

**APPROVED MINUTES OF THE MEETING OF
THE BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
JULY 26, 2023**

Be it remembered that the members of the Board of Adjustments & Appeals of the City of Starkville held their regularly scheduled meeting on July 26, 2023, at 4:00 p.m. in the conference room on the 2nd floor of City Hall located at 110 West Main Street, Starkville, MS.

There being physically present were Bill Webb, Chairman, Ward 6, Marco Nicovich, Vice Chairman, Ward 5, Kurt Gaude, Ward 2, Bo Richardson, Ward 3, George Sills, Ward 4, and Shawn Sullivan, Ward 7. George Ford, Ward 1 was absent from the meeting. Physically present attending the Commissioners were City Planner Daniel Havelin and Assistant City Planner Lyle MeCaskey.

**OFFICIAL AGENDA
BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
SPECIAL CALL MEETING OF WEDNESDAY, JULY 26, 2023
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. MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES FOR JUNE 28, 2023
- V. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF VA 23-08 A REQUEST FOR A VARIANCE FROM LOT FRONTAGE BUILDOUT AND LOT WIDTH REQUIREMENTS AT 400 UNIVERSITY DRIVE IN A T-5C ZONE
- VI. PLANNER'S REPORT
- VII. ADJOURN

The Board considered the matter of the approval of the written agenda dated July 26, 2023. Upon the motion of Mr. Nicovich, seconded by Mr. Gaude, the Board voted unanimously to approve the written agenda.

IV. APPROVAL OF THE MINUTES

A. APPROVAL OF THE UNAPPROVED MINUTES FOR June 28, 2023

The Board considered approving the minutes of the June 28, 2023, Board of Adjustments and Appeals meeting. Upon the motion of Mr. Nicovich, seconded by Mr. Richardson, the Board voted unanimously to approve the minutes.

V. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF VA 23-08 A REQUEST FOR A VARIANCE FROM LOT FRONTAGE BUILDOUT AND LOT WIDTH REQUIREMENTS AT 400 UNIVERSITY DRIVE IN A T-5C ZONE

Mr. Havelin presented the request by Stephens Daniel of Daniel Design Studio, P.C. on behalf of Cadence Bank for a variance from lot frontage buildout and lot width requirements at 400 University Drive. There are two parts to this request. The first is Lot Frontage Buildout. The minimum lot frontage is 65% in the T-5C zoning district. The proposed building frontage only occupies 57% of the lot along University Drive and 36% along South Montgomery Street. The second part of the request is lot width. There are currently two lots that are being used by the bank. The lots need to be combined to eliminate any setbacks and use issues with the proposed redevelopment. The combined lot will be approximately 302' along South Montgomery Street which exceeds the maximum lot width of 120'.

The request was noticed in accordance with Section 3.7.3.E of the Unified Development Code. 41 property owners of record within 160 feet of the subject property were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on July 4, 2023. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received two phone calls requesting information about the request.

Chairman Webb opened the public hearing to citizen comments.

Stephens Daniel spoke in favor of the request and answered questions from the Board.

Calling for and receiving no comments, Chairman Webb closed the public hearing and opened the item up for discussion.

After a discussion and upon the motion of Mr. Richardson, duly seconded by Mr. Sullivan, the Board voted unanimously to recommend approval of the request based on the criteria in Sections 3.7.1 and 3.7.2.

VI. PLANNER'S REPORT

Mr. Havelin spoke to the Board about the likelihood of an August meeting.

VII. ADJOURNMENT

After discussion, Mr. Nicovich moved to adjourn which was seconded by Mr. Sills, and the Board voted unanimously to adjourn until 4:00 p.m. on August 23, 2023, in the second-floor conference room located at 110 West Main Street, Starkville, MS.



Bill Webb, Chairman



Daniel Havelin, City Planner