



**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
SPECIAL CALL MEETING OF FRIDAY, JUNE 29, 2018  
1ST FLOOR CITY HALL – COURT 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. CU 18-02 REQUEST FOR CONDITIONAL USE TO ALLOW FOR 5 MOBILE HOMES ON SAND RD. IN TOWNSHIP RANGE 16-18N-14E IN AN R-5 AND C-2 ZONE WITH THE PARCEL NUMBER 105 -16-002.00
- 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:** CU 18-02 Request for Conditional Use to allow for 5 mobile homes on Sand Rd. in Township Range 16-18N-14E in an R-5 and C-2 zone with the parcel number 105 -16-002.00  
**Date:** June 29, 2018

The purpose of this report is to provide information regarding Conditional Use Request by Shanaria Smith, Nekitia Smith, Kaye Henderson, Tracey Baldwin, and Reshequia Henderson on behalf of Starkville Oktibbeha Consolidated School District to allow for 5 mobile homes located on Sand Road in Township Range 16-18N-14E in an R-5 and C-2 zone with the parcel number 105 -16-002.00. Please see attachments 1- 3.

**BACKGROUND INFORMATION**

The applicants are seeking a Conditional Use to allow mobile homes to be located on property leased by the Starkville Oktibbeha Consolidated School District. All leased areas are located along Sand Road and will have access to City water and electric service. All leased properties will have septic tanks or access to City sewer lines. The property is currently split zoned R-5 and C-2 and in order to place a “mobile home”, a Conditional Use is required per the City of Starkville’s Permitted and Conditional Use Chart.

**Scale and intensity of use.**

There are several mobile homes located along Sand Road in addition to single family houses.

**On- or off-site improvement needs.**

There are no off-site improvements being proposed.

**On-site amenities proposed to enhance the site.**

There are no amenities being proposed

**Site issues.**

There are no known site issues regarding the intended use of the site in the area of the requested use. A permit from the health department will be required to place septic tanks on the property.

The table below provides the zoning and land uses adjacent to the subject property:

Direction	Zoning	Current Use
North	C-2/C-1	Single family/mobile homes
East	R-5/M-1	Multi-family/mobile homes/City Waste Treatment
South	R-5, R-6, C-2	Single family/mobile homes
West	C-2/R-5	Single family/warehouse

## **ALLOWED USES UNDER THE PERMITTED (PU) AND CONDITIONAL USE(CU) CHART FOR A R-5 ZONE**

The following uses are permitted by right in the R-5 zoning district:

1. Accessory dwelling unit
2. Assisted Living Facility
3. Dwelling, live/work
4. Dwelling, single family, detached
5. Dwelling, multi-family
6. Dwelling, 3-4 family
7. Personal Care/Group Home
8. Family Child Care
9. Parks & Recreation, Passive
10. Business Offices

The following uses are allowed by conditional use in the R-5 zoning district:

1. Bed & Breakfast Inn
2. Boarding/Rooming House
3. Dormitory
4. Dwelling, 2-family
5. Fraternity/Sorority House
6. Manufactured Homes
7. Mobile Homes
8. Community Services
9. Education Facilities
10. Government Facilities
11. Institutional and Health Care Facilities
12. Parks & Recreation, Active
13. Places of Worship
14. Public Spaces
15. Utilities
16. Conference/Convention Center
17. Eating & Drinking Establishments
18. General Retail & Services
19. Parking Lots & Garage
20. Personal Services

### **NOTIFICATION**

39 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 June 14, 2018 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received one phone call requesting information and one phone call against.

