



OFFICIAL AGENDA

BOARD OF ADJUSTMENTS & APPEALS

CITY OF STARKVILLE, MISSISSIPPI

WEDNESDAY, DECEMBER 15, 2010

**4:00 PM IN THE CITY HALL BUILDING DEPARTMENT
101 E. LAMPKIN STREET, STARKVILLE, MS 39759**

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION FOR APPROVAL OF THE NOVEMBER 17, 2010 MEETING MINUTES
- IV. NEW BUSINESS
 - A. VA 10-06: A REQUEST BY LITTLE PROPERTIES, INC. TO GRANT A 21-FOOT INCREASE IN HEIGHT, CREATING A 66-FOOT OVERALL HEIGHT IN LIEU OF THE MAXIMUM 45 FEET ALLOWED FOR A PROPOSED HOTEL IN A C-2 (GENERAL BUSINESS) ZONING DISTRICT LOCATED AT 982 MS HIGHWAY 12 EAST IN WARD 5.
- V. PLANNER REPORT
- VI. ADJOURNMENT

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City's ADA Coordinator at least 48 hours in advance of the meeting at (662) 323-8012, ext. 119.

**UNAPPROVED
MINUTES OF THE MEETING OF THE
BOARD OF ADJUSTMENTS & APPEALS
THE CITY OF STARKVILLE, MISSISSIPPI
NOVEMBER 17, 2010**

The Board of Adjustments and Appeals held a meeting at 4:00 PM in the Building Department at City Hall. Members present included Ms. Patricia McCarthy from Ward 1, Dr. Milo Burnham from Ward 2, Dr. Jeff Markham from Ward 3, Mr. William Poe from Ward 4, Mr. Larry Bell from Ward 5, and Mr. John Hill from Ward 7. Mr. Larry Bell, Board Chairman, called the meeting to order. Attending the meeting were City Planner Ben Griffith and Recording Secretary Sara McHann. Mr. James Johnson from Ward 6 was absent from the meeting.

CONSIDERATION OF APROVAL OF THE MINUTES OF AUGUST 25, 2010

There came before the Board of Adjustments & Appeals the matter of approval of the August 25, 2010 meeting minutes. After discussion, and upon the motion of Dr. Burnham, which was duly seconded by Ms. McCarthy, the Board voted unanimously to approve said minutes.

**A REQUEST BY MR. FRANK JONES TO GRANT A VARIANCE TO ALLOW 33
PARKING SPACES IN LIEU OF THE 40 MINIMALLY REQUIRED FOR A
PROPOSED 16-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN
A C-2 (GENERAL BUSINESS) ZONING DISTRICT LOCATED
AT 517 SOUTH MONTGOMERY STREET IN WARD 4**

Next there came before the Board of Adjustments & Appeals item #VA 10-05: a request by Mr. Frank Jones to grant a variance to allow 33 parking spaces in lieu of the 40 minimally required for a proposed 16-unit multi-family residential development in a C-2 (General Business) zoning district, located at 517 South Montgomery Street in Ward 4. Mr. Jones presented the request to the Board.

Mr. Jones addressed the Board and stated that he has developed several multi-family developments in the area and that the floor plan proposed for this particular property has a proven success record and is in high demand, pointing to several other properties which utilize the same floor plan, including one at the southeast corner of Montgomery and Gillespie Streets. Mr. Jones stated that 24 parking spaces based on the number of bedrooms was usually sufficient for his rental properties and that the 9 additional parking spaces proposed for the site should provide more than adequate parking for his tenants and their guests. He gave the overflow parking at his apartments located by "The Veranda" restaurant as an example.

Mr. Poe stated that the apartments cited by Mr. Jones at the southeastern corner of Montgomery and Gillespie Streets were all 25 feet from the street and that the buildings proposed on his plan were at least 80—100 feet from the street, asking Mr. Jones if he had considered moving the buildings closer to the street and moving all the parking to the rear of the site, adding that this configuration might provide enough parking spaces without the need for a variance.

Mr. Jones answered that he was proposing adequate landscaping for the project and was not sure if moving the buildings towards the street would provide more parking spaces.

