



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, OCTOBER 8, 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 SEPTEMBER 10, 2024.
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 24-07 A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF ONE HOUSE AT 102 PRICE STREET IN A C ZONING DISTRICT.
 - B. PUBLIC HEARING AND CONSIDERATION OF SE 24-08 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED HOME ON A VACANT LOT LOCATED SOUTHEAST OF THE INTERSECTION OF COLLIER ROAD AND ROCK HILL ROAD IN AN RN ZONING DISTRICT.
- VIII. ADJOURN

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI SEPTEMBER 10, 2024**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on September 10, 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; Alexis Gregory, Ward 5; and Tommy Verdell, Ward 7, were physically present at the meeting. Kelly Prather, Ward 3, attended virtually via Google Meets. Carl Smith, Ward 4 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 September 10, 2024, as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, SEPTEMBER 10, 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 AUGUST 13, 2024
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 24-06 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF POOL EQUIPMENT WITHIN THE FRONT YARD AT 250 BANCROFT AVE IN A TN-N ZONING DISTRICT.
- VIII. ADJOURN

After a discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Fratesi, the motion to approve the official agenda of the Planning and Zoning Commission for September 10, 2024, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF AUGUST 13, 2024

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to approve the minutes of the Planning and Zoning Commission for August 13, 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 24-06 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF POOL EQUIPMENT WITHIN THE FRONT YARD AT 250 BANCROFT AVE IN A TN-N ZONING DISTRICT.

City Planner Daniel Havelin presented the request by Jerry Toney to allow for the placement of pool equipment within the front yard located at 250 Bancroft Ave in a TN-N. The applicant is seeking a Special Exception to allow for the placement of pool equipment within the front yard of a corner lot. Corner lots are unique in that they have two front yards. The site plan shows the location of the equipment within the front yard along Ryan Avenue. The applicant proposes to screen the equipment from view as shown in the provided rendering.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 9 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 August 13, 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.

Jerry Toney, joining virtually via Google Meets, 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 Gregory, duly seconded by Commissioner Verdell, the motion to Approve SE 24-06 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 October 8, 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 October 8, 2024, in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Gregory, duly seconded by Commissioner Verdell, the motion was unanimously approved.

Jeremiah Dumas, Commission Chair

Daniel Havelin, City Planner

STAFF REPORT

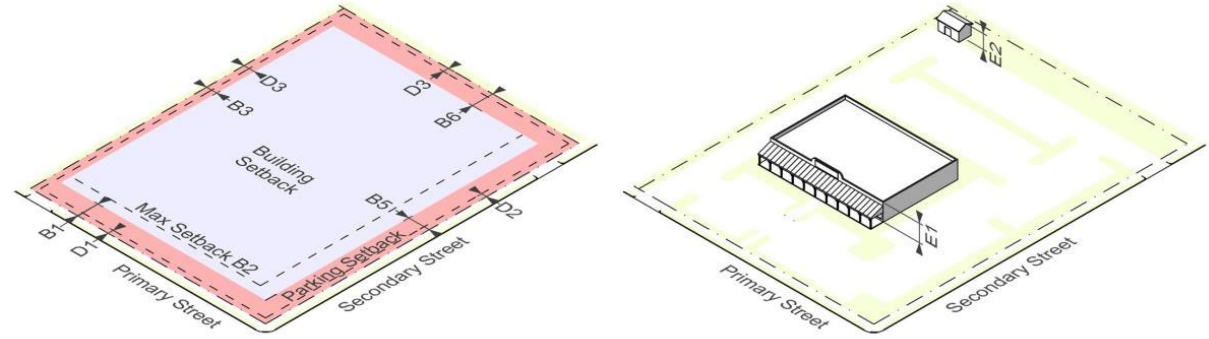
To: Members of the Planning & Zoning Commission
 From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
 Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
 Subject: Public Hearing and consideration of SE 24-07 a request for a Special Exception to allow for the placement of one house at 102 Price Street in a C zoning district
 Date: October 8, 2024

