

**MINUTES OF THE MEETING OF THE
BOARD OF ADJUSTMENTS & APPEALS
THE CITY OF STARKVILLE, MISSISSIPPI
JULY 25, 2018**

The Board of Adjustments & Appeals held their meeting at 4:00 PM on July 25, 2018, in the Community Development Department at City Hall. Members present were Kim Moreland, Ward 1, Jerry Jefferson, Ward 2, Bo Richardson, Ward 3, Marco Nicovich, Ward 5, and Chairman Bill Webb, Ward 6. Absent from the meeting was Robert Camp, Ward 4, and Shawn Sullivan, Ward 7. Attending the Board members were the City Planner Daniel Havelin, Assistant City Planner Emily Corban, and Community Development Director Buddy Sanders.

A CONSIDERATION OF THE WRITTEN AGENDA

**OFFICIAL AGENDA
BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF WEDNESDAY, JULY 25, 2018
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 May 23, 2018
- V. NEW BUSINESS
 - A. VA 18-04 Request by Bill Mann on behalf of GM Realty for Variance relief from awning height and sidewalk requirements for a commercial development located at 210-211 Jackson St in a T-5 zone with the property #118P-00-354.00 and 102A-00-015.01
 - B. VA 18-05 Request by Clay Weeks and Sandy Reese for Variances from street width requirements and street dedication requirements for a proposed condominium development located on the east side of Louisville Street at the intersection of Linden Circle in a C-1/R-5 zone with the parcel # 102G-00-156.01, 102G-00-166, and 102G-00-167
- VI. PLANNER REPORT

VII. ADJOURN

The Board considered the matter of approval of the written agenda dated July 25, 2018. Upon the motion of Mr. Nicovich seconded by Ms. Moreland, the Board voted unanimously to approve the written agenda.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF
THE MEETING OF JUNE 27, 2018**

After discussion and upon the motion of Mr. Nicovich, duly seconded by Ms. Moreland, the motion to approve the Minutes of the June 27, 2018 Board of Adjustments and Appeals meeting received unanimous approval.

NEW BUSINESS

**A. CONSIDERATION OF VA 18-04 REQUEST BY BILL MANN ON BEHALF
OF GM REALTY FOR VARIANCE RELIEF FROM AWNING HEIGHT AND
SIDEWALK REQUIREMENTS FOR A COMMERCIAL DEVELOPMENT
LOCATED AT 210-211 JACKSON ST IN A T-5 ZONE WITH THE
PROPERTY #118P-00-354.00 AND 102A-00-015.01**

City Planner Daniel Havelin introduced the case. The applicant, Bill Mann on behalf of GM Realty, is requesting Variance relief from awning height and sidewalk requirements for a commercial development located at 210-211 Jackson St in a T-5 zone.

Request #1 is clearance height for encroachments into the right of by the new awning and the existing concrete canopies. The applicant is requesting a height of 6'4" in lieu of the required 8'.

Request #2 is for sidewalk widths. The applicant is proposing to install planters underneath the concrete canopies to help mitigate the risk. In doing so, the sidewalk width

will be reduced to 4'. 1' below the required 5'.

19 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 July 10, 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 about the request.

Chairman Webb opened the public hearing. Mr. Bill Mann came forward to speak in favor of the request. Calling for and receiving no other comments, the Board Chair closed the public hearing. After discussion among the Board Members, Mr. Nicovich, moved to approve both the requests which was seconded by Mr. Jefferson, and the Board voted 4 to 0 to approve VA 18-04.

B. CONSIDERATION OF VA 18-05 REQUEST BY CLAY WEEKS AND SANDY REESE FOR VARIANCES FROM STREET WIDTH REQUIREMENTS AND STREET DEDICATION REQUIREMENTS FOR A PROPOSED CONDOMINIUM DEVELOPMENT LOCATED ON THE EAST SIDE OF LOUISVILLE STREET AT THE INTERSECTION OF LINDEN CIRCLE IN A C-1/R-5 ZONE WITH THE PARCEL # 102G-00-156.01, 102G-00-166, AND 102G-00-167

City Planner Daniel Havelin introduced the case. The applicants, Clay Weeks and Sandy Reese, are requesting variances from street width requirements and street dedication requirements for a proposed condominium development located on the east side of Louisville Street at the intersection of Linden Circle in a C-1/R-5 zone.

Request #1 is for relief from the requirement to make all roads public on condo developments over 2 acres in size. The applicant is requesting to have private roads with security gate access.

Request # 2 is for relief from the required street width of 31'. The applicant is

proposing 20'.

12 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 July 10, 2018 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone calls about the request.

Chairman Webb opened the public hearing. Jason Pepper, representing the applicants, came forward to speak in favor of the request. Calling for and receiving no other comments, the Board Chair closed the public hearing. After discussion among the Board Members, Mr. Richardson, moved to approve both the requests which was seconded by Ms. Moreland, and the Board voted 4 to 1 to approve VA 18-05, with Mr. Nicovich being the dissenting vote.

ADJOURNMENT

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

Bill Webb, Chair

Daniel Havelin, City Planner