## **ANALYSIS**

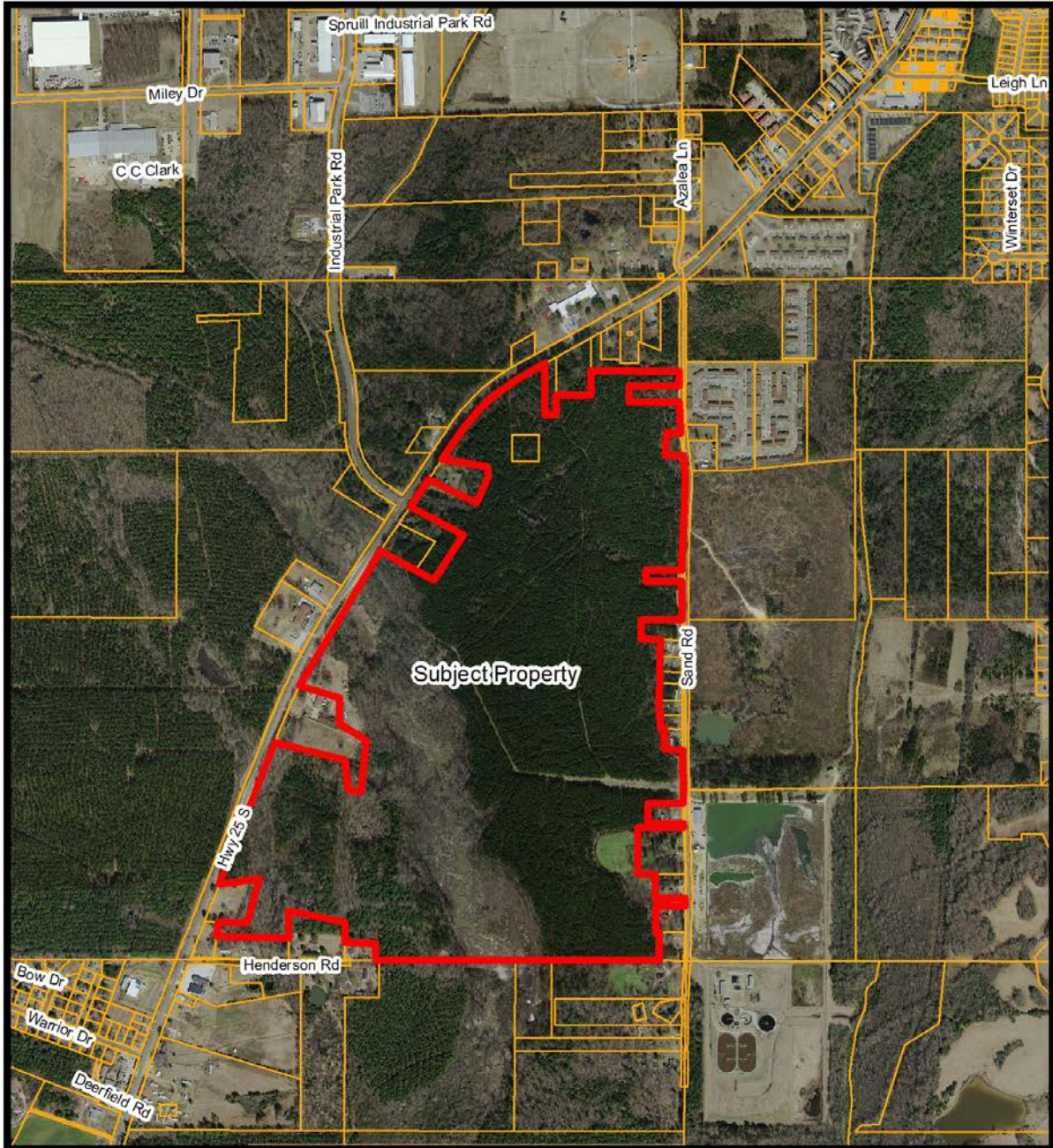
Appendix A, Article VI, Section I of the City's Code of Ordinances provides five specific criteria for conditional use review and approval:

- 1. Land use compatibility.** The proposed use as a Mobile Home could be considered a compatible use with adjacent properties. The property is currently zoned R-5 and C-2 (R-5 along Sand Road). The 2016 Comprehensive plan has the areas placetype listed as Special District. This classification signifies that the property is owned by a government or civic entity. This placetype is not typically associated with any specific type of development.
- 2. Sufficient site size and adequate site specifications to accommodate the proposed use.** The site is adequately sized to accommodate the proposed use.
- 3. Proper use of mitigative techniques.** None proposed
- 4. Hazardous waste.** No hazardous waste or materials would be generated, used or stored at the site
- 5. Compliance with applicable laws and ordinances.** The applicants are responsible for obtaining all the property permitting required by City and State prior to occupying the structure.

### **Requested Conditions:**


1. The applicant shall have six months from time of Conditional Use approval to place mobile homes on the individual lease areas.
2. The applicant shall provide documentation that all necessary permits and approval from the Mississippi State Department of Health for a septic system have been approved.
3. All of the above conditions shall be fully and faithfully executed or the conditional use shall become null and void.

