



**OFFICIAL AGENDA
LANDSCAPE ADVISORY BOARD
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF WEDNESDAY, MARCH 4, 2026
2ND FLOOR CITY HALL IN ROOM 211
110 WEST MAIN STREET AT 11:00 AM**

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION OF THE OFFICIAL AGENDA
- IV. CONSIDERATION FOR THE APPROVAL OF MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES OF AUGUST 7, 2024
- V. NEW BUSINESS
 - A. DISCUSSION AND CONSIDERATION OF LW 26-01 A REQUEST FOR LANDSCAPE WAIVER AT 701 LOUISVILLE STREET IN A C ZONING DISTRICT
 - B. DISCUSSION AND CONSIDERATION OF THE 2026 LANDSCAPE ADVISORY MEETING SCHEDULE
- VI. ADJOURN

APPROVED
MINUTES OF THE REGULAR MEETING OF THE
LANDSCAPE ADVISORY BOARD OF THE CITY
OF STARKVILLE, MISSISSIPPI
AUGUST 7, 2024

The Landscape Advisory Board held its regularly scheduled meeting at 12:00 PM on August 7, 2024, in the Community Development Department at City Hall. Members physically present were Richard Harkess, George Hopper, and Peter Summerlin. Tim Schauwecker joined the meeting virtually via Google Meets. Robert Brzuszek and Scott Willard were absent. City Planner Daniel Havelin and Assistant City Planner Lyle McCaskey were physically present.

OFFICIAL AGENDA
LANDSCAPE ADVISORY BOARD
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, AUGUST 7, 2024
2ND FLOOR CITY HALL IN ROOM 211
110 WEST MAIN STREET AT 12:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION OF THE OFFICIAL AGENDA
- IV. CONSIDERATION FOR THE APPROVAL OF MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES FOR SEPTEMBER 6, 2023
- V. NEW BUSINESS
 - A. DISCUSSION AND CONSIDERATION OF LW 24-01 A REQUEST FOR LANDSCAPE WAIVER TO ALLOW FOR THE USE OF ROCK AS MULCH AT WALMART LOCATED AT 1010 HWY 12 WEST IN AN C ZONING DISTRICT.
- VI. ADJOURN

III. CONSIDERATION OF THE OFFICIAL AGENDA FOR AUGUST 7, 2023

After discussion and upon the motion of Mr. Hopper, duly seconded by Mr. Summerlin, the motion to approve the official agenda of the Landscape Advisory Board for August 7, 2024, received unanimous approval.

IV. CONSIDERATION OF THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF SEPTEMBER 6, 2023

After discussion and upon the motion of Mr. Hopper, duly seconded by Mr. Summerlin, the motion to approve the minutes of the Landscape Advisory Board for September 6, 2023, received unanimous approval.

V. NEW BUSINESS

A. DISCUSSION AND CONSIDERATION OF LW 24-01 A REQUEST FOR LANDSCAPE WAIVER TO ALLOW FOR THE USE OF ROCK AS MULCH AT WALMART LOCATED AT 1010 HWY 12 WEST IN AN C ZONING DISTRICT.

City Planner Daniel Havelin presented the request by Gregg Kay of Stripe A Lot of America II Corp on behalf of Walmart Inc. to allow for the use of rock as mulch at Walmart located at 1010 Hwy 12 West. The applicant is seeking a Landscape Waiver to use a river rock type gravel instead of the required organic mulch. On March 11, 2024, site plan approval was issued for the project. On the approved site plan, hardwood mulch was clearly noted a total of 5 times on the approved drawings. 3 times in the plant schedule, 1 time on the shrub planting detail, and 1 time in the specifications. On May 17, 2024, a Commercial Site Improvement permit was issued for the project. On the permit set, hardwood mulch was clearly noted a total of 5 times on the approved drawings. 3 times in the plant schedule, 1 time on the shrub planting detail, and 1 time in the specifications. On June 23, 2024, it was observed that gravel was being installed. On June 24, 2024, an email was sent to the project civil engineer informing them of the issue. They replied that they would have the contractor get this corrected. On July 1, 2024, an incomplete landscape waiver application was received. On July 8, 2024, a notice of violation was issued to the contractor and Walmart. On July 10, 2024, a stop work order was issued due to the contractor continuing to install river rock. On July 11, 2024, the stop work order was lifted after the contractor was observed removing the rock gravel in the newly constructed parking lot islands. On July 23, 2024, an updated landscape plan was submitted to complete the waiver application.