The purpose of this report is to provide information regarding a Special Exception request by Roger Price to allow for the use "Detached, Dwelling" located at 102 Price Street in a C (Commercial) zoning district with the property #102C-00-211.00. Please see attachments 1-4.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to allow for the use of "Detached, Dwelling" in a C (commercial) zoning district. On May 31, 2024, the applicant was issued a demolition permit to remove the house at 102 Price Street. Now that the previous house has been demolished, the applicant proposes building a replacement. The Use Chart in Section 13.3 of the Unified Development Code requires a Use Exception or a Special Exception for "Detached, Dwelling" in a C zoning district. The proposed use requires the construction of a new building or major modification to an existing building or site. Therefore, the request will be reviewed as a Special Exception. Section 3.5.1.F of the Unified Development Code also requires that the Use Exception meet the additional standards for that use.

7.2 Base Dimensional Standards (Commercial Use Districts)



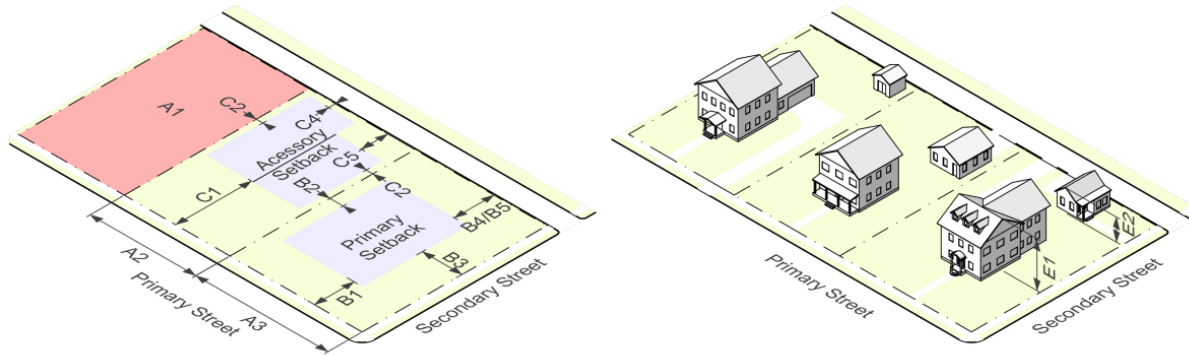
A. Lot Dimensions	
A1. Lot size (min)	*
A2. Lot width (min)	*
B. Building/Structure Setbacks	
B1. Front setback min	20'
B2. Front setback max	N/A

B3. Side setback	10'
B4. Side setback adjacent to detached residential	50'
B5. Side setback corner lot	20'
B6. Rear setback	20'
B7. Rear setback adjacent to detached residential	50'
D. Parking Setbacks	
D1. From primary street	5'
D2. From side street	5'
D3. From side and rear property line	5'
D4. From side and rear property line adjacent to detached residential	See buffer yard requirements
E. Height	
E1. Principal building(s) (max)	50', 4 story
E2. Accessory structures(s) (max)	15', 1 story
F. Pedestrian Access	
F1. Street-facing primary entrance along street	yes
F2. Sidewalk connection to street from each entrance	yes
*lots must be of a sufficient size to accommodate the proposed use and meet all subsequent development standards	
**see use chart and additional standards	

Section 13.5.1 Dwelling, Detached

1. **Definition:** A residential structure containing one (1) dwelling unit that is not attached to any other dwelling by any means.
2. **Parking:**
 1. One (1) parking space per bedroom for all new construction.
 2. See zoning district base dimensional standards for parking location and setback requirements.
3. **Loading:** Loading/unloading areas accommodating delivery of materials to and from the premises are not permitted or required.
4. **Additional Standards:**
 1. See zoning district general provisions for density requirements and other standards.
 2. See zoning district base dimensional standards for location, setbacks, and height requirements.
 3. If approved by Special Exception to be located within a C (Commercial) or CN (Commercial Neighborhood) zoning district, the dimensional standards and development standards shall be determined as part of the Special Exception approval.

Due to the residential character of the immediately adjacent area, the dimensional standards for the current request and all future requests will be based on the SD-6 zoning district dimensional standards.



