



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
SPECIAL CALL MEETING OF FRIDAY, JANUARY 25, 2019
2nd FLOOR CITY HALL – LARGE CONFERENCE ROOM
110 WEST MAIN STREET AT 12:00 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CITIZEN COMMENTS
- VI. NEW BUSINESS
 - A. RZ 19-01 REQUEST BY WILLIAM LEWIS AND MILDRED LOGAN TO REZONE ONE PARCEL FROM R-6 MOBILE HOMES TO R-3A SINGLE-FAMILY, MEDIUM-DENSITY. THE PARCEL IS LOCATED AT 308 REED ROAD WITH THE PARCEL NUMBER 118K-00-035.00.
- VII. ADJOURN



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)
 Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)
Subject: RZ 19-01 Request to Rezone 1 lot located at 308 Reed Road from R-6 mobile homes to R3-A single family with the parcel number 118K-00-035.00.
Date: January 25, 2019

The purpose of this report is to provide information regarding the request by William Lewis and Mildred Logan to rezone 1 lot located at 308 Reed Road from R-6- mobile homes to R3-A- single family with the parcel number 118K-00-035.00. Please see attachments 1- 3

BACKGROUND INFORMATION:

The applicant is seeking to rezone from R-6- mobile homes to R3-A- single family based on a changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

| Zoning Change Subject Property | | | | |
|---|-----------------|----------------------------|----------|-------------|
| Properties | 1960s-1970s Map | 1982-1991 Map | 2000 Map | Current Map |
| 118K-00-035.00 | T-P | R-6 | R-6 | R-6 |
| Zoning Change Adjacent Properties | | | | |
| Properties | 1960s-1970s Map | 1982-1991 Map | 2000 Map | Current Map |
| North | R-3 | R-5 | R-5 | R-5 |
| East | R-3 | R-5 | R-5 | R-2 |
| South | R-3 | R-2 | R-2 | R-5 |
| West | R-3 | R-2/R-5 | R-2/R-5 | R-2/R-5 |
| Zoning and land uses adjacent to the subject property | | | | |
| Direction | Zoning | Current Use | | |
| North | R-5 | Single-family | | |
| East | R-2 | Single Family/Multi-Family | | |
| South | R-5 | Single-family | | |
| West | R-2/R-5 | Multi-Family/Commercial | | |

NOTIFICATION:

61 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on January 5, 2019 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received 2 phone calls inquiring about the request.

REZONING REQUEST:

The subject property rezoning request is from R-6- mobile homes to R3-A- single family. Differences between zones are:

Current Zoning District:

Sec. H. - R-6 residential zoning regulations.

These [R-6 residential (mobile homes)] districts are intended to be comprised mainly of mobile homes, mobile home parks, and mobile home subdivision, along with appropriate neighborhood supporting facilities. The character of this district is protected by requiring that certain yard and area standards be met. [The following regulations apply to R-6 districts:]

- 1. See chart for permitted uses.*
- 2. See chart for uses which may be permitted as an exception.*
- 3. Required lot area and width, yards, building areas and heights for mobile home parks and subdivisions and individual mobile homes on platted lots:*
 - (a) The parcel of land to be used for a mobile home park or subdivision shall have a minimum lot area of five acres. The minimum width of the lot at the building line shall be 300 feet. The minimum yard depths for the mobile home park or subdivision shall be: Front, 30 feet; side and rear, 15 feet each. This yard space may not be used for parking nor shall it constitute the yard requirements for any individual mobile home. The height of all structures in the trailer park shall be limited to one story or 12 feet.*
 - (b) The individual mobile home lot shall have a minimum lot area of 5,000 square feet and shall not be less than 40 feet in width at the building line. The minimum yard requirements for the mobile home lot shall be: Front, 20 feet; rear, 15 feet; sides, five feet. This yard space may be used for parking of the residents' vehicles, but shall not constitute any of the yard requirements for the mobile home park or subdivision. Private accessory structures, such as sheds, must be within the building area defined for each lot. Structures shall not cover more than 35 percent of the total building area.*
 - (c) All mobile homes permitted by this ordinance shall meet the following guidelines:*
 - (i) Shall be secured on a permanent foundation with tiedowns;*
 - (ii) Shall be provided with a skirt of material comparable to exterior of the structure and shall be placed on the site in a manner compatible with adjacent sites; and*
 - (iii) Shall be in conformance with codes adopted by the City of Starkville.*
- 4. Off-street parking requirements: Two parking spaces shall be provided for each mobile home. See article VIII of this ordinance for requirements for other uses.*

Proposed Zoning District:

Sec. R. - R-3A single-family, medium-density.