Mr. Havelin then presented several photos taken on July 23, 2024, showing that rock had migrated into the parking area. The photos also showed dead plants and weeds in the newly installed beds.

Mr. Havelin then presented several photos taken on July 30, 2024. The photos showed several dead plants and that the rock had migrated into the parking area. The size of the rock creates a tripping hazard for pedestrians.

The contractors were also observed placing topsoil or plant mix on top of compacted subbase material. Mr. Havelin showed pictures of two islands that had irrigation installed on top of the compacted subbase material.

Chairman Harkess then opened up the issue for discussion.

Gregg Kay, the applicant, spoke in favor of the request.

Morgan Jones spoke in favor of the request.

After a discussion and upon the motion of Mr. Summerlin, duly seconded by Mr. Hopper, the motion to deny LW 24-01 based on the criteria received unanimous approval.

VI. ADJOURN

After discussion and upon the motion to adjourn by Mr. Harkess, duly seconded by Mr. Summerlin, was unanimously approved.

Richard Harkess, Chair

Daniel Havelin, City Planner



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
LANDSCAPE ADVISORY BOARD
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Landscape Advisory Board
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Discussion and consideration of LW 26-01 a request for Landscape Waiver at 701 Louisville Street in a C zoning district
Date: March 4, 2026

The purpose of this report is to provide information regarding a Landscape Waiver request by Roddy Rumbley on behalf of 5 Minute Express Starkville, LLC. The applicant is requesting approval of Landscape Waiver to allow removal of one protected 48-inch maple tree located (attachment 5) within the tree protection area at 701 Louisville Street in a C zoning district with the property #102G-00-036.00.

Pursuant to Section 16.7 of the Unified Development Code (UDC), any canopy tree with a diameter at breast height (DBH) of thirty (30) inches or greater located within the tree protection area must be preserved unless removal is approved by the Mayor and Board of Aldermen. A Landscape Waiver in accordance with Section 3.11 is therefore required.

Please see attachments 1- 7.

BACKGROUND INFORMATION

The property is being redeveloped as a carwash facility. Vehicular access to the site is regulated by Mississippi Department of Transportation (MDOT) requirements and City access management standards. Access to Highway 12 is not permitted; therefore, access is proposed from Louisville Street.

Development Review Committee (DRC) reviewed the site layout and access configuration. The submitted driveway alignment reflects DRC review and applicable access, grading, and fire department requirements.

The submitted Tree Plan identifies fifty-eight (58) protected trees on the site. Thirteen (13) trees are proposed for removal. Of those thirteen (13), only one (1) tree exceeds thirty (30) inches DBH. The 48-inch maple tree is identified on the Demolition Plan (attachment 6) as the object tree for this waiver request.

The site plan package includes required tree protection fencing details and notes. Tree protection zones must be installed prior to commencement of construction and remain in place throughout site work.

The driveway grading required to meet the Fire Department's slope limitations results in disturbance within the critical root zone of the 48-inch maple (attachment 7). Based on the submitted plans, protection of the tree is not feasible with the approved driveway configuration.

Staff has reviewed the request in relation to the Landscape Waiver criteria outlined in Section 3.11.1 of the Unified Development Code. The request is associated with site-specific access and grading constraints and does not alter underlying zoning, use permissions, or dimensional standards.

The request is limited to removal of one protected tree with a diameter at breast height (DBH) of thirty (30) inches or greater and reflects the driveway configuration reviewed through the Development Review Committee process. To deviate from the tree protection requirements in Section 16.7 of the Unified Development Code, a Landscape Waiver is required in accordance with Section 3.11.