Section 6.3.4 Base Dimensional Standards (SD-6: Detached and Attached Duplex Dwelling)

A. Lot Dimensions	
A1 Lot size per unit in sq. ft (min.)	6000
A2 Lot width (min.)	50'
A3 Lot width at corner (min.)	60'
B. Principal Building Setbacks	
B1 Front setback	25' or infill standards
B2 Side setback (min.)	5' or infill standards
B3 Side setback corner lot (min.)	25'
B4 Rear setback (min.)	20'
B5 Rear setback adjacent to street or alley (min.)	25'
C. Accessory Dwelling Unit/Structure Setbacks	
C1 Front setback	Behind rear wall of principal building
C2 Side setback	5' min
C3 Side setback corner lot (min.)	25'
C4 Rear setback	5', minimum of 10' from any structure
C5 Rear setback adjacent to alley for garages (min.)	20'
C6 Structures housing livestock (min.)	N/A
D. Parking Setbacks	
D1 From primary street	See infill standards
E. Height	
E1 Principal building(s) (max)	30', 2 story
E2 Accessory Dwelling Unit(s)/Structure(s) (max)	Less than principal building
E3 Accessory structure agricultural use	15'
F. Pedestrian Access	
F1 Street-facing primary entrance along street	yes

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1)

1. **Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
2. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
3. **Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
4. **Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
5. **Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

Any built structure or site associated with an approved special exception may continue with the associated use unless the use is made a nonconformity by any subsequent zoning ordinance 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.

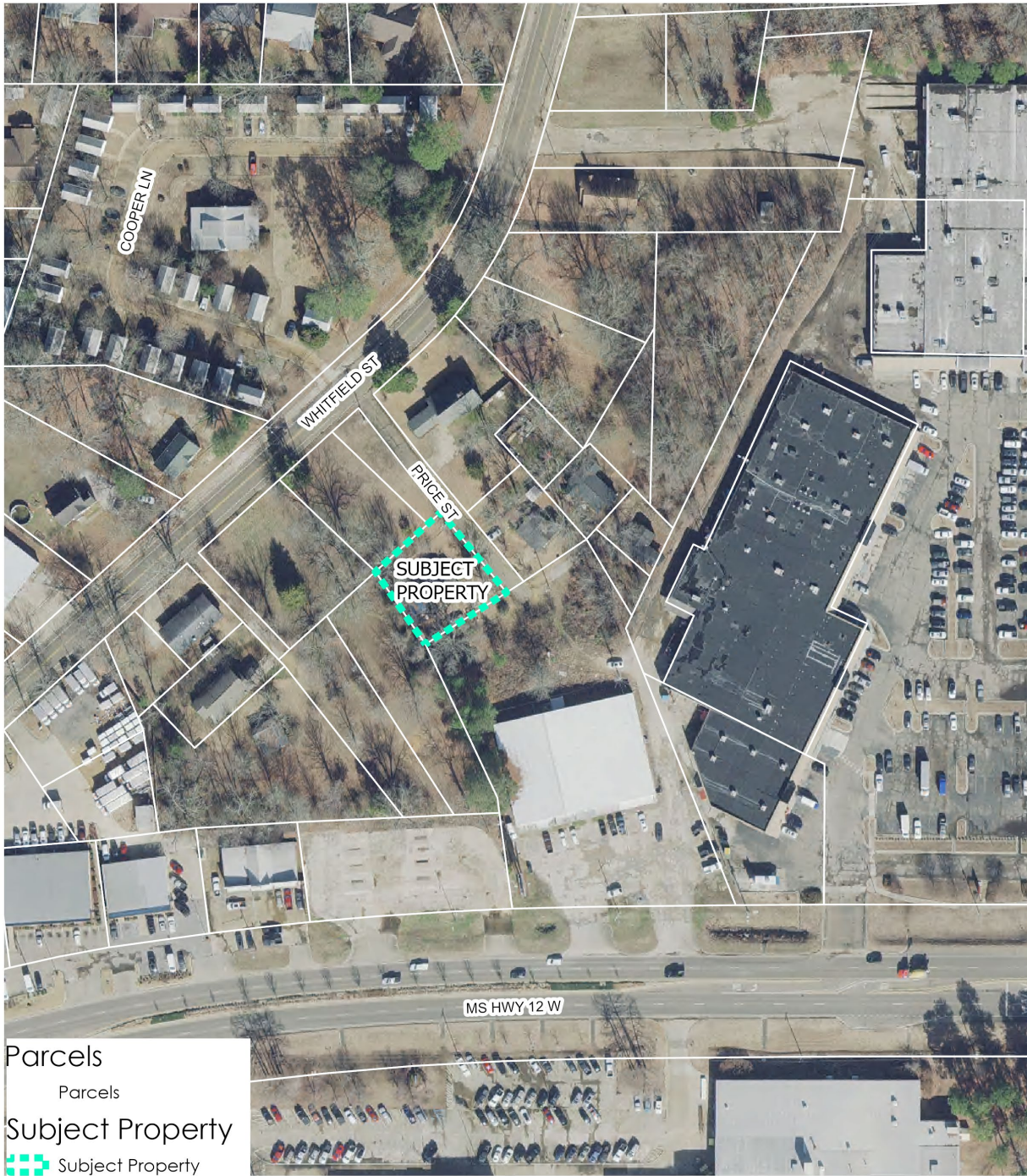
1. 16 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on September 17, 2024.
3. A sign was posted on the property in a conspicuous location.

