APPROVED

MINUTES OF THE PLANNING & ZONING COMMISSION MEETING AUGUST 13, 2013 THE CITY OF STARKVILLE, MISSISSIPPI

The Planning & Zoning Commission of the City of Starkville, Mississippi, held its regular meeting in the Court Room at 101 E. Lampkin Street, Starkville, Mississippi, commencing at 5:30 PM. Present were Commissioners Mike Brooks, Jerry Emison, James Hicks, Ira Loveless, and John Moore. Commissioner Dora Herring's absence was excused. The meeting was called to order by Commission Chair Jerry Emison. Attending the Commissioners were City Attorney Chris Latimer, City Development Director William Snowden, and Recording Secretary Bill Green.

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated August 13, 2013. A request was made to move Item VIII. D. to the First Item, a legal matter to accommodate Attorney Chris Latimer's scheduling conflict with another meeting in progress. Commissioner Hicks made a motion to accept the Change in Agenda, with Commissioner Brooks making a second to the motion. The matter at hand was voted upon and passed in favor of the change. With no further discussion, with Commissioner Loveless abstaining, and upon the motion of Commissioner Hicks, seconded by Commissioner Brooks, the Commission voted unanimously to approve the written agenda, as amended.

AN ORDER APPROVING THE MINUTES OF THE JULY 24, 2013, MEETING

The Commission considered the matter of approval of the minutes of the July 24, 2013, meeting. Commissioner Murdock's absence from the meeting was excused. A change was suggested to be made on page 2, from "ten trees per one parking space" to "one tree per ten parking spaces". Commissioner Moore made a motion to approve the minutes as amended, duly seconded by Commissioner Brooks. Commissioners Loveless and Murdock abstained from voting. The resulting vote was unanimous in favor.

CITIZEN COMMENTS

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

OLD BUSINESS

A. **RZ 13-09**: Continued from last meeting: A public hearing request by Michael Frazier, agent for Catholic Diocese of Jackson, seeking a rezoning from R-1 to B-1 for property located on Lots 16, 17, and 18 of block 28 (102 North Nash Street).

The Agent for the Applicant, Mr. Frazier, chose to withdraw his request at this time.

NEW BUSINESS

Administrative Review 13-01: An appeal of a denial to construct on Lot 1, Block 58, Central Station Subdivision (203 Worley Street) in accordance with Article VII, Section T, Transect District, Section 1.4 of the City of Starkville Zoning Ordinance.

There came before the Commissioners an appeal of a Denial of a previous request, to construct on the above referenced parcel because the T-5 regulations do not permit construction that would be compatible with adjacent development. Two townhouses are located to the south of the subject property, being built in 2011 when the property along Worley was zoned R-4, Multi-Family.

In 2012, these developed parcels as well as the vacant subject property was rezoned to T-5, Transect District. The original site plan (dated 2010) for all three of these lots indicated that all three would be developed uniformly with the same townhouse design.

Recently, Mr. Doug Atkins, the applicant and owner of the townhouses submitted plans to construct on Lot 1 in accordance with the original plans. The application was denied because the Transect Regulations would only allow the applicant to construct a townhouse approximately one-third the size of the other two dwellings.

Commissioner Hicks made a motion to overturn the appeal to the applicant, and the motion was seconded by Commissioner Murdock. The motion carried unanimously among Commissioners present.

There came before the Commission a request by Mr. Rodney Lincoln, manager of Bryan Field Airport, to rezone property located at the southern end of the airport runway from R-1 Single Family to M-1 Manufacturing, in keeping with the remainder of the airport property, and the airport's plans to extend their runway. The R-1 zoning was a mistake made in 2005 and subsequent Zoning Map updates.

The Applicant, Mr. Rodney Lincoln, chose to withdraw the rezoning request at this time.

RZ 13-11: Request for a rezoning from C-1 to C-2 for property located at the southeast intersection of US Highway 182 and Stark Road (900 Stark Road).

There came before the Commission a request by Eze Family Medical Clinic, whose property is in a C-1 Neighborhood Commercial Zone. The applicant's property adjoins two large contiguous parcels to the south fronting along Stark Road, and although undeveloped, are also zoned C-1 Neighborhood Commercial.

It is the wish of the Applicant to add an electronic message sign to its current on-site signage. The Zone C-1 prohibits electronic signage, but C-2 General Business Zoning does allow for this type of signage. Therefore the applicant is requesting their property be rezoned to C-2 General Business.

The Applicant was given the choice to Table the discussion, withdraw the application, or allow the Commission to act on the Rezoning Request.

The applicant chose to withdraw the application for rezoning, and to re-evaluate their signage choices.

FP 13-03: Approval of Revision #2 Condominium Plat for University Crossing Shopping Center.

There came before the Commission the matter of the consideration of a Revision of a Condominium Plat for University Crossing Shopping Center, a property located on Highway 12 East at Spring Street. The original approval was approved by the Planning & Zoning Commission in 2011.

The revision will add an additional outparcel comprising approximately .75 acres. This parcel will front along Highway 12 East and will house a nationally known retail outlet. The plat meets the requirements of the Subdivision Regulations and has been reviewed and approved by the City's Development Review Committee.

Community Development Director William Snowden presented the matter concerning Mr. Robert Rogers's request and reported on the conditions that were included as part of the comments. City Attorney Chris Latimer confirmed it was not necessary to contact adjacent property owners. Mr. Michael Brent, applicant for the property owner, had no additional comments to make.

Commissioner Loveless questioned the Applicant, Mr. Brent, if sidewalks were planned for all sides of the property. Mr. Brent affirmed that sidewalks had been planned in the submittal.

A motion to approve the Alteration of the Plat as drawn, with the addition of the discussed sidewalks, was made by Commissioner Hicks and seconded by Commissioner Moore. The resulting favorable vote was unanimous.

PLANNER'S REPORT

Community Development Director William Snowden indicated that he had no material to present.

ADJOURNMENT

There being no further business to discuss, Commissioner Loveless made a motion to adjourn, duly seconded by Commissioner Murdock. The next regularly scheduled meeting will be Tuesday, September 10, 2013, at 5:30 PM in the City Hall Courtroom.

Jerry Emison, Chair

William Snowden
Community Development Director