LANDSCAPE WAIVER REQUEST FROM

16.7.4 General Requirements

1. For existing lots, the building setbacks as required by zoning shall be used to determine the tree protection area. The tree protection area shall be equal to the building setbacks.
2. For subdivided lots, the building setbacks as required by zoning shall be used to determine the tree protection areas for the parent parcel that is to be subdivided. The tree protection area shall be equal to the front setback on the front and street side property line. The tree protection area shall be equal to the side setback on the side and rear property line. Newly created lots in the subdivision shall be restricted from removal of protected trees by the covenants of the subdivision and shall be excluded from the exceptions of Section 16.7.1(B).
3. A minimum of fifty percent (50%) of all existing canopy trees with a minimum diameter at breast height of ten (10) inches located within the tree protection area of a lot shall be preserved and protected.
4. Any canopy tree with a minimum diameter at breast height of thirty (30) inches located within the tree protection area of a lot shall be preserved and protected unless a tree removal permit is approved by the Board of Aldermen.
5. Any tree that is located within a tree protection area of a lot that is damaged to the extent that it creates a threat to the general health, safety, and welfare of the general public and/or an immediate threat to public or private property may be removed at the expense of the property owner at any time.
6. The contractor and City inspector shall meet on site to review and inspect tree protection devices, as designated in the Tree Protection Plan in the approved site plan. Upon a satisfactory inspection from city staff, land disturbance activities on the site may begin. The tree protection inspection may occur

simultaneously with the inspection of the land disturbance control measures as shown in Section 16.8.3 (C) and (D).

7. Any construction site operating under an approved site plan shall be subject to ongoing tree protection inspections by the City inspector. The city may at any time request additional or replacement tree protection measures for any measures that seem inadequate or non-functional.

CRITERIA FOR LANDSCAPE WAIVER REVIEW AND APPROVAL (Section 3.11.1)

1. That special conditions and circumstances exist which are peculiar to the property involved, and the same conditions are not applicable to other properties in the surrounding area.
2. 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.
3. That the hardship has not resulted from the actions of the applicant.
4. That granting the waiver requested will not confer on the applicant any special privilege that is denied by this Code to other properties in the same district.
5. That granting the waiver is the minimum waiver that will make possible the reasonable use of the property.
6. That the granting of the waiver will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to surrounding areas or otherwise detrimental to the public welfare