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

CONDITIONS OF APPROVAL

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

Attachment 1
SE 24-07 Aerial

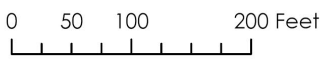
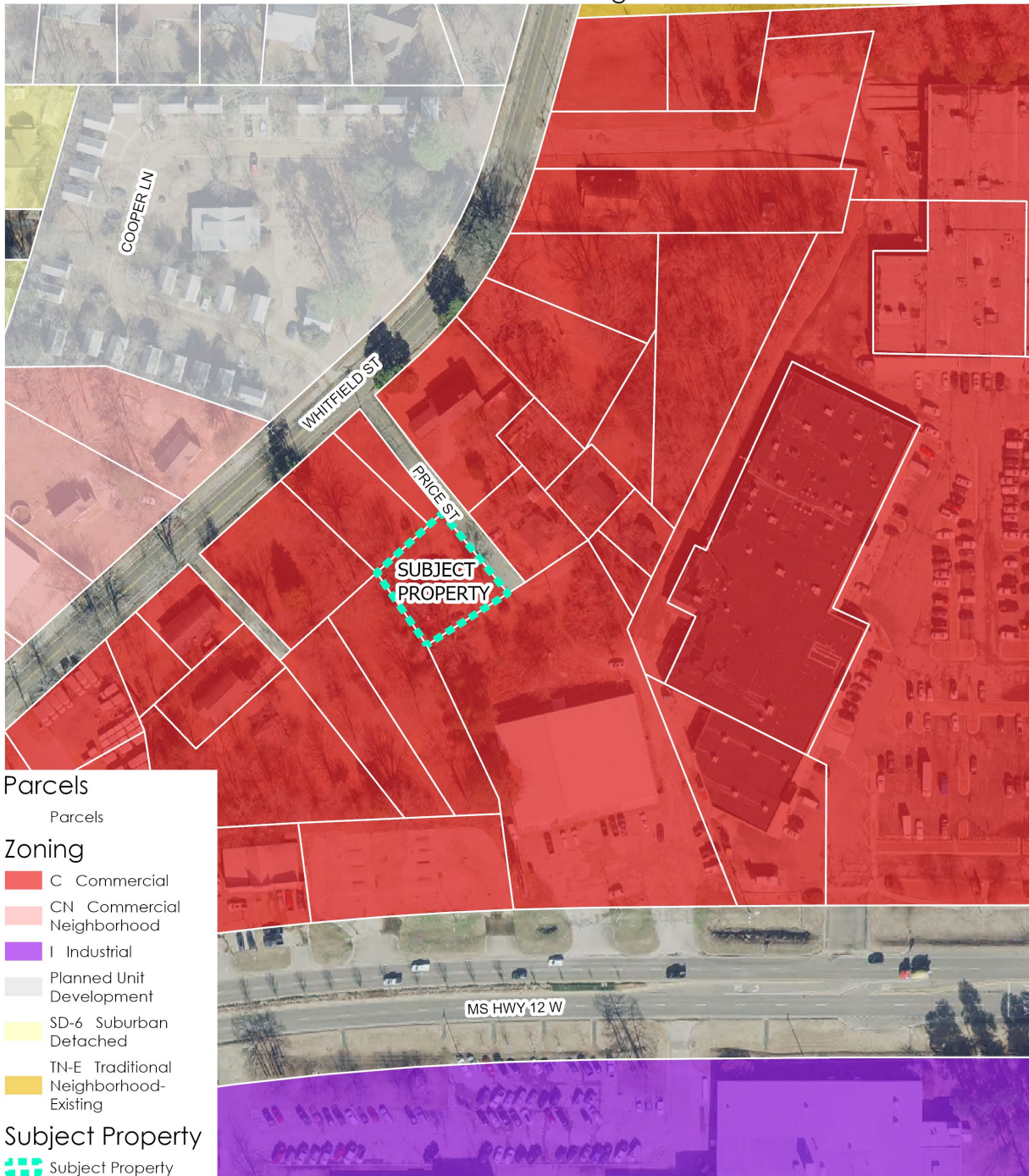


