



**OFFICIAL AGENDA
BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
SPECIAL CALL MEETING OF WEDNESDAY, OCTOBER 22, 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 FEBRUARY 26, 2025
- V. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF VA 25-02 A REQUEST FOR A VARIANCE FROM THE MAXIMUM ALLOWED PERCENTAGE OF PARKING AREA WITHIN THE FRONT YARD LOCATED ON THE NORTH SIDE OF WARE STREET APPROXIMATELY 47 FEET TO THE EAST OF 204 WARE STREET WITHIN A TN-E ZONING DISTRICT.
- VI. ADJOURN

**APPROVED MINUTES OF THE MEETING OF
THE BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
FEBRUARY 26, 2025**

Be it remembered that the members of the Board of Adjustments & Appeals of the City of Starkville held their regularly scheduled meeting on February 26, 2025, 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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- 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

The Board considered the approval of the written agenda dated February 26, 2025. Upon Mr. Nicovich's motion, 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 NOVEMBER 20, 2024

The Board considered approving the November 20, 2024, Board of Adjustments and Appeals meeting minutes. Upon Mr. Nicovich's motion, seconded by Mr. Sills, the Board voted unanimously to approve the minutes.

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.

Mr. McCaskey presented the request by Frank Jones for a variance from driveway width requirements at 290 Turnberry Lane in an SD-2 zoning district. 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.

The request was noticed in accordance with Section 3.7.3.E of the Unified Development Code. 10 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 February 5, 2025. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has no calls requesting information.

Chairman Webb opened the public hearing to citizen comments.

Frank Jones 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. Nicovich's motion, duly seconded by Mr. Richardson, the Board voted unanimously to approve.

VI. ADJOURNMENT

After discussion, Mr. Sills moved to adjourn, which was seconded by Mr. Nicovich. The board unanimously voted to adjourn until 4:00 p.m. on March 26, 2025, 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 25-02 a request for a variance from the maximum allowed percentage of parking area within the front yard located on the north side of Ware Street approximately 47 feet to the East of 204 Ware Street within a TN-E zoning district.
Date: October 22, 2025

The purpose of this report is to provide information regarding a Variance request by Charles Prewitt to be allowed to vary from the maximum allowed percentage of parking area within the front yard. The property is located on the north side of Ware Street approximately 47 feet east of 204 Ware Street in a TN-E zoning district with the property #118P-00-129.00. Please see attachments 1- 6.

SUMMARY

The applicant is seeking a Variance from section 14.10.2.D.7 of the Unified Development Code to vary from the allowed maximum percentage of parking area within the front yard for a detached, duplex. Section 14.10.2.D.7 states "Parking areas shall not constitute more than forty percent (40%) of the front yard." The front yard of the proposed duplex is approximately +/- 1,726 Sqft and the parking area is +/- 1,132 Sqft. This request for +/- 65% coverage of the front yard with parking exceeds the allowed percentage of 40% by +/- 25%. The area around the property consists of single dwelling houses. The majority of the houses have 10'-12' driveways and the driveways are primarily located on the side of the front yard and house. The proposed layout does not fit the context of the surrounding neighborhood by locating the parking entirely within the front yard. The applicant has not demonstrated a special condition or hardship related to the request. This requirement applies to all zoning districts that allow single and duplex dwellings. The 40% requirement is consistently enforced during the permit process. Therefore, granting this variance would give special privilege to the applicant. TN-E zoning district is based on the placetype "Traditional Neighborhoods: Existing" in the adopted 2016 Comprehensive Plan. For development form for that placetype, the Comprehensive Plan states "Buildings close to the street, parking to the side and rear...". The design of the driveway does not conform to the Comprehensive Plan.

If the request for Variance is recommended for approval or denial, the applicant's requests will be heard by the Board of Aldermen at the November 4th, 2025, meeting. The applicant has also requested a Special Exception to allow for a duplex dwelling on the property. That will also be heard by the Board of Aldermen at the November 4th, 2025 meeting.

