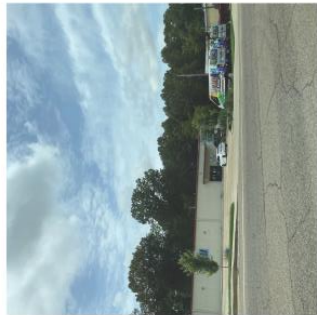
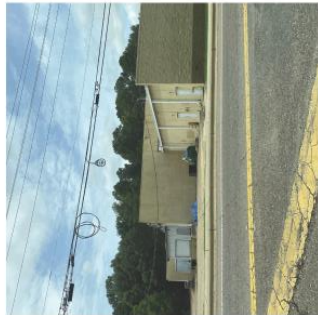


PLANT SCHEDULE		BOTANICAL COMMON NAME		SIZE	ROOT	CONDITION	SPACING
QTY							
5	•	Cupressus x Leylandii / Leyland Cypress	2' Caliper	B&B		Multi-Trunk, Matching; Uniform Growth Habit	
64	○	Hydrangea paniculata 'Inelight' / Limelight Hydrangea	#6 Container		Container	Matching; Fall to Ground	48" O.C.
28	○	Calluna vulgaris x scutellaria 'Overdam' / Overdam Heather Red Grass	3 Gallon		Container	Matching; Free of Weeds	39" O.C.

NEW SIDEWALK

NEW BUILDING

STARKVILLE HIGH SCHOOL
PORTABLE CLASSROOM SITE
CONTEXT PHOTO





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: August 13, 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.

ADDITIONAL REQUESTED INFORMATION

The following items were requested by the Planning and Zoning Commission upon this request being tabled during the July 9, 2024, meeting:

Question #1: Updated Site Plan to include screening

Response #1: A Site Plan has been provided. See attachment #4 and #5

Question #2: Life expectancy (how long will the structure be used and in place)

Response #2: The intention is to use these for 2-3 years, depending on construction schedules.

Question #3: Occupancy

Response #3: Emerson is an adult use, so would be a B occupancy by IBC with an occupant load of 11 based on (1640 SF Gross and 150 gross per IBC table 1004.5). IBC 1004.5.1 allows for increased occupant load of any area up to 7 Sqft. per occupant.

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.