A. Intent. These districts are intended to be composed of single-family dwellings. Appropriate neighborhood supporting facilities are provided for and the district's open residential character is protected by requiring minimum yard and area standards. R-3A zoning districts shall be more restrictive than the R-3 (multi-family) district but less restrictive than the R-1 (single-family) district.

B. Required lot area and width, yards, building areas and height for single-family dwellings:

Front setback: 25 feet

Side setback: 5 feet

Rear setback: 20 feet

Minimum lot area: 5,000 square feet

Minimum width at building line: 50 feet

Maximum building height: 45 feet

C. Off-street parking. A minimum of three off-street parking spaces shall be provided for each dwelling unit.

D. Permitted and conditional uses shall be as follows:

1. The following uses are permitted by right in the R-3A zoning district:

a. Single-family dwelling.

b. Garden.

c. Home occupation.

2. The following uses are allowed by conditional use in the R-3A zoning district:

a. Church or place of worship.

b. Golf course, not including commercial driving ranges; need not be enclosed within structure.

c. Public utilities.

d. Recreational facilities.

E. Comprehensive plan. The R-3A zoning district shall be considered a medium density residential land use classification allowing a maximum gross density of eight dwelling units per acre, as allowed per Table 32 of the city's comprehensive plan.

(Ord. No. 2008-9, § II, 11-4-08)

Permitted and Conditional Uses:

R-6

The following uses are permitted by right in the R-6 zoning district:

1. Dwelling, live/work
2. Dwelling, single family, detached
3. Manufactured Homes
4. Mobile Homes
5. Family Child Care
6. Parks & Recreation, Passive

The following uses are allowed by conditional use in the R-6 zoning district:

1. Community Services
2. Education Facilities
3. Government Facilities
4. Parks & Recreation, Active
5. Places of Worship
6. Public Spaces
7. Parking Lots & Garage

R-3A

The following uses are permitted by right in the R-3A zoning district:

7. Dwelling, live/work
8. Dwelling, single family, detached
9. Parks & Recreation, Passive

The following uses are allowed by conditional use in the R-3A zoning district:

8. Accessory Dwelling unit
9. Community Services
10. Education Facilities
11. Government Facilities
12. Parks & Recreation, Active
13. Places of Worship
14. Public Spaces

STATE REZONING CRITERIA

Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

1. **Error:** There is a Manifest Error in the ordinance and a Public Need to correct the error:
 - No Error

2. **Change in conditions:** Changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.
 - There has been one rezoning within a ½ mile of the site since 2013. The land for the first proposed industrial park site was rezoned from R-1 to M-1 in December of 2014
 - There has been one new single-family subdivision built in the last ten years. Reed Place subdivision was built in 2011 approximately ½ mile north of the site.

Consistency with Comprehensive Plan: The proposed rezoning would generally be consistent with the goals, objectives and policies found in the City's Comprehensive Plan. The 2016 Comprehensive Plan lists the subject property's placetype as traditional neighborhood-existing.


Land Use Compatibility: The proposed rezoning would be consistent and compatible the adjacent land uses in the vicinity. The subject property is bordered to the east and south by a single-family neighborhood.