CONDITIONS OF APPROVAL

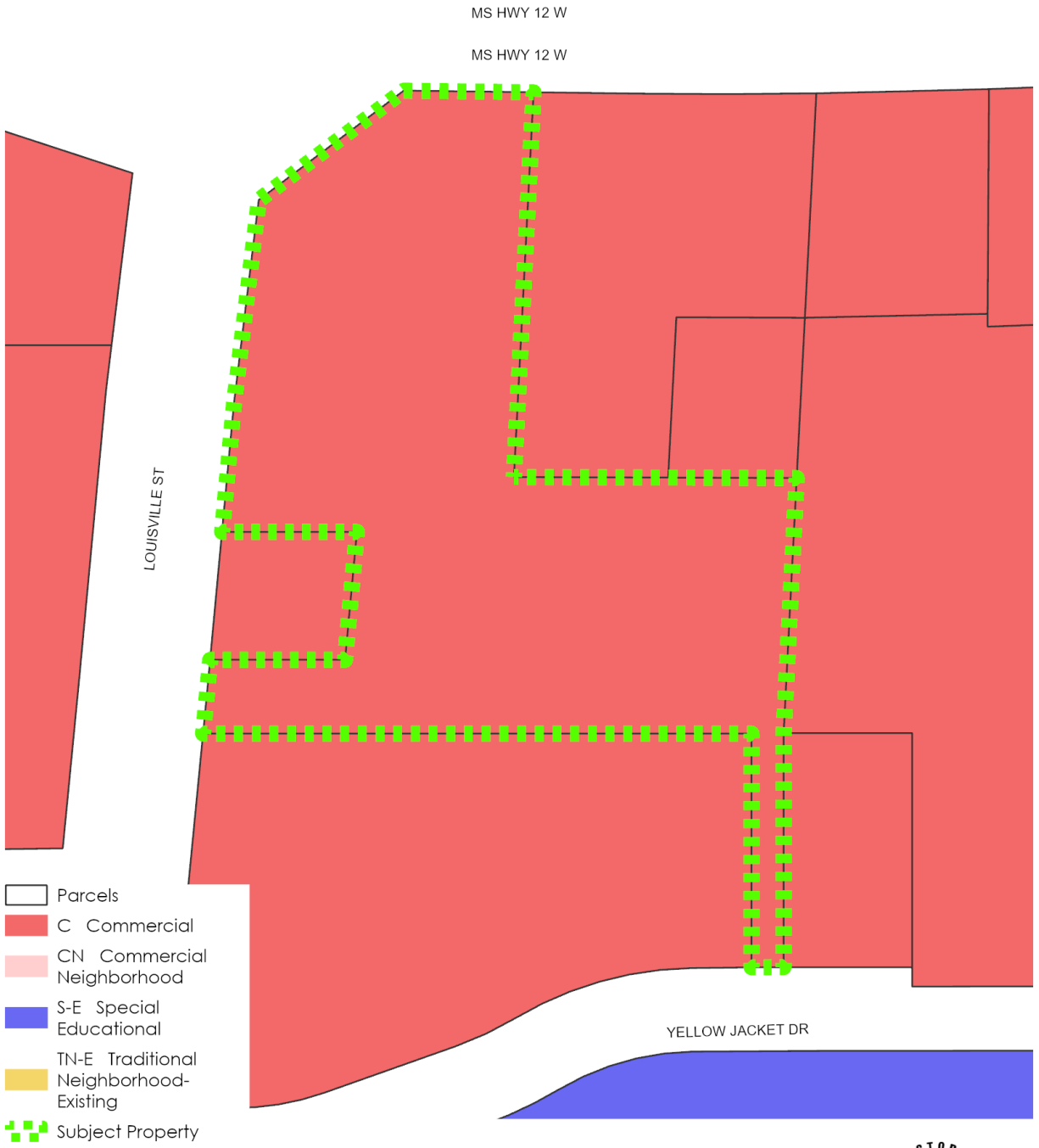
The Mayor and Board of Aldermen may attach conditions in accordance with the approval. Conditions attached to the approval of a landscape waiver shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, and/or site. (Section 3.11.2.E).

Attachment 1- LW 26-01 Aerial

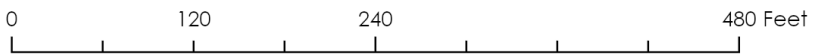


HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Attachment 1- LW 26-01 Zoning



- Parcels
- C Commercial
- CN Commercial Neighborhood
- S-E Special Educational
- TN-E Traditional Neighborhood-Existing
- Subject Property



Attachment 3- Application and Applicant Statement

LANDSCAPE WAIVER APPLICATION
City of Starkville
110 West Main Street
Starkville, MS 39759
Ph: 662.323.2525
Email: buildingdept@cityofstarkville.org



APPLICANT'S INFORMATION

Name: Roddy Rumbley Phone: 601-757-7178
Company Name: 5 Five Minute Express Starkville, LLC
Email: roddyrumbley@gmail.com
Address: PO Box 1836 Madison, MS 39130

PROPERTY OWNER'S INFORMATION (IF NOT APPLICANT)

Name: Roddy Rumbley Phone: 601-757-7178
Email: roddyrumbley@gmail.com
Address: PO Box 1836 Madison, MS 39130

PROPERTY INFORMATION

Property Address: 701 Louisville Street, Starkville, Mississippi
Parcel Number: 102G-00-036.00 Current Zone District: Select One

PROJECT INFORMATION

Project Name: 5 Minute Express Carwash Starkville

Reason for Waiver:

This request is for the removal of a 48" maple tree that is in the building setback zone. Several different arrangements were made as to minimize damage to the subject tree and leave it in place.

A new driveway will be required to access the subject property. Due to MDOT regulations, access to Highway 12 is not possible. The proposed location is as far away from HWY 12 on Louisville Street and will serve the proposed business as well as the business located immediately south of the site.

The fire department requires less than a 7% grade on any new driveways which results in excavation to a depth that is requiring regrading of that will impact the root system of the subject tree and most likely will result in its demise.