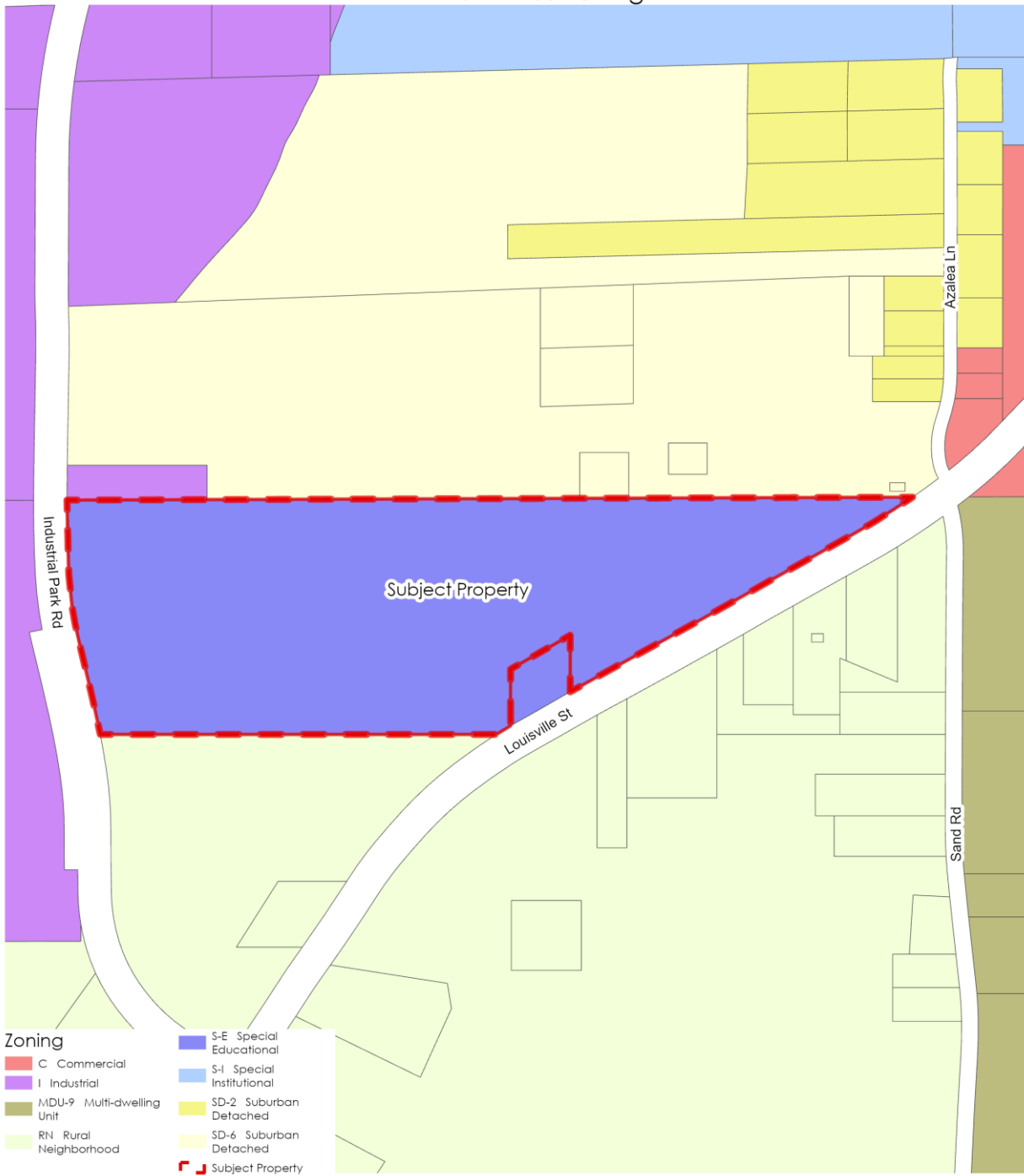
1. 5 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on June 18, 2024, and August 2, 2024.
3. A sign was posted on the property in a conspicuous location.