Dr. Burnham asked if the proposed buildings were three stories high and stated that he thought that the apartments at the southeastern corner of Montgomery and Gillespie Streets were an eyesore, but that was beside the point because the question before the Board was not about the looks of the proposed project, although he thought that a parking lot along South Montgomery Street would be an eyesore. He also asked Mr. Jones about the “for sale” sign on the site.

Mr. Jones answered that the proposed buildings were three stories high and that they would have fire sprinklers. He stated that when looking at the apartments located at the southeastern corner of Montgomery and Gillespie Streets, you were actually looking at the rear of the buildings and the fronts of the buildings faced the parking lot, adding that the fronts of the buildings he was proposing to build would be facing the street. Mr. Jones stated that he would develop the property if he kept it, but that it was available for sale.

Dr. Burnham asked about the house to the south of the site and whether or not it was abandoned. Local Realtor, Spencer Bailey answered that the house was part of the large, vacant property that went all the way back behind the former “Holiday Inn” site.

Dr. Burnham stated that he was opposed to approving the variance to reduce the number of parking spaces, adding that he has given up going to “The Veranda” because of the parking situation, and felt that spillover parking would end up at the “Abner’s” restaurant or at the “CVS” drug store and that they may be opposed to this.

Mr. Jones answered that his tenants sign a lease which limits the number of cars and parking spaces allowed and that he checks on them to make sure there is adequate parking available.

Dr. Burnham asked Mr. Jones if he had considered reducing the square footages of the apartments in order to reduce the number of parking spaces required. Mr. Jones answered that if he did, he would lose four parking spaces.

Dr. Burnham then asked Mr. Jones if he had considered lowering the number of units and Mr. Jones answered that it would devalue the property.

Mr. Jones explained that reducing the square footages would not make sense because the units are proven to work for the market. He stated that he “lost” three parking spaces because of the sidewalk and is limited by the City’s concrete ditch. Mr. Jones stated that this was a million dollar project that Starkville could use for tax base, that construction workers need the work, and that the City benefits in lots of ways. He concluded by stating that he thinks that he has plenty of parking.

Ms. McCarthy asked about what the adjacent residents would think.

Mr. T.E. Lott, an accountant from Columbus, stated that he was representing several widows who were among the partners of the adjacent undeveloped property. He asked about building setbacks, parking lot locations and requirements, and whether a wall would be required along the southern property line adjacent to the undeveloped property.

Mr. Ken Daniels, owner of the car wash across the street to the west, stated that he had only received news of the public hearing at the last minute and was strongly opposed to the request. He stated that he had problems with some of Mr. Jones' tenants in the past and that he had contacted "Bulldog Towing" to remove their vehicles from his car wash site. He added that he had not had any problems with the current tenants. Mr. Daniels stated that all of the new houses built at Cedar Lane and Old West Point Road were full of college students and that between their parking everywhere and driving like maniacs, there would be a wreck there. He also asked how the "Abner's" restaurant got away with having only twelve parking spaces on their site, while using parking spaces on adjacent properties.

Chairman Bell answered that the owner of "Abner's" had contractual agreements with the adjacent property owners which allowed him the use of their properties for restaurant parking.

Mr. Daniels expressed his concerns with this type of parking arrangements and stated that there were all kinds of problems which could occur because of this.

Mr. Jones stated that Mr. Daniels should contact him immediately of any problems with his tenants, adding that he can't do anything unless he knows about it, adding that he was sure that the tenants of the proposed buildings would use the car wash and eat at "Abner's."

Mr. Daniels stated that he was not opposed to the project, just concerned with the number of parking spaces provided, adding that the tenants will have visitors and that it will become a problem.

Mr. Jones answered that he still thought that he would have ample parking and that he would not consider a reduction in the number of apartments.

Dr. Burnham stated that he was confused as to why Mr. Jones was opposed to reducing the square footages or the number of units in order to meet the minimum parking requirements, emphasizing that he was not opposed to someone making a living.

Mr. Lott asked about the sewer line and manhole and also inquired about the location of the dumpster enclosure.

Ms. McCarthy asked why the buildings couldn't be moved closer to the street.

Dr. Burnham stated that he could not park his F-150 in a compact space, only people with very small cars could park in them.