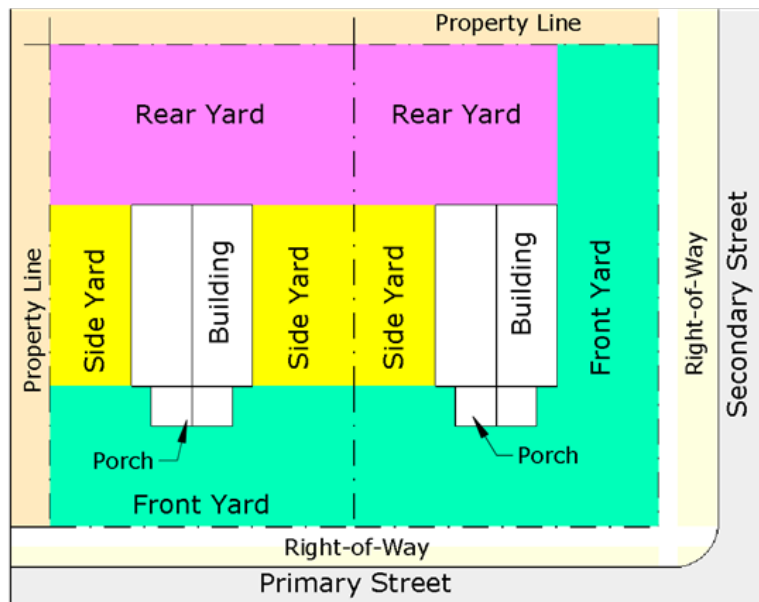
VARIANCE REQUEST FROM

14.10.2 Vehicular Access

D. Driveways for Single Unit and Duplex Residential Uses

1. When an alley is provided, all driveways shall take access from the alley.
2. No residential lot shall have more than two (2) driveways on the same street. Multiple driveways that service one (1) lot may be no closer than forty (40) feet to each other.
3. Maximum driveway width within the right-of-way shall be twenty (20) feet. Driveway widths up to thirty (30) feet may be allowed by administrative adjustment only within an SD-2 or SD-6 zoning district.
4. Driveways for single and attached duplex dwelling residential shall be a minimum of twenty (20) feet from the intersection of two (2) street rights-of-way.
5. Driveways for multi-dwelling residential shall follow the City's access management policy and be reviewed during site plan approval.
6. Driveways shall meet parking setback requirements per zoning district.
7. Parking areas shall not constitute more than forty percent (40%) of the front yard.
8. Only single and attached duplex dwelling residential shall be permitted to back out directly into a street unless it is determined by the City Engineer that the street type and/or posted speed limit creates a safety issue.
9. Gravel driveways shall have a concrete apron that is a minimum of eight (8) feet from the property to the edge of the pavement at the street. The design of the apron shall prevent loose gravel from being deposited on the sidewalk and roadway.

4.6 Measurement, Exceptions, And General Rules of Applicability



Front Yard

A space extending the full width of the lot between the principal building and the front lot line. On corner lots, any side adjacent to the street shall be considered a front yard

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. 15 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 October 4th, 2025.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received no phone calls for or against this request.

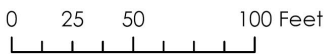
CONDITIONS OF APPROVAL

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.