Therefore, to meet the development requirements of the City of Starkville and Mississippi Department of Transportation, and to provide access to two businesses the subject tree will be required to be removed due to the damage to the root system that will occur due to required grading.

Applicant's Signature:
Date: 11/20/24

Property Owner's Signature:
Date: 11/20/24

Attachment 4- Pictures of Tree



Subject Tree-48" Maple

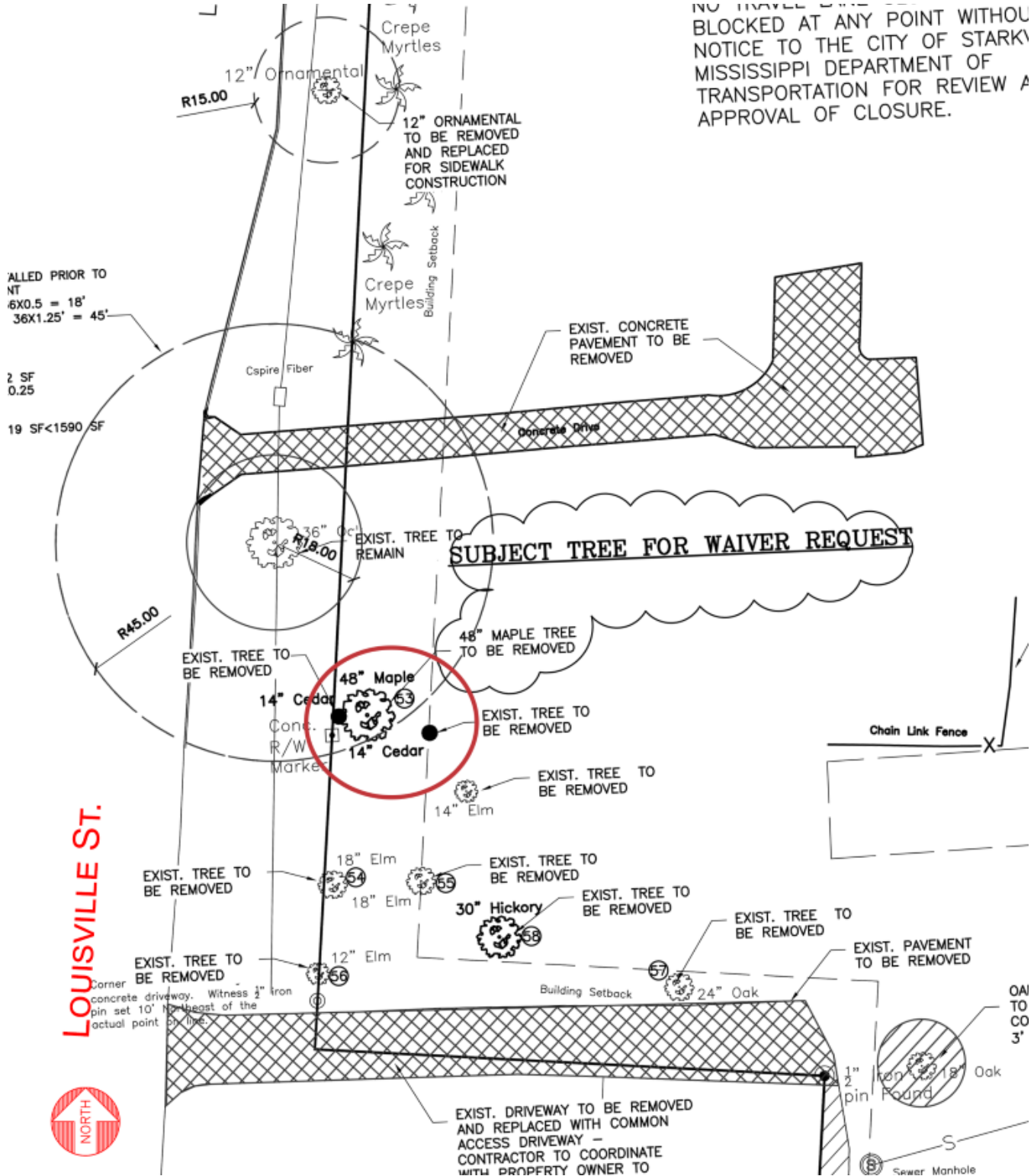


Subject Tree-48" Maple



Attachment 6- Proposed Demolition Plan (cropped)

NO TRAVEL BE
 BLOCKED AT ANY POINT WITHOUT
 NOTICE TO THE CITY OF STARK
 MISSISSIPPI DEPARTMENT OF
 TRANSPORTATION FOR REVIEW &
 APPROVAL OF CLOSURE.