Chairman Bell stated that there were compact spaces located around town which were designed for parking compact cars.

Mr. Daniels asked about the rezoning, stating that he had no problem with the project and that the tenants must be controlled, especially to enforce no parking and broken bottles in the parking lot of his car wash. He added that an upscale project should attract more upscale tenants, not just a bunch of rowdy college students.

Mr. Jones answered that he tried to control the tenants in all of his rental units and added that nine extra parking spaces should be enough, but wasn't sure about game day weekends.

Mr. Lott asked about parking space sizes and driveway aisle widths and the City Planner stated the minimum requirements.

Mr. Bailey stated that it could be a beautiful development so long as the parking is where it needs to be. He stated that three of the corners at the intersection of Montgomery Street and Highway 12 were among the highest values of land sold in the city and that "Abner's" chose their site because of location not because of sufficient parking. Mr. Bailey stated that he was in attendance representing two widows and that they were concerned that everyone would be parking on the adjacent property and that they didn't want to sell for commercial use if residential was nearby.

Chairman Bell asked where the property he was referring to was located.

Mr. Lott answered that "Bulldog Boosters Village, LLC" was the name of the property owners and that the property they owned was directly behind the former Holiday Inn and that they had sold a portion of the property to the "CVS" drug store.

Chairman Bell asked Mr. Lott and Mr. Bailey if they were deliberately holding up Mr. Jones' project in order to better market and sell their property.

Mr. Bailey answered that this was the busiest corner in all of Starkville right now and that if things were not done right, it will get worse.

Ms. McCarthy stated that she lived in a residential neighborhood three houses away from intense commercial property and has to call the police on a regular basis to complain about the noise and the parking of cars in her yard, adding that it is devaluing her property. She added that she was thrilled to see that Mr. Jones was proposing brick construction but was deeply concerned with the number of parking spaces proposed for the site and all the problems associated with inadequate parking adjacent to residential areas.

Mr. Jones answered that all rental properties have problems with parking and stated that his project has been approved and is going to be built, but he needs to work on the parking.

Mr. Lott stated that the group he was representing wanted to sell their property and were concerned how Mr. Jones' project would affect them, adding that he wanted to get all of the facts in order to report to the partners. He also stated that parking was a major issue in Columbus, where he lives.

Chairman Bell stated that he assumed that Mr. Lott was opposed to the project and that Mr. Daniels was not, although he was concerned with the parking.

Mr. Jones stated that he has a proven track record of single-family, multi-family and commercial development in Starkville, adding that his office building on Academy Road is among the best-looking in town and that he had ample parking for it and his other developments.

Mr. Bailey stated that Mr. Jones' units would eventually be looking at the back side of parking lot. He stated that there was no doubt that Mr. Jones was a good developer and was to be commended, but explained that Mr. Lott and his partners were concerned about their property values.

Mr. Jones stated that he shouldn't be put on hold because of Mr. Lott and his partners' possible economic gain.

Mr. Lott asked what affect a restaurant would have on his apartments.

Mr. Jones answered that he would not be opposed and as a matter of fact, had built "The Veranda" restaurant right next to one of his apartment complexes and the "Sherwood Commons" single-family development next door. He stated that the residents in both developments were probably "The Veranda's" best customers and nobody has had a problem with parking or the increased traffic.

Mr. Lott asked what the residential parking requirements were and the City Planner read the requirements from the staff report.

Mr. Daniels stated that he didn't know how "Abner's" or "The Veranda" were able to be built with the parking requirements, which he said have obviously been changed.

Mr. Lott stated that Mr. Bailey needs to sell both lots as one.

Mr. Daniels asked if landscaping would be required to screen and buffer the parking areas.

Dr. Burnham asked why there was no landscaping proposed along the street.

Mr. Lott asked about building and parking setbacks and if a fence was required around the parking area like in Columbus.

Mr. Jones answered that he would make the site look good.

Ms. McCarthy stated that there was no doubt about the quality of Mr. Jones' work, but has been dealing with lots of problems over the years stemming from commercial encroachment into residential areas, which was causing property values to decline.

Chairman Bell asked about the notification list and the City Planner read off the names of all the meeting attendees who had received written notification of the public hearing, including Mr. Daniels who had stated that he had received no notice.