Parcels
Parcels
Subject Property
Subject Property

0 50 100 200 Feet
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Attachment 2
SE 24-07 Zoning



Attachment 3- Proposed Floor Plan

NOTE: DO NOT COPY OR REPRODUCE WITHOUT WRITTEN PERMISSION.

PROJECT: PLAN #1242R
A 3-BEDROOM HOUSE PLAN

DATE: 08/20/2015
CHECKED BY: BMM
DESIGNED BY: BMM

BILL MANN, ARCHITECT
5174 WOODRIDGE ROAD
STARBUCKLE, MISSISSIPPI 39759
PHONE: 662-223-0358
FAX: 662-223-8406
FIRM: RW MANN ARCHITECTURE, P.C.

PROJECT NO: A-2
OF 4

GENERAL NOTES:

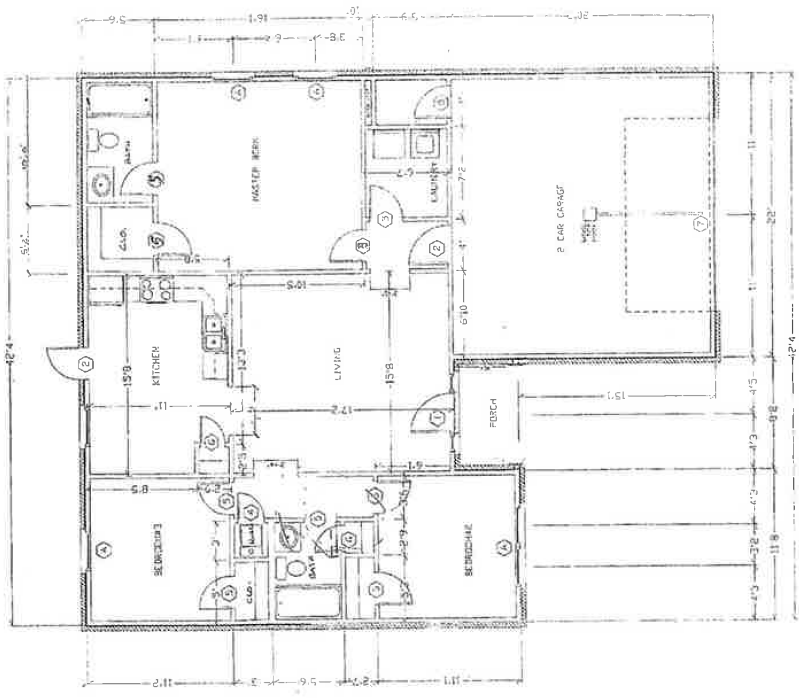
1. ALL WORK MUST CONFORM TO THE REQUIREMENTS OF ALL DEPARTMENTS OF PUBLIC UTILITIES AND TO THE STANDARD SPECIFICATIONS, AND OTHER SUCH LOCAL OR STATE STATUTES THAT MAY APPLICABLE.
2. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES.
3. CONTRACTOR SHALL VERIFY LOCATION OF OTHER UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PROTECT THE SAME.
4. ALL WORK MUST CONFORM TO THE SPECIFICATIONS OF ALL APPLICABLE DEPARTMENTS OF PUBLIC UTILITIES.
5. THIS ARCHITECTURAL DRAWING IS SCHEMATIC IN NATURE AND INTENDED TO SHOW GENERAL CONSTRUCTION, SIZE, AREA, AND BUILD-OUT DETAILS. STRUCTURAL AND OTHER ENGINEERING SERVICE ARE BY OTHERS.
6. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF: CONTRACTOR'S METHODS OF CONSTRUCTION, SELECTION OF CONTRACTORS, SUPPLY, PRECAUTIONS OR PROGRAMS, CONTRACTOR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR PERSONS PERFORMING WORK ON THIS PROJECT.
7. CONTRACTOR APPLICABLE FOR AND OBTAINS PERMITS AND SUPPLIES ADDITIONAL DRAWINGS AS REQUIRED.
8. CONTRACTOR SHALL VERIFY MEASUREMENTS AND DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.

