APPROVED

MINUTES OF THE PLANNING & ZONING COMMISSION MEETING OF SEPTEMBER 9, 2014 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. The meeting was called to order by Vice Chair Dora Herring, and after the Pledge of Allegiance and a moment of silence, Recording Secretary Bill Green called roll. Present were Commissioners Dora Herring, Ira Loveless, Jim McReynolds, Jeremy Murdock, and Tom Walker. Commissioner Brooks was not present due to illness. Commissioner Murdock moved to excuse his absence, which was seconded by Commissioner Moore, and the Commissioners voted unanimously to excuse the absence of Commissioner Brooks. Also attending were Community Development Director Buddy Sanders, City Planner Daniel Havelin, and Recording Secretary Bill Green. City Attorney Chris Latimer arrived during the meeting after the roll was called.

A CONSIDERATION OF THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated September 9, 2014. Vice Chair Herring recommended moving the approval of the minutes, as well as adding the election of a chair for this commission, as Item VIII and just before the Planner's Report. Dr. Herring asked to add the election of the Chair to the report, and upon the motion of Commissioner Loveless, seconded by Commissioner Moore, the Commission voted unanimously to approve the written agenda as amended by adding the election of the Commission Chair and Vice Chair to after Item D and before the Planner's Report.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF JULY 8, 2014

Vice Chair Herring called for consideration of approval of the July 8, 2014, minutes. Commissioner Murdock moved to approve the July 8, 2014, minutes, which was seconded by Commissioner Loveless, and the resulting vote for approving the minutes was unanimous.

CITIZEN COMMENTS

Commissioner Herring asked if any member of the public cared to address the Commission regarding items not already on the Agenda. No citizens came forward.

NEW BUSINESS

A. <u>CU 14-04</u>: A Request for Conditional Use approval for allowing a two-bedroom rental unit to be constructed in the backyard of the existing rental house located at 512 South Jackson Street, currently zoned R-2.

Commissioner Herring asked the City Planner to introduce item CU 14-04, a Public Hearing noticed by the City of Starkville, to request Conditional Use approval to allow a two-bedroom

rental unit to be constructed in the backyard of the existing rental house on a lot currently zoned R-2, located at 512 South Jackson Street.

City Planner Havelin noted that after the requisite notice for the Public Hearing was given, the City Planner's office received two phone calls in opposition to the Conditional Use request; one resident voiced general opposition, and the other resident complained that the area in question would be visible from her front porch. After Mr. Havelin's presentation, Vice Chair Herring called for the public to speak. The Applicants, Phillip and Dorothy Hendrick, were given the opportunity to present their request, and they described how their rental properties have improved the area; that their goal is to keep property in pristine condition; and that the conditional use would be similar to what already exists in the neighborhood. After discussion among the Commissioners regarding the ordinance requirement of a 60-foot lot width, as well as the Planning & Zoning Commission's inability to grant ordinance variances, Commissioner Murdock asked if the Commission could make a ruling contingent on the BOAA ruling, which was answered in the affirmative.

Commissioner Herring asked for others who would like to speak regarding this request. Donna Collier, a homeowner on the south side of the property, came forward to voice opposition, stating that parking is already a problem affecting their property. She stated that the lots are very narrow and that the house is on the line, which would make a rental unit intrusively visible from her deck. As no others came forward, the Public Hearing was closed, and the discussion was opened up to debate among the Commissioners.

Commissioner Herring stated that if the Applicant chooses not to withdraw the request, the Board's choices would be to reject the request or to approve the request contingent upon Variance Request approval by the BOAA. After receiving clarification from Staff regarding Conditional Use criteria, Commissioner Walker moved that the request be tabled until after a Variance Request submitted by the Applicant has been ruled upon by the BOAA and the Applicant has offered recommendations for mitigating the issues brought forth by the neighbors. Commissioner Loveless seconded the motion, and the resulting vote by the Commission to approve the motion was unanimous.

B. CU 14-05: Request for Conditional Use approval for allowing the construction of an addition to the Second Baptist Church at the intersection of Yeates Street and Gillespie Street. The property is zoned R-2.

Before the City Planner presented the request for Conditional Use 14-05, Commissioner Moore recused himself and exited the room. City Planner Havelin then reported on the information regarding the request of Second Baptist Church for a Conditional Use to allow for an addition to the existing church in an R-2 zoning district on a +/-0.98 acre site. He stated that the church is proposing to build an addition on the north side of their current building. The building would be sited on an existing parking lot and face Yeates Street. The Planning and Zoning Commission had previously made a recommendation for approval of a Conditional Use on March 13, 2012, which was approved by the Board of Aldermen on April 2, 2012. The Conditional Use expired six months after the Board of Aldermen's approval.