ALLED PRIOR TO
 NT
 6X0.5 = 18'
 36X1.25' = 45'
 2 SF
 0.25
 19 SF < 1590 SF

LOUISVILLE ST.



SUBJECT TREE FOR WAIVER REQUEST

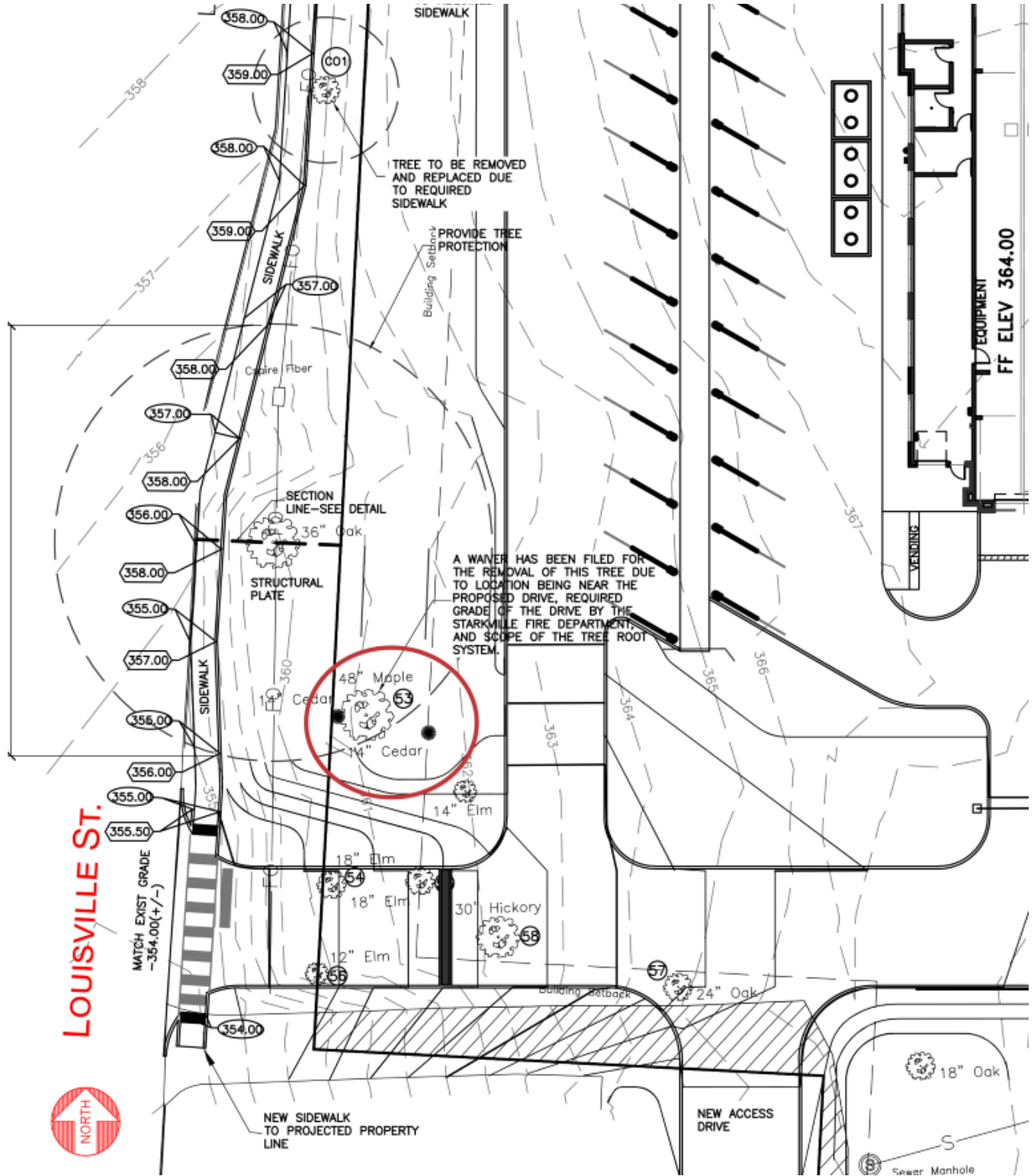
EXIST. DRIVEWAY TO BE REMOVED
 AND REPLACED WITH COMMON
 ACCESS DRIVEWAY -
 CONTRACTOR TO COORDINATE
 WITH PROPERTY OWNER TO