Attachment 1
RZ 19-01 Aerial



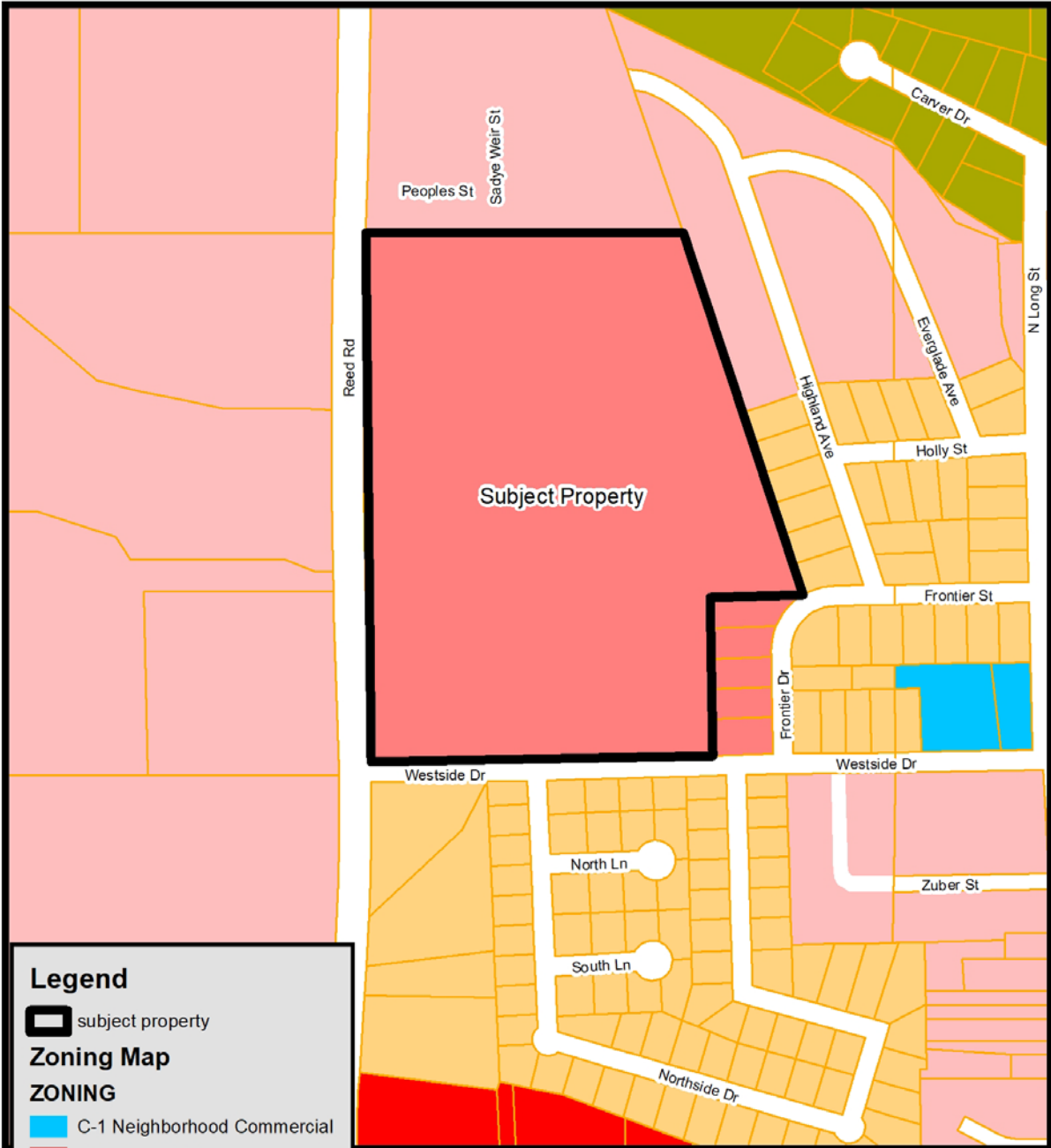
Legend

 subject property

 **NORTH**

0 170 340 680 1,020 Feet

Attachment 2 RZ 19-02 Zoning



Legend

- subject property

Zoning Map

ZONING

- C-1 Neighborhood Commercial
- C-2 General Business
- R-2 Single Family/Duplex
- R-3 Multi-Family
- R-5 Multi-Family, High-Density
- R-6 Mobile Homes/MHP/MHS

NORTH

0 170 340 680 1,020 Feet