APPROVED

MINUTES OF THE PLANNING & ZONING COMMISSION MEETING OF APRIL 13, 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 P.M. Present were Commissioners Dora Herring, James Hicks, Jerry Emison, Jason Walker, Jeremy Murdock and Ira Loveless. Commissioner John Moore was absent. The meeting was called to order by Commission Chairman Dora Herring. Attending the Commissioners were City Planner Ben Griffith and Acting Recording Secretary Vicki Lowrey.

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated April 13, 2010. After discussion and upon the motion of Commissioner Emison, seconded by Commissioner Murdock, the Commission voted unanimously to approve the written agenda as presented.

AN ORDER APPROVING THE MINUTES OF THE MARCH, 9, 2010, MEETING

The Commission considered the matter of approval of the minutes of the March 9, 2010 meeting. After discussion, and upon the motion of Commissioner Murdock, seconded by Commissioner Hicks, the Commission voted unanimously to approve said minutes with the correction of typographical errors.

CITIZEN COMMENTS

Chairman Herring asked if any member of the public cared to address the Commission, stating that there were three public hearings on the agenda and comments regarding those items would be called for at the appropriate time. No public comments were received.

A PUBLIC HEARING REQUESTED BY MS. YOVNKA CHANDLER FOR A ZONING CHANGE FROM R-1 (SINGLE-FAMILY) TO R-6 (MOBILE HOMES/MHP/MHS) LOCATED AT 1693 ROCKHILL ROAD IN WARD 6

Next there came before the Commission item # RZ-10-02: a public hearing requested by Ms. Yovonka Chandler for a zoning change from R-1 (Single-Family) to R-6 (Mobile Homes/MHP/MHS), located at 1693 Rockhill Road in Ward 6. The City Planner read a brief introduction and asked if any Commissioners had received any communications from anyone regarding the request. None had. Ms. Chandler presented the request, stating that she wanted to

rezone the property and bring in a manufactured home for her sister to live. Commissioner Loveless asked about the exact location of the subject property due to construction currently taking place in the area.

Chairman Herring then asked for public comments and when none were received, closed the public hearing. Commissioner Emison asked about the historic reason for the error of the zoning map. Commissioner Murdock asked if there was an overlay for the area, which there was none.

After a brief discussion, Commissioner Walker made a motion to approve the request based on an error in the official zoning map. Commissioner Loveless seconded the motion and the Commission voted unanimously to recommend approval of the rezoning to the Mayor and Board of Aldermen.

A PUBLIC HEARING REQUESTED BY MS. CHRISTINA AUSTIN FOR A ZONING CHANGE FROM R-1 (SINGLE-FAMILY) TO R-6 (MOBILE HOMES/MHP/MHS) LOCATED AT 630 HENDRIX ROAD IN WARD 6

Next there came before the Commission item #RZ 10-03: a request by Ms. Christina Austin for a zoning change from R-1 (Single-Family) to R-6 (Mobile Homes/MHP/MHS), located at 630 Hendrix Road in Ward 6. The City Planner read a brief introduction and asked if any Commissioners had received any communications from anyone regarding the request. None had. Ms. Austin presented the request stating that she wanted to place a mobile home on her parents' property where she would then live. Commissioner Loveless asked about the parents' authorization to which the City Planner replied that he had their written authorization and that the applicant's mother was present at the public hearing in the audience.

Chairman Herring then asked for public comments and when none were received, closed the public hearing. Commissioner Emison asked about the historic reason for the error of the zoning map. Commissioner Hicks asked if the mobile home currently on the site was the one which the applicant planned to occupy or if another was proposed to be installed on the site. The City Planner answered that it was the applicant's and no others were proposed for the site.

After a brief discussion, Commissioner Murdock made a motion to approve the request based on an error in the official zoning map. Commissioner Walker seconded the motion and the Commission voted unanimously to recommend approval of the rezoning to the Mayor and Board of Aldermen.