Mr. Jones stated that the development will help Starkville. He stated that when he was preparing to building "The Veranda," he talked to the residents of "Starkville Commons" and although they were scared at first, most of them are now their best customers. Mr. Jones added that he would address any issue raised about the project.

Chairman Bell concluded the public hearing and asked who was in favor of the request. Dr. Markham and Mr. Hill voted in favor, while Ms. McCarthy, Mr. Poe and Dr. Burnham voted against. The request failed by a 3—2 vote.

PLANNERS REPORT

City Planner Ben Griffith stated that a variance application had been submitted for the December 15, 2010 meeting and that he would have a 2011 submittal and meeting schedule in the December packet for the Board to consider and approve.

ADJOURNMENT

There being no further business before the Board of Adjustments & Appeals, a motion to adjourn was made by Dr. Markham and seconded by Ms. McCarthy at approximately 4:55 PM.

Larry Bell, Chairman

Ben Griffith, AICP, City Planner



City of Starkville, Mississippi Board of Adjustments & Appeals 2011 Public Meeting Schedule

Advertised Submittal Deadline	Non-Advertised Submittal Deadline	Public Meeting Date
December 14	January 10	January 26
January 24	February 7	February 23
February 21	March 7	March 23
March 21	April 11	April 27
April 25	May 9	May 25
May 23	June 6	June 22
June 20	July 11	July 27
July 25	August 8	August 24
August 22	September 12	September 28
September 26	October 10	October 26
October 17	October 31	November 16
November 7	November 28	December 14
December 12	January 9	January 25

“Advertised” items, such as variances, require advertisement, notification and posting

“Non-Advertised” items, such as appeals, do NOT require legal advertisements

Meetings begin at 4:00 PM and are held in the Building Department
(Second Floor) at City Hall



THE CITY OF STARKVILLE
BOARD OF ADJUSTMENTS & APPEALS
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759-2944

STAFF REPORT

TO: Members of the Board of Adjustments & Appeals
FROM: Ben Griffith, AICP, City Planner (662-323-8012 ext. 119)
CC: Little Properties, Inc., Applicant
SUBJECT: VA 10-06: Variance request for 982 MS Highway 12 East, Parcel Number 117F-00-002.05
DATE: December 9, 2010

The purpose of this report is to provide you with information regarding the request of Little Properties, Inc., to review a variance to Appendix A, Article VII, Section L(5) of the City of Starkville's Code of Ordinances to grant a 21-foot increase in height, creating a 66-foot overall height in lieu of the maximum 45 feet allowed for a proposed hotel. Chapter 2, Article VI of the City's Code of Ordinances provides specific criteria for the review and approval of requests.

BACKGROUND

General Information:

The applicant is requesting a height variance to allow for the construction of a hotel "tower" of a proposed "La Quinta Inns & Suites." This tower will house a stairwell, storage room, maid/maintenance areas and a laundry room. The site is zoned C-2 (General Business) which permits hotels by right. The location on MS Highway 12 East between US Highway 82 and the MSU campus, makes it highly desirable for hotel use. The applicant has owned the property for several years and purchased it with the intent of developing it for hotel use. The property has received a preliminary plat approval, but the subject property has not received final plat approval, which is required before a site plan can be approved and also before any building permits can be issued. No final plat or site plan has yet been submitted for review by the City's Development Review Committee, Planning & Zoning Commission or the Board of Aldermen. The applicant has been advised of these requirements and has also been advised that the development process may begin with these items running concurrently, but that final approvals may be contingent upon one another. A façade elevation has been provided showing the height requirements of the tower.

Seven property owners of record within 300 feet of the subject property were notified directly by mail of the variance request. A public hearing notice was published in the Starkville Daily News on Tuesday, November 23, 2010 and a placard was posted on the property concurrent with publication of the notice. The Planning Office received two phone calls regarding the variance requested. Both inquired about the name of the hotel proposed for the site and neither expressed any objections to the request.

