

APPROVED

MINUTES OF THE PLANNING & ZONING COMMISSION MEETING OF JUNE 8, 2010 THE CITY OF STARKVILLE, MISSISSIPPI

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 James Hicks, Jerry Emison, Jeremy Murdock, Ira Loveless and John Moore. Commissioners Dora Herring and Jason Walker were absent and excused from the meeting. 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 June 8, 2010. After discussion and upon the motion of Commissioner Emison, which was seconded by Commissioner Murdock, the Commission voted unanimously to approve the written agenda as presented.

AN ORDER APPROVING THE MINUTES OF THE MAY 11, 2010, MEETING

The Commission considered the matter of approval of the minutes of the May 11, 2010, meeting. After discussion, Commissioner Emison made a motion to approve, seconded by Commissioner Hicks. Commissioner Murdock abstained, due to his absence from the May 11th meeting. Commissioners Emison, Hicks and Moore voted to approve said minutes. City Attorney Chris Latimer stated that since the required four votes did not exist to approve the minutes, the Commission should table this item until the next meeting so that the minutes could be submitted to and voted on by the full Commission. Commissioner Emison made a motion to table the May 11, 2010, meeting minutes until the next scheduled meeting. Commissioner Hicks seconded the motion and the Commission voted unanimously in the affirmative.

AN ORDER APPROVING THE MINUTES OF THE MAY 20, 2010, MEETING

The Commission considered the matter of approval of the minutes of the May 20, 2010, special call meeting. After discussion, and upon the motion of Commissioner Moore, seconded by Commissioner Murdock, the Commission voted unanimously to approve said minutes.

CITIZEN COMMENTS

Vice-Chairman Loveless asked if any member of the public cared to address the Commission, stating that items on the agenda would be addressed at the appropriate time. No public comments were received.

**A REQUEST BY MR. STEVE ROBERTS FOR APPROVAL OF
“STARKVILLE STATION RV PARK” A PRELIMINARY CONDOMINIUM
PLAT LOCATED IN A C-2 (GENERAL BUSINESS) ZONING DISTRICT
AT 100 LINCOLN GREEN IN WARD 4**

Next there came before the Commission item #PP 10-01: a request by Mr. Steve Roberts for approval of “Starkville Station RV Park” a preliminary condominium plat located in a C-2 (General Business) zoning district at 100 Lincoln Green in Ward 4. The City Planner read a brief introduction of the request.

Mr. Steve Roberts addressed the Commissioners, stating that the RV Park is intended to target MSU alumni who return to Starkville to attend MSU athletic events and other activities on campus. He stated that approximately 240 RVs were taking up approximately 700—800 parking spaces on the campus for home football games and the university was relocating the RV parking off-site to the Horse Park, offering shuttle service for the campers from the Horse Park to the football stadium. Mr. Roberts stated that there would not be any rental property and that all 44 lots would be offered for fee-simple sale, stating that it would not be a “KOA-type campground.” There would be a condo association to enforce the covenants and maintain for the site. Covenants for the Starkville Station RV Park would not allow any owner to live in their RV as a permanent residence. Each lot owner can leave their RV for only one-hundred-eighty continuous days. Restrictions concerning maintenance, excessive noise, traffic and parking will be addressed in the covenants. He added that Mr. Jeremy Tabor of Tabor Construction & Development would be the contractor for the project.

Commissioner Emison asked about density, sidewalks, stormwater management, landscaping plans, placement of dumpsters, road widths whether or not the current preliminary plat meets the Fire Department’s requirements. Commissioner Emison stated that the preliminary plat, as presented to the Commission, does not meet #3 of those provided by staff. Condition #3 states that the applicant shall provide roadways and sidewalks which conform to the City’s subdivision and sidewalk regulations and none were shown on the preliminary plat.

Clyde Pritchard, PE, of Pritchard Engineering, addressed these concerns, stating that the use of the site for an RV park presented special maintenance issues for streets and especially sidewalks, due to the weight of the RVs. He added that the aprons and parking pads would need to be extra-heavy duty to accommodate the weight of the RVs and felt that the sidewalks would be in a constant state of disrepair and that most people walk in the street of RV parks anyway.

Mr. Latimer explained to the Commission that the subdivision ordinance is enforced by the Board of Aldermen and that the sidewalks are required by code and have been deemed appropriate by the City Engineer. He stated that the Planning & Zoning Commission has no authority to waive improvements required by the City’s subdivision regulations.

Commissioner Hicks expressed concerns with the proposed one-way street and condition #3 of the staff recommendations. Mr. Latimer answered that the Commission’s recommendations should be spread on the record for the Mayor and Board of Aldermen to consider. He stated that the Commissioners could make recommendations with conditions, such as requiring the applicant to submit a revised preliminary plat for the Board to review which included sidewalks.

Commissioners Emison and Hicks both expressed concerns with the discrepancies between the 31-foot roadway width and the sidewalks. Mr. Pritchard stated that he had struggled with the one-way street, especially trying to get a definitive answer from staff regarding the width for the one-way street, since one-way streets are not addressed in the subdivision ordinance. He suggested a work session to lay out such issues on the table to get direction which would be helpful in these and similar cases.

Commissioner Murdock stated that he was not comfortable approving something that he could not see on a plan. Mr. Roberts answered that he had already submitted detailed plans for City staff to review. Commissioner Emison stated that he had concerns with what the RV park would look like in 5—10—15 years, that he feared it would become something more like a trailer park, and that the Commissioners should be very careful since everything is so close to the street and at the “front door” of the city and university.

After discussion, Commissioner Hicks made a motion to recommend approval of the preliminary plat, revising condition #3 as follows:

The applicant shall provide roadways and sidewalks which conform to the City’s subdivision and sidewalk regulations; and a revised preliminary plat shall be provided to the Mayor and Board of Aldermen for their June 15th review;

and adding a new condition #8, as provided by the City Planner at the meeting:

The street identified as “Coach Circle” shall be designated a one-way street due to the unique nature of the proposed development as an RV park, to insure the health, safety and public welfare of the RV park owners and guests, and the applicant shall provide adequate signage and striping approved by the City Engineer and Police Chief to clearly identify it as such.

Commissioner Emison seconded the motion. After further discussion, the Commissioners voted unanimously to recommend approval of the plat with conditions, to the Mayor and Board of Aldermen.

PLANNERS REPORT

Mr. Griffith stated that the Mayor and Board of Aldermen had remanded the “University Club Condo” conditional use request back to the Planning & Zoning Commission so the applicant could revise his application to address procedural flaws and staff could properly notify adjacent property owners. The applicant had also requested a special call meeting and Tuesday, June 29, 2010 was the earliest date that the meeting could be advertised, noticed and held. Mr. Griffith also updated the Commissioners on the “Georgetown Condos” PUD request appeal to the Mayor and Board of Aldermen, and that a work session with Alderman Dumas regarding the Comprehensive Plan was planned for the July 13, 2010 Planning & Zoning Commission meeting. Mr. Griffith concluded his report by reminding the Commissioners to be mindful of all *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

ADJOURNMENT

Commissioner Emison made a motion to adjourn at 7:30 PM. The next regularly scheduled meeting will be Tuesday July 13, 2010 at 5:30 PM in the City Hall Courtroom and a special call meeting will be held on Tuesday, June 29, 2010 at 5:30 PM in the City Hall Courtroom.

Ira Loveless, Vice-Chairman

Ben Griffith, AICP, City Planner