A PUBLIC HEARING REQUESTED BY THE STARKVILLE COMMUNITY MARKET TO CONSIDER A CONDITIONAL USE TO ALLOW AN OPEN-AIR FARMERS MARKET IN A C-3 (CENTRAL BUSINESS) ZONE LOCATED AT THE NORTHWESTERN CORNER OF JACKSON AND LAMPKIN STREETS IN WARD 7.

Next there came before the Commission item #CU 10-01: a request by the Starkville Community Market to approve a request to allow an open-air farmers market in a C-3 zoning district. The City Planner read a brief introduction and asked if any Commissioners had received any communications from anyone regarding the request. None had. Interim Market Director Dylan Karges presented the request on behalf of the Starkville Community Market. Mr. Karges stated that the Market had

been successful at its Lafayette Street location, but that they felt that a larger and more visible location would be appropriate, mainly due to traffic concerns and to also help beautify a currently vacant downtown lot. He also stated that the Market had no problems with the eight conditions proposed by the City Planner. Mr. Karges stated that the agreement with the property owner for use of the site for the Market was short-term and the use as a Market would not impeded any future development plans by the owner. Mr. Karges then answered several questions from the Commissioners about the Market and proposed site improvements.

Chairman Herring then opened the floor for public comments.

Brian Hawkins, editor of the Starkville Daily News, stated that moving the Market to the proposed location would definitely be an improvement for Lampkin Street and for the Starkville Daily News offices located a block away.

Andy Gaston, owner of the property, agreed that it would be an improvement and gave his support to the request.

Chairman Herring then asked for additional public comments and when none were received, closed the public hearing.

After further discussion, Commissioner Murdock made a motion to recommend approval of the request subject to all eight of the conditions proposed by staff. Commissioner Emison seconded the motion and the Commission voted unanimously to recommend approval of the conditional use to the Mayor and Board of Aldermen.

A REQUEST BY MR. TOMMY DABBS FOR APPROVAL OF "HIGHWAY 12 EXTENSION PROPERTY, PHASE 1" A FINAL SUBDIVISION PLAT IN A C-2 (GENERAL BUSINESS) ZONE LOCATED ON THE EASTERN SIDE OF MS HIGHWAY 12 EAST, SOUTH OF THE INTERSECTION OF PAT STATION ROAD IN WARD 5

Next there came before the Commission item # FP 08-08: a request by Mr. Tommy Dabbs to approve the "Highway 12 Extension Property, Phase 1" final subdivision plat located in a C-2 (General Business) zoning district. The City Planner read a brief introduction and called the Commissioners' attention to the revised staff report which had been placed at their seats, stating that the report had been reviewed and recommended by the City Attorney who was not present at the Commission meeting. Mr. Dabbs presented the request and provided a brief history of the development of the property, stating that he had taken over the plat from Dr. Bill Fox and that the owners were trying to finish the phase one final plat to receive permanent Certificates of Occupancy for the buildings already constructed there. Mr. Dabbs and the City Planner answered several questions from the Commissioners about the plat and development.

After further discussion, Commissioner Emison made a motion recommending approval of the final plat as proposed with the conditions proposed by City staff. Commissioner Walker seconded the motion and the Commission voted unanimously to recommend approval of the final plat to the Mayor and Board of Aldermen.

PLANNERS REPORT

Mr. Griffith stated that there would be a PUD request, two conditional uses and probably a final plat or two for review at the next meeting. He then reminded the Commission about the annual P&Z Activity Report to the Mayor and Board of Aldermen on Tuesday, April 20th to which Chairman Herring replied that she would be present for the report. Mr. Griffith concluded by reminding the Commissioners to be mindful of all *ex parte* communications and to call the Planning Office with any questions regarding any items on upcoming agendas.

ADJOURNMENT

Commissioner Loveless made a motion, seconded by Commissioner Murdock, to adjourn the meeting at 6:35 PM. The next scheduled meeting will be Tuesday, May 11, 2010 at 5:30 PM in the City Hall Courtroom.

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Dora Herring, Chairman

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Ben Griffith, AICP, City Planner