MINUTES OF THE MEETING OF THE
BOARD OF ADJUSTMENTS & APPEALS
THE CITY OF STARKVILLE, MISSISSIPPI
MARCH 27, 2019

The Board of Adjustments & Appeals held their meeting at 4:00 PM on March 27, 2019, in the Community Development Department at City Hall. Members present were Kim Moreland, Ward 1, Jerry Jefferson, Ward 2, Bo Richardson, Ward 3, Robert Camp, Ward 4, Chairman Bill Webb, Ward 5, Marco Nicovich, Ward 6, and Shawn Sullivan, Ward 7. Attending the Board members were City Planner Daniel Havelin and Assistant City Planner Emily Corban.

A CONSIDERATION OF THE WRITTEN AGENDA

OFFICIAL AGENDA
BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
SPECIAL CALL MEETING OF WEDNESDAY, MARCH 27, 2019
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 FEBRUARY 27, 2019

V. NEW BUSINESS

A. VA 19-06 REQUEST BY 4/J I LP FROM THE SIDEWALK REQUIREMENTS FOR A LOT SUBDIVISION LOCATED APPROXIMATELY 1700' WEST OF THE INTERSECTION OF LYNN LANE AND SOUTH MONTGOMERY ON THE NORTHSIDE OF LYNN LANE WITH THE PARCEL NUMBER 201I-00-013.00.

VI. PLANNER REPORT

VII. ADJOURN

The Board considered the matter of the approval of the written agenda dated January 23, 2019. Upon the motion of Mr. Nicovich seconded by Mr. Camp, the Board voted unanimously to approve the written agenda.

CONDSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF FEBRUARY 27, 2019

After discussion and upon the motion of Mr. Nicovich, seconded by Mr. Camp, the motion to approve the Minutes of the February 27, 2019 Board of Adjustments and Appeals meeting received unanimous approval.

NEW BUSINESS

A. VA 19-06 REQUEST BY 4/J I LP FROM THE SIDEWALK REQUIREMENTS FOR A LOT SUBDIVISION LOCATED APPROXIMATELY 1700' WEST OF THE INTERSECTION OF LYNN LANE AND SOUTH MONTGOMERY ON THE NORTHSIDE OF LYNN LANE WITH THE PARCEL NUMBER 201I-00-013.00.

This parcel is located on the north side of Lynn Lane approximately 1700' west of South Montgomery. The applicant, 4/J I LP, is in the process of subdividing the existing lot into two lots. Lot 1 is in the process of being sold for a future development. Lot 2 will be retained by the applicant for future sale for development. Due to the lender's requirements, Lot 1 cannot be sold until final plat approval is granted by the Board of Aldermen.

The proposed subdivision of the lot triggers the requirements that a 5' sidewalk be placed from lot line to lot line along Lynn Lane. The sidewalks would have to be built or bonded prior to final platting the property. Any sidewalk constructed prior to final plat could be potentially damaged by future construction activities. A bond on any uninstalled sidewalk would have to be supplied by the applicant and would remain active until a Certificate of

Occupancy is issued for any future development at which time the applicant would no longer own the property.

The applicant is asking for a variance based on the financial hardship of either having to construct the sidewalks prior to sale of the property or bonding the sidewalks until the properties are fully developed. The applicant has provided a cost estimate that is located in your staff report as attachment 3 “sidewalk variance application notes”.

11 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 March 8, 2019 and a sign was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone calls regarding the application.

Chairman Bill Webb opened the public hearing.

Jason Pepper, representing the applicant, came forward to speak in favor of the request.

Calling for and receiving no comments, the Chairman closed the public hearing. After discussion among the Board Members, Mr. Nicovich moved to approve VA 19-06, which was seconded by Mr. Sullivan, and the Board voted 5 to 0.

ADJOURNMENT

After discussion, Mr. Nicovich moved to adjourn which was seconded by Ms. Moreland, and the Board voted unanimously to adjourn until 4:00 p.m. on March 27, 2019 in the second-floor conference room located at 110 West Main Street, Starkville, MS.

Bill Webb, Chairman

Daniel Havelin, City Planner