

**APPROVED MINUTES OF THE MEETING OF
THE BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
NOVEMBER 20, 2024**

Be it remembered that the members of the Board of Adjustments & Appeals of the City of Starkville held their regularly scheduled meeting on November 20, 2024, 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; Amanda Jacobs, Ward 1; Kurt Gaude, Ward 2; Bo Richardson, Ward 3; and George Sills, Ward 4. City Planner Daniel Havelin and Assistant City Planner Lyle McCaskey were both present at the meeting in person, attending the Board.

**OFFICIAL AGENDA
BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF WEDNESDAY, NOVEMBER 20, 2024
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 OCTOBER 23, 202
- V. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF VA 24-05 A REQUEST FOR A VARIANCE FROM BUILDING SETBACKS FOR A PROPOSED DEVELOPMENT LOCATED EAST OF 521 SOUTH MONTGOMERY STREET IN A C ZONING DISTRICT.
- VI. ADJOURN

The Board considered the approval of the written agenda dated November 20, 2024. Upon Mr. Gaude's motion, seconded by Mr. Nicovich, the Board voted unanimously to approve the written agenda.

IV. APPROVAL OF THE MINUTES

A. APPROVAL OF THE UNAPPROVED MINUTES FOR October 23, 2024

The Board considered approving the October 23, 2024, Board of Adjustments and Appeals meeting minutes. Upon Mr. Nicovich's motion, seconded by Mr. Gaude, the Board voted unanimously to approve the minutes.

V. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF VA 24-05 A REQUEST FOR A VARIANCE FROM BUILDING SETBACKS FOR A PROPOSED DEVELOPMENT LOCATED EAST OF 521 SOUTH MONTGOMERY STREET IN A C ZONING DISTRICT.

Mr. Havelin presented the request by James Wier of WBA Architecture on behalf of Jason Ishee from building setbacks for a proposed development located east of 521 South Montgomery Street in a C zoning district. The applicant is requesting relief from side and rear setback requirements for a proposed condo and mixed-use development. Section 7.2.B7 requires that there be a 50' rear setback when commercial development occurs adjacent to parcels with existing detached residential. The request is for a variance from 50' to 20' for the northern and eastern property lines. They also request a variance from 10' to 5' from the southern property line. The applicant attended a Development Review Committee meeting on October 3, 2024, for a site plan review. The property is also currently in the process of aggregating and replatting all the lots together.

The request was noticed in accordance with Section 3.7.3.E of the Unified Development Code. 23 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 November 3, 2024. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has 2 phone calls requesting information.

Chairman Webb opened the public hearing to citizen comments.

James Wier spoke in favor of the request.

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

After a discussion and upon Mr. Richardson's motion, duly seconded by Mr. Gaude, the Board voted unanimously to approve.

VI. ADJOURNMENT

After discussion, Mr. Sills moved to adjourn, which was seconded by Mr. Gaude. The board unanimously voted to adjourn until 4:00 p.m. on December 18, 2024, in the second-floor conference room at 110 West Main Street, Starkville, MS.



Bill Webb, Chairman



Daniel Havelin, City Planner