†: INFORMATION CONCERNING EQUIPMENT IS SHOWN FOR CONFORMANCE. VERIFY ALL CLEARANCE REQUIREMENTS AND DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS. ENGINEERING RELATED CRITERIA. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE CORRECTNESS OF THE INFORMATION OR FOR ANY ENGINEERING SERVICE.

SCHEDULE OF AREAS	
TOTAL HEATED & COOLED	1,229 SQ. FT.
FRONT PORCH	45 SQ. FT.
TWO CAR GARAGE	459 SQ. FT.
TOTAL SQ. FT.	1,733 SQ. FT.

DOOR SCHEDULE	
NOV. SIZE	DESCRIPTION
1. 7'-0" x 6'-8" x 1-3/4"	EXT. 5 RAISED COLONIAL
2. 3'-0" x 6'-8" x 1-3/8"	EXT. HALF GLASS / AUTO CLOSE
3. 3'-0" x 6'-8" x 1-3/8"	INT. WOOD, 5. PANEL
4. 3'-0" x 6'-8" x 1-3/8"	HALF DOOR / AIR RETURN BELOW
5. 3'-0" x 6'-8" x 1-3/8"	INT. WOOD, 6. PANEL
6. 3'-0" x 6'-8" x 1-3/8"	INT. WOOD, 6. PANEL
7. 18'-0" x 7'-0" x 1-3/8"	GARAGE DOOR
8. 2'-8" x 6'-8" x 1-3/8"	EXT. 5 RAISED COLONIAL

WINDOW SCHEDULE	
NOV. SIZE	DESCRIPTION
A. 35" x 60"	ALUM. S/P W/ INSUL. GLASS



FLOOR PLAN
SCALE: 1/8" = 1'-0"

Attachment 4- Proposed Elevation Plan

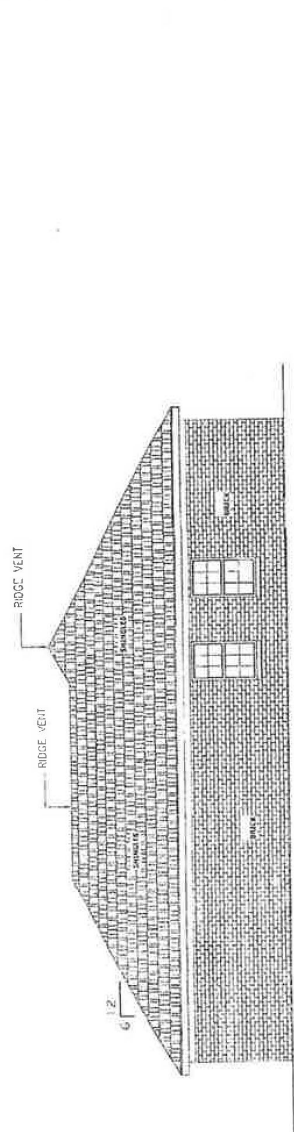
NOTE:
DO NOT COPY OR
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PROJECT: PLAN #1242R
A 3-BEDROOM HOUSE PLAN