corner
 concrete driveway. Witness 3/4" iron
 pin set 10' Northeast of the
 actual point of line.

OA
 TO
 CO
 3'

S
 Sewer Manhole

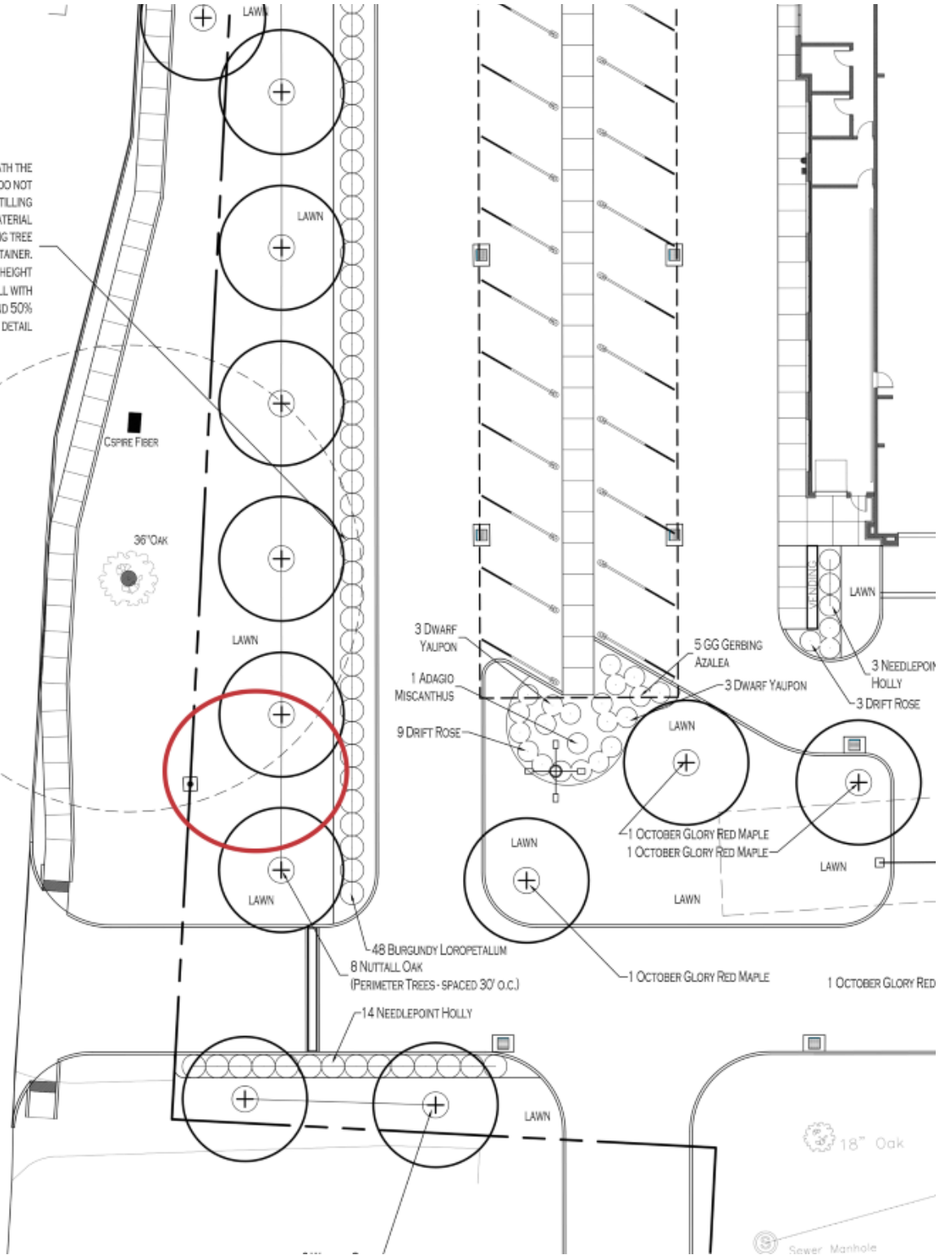
Attachment 7- Proposed Grading Plan (cropped)