Attachment 1  
CU 18-02 Aerial



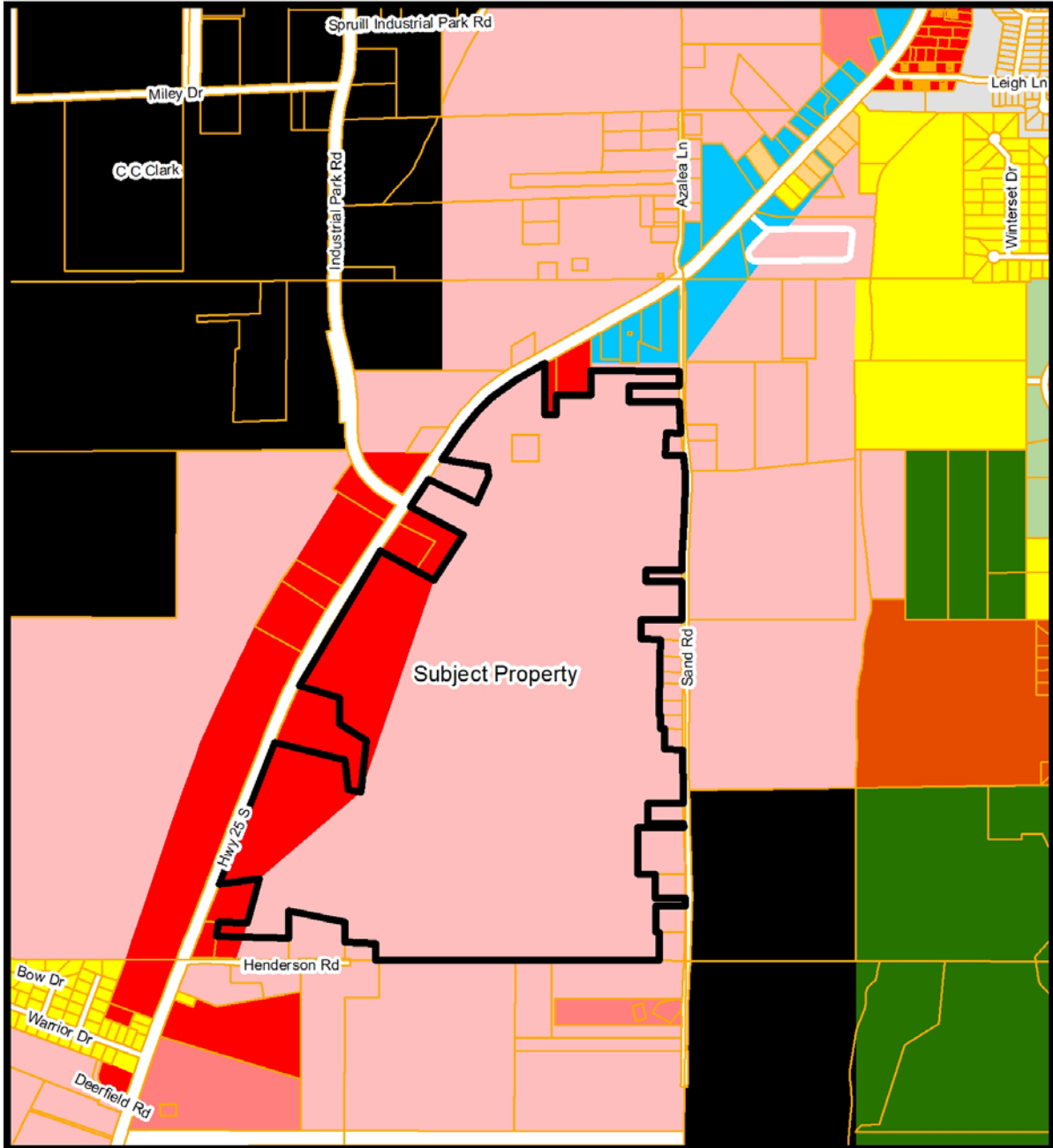
**Legend**

 subject property

 **NORTH**

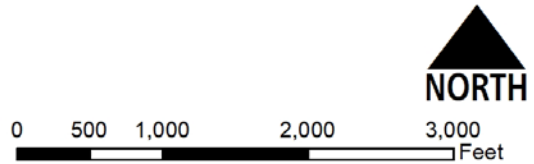
0 500 1,000 2,000 3,000  
Feet

# Attachment 2 CU 18-02 Zoning



**Legend**

 subject property



## Attachment 3- Letter of Support

April 25, 2018

Starkville Planning & Zoning Commission  
C/O Mayor Lynn Spruill  
110 West Main Street  
Starkville, MS 39759

RE: Conditional Use Application


Planning & Zoning Commission Members:

Enclosed you will find a Conditional Use application for consideration of the placement of five mobile homes on Sand Road. Each mobile home will occupy a leased area on Starkville Oktibbeha School District property.

All leased areas are located along Sand Road, have access to City water and electric service. All leased properties have septic tanks or access to City sewer lines. With the exception of one lease area, each mobile home will take the place of a previous mobile home.

I can personally attest that each school board lessee are good, hard working people who make Starkville great. Starkville has one of the most expensive housing markets in Northeast Mississippi. I ask that the City help the applicants with a conditional use approval so the residents may have a safe and affordable place to live.

Respectfully,

  
Chris Taylor, President  
Oktibbeha NAACP