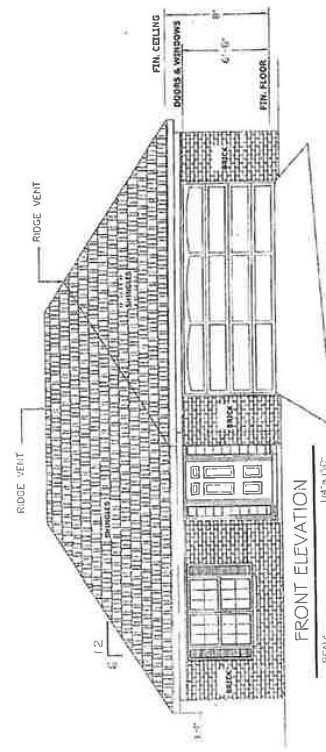
DATE: 09/2015
DRAWN BY: [Name]
CHECKED BY: [Name]

BILL MANN, ARCHITECT
572E BLACKJACK ROAD
STARBUCKLE, MISSISSIPPI 39759
PHONE: 662-323-0358
FAX: 662-323-8408
EMAIL: BM_MANN3759@YAHOO.COM

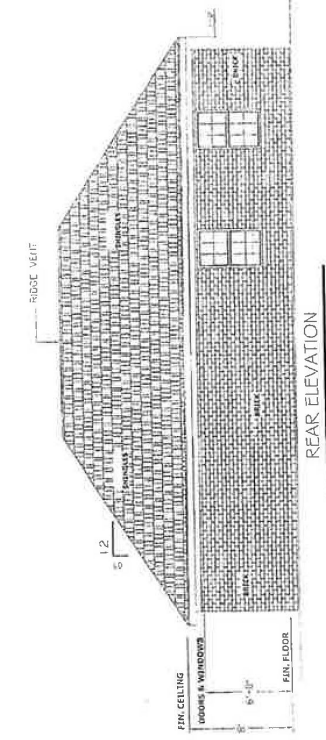
SHEET NO. A-3
OF 4



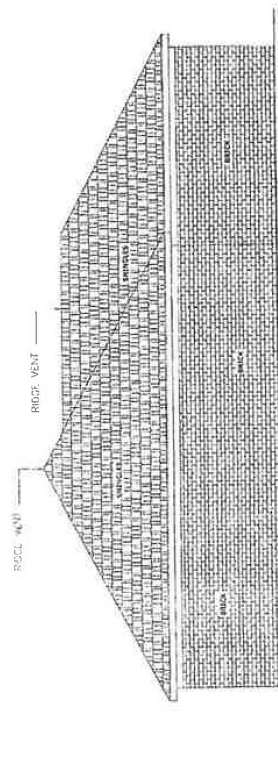
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

STAFF REPORT

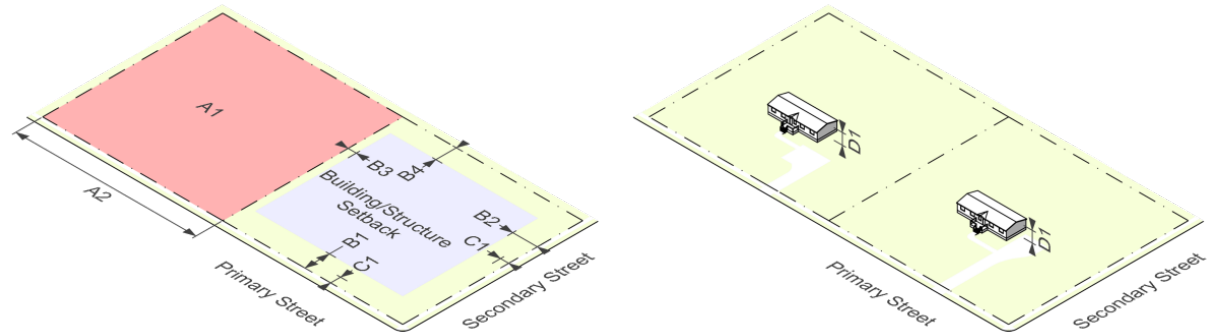
To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
 Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public Hearing and consideration of SE 24-08 a request for Special Exception to allow for the placement of a manufactured home on a vacant lot located southeast of the intersection of Collier Road and Rock Hill Road in an RN zoning district.
Date: October 8, 2024

The purpose of this report is to provide information regarding a request for Special Exception by Kennedy Robinson, on behalf of Steven A. Robinson, to allow for the placement of a manufactured home on a vacant lot located southeast of the intersection of Collier Road and Rock Hill Road in an RN zoning district with the property #116-23-007.28. Please see attachments 1- 2.