After the presentation, Vice Chair Herring opened the Public Hearing and called for the Applicant to speak. Pastor Joseph Stone of Second Baptist Church spoke of the growth

experienced by the congregation and stated the reasons for the need of a new sanctuary in the current location. Ryan Ashford, a representative from the design studio assigned to the construction, stated that setbacks and regulations would be met if the request is approved. After no others came forward to speak, Vice Chair Herring closed the Public Hearing.

Community Development Director Sanders then answered questions by the Commission, after which Commissioner Murdock moved to recommend approval of the request for Conditional Use 14-05 with the finding of fact that the five criteria for Conditional Use are met. Commissioner McReynolds seconded the motion, and the Commission voted unanimously to approve the request for Conditional Use.

C. <u>VA 14-05 and PP 14-08</u>: Proposed subdivision at the southwest corner of Yellow Jacket Drive and South Montgomery Street. Property is currently zoned R-3.

a. Variance for lot width on lot #1 of Riddle Run.
b. Request for Preliminary Plat approval for Riddle Run, a seven-lot subdivision.

The applicant is requesting the creation of a seven-lot subdivision on the corner of Yellow Jacket Drive and South Montgomery Street. The proposed lots are for a garden home–type development that will be accessed from a proposed alleyway to the south. The applicant is also requesting to be allowed to create one lot with a lot width of 47.62 feet instead of the required 50-foot width. The width of lot #1 is affected by the two front-yard setbacks required on lot #7, which is located at the corner of Yellow Jacket Drive and South Montgomery Street. In an effort to meet the setback requirement on lot #7, and to create enough space for a buildable site, the dimension of lot #1 needs to be reduced by 2.38 feet. All other proposed lots will meet the 50-foot required width.

After the presentation, Jeremy Tabor, of Tabor Construction, came forward to speak to explain his requests further. After discussion among the Commissioners, Commissioner Murdock made a motion to grant the Variance Request, which was seconded by Commissioner McReynolds, and the Commission voted unanimously to approve the Variance Request. Commissioner Murdock moved to recommend approval of the Preliminary Plat 14-08, along with the three conditions listed in the Staff Report, which was seconded by Commissioner Walker, and the Commission voted unanimously to approve Preliminary Plat 14-08.

D. Intro to possible ordinance change for facades in B-1, C-1, C-2 and multifamily units in R-5 zones.

Community Development Director Sanders presented a possible change to the ordinance, which was introduced by Alderman Little. The ordinance change would include setting up a façade requirement in B-1, C-1, C-2, and multifamily units in R-5 zones. After describing the different materials to be considered for the façade requirement, Mr. Sanders asked for feedback from the P&Z Commission, which was met with favorable comments for the suggested ordinance change. Commissioner Murdock suggested including the T Districts in the list of façade requirements.

ELECTION OF COMMISSION CHAIR

Mr. Latimer reviewed the qualifications for Commissioners to be considered for the offices of Commission Chair and Vice Chair, stating that they shall have at least two years' Commission experience. Planning & Zoning Commissioners who currently meet that criterion and are eligible for the position are Commissioners Murdock, Loveless, Herring, and Moore. Vice Chair Herring opened the floor for nominations for the position of Chair. Commissioner Moore nominated Commissioner Loveless, but because Commissioner Loveless asked not to be considered for the position, the motion was not seconded and therefore the motion failed. Commissioner McReynolds nominated Commissioner Murdock for Chair, which was seconded by Commissioner Moore, and the resulting vote to elect Commissioner Murdock as Chair was unanimous.

Vice Chair Herring opened the floor for nominations for Vice Chair. Commissioner Walker nominated Commissioner Herring, which was seconded by Commissioner Moore, and the resulting vote to elect Dr. Herring as Vice Chair was unanimous.

PLANNER'S REPORT

Mr. Sanders reported that the façade ordinance will be presented to the Board of Aldermen at their next meeting for their comments.

ADJOURNMENT

Commissioner Loveless moved to adjourn the meeting at 6:55 PM, which was seconded by Commissioner Murdock, and the Commission voted unanimously to adjourn. The next regularly scheduled meeting will be Tuesday, October 14, 2014, at 5:30 PM, in the City Hall Courtroom.

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Dora Herring, Vice Chair

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Buddy Sanders, Community Development Director