Legal Description: 3.00 ACRES, MORE OR LESS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 14 EAST, OKTIBBEHA

COUNTY, MISSISSIPPI AND BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE RECOVERED ONE INCH PIPE AT A FENCE CORNER MARKING THE SE CORNER OF THE NW ¼ OF THE SW ¼ OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 14 EAST, OKTIBBEHA COUNTY, MISSISSIPPI; RUN THENCE, SOUTH 89 DEGREES, 54 MINUTES WEST FOR 1314.50 FEET TO THE RECOVERED IRON PIN MARKING THE POINT OF BEGINNING; RUN THENCE, NORTH 01 DEGREES 42 MINUTES 00 SECONDS WEST FOR 399.62 FEET TO AN IRON PIN; RUN THENCE, NORTH 64 DEGREES 01 MINUTES 29 SECONDS WEST FOR 22.52 FEET TO AN IRON PIN; RUN THENCE, SOUTH 40 DEGREES 10 MINUTES 03 SECONDS WEST FOR 293.97 FEET TO AN IRON PIN; RUN THENCE, SOUTH 28 DEGREES 10 MINUTES 13 SECONDS WEST FOR 70.05 FEET TO AN IRON PIN; RUN THENCE, SOUTH 26 DEGREES 51 MINUTES 41 SECONDS WEST FOR 119.48 FEET TO AN IRON PIN; RUN THENCE, SOUTH 01 DEGREES 38 MINUTES 20 SECONDS WEST FOR 17.18 FEET TO AN IRON PIN; RUN THENCE, SOUTH 01 DEGREES 38 MINUTES 20 SECONDS WEST FOR 135.21 FEET TO AN IRON PIN; RUN THENCE, SOUTH 75 DEGREES 32 MINUTES 09 SECONDS EAST FOR 323.37 FEET TO AN IRON PIN; RUN THENCE, NORTH 216.78 FEET BACK TO THE IRON PIN MARKING THE POINT OF BEGINNING.

Location: The subject parcel is located on the east side of MS Highway 12 East, south of the intersection of MS Highway 12 East and Pat Station Road.

Parcel Size: The subject property is approximately 3.00 acres in size.

Physical Characteristics: The property is currently vacant and undeveloped, although some mass grading on this site has occurred within the last two years. Potable water, sanitary sewer and electrical service will all be provided by the City and are available to the site.

Zoning Classification: C-2 (General Business)

Setback Dimensions: Front: 20' Rear: 20' Side: a total of 20', but one side shall be sufficient in width to provide vehicular access to the rear. On any lot which side lot line adjoins a residential district, the side yard on that side shall not be less than required by the residential district.
 Min. Lot Area: none Min. Lot Width at Bldg. Line: none Max. Bldg. Ht. 45'

Adjacent Zonings / Land Uses:

Direction	Zoning	Current Use
North	C-2	Approved hotel site
East	R-1	Former site of City's sewage lagoon
South	R-1	pecan groves and other undeveloped property
West	C-2	Dental Offices/Federal Land Bank/vacant site

Appendix A, Article VI, Section K of the City's Code of Ordinances provides relief from the requirements of the land development regulations when such relief will not be contrary to the public interest and, where, owing to special conditions, a literal enforcement of the provisions of the land development regulations would result in an unnecessary hardship.

When appropriate, the Board of Adjustments & Appeals may prescribe appropriate conditions and safeguards in the granting of the variance. In determining whether or not sufficient justification for the granting of a variance has been fulfilled, the Board of Adjustments & Appeals must find that the following criteria have been met. The criteria are outlined below, along with analysis of the conformance of the request with the variance standard.

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

The request for a height variance for a hotel is usually made for commercially-zoned properties located along major, high-speed, limited-access highways such as MS Highway 12 East.

2. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The variance requested is for a stairway and storage tower, not for the three-story main hotel structure. Both structures have very steep pitched roofs.

3. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

No special privileges would be conferred on the applicant that could be denied to others in the same district. The proposed stairway and storage tower would be in character with the proposed hotel and other structures in the area.

4. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

A height variance was granted for the five-story Hilton Garden Inn across the highway to the west approximately five years ago. It is not uncommon to grant height variances to structures along high-speed, limited-access highways.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The variance requested is the minimum required to construct the tower to the hotel's specifications and allows for slight deviations and construction errors.