Attachment 7- Proposed Landscape Plan (cropped)

WHEN WORKING UNDERNEATH THE CANOPY OF EXISTING TREES - DO NOT DISTURB THE SOIL BY PREPARING/TILLING (STEAD "PIT PLANT" ANY PLANT MATERIAL WITHIN THE ROOT ZONE OF AN EXISTING TREE ISLE, TWICE THE WIDTH OF THE CONTAINER, UNDISTURBED SOIL (AT THE PROPER HEIGHT) IN THE DETAIL SHEET) AND BACKFILL WITH MIXTURE OF 50% EXISTING SOIL AND 50% ENDED SOIL AS OUTLINED IN PLANT DETAIL.

LOUISVILLE ST.





Planning & Zoning Commission

2026 Meeting Schedule

Submittal Type Deadline			Meeting Date
Public Hearing: Rezoning (Sec. 3.1) Special Exception (Sec. 3.4) Use Exception (Sec. 3.5) PUD (Sec. 3.2)	Non-Advertised Public Meeting: Preliminary Plat (Sec. 3.12) Final Plat (Sec. 3.12)	Non-Advertised Public Meeting: Conceptual Master Plan (Sec. 3.3)	Meeting Date
Wednesday, December 17, 2025	Tuesday, December 30, 2025	Wednesday, December 24, 2025	Tuesday, January 13, 2026
Wednesday, January 14, 2026	Tuesday, January 27, 2026	Friday, January 23, 2026	Tuesday, February 10, 2026
Wednesday, February 11, 2026	Tuesday, February 24, 2026	Friday, February 20, 2026	Tuesday, March 10, 2026
Wednesday, March 18, 2026	Tuesday, March 31, 2026	Friday, March 27, 2026	Tuesday, April 14, 2026
Wednesday, April 15, 2026	Tuesday, April 28, 2026	Friday, April 24, 2026	Tuesday, May 12, 2026
Wednesday, May 13, 2026	Tuesday, May 26, 2026	Friday, May 22, 2026	Tuesday, June 9, 2026
Wednesday, June 17, 2026	Tuesday, June 30, 2026	Friday, June 26, 2026	Tuesday, July 14, 2026
Wednesday, July 15, 2026	Tuesday, July 28, 2026	Friday, July 24, 2026	Tuesday, August 11, 2026
Wednesday, August 12, 2026	Tuesday, August 25, 2026	Friday, August 21, 2026	Tuesday, September 8, 2026
Wednesday, September 16, 2026	Tuesday, September 29, 2026	Friday, September 25, 2026	Tuesday, October 13, 2026
Wednesday, October 14, 2026	Tuesday, October 27, 2026	Friday, October 23, 2026	Tuesday, November 10, 2026
Wednesday, November 11, 2026	Tuesday, November 24, 2026	Friday, November 20, 2026	Tuesday, December 8, 2026
Wednesday, December 16, 2026	Tuesday, December 29, 2026	Thursday, December 24, 2026	Tuesday, January 12, 2027
Submittals requiring Development Review Committee review and approval, will only be considered submitted after the requirements of Development Review Committee have been met in accordance with Section 3.			
Meetings begin at 5:30 pm at the City Hall Courtroom located on the first floor at 110 West Main Street unless otherwise noticed			