

APPROVED

MINUTES OF THE PLANNING & ZONING COMMISSION MEETING OF DECEMBER 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. Due to the absence of the Chair and Vice Chair, Commissioner Brooks moved that the City Attorney should preside over the meeting as Procedural Chair, which was seconded by Commissioner Moore, and the Commission voted unanimously for the City Attorney to preside over the meeting as Procedural Chair.

The meeting was called to order by City Attorney Chris Latimer, and after the Pledge of Allegiance and a moment of silence, Recording Secretary Bill Green called roll. Present were Commissioners Michael Brooks, Ira Loveless, Jim McReynolds, John Moore, and Tom Walker. Absent were Commissioner Herring, who was out due to illness, and Commissioner Murdock, who was unable to attend the meeting. Also attending were City Attorney Chris Latimer, Community Development Director Buddy Sanders, City Planner Daniel Havelin, and Recording Secretary Bill Green.

A CONSIDERATION OF THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated December 9, 2014. Upon the motion of Commissioner Moore, seconded by Commissioner Walker, the Commission voted unanimously to approve the written agenda.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETINGS OF SEPTEMBER 9, 2014, AND OCTOBER 14, 2014

Procedural Chair Latimer called for consideration of approval of the September 9, 2014, minutes. Commissioner Moore moved to approve the minutes, which was seconded by Commissioner Walker, and the Commission voted unanimously to approve the September 9, 2014, minutes. Next, a consideration was called for the approval of the October 14, 2014, minutes. Commissioner Brooks moved to approve the October 14, 2014, minutes, which was seconded by Commissioner Moore, and the resulting vote for approving the minutes was unanimous.

CITIZEN COMMENTS

Procedural Chair Latimer 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. RZ 14-08: Request of Moreland Real Estate, LLC, to Rezone a +/- 0.59 acre parcel that is currently vacant from R-3 Multifamily to C-2 General Business.

City Planner Havelin introduced RZ 14-08, a Public Hearing noticed by the City of Starkville, to request rezoning of a parcel located on the west side of Louisville Street between Henderson Road and Warrior Drive. The applicant, Moreland Real Estate, LLC, is