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



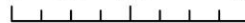
0 150 300 600 Feet



Attachment 2
UE 24-03 Aerial



 Subject Property

0 150 300 600 Feet




Attachment 3- Previous Site Plan from July 9th Meeting



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

EMERSON
SCHOOL

STARKVILLE
OKTIBBEHA
SCHOOL
DISTRICT

STARKVILLE,
MISSISSIPPI



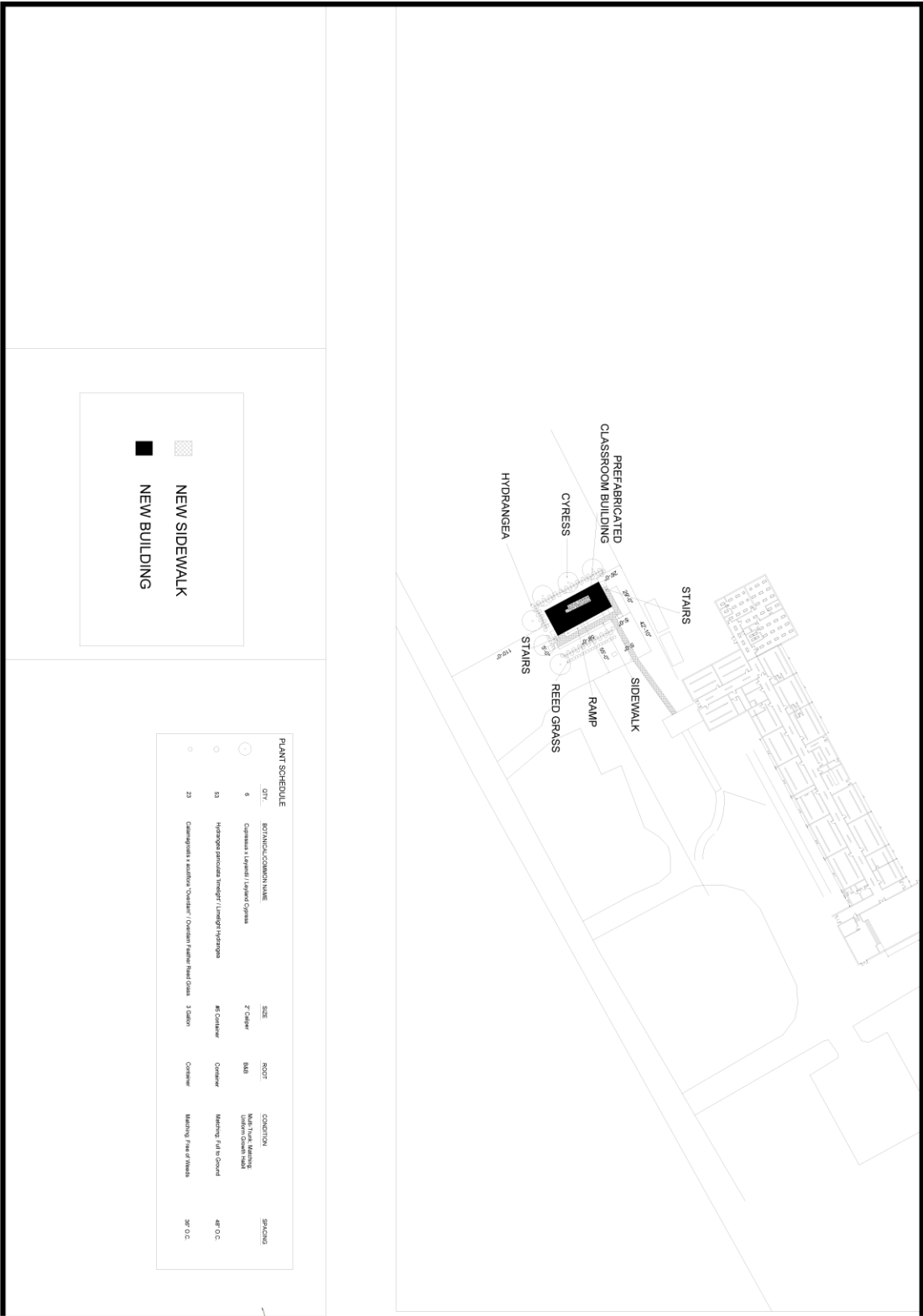
REVISION	PROJECT #
NOV 18	TCS
DATE	DRAWN BY CHECKED BY



PLANT SCHEDULE			SPACING
QTY.	BOTANICAL/COMMON NAME	ROOT	CONDITION
6	Cornus x <i>Lapida</i> / <i>Lapida</i> Grapes	6/6	Male Tree, Matings Uniform Green Node
13	Hydrangea paniculata 'Infinite' / <i>Infinite</i> Hydrangea	Container	Matings Full in Ground
21	Ceanothus x <i>scutellari</i> 'Dorchester' / <i>Dorchester</i> Leather-leafed Grapes	3/Gallon	Matings Free of Insects

NEW SIDEWALK
NEW BUILDING

Attachment 5 – Landscaping



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

EMERSON
SCHOOL
STARKVILLE
DISTRICT
MISSISSIPPI



SECTION
DATE: PROJECT #
DRAWN BY: CHECKED BY:

Attachment 6 - Context

EMERSON FAMILY SCHOOL PORTABLE CLASSROOM SITE CONTEXT PHOTO



architectonics
THOMAS CAMPBELL STEWART - ARCHITECT
300A GREENBORO STREET - STARKVILLE, MISSISSIPPI - 39759
PHONE: 662.615.5566 - EMAIL: INFO@ARCHITECTONICS.INFO

EMERSON
SCHOOL
STARKVILLE
OKTIBBEHA
SCHOOL
DISTRICT
STARKVILLE
MISSISSIPPI



APPROVED BY ARCHITECT
DATE: 11/15/2017
PROJECT: 1703
SHEET: 1