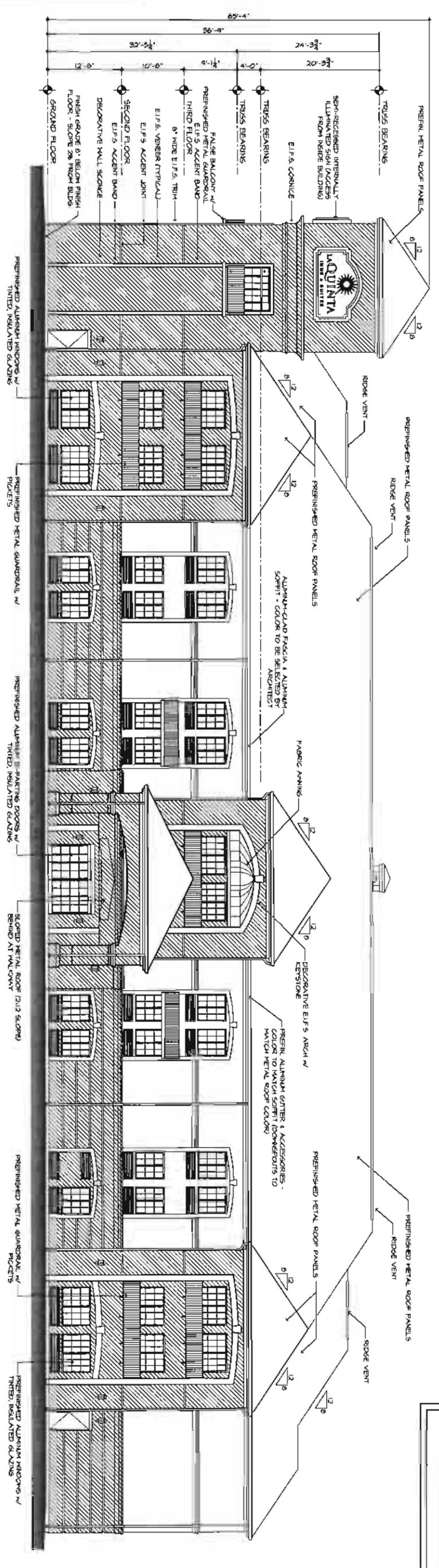
6. That the grant of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

The variance requested will be in harmony with the general intent and purpose of the land development regulations and the variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