BACKGROUND INFORMATION

The applicant is seeking a special exception to allow for the placement of a manufactured home on a vacant lot. The Use Chart in Section 13.3 of the Unified Development Code requires a Use Exception or a Special Exception for "Dwelling, Manufactured And Modular Home" in an RN zoning district. Section 3.5.1.F of the Unified Development Code also requires that the Special meet the additional standards for that use.

6.3.4 Base Dimensional Standards (RN: Manufactured and Modular Home)



A. Lot Dimensions	
A1. Lot size per unit (min)	40000 sq. ft.
A2. Lot width	100'
B. Building/Structure Setbacks	
B1. Front setback	30'
B2. Side setback corner lot	30'
B3. Side setback	10'
B4. Rear setback	25'

C. Parking Setbacks	
C1. From primary street	10'
D. Height	
D1. Principal building(s) (max)	1 story

13.5.8 Dwelling, Manufactured And Modular Home

A. Definition:

1. Manufactured home- A factory-built single-unit structure that is manufactured under the authority of 42 U.S.C., Sec. 5401, the National Federal Manufactured Home Construction and Safety Standards Act, is transportable in two (2) or more sections, is built on a permanent chassis, and is used as a place of human habitation; but which is not constructed with a permanent non-removable hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site, and which does not have non-removable wheels or hitch-axles, permanently attached to its body or frame. Manufactured homes shall not include travel trailers, camper trailers, campers, self-contained motor homes, or camper buses. A mobile home shall be defined as a residential dwelling that was fabricated in an off-site manufacturing facility, designed to be a permanent residence, and built prior to enactment of the Federal Manufactured Home Construction and Safety Standards. Mobile homes shall not be placed or moved to another lot within the city limits of Starkville. Manufactured homes with more than one (1) unit within one (1) structure are not permitted in any zoning district.
2. Modular home- A dwelling built and delivered to a site in two (2) or more sections, meeting City's current adopted building codes when connected to the required utilities.

B. Parking:

1. One (1) parking space per bedroom for all newly placed manufactured or modular home.
2. See zoning district base dimensional standards for parking location and setback requirements.

C. Loading: Loading/unloading areas accommodating delivery of materials to and from the premises are not permitted or required.

D. Additional Standards:

1. Homes shall be anchored according to International Building Code requirements.
2. Homes shall bear the FMHCCS Label or Seal of Compliance.
3. Homes shall have horizontal siding. At a minimum, the exterior siding shall consist predominantly of vinyl or aluminum lap siding whose reflectivity does not exceed that of flat white paint, wood or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
4. Homes shall have a minimum of a 3/12 roof pitch with asphalt shingles.
5. All homes shall be placed on the lot in harmony with the existing site-built structures. Where no neighboring structures are available for comparison, it shall be sited with the front running parallel to the street providing access to the site.
6. The towing tongue, wheels, and hitch-axle shall be removed upon final placement of the unit.

7. All manufactured homes shall be placed on permanent masonry foundations with appropriate screening of the foundations. The foundation shall not be visible from the street or adjacent properties.
8. All manufactured homes shall have either a deck or porch with steps at each entrance constructed and installed in accordance with the standards set forth by the International Building Code. The minimum square footage of the floor of such porch or deck shall measure at least thirty-six (36) square feet.
9. No manufactured and modular home more than ten (10) years old may be relocated or moved onto any lot within the city limits of Starkville.
10. See zoning district general provisions for density requirements and other standards.
11. See zoning district base dimensional standards for location, setback, and height requirements.

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1)

1. **Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
2. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
3. **Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
4. **Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
5. **Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

Any built structure or site associated with an approved special exception may continue with the associated use unless the use is made a nonconformity by any subsequent zoning ordinance 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. 9 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 September 17, 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 3.4.3.J).

Attachment 1
SE 24-08 Aerial



Attachment 2
SE 24-08 Zoning

