

**MINUTES OF THE MEETING OF THE
BOARD OF ADJUSTMENTS & APPEALS
THE CITY OF STARKVILLE, MISSISSIPPI
NOVEMBER 29, 2017**

The Board of Adjustments & Appeals held their special called meeting at 4:00 PM on November 29, 2017, in the Community Development Department at City Hall. Members present were Kim Moreland Ward 1, Jerry Jefferson Ward 2, Robert Camp Ward 4, Marco Nicovich Ward 5, and Chairman Bill Webb Ward 6. Absent from the meeting was Bo Richardson Ward 3, and Shawn Sullivan Ward 7. Attending the Board members was the Assistant City Planner Emily Corban.

A CONSIDERATION OF THE WRITTEN AGENDA

**OFFICIAL AGENDA
BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF WEDNESDAY, November 29, 2017
2ND FLOOR CITY HALL – COMMUNITY DEVELOPMENT,
110 West Main Street, 4:00 PM**

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION OF THE OFFICIAL AGENDA
- IV. APPROVAL OF THE MINUTES:
 - A. Consideration of the unapproved minutes for October 25, 2017
- V. NEW BUSINESS
 - A. VA 17-17 Request by OCEDA for Variance relief from street width and street standards requirements for a proposed industrial park in an M-1 zone with the property #115-21-007.01, 115-21-007.00, and 115-21-010.02
- VI. PLANNER REPORT
- VII. ADJOURN

The Board considered the matter of approval of the written agenda dated

November 29, 2017. Upon the motion of Ms. Moreland seconded by Mr. Nicovich, the Board voted unanimously to approve the written agenda.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF
THE MEETING OF October 25, 2017**

After discussion and upon the motion of Mr. Nicovich, duly seconded by Ms. Moreland, the motion to approve the Minutes of the October 25, 2017 Board of Adjustments and Appeals meeting received unanimous approval.

NEW BUSINESS

**A. CONSIDERATION OF VA 17-17 REQUEST BY OCEDA FOR
VARIANCE RELIEF FROM STREET WIDTH AND STREET
STANDARDS REQUIREMENTS FOR A PROPOSED INDUSTRIAL
PARK IN AN M-1 ZONE WITH THE PROPERTY #115-21-007.01, 115-
21-007.00, AND 115-21-010.02**

Assistant City Planner Emily Corban introduced the case. The applicant is requesting relief from street width and street standard requirements for a proposed industrial park in an M-1 zone. The applicant is requesting a street width of 24' in lieu of the 31' required. The applicant is also requesting not to have curb and gutter. The applicant is currently in the process of obtaining preliminary plat approval for the proposed industrial park. If this request for variance is recommended for approval, the applicant's request for Preliminary Plat will be heard at the December 12th, 2017 Planning and Zoning Commission Meeting. The applicant attended a Development Review Committee meeting on November 16, 2017.

The property was rezoned by the Board of Aldermen on January 3, 2017 from C-2,

R-4 and R-5 to M-1. The applicant is requesting relief from Appendix B- Subdivisions, ARTICLE VI. MINIMUM DESIGN STANDARDS, SEC 1- STREET PLAN

9 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 November 10, 2017. As of this date, the Planning Office has received 1 phone calls and 1 in person visit against the request. Staff also received a letter against the request this week that has been given to all commissioners.

Chairman Webb opened the public hearing.

Saunders Ramsey, representing the applicant, came forward to speak in favor of the request. He stated at the request of the city, they would install curb and gutter at grade at the intersection the first 10th of a mile.

Ms. Margaret Copeland came forward to speak against of the request.

Ms. Lauren Bell came forward to speak against the request.

Ms. Leah Ellis came forward to speak against the request.

Ms. Anne Daniels came forward to speak against the request.

Mr. Andrew Miller came forward to speak against the request.

Ms. Lauren Bell came forward to speak against the request.

Calling for and receiving no other comments, the Board Chair closed the public hearing.

After discussion among the Board Members Ms. Moreland moved to approve the first variance request, allowing a reduction in street width from 31' to 24', but denying the second request to not have curb and gutter, which was seconded by Mr. Nicovich, and the Board voted 5 to 0 to approve VA 17-16 request #1.

ADJOURNMENT

There being no further business before the Board of Adjustments & Appeals, the Board adjourned the meeting.

Bill Webb, Chair

Emily Corban, Assistant City Planner