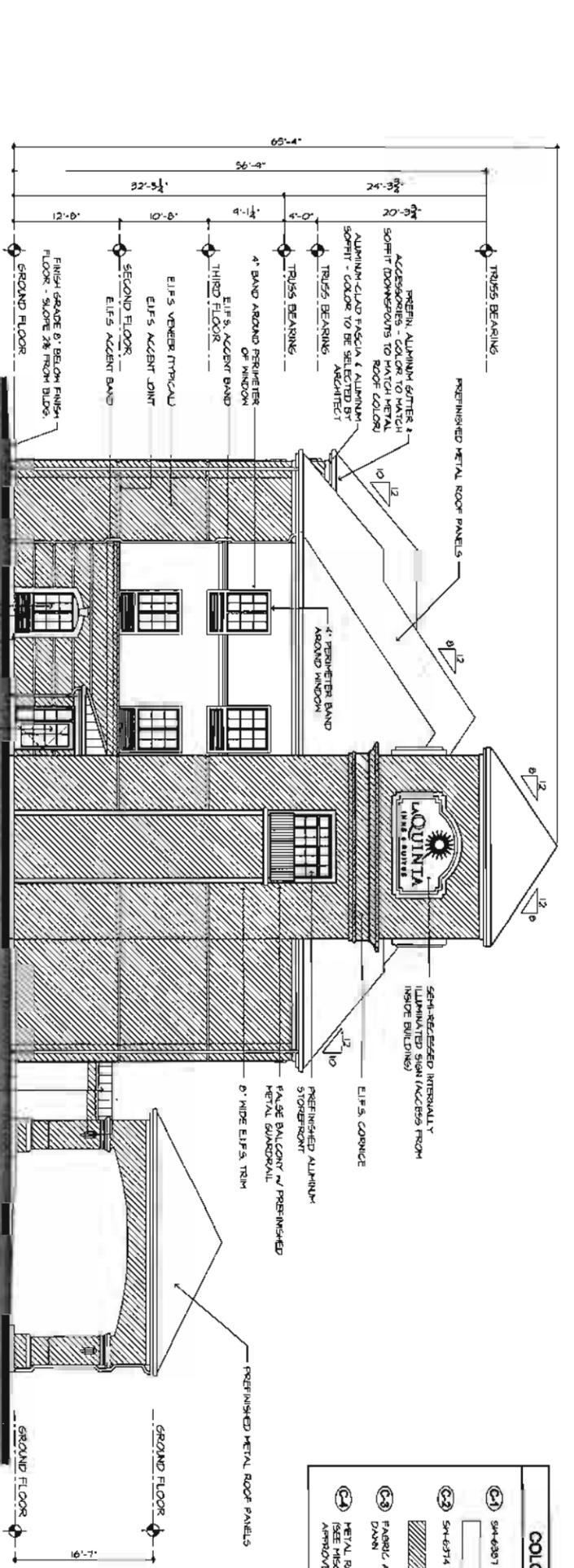
CONCLUSIONS

If the Board of Adjustments & Appeals were to grant the variance request to grant a 21-foot increase in height, creating a 66-foot overall height in lieu of the maximum 45 feet allowed for a proposed hotel at 982 MS Highway 12 East, as proposed by the applicant on the application dated November 10, 2010, the approval would be based on the findings of fact and conclusions of this staff report dated December 9, 2010, and the following conditions:

1. The applicant shall submit a complete site plan package to the City's Development Review Committee and receive approval within one-hundred-eighty (180) days of approval of the variance request by the Board of Adjustments & Appeals.
2. The applicant shall also submit a single-lot, phase two subdivision plat for the subject property. Approval of site plan shall be contingent upon the recording of a final plat.
3. The applicant shall obtain a building permit and begin construction activities at the site within one (1) year of the approval of the variance request by the Board of Adjustments & Appeals.
4. All of the above conditions shall be fully and faithfully executed or the variance shall become null and void.



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEDULE	
①	SH-4357 - COMPATIBLE CREAM
②	SH-6374 - TORALIGHT
③	FABRIC FINISH - HERALITE CP7740 DAWN
④	METAL ROOF - DECORA TERRAZZOTA (SEE MISC. SHEETS FOR OPTIONAL APPROVED VENDORS)

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 THESE PLANS WERE PREPARED FOR THE LA QUINTA STARKVILLE, MISSISSIPPI PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED VENDORS FOR THE PROJECT. BOUNDS & GULLISPIE ARCHITECTS, PLLC IS NOT RESPONSIBLE FOR ANY DELAYS OR OMISSIONS OF ANY KIND.

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LA QUINTA INNS & SUITES
 STARKVILLE, MISSISSIPPI
 La Quinta Property # 6360

