APPROVED

MINUTES OF THE PLANNING & ZONING COMMISSION
MEETING OF JANUARY 11, 2011
THE CITY OF STARKVILLE, MISSISSIPI

The Planning & Zoning Commission of the City of Starkville, Mississippi held its regularly scheduled meeting in the City Hall Courtroom at 101 E. Lampkin Street, Starkville, Mississippi, commencing at 5:30 PM. Present were Commissioners Dora Herring, James Hicks, Jerry Emison, Jason Walker, Jeremy Murdock, Ira Loveless and John Moore. Attending the Commissioners were City Attorney Chris Latimer, City Planner Ben Griffith and Recording Secretary Sara McHann.

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated January 11, 2011. After discussion and upon the motion of Commissioner Hicks, seconded by Commissioner Murdock, the Commission voted unanimously to approve the written agenda as presented.

AN ORDER APPROVING THE MINUTES OF THE DECEMBER 14, 2010 MEETING

The Commission considered the matter of approval of the minutes of the December 14, 2010 meeting. After discussion, and upon the motion of Commissioner Murdock, seconded by Commissioner Hicks, the Commission voted unanimously to approve said minutes, as amended.

CITIZEN COMMENTS

Chairman Emison asked if any member of the public cared to address the Commission, stating that there was one public hearing on the agenda and comments regarding that item would be called for at the appropriate time. No public comments were received.

A PUBLIC HEARING REQUESTED BY THE CREAMERY AT CENTRAL STATION, LLC, TO ALLOW MULTI-FAMILY RESIDENTIAL USE IN A C-2 (GENERAL BUSINESS) ZONING DISTRICT LOCATED AT 200 SOUTH MONTGOMERY STREET IN WARD 5

Next there came before the Commission item #CU 10-08: a public hearing requested by the Creamery at Central Station, LLC, to allow multi-family residential use in a C-2 (General Business) zoning district, located at 200 South Montgomery Street in Ward 5. The City Planner read a brief introduction and asked if any Commissioners had received any communications from anyone regarding the request; none had.

Mr. Jeremy Tabor of Tabor Construction & Development presented the request. Mr. Tabor told Commissioners he was requesting a conditional use to allow residential condominiums which would include six to eight units.

Mr. Steve Langston of Sullivan's Office Supply said he supports the request for residential condominiums and supports residential development in the downtown area, adding that it will attract young professionals to the downtown area.

Mr. John Bean of Central Station Grill said he supports the request for residential condominiums and he believes it is a great idea to have mixed-use in the Central Station Development.

Seeing that no further comments would be received, Chairman Emison closed the public hearing.

City Attorney Chris Latimer advised the Commission on the legal test for a conditional use. He discussed the five conditions proposed by the City Planner. Mr. Latimer suggested that condition number three should be amended to reflect that the applicant obtain permits within six months of the approval, to accurately reflect the Code of Ordinances.

After discussion, Commissioner Herring made a motion to recommend approval of the request to the Mayor and Board of Aldermen with the following five conditions:

1. No residential uses shall be allowed on the first (ground) floor of the structure.
2. The second floor may be used for either residential or commercial use, or a combination of the two, so long as adequate on-site parking is provided.
3. The applicant shall obtain building permits and begin construction of residential units within ~~one (1) year~~ six (6) months of the approval of the conditional use request by the Mayor and Board of Aldermen; otherwise the conditional use shall expire and become null and void.
4. A final plat shall be recorded at the Office of the Oktibbeha County Chancery Clerk prior to the sale of any residential units.
5. All of the above conditions shall be fully and faithfully executed or the conditional use shall become null and void.

Commissioner Murdock seconded the motion and the Commissioners voted unanimously to recommend approval to the Mayor and Board of Aldermen.

PLANNERS REPORT

City Planner Ben Griffith stated that there were no public hearings scheduled for the February 8th meeting, but there should be a plat or two ready to review in time for the meeting. He concluded by advising the Commissioners to be mindful of all *ex parte* communications and to call the Planning Office with any questions regarding upcoming agenda items.

ADJOURNMENT

Commissioner Herring made a motion to adjourn the meeting at 5:55 PM. The next scheduled meeting will be February 8, 2011 at 5:30 P.M. in the City Hall Courtroom.

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Jerry Emison, Chairman

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Ben Griffith, AICP, City Planner