



**OFFICIAL AGENDA
BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
SPECIAL CALL MEETING OF WEDNESDAY, FEBRUARY 26, 2025
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 NOVEMBER 20, 2024
- V. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF VA 25-01 A REQUEST FOR A VARIANCE FROM DRIVEWAY WIDTH REQUIREMENTS AT 290 TURNBERRY LANE IN AN SD-2 ZONING DISTRICT.
- VI. ADJOURN

**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.

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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

DRAFT



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
BOARD OF ADJUSTMENTS & APPEALS
 CITY HALL, 110 WEST MAIN STREET
 STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Board of Adjustments & Appeals
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
 Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public hearing and consideration of VA 25-01 a request for a variance from driveway width requirements at 290 Turnberry Lane in an SD-2 zoning district.
Date: February 26, 2025

The purpose of this report is to provide information regarding the Variance Request by Frank Jones for a variance from driveway width requirements at 290 Turnberry Lane in an SD-2 zoning district with property #106-14-013.00. Please see attachments 1- 3.

SUMMARY

The applicant is requesting relief from Section 14.10.2.C.2 of the Unified Development Code for driveway width. As depicted in Attachment #3, the site plan shows the proposed driveway width at 22' within the right-of-way. On September 3, 2024, the Board of Aldermen approved a request for a variance from setback requirements. If this request for Variance is recommended for approval, the applicant's requests will be heard by the Board of Aldermen at the March 4, 2025, meeting.

VARIANCE REQUEST FROM

Section 14.10.2.C.2: Driveway dimensions measured at the street right-of-way shall be in accordance with the following table.

Table 14.10-1: Driveway Dimension Requirements			
	Width (min)	Width (max)	Radius (max)
Single Unit and Duplex Residential	8'	20'	5'
Multi-Unit Residential with less than 6 off-street parking spaces)	10'	18'	10'
Multi-Unit Residential 7+ off-street parking spaces (one-way)	12'	16'	10'
Multi-Unit Residential 7+ off-street parking spaces (two-way)	20'	24'	10'
Mixed-Use/Commercial (one-way)	12'	18'	10'
Mixed-Use/Commercial (two-way)	20'	32'	15'
Industrial	30'	40'	

CRITERIA FOR VARIANCE REVIEW AND APPROVAL (Section 3.7.1)

3.7.1. Criteria for variance review and approval.

- A. **Special Conditions.** That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and the same conditions are not applicable to other land, structures, and buildings in the surrounding area.
- B. **Literal Interpretation.** That the literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.
- C. **Hardship.** That the hardship has not resulted from the actions of the applicant.
- D. **Special Privilege.** That granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, structures, or buildings in the same district.
- E. **Minimum Variance.** That granting the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- F. **Consistency with Comprehensive Plan.** That the granting of the variance will be consistent with the general purpose, intent, goals, objectives, and policies of the Comprehensive Plan and this code and will not be injurious to surrounding areas or otherwise detrimental to the public welfare.

NOTIFICATION

The request was noticed in accordance with Section 3.7.3.E of the Unified Development Code.

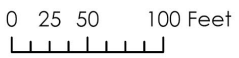
1. 10 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on February 5, 2025.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received no response to the notifications.

CONDITIONS OF APPROVAL

Any condition attached to the approval of a variance by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, and successors.

Attachment 1
VA 25-01 Aerial



Attachment 2
VA 25-01 Zoning