EXTERIOR ELEVATIONS
 SCALE: 1/8" = 1'-0"
 date: 11-09-10
 sheet: A-301

CITY OF STARKVILLE
 BOARD OF ADJUSTMENTS AND APPEALS
 CASE LOCATOR MAP

Case # VA 10-06

Ward: 5

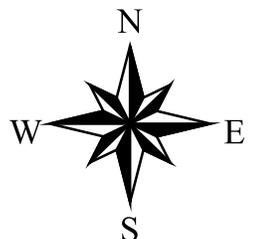
Date of Hearing: December 15, 2010



Shaded area indicates Subject Property

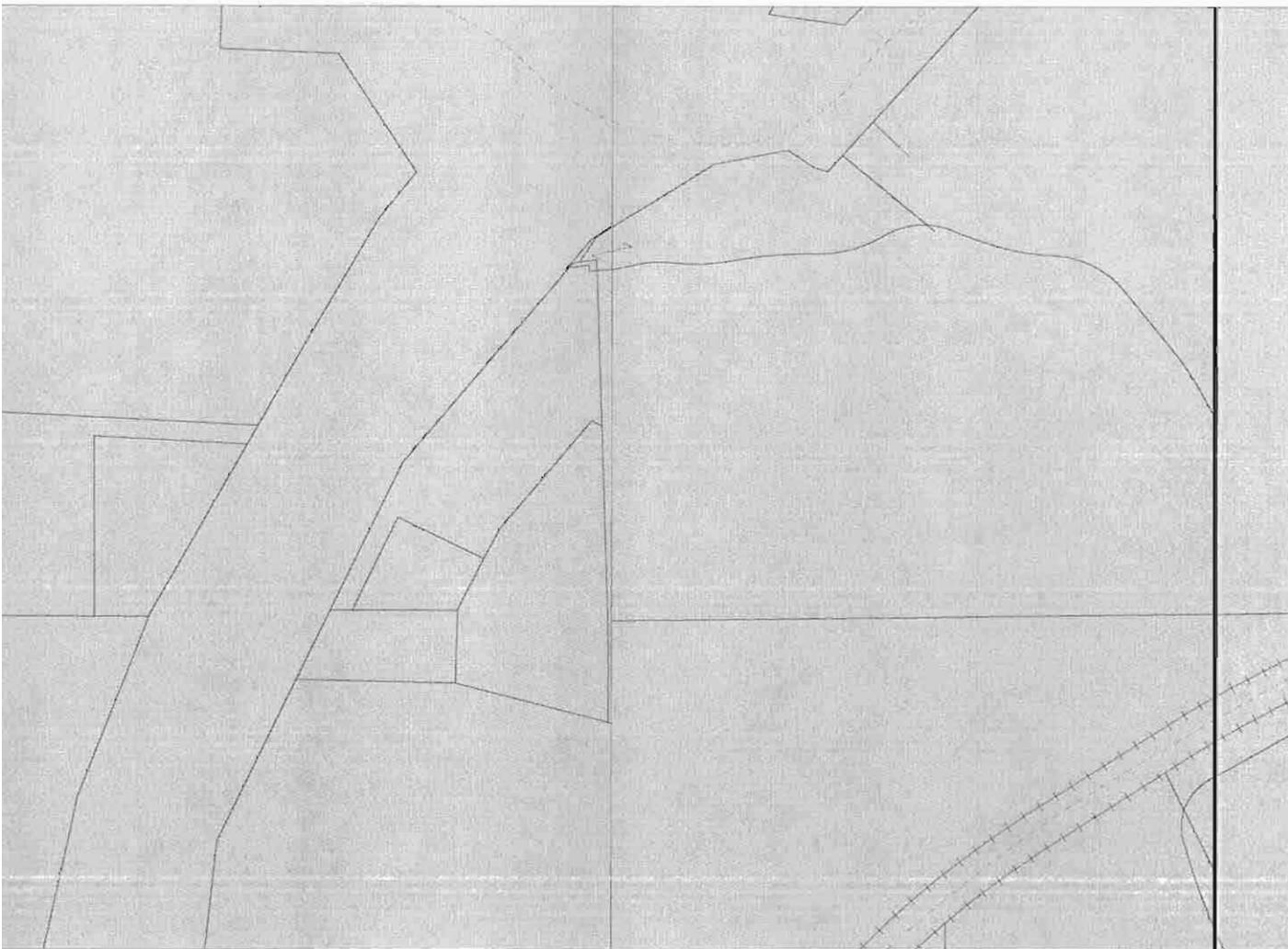
LEGEND

- | | |
|------------------------------|--|
| A-1 AGRICULTURAL | R-1 SINGLE FAMILY |
| B-1 BUFFER DISTRICT | R-2 SINGLE FAMILY /DUPLEX |
| C-1 NEIGHBORHOOD COMMERCIAL | R-3 MULTI-FAMILY |
| C-2 GENERAL BUSINESS | R-4 ZERO LOT LINE/ CLUSTER DEVELOPMENT |
| C-3 CENTRAL BUSINESS | R-5 MULTI-FAMILY, HIGH DENSITY |
| M-1 MANUFACTURING | R-6 MOBILE HOMES /MHP /MHS |
| PUD PLANNED UNIT DEVELOPMENT | R-E RESIDENTIAL ESTATE |



Not to scale

OKTIBBEHA, MISSISSIPPI



OKTIBBEHA, MISSISSIPPI