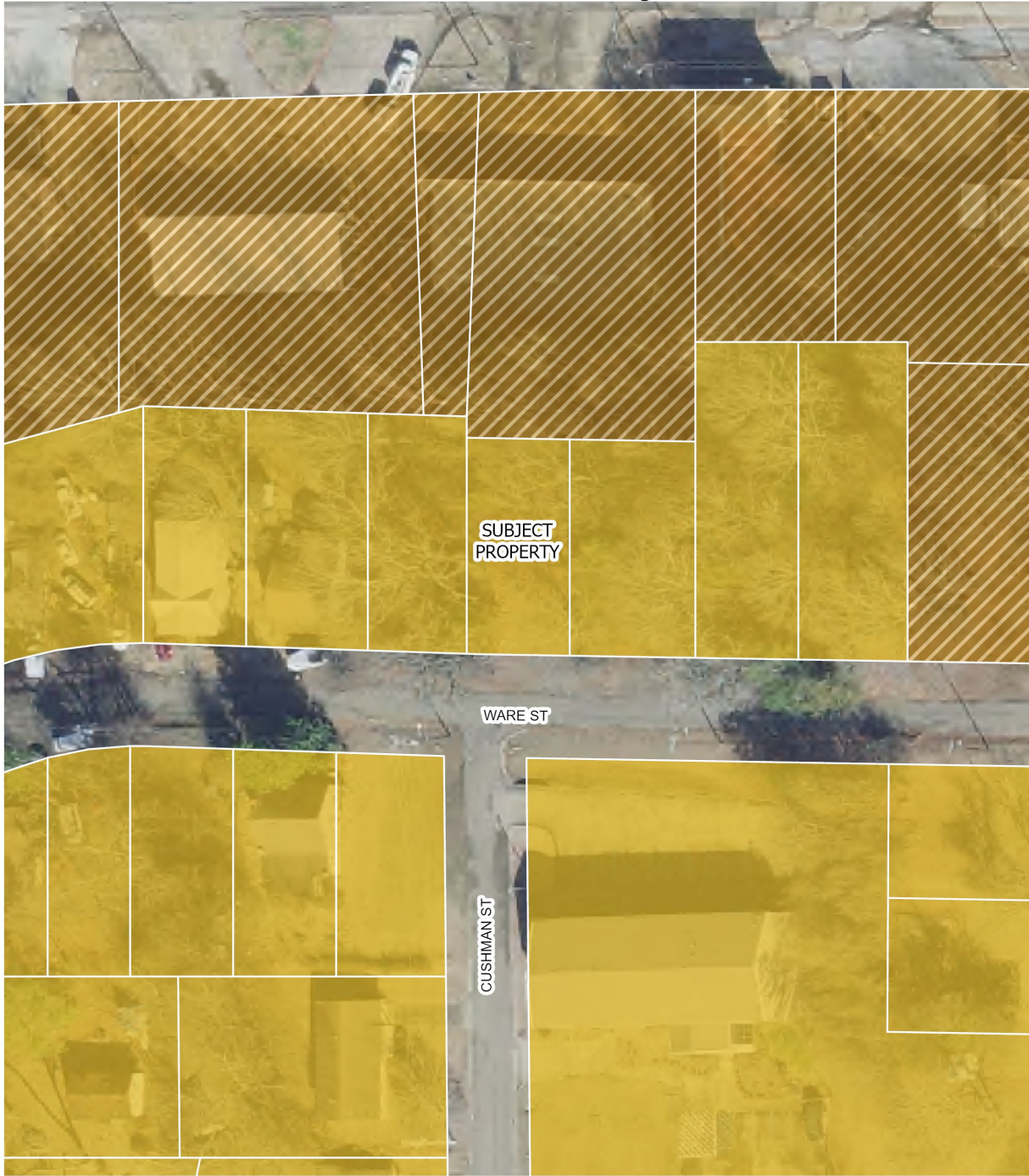
Attachment 1
VA 25-02 Aerial



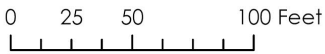
Parcels
Subject Property



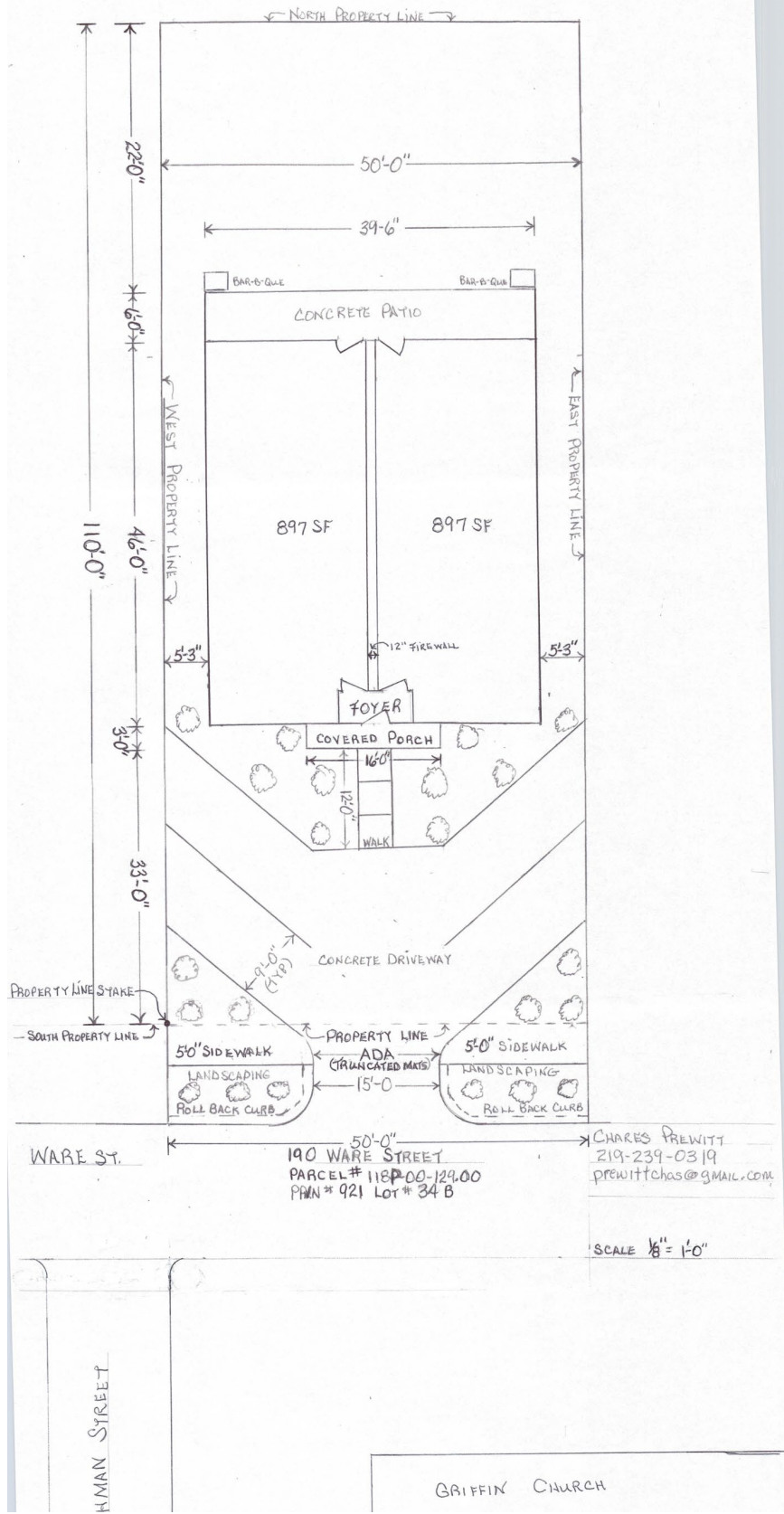
Attachment 2
VA 25-02 Zoning



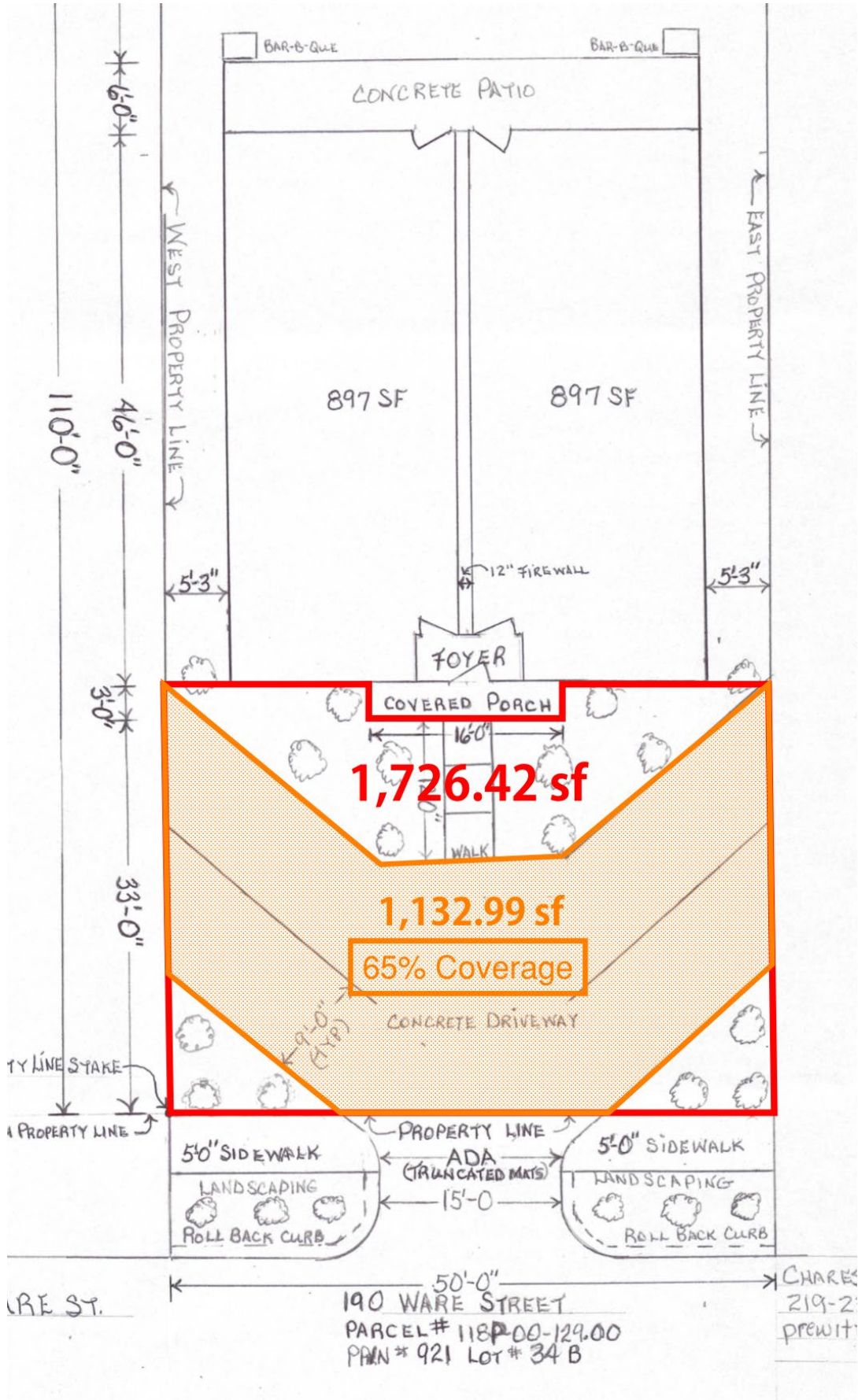
Parcels
T-5C Corridor Form-based District
T-1-E Traditional Neighborhood-Existing



Attachment 3- Site Plan



Attachment 4- Site Plan Dimensions



THE PLAN

PLACE TYPES: URBAN AREAS

TRADITIONAL NEIGHBORHOODS: EXISTING

Traditional Neighborhoods: Existing

Locations

Surrounding the Downtown

Spatial Form

Relatively expansive random forms

Land Uses

Primarily single-family detached houses, but also attached houses, multi-family and small-scale commercial

Density / Intensity

Moderate to high density, but with some larger lots

Development Form

Buildings close to the street, parking to the side or rear, and a connected street network with on-street parking and well-designed streetscapes

Street Types

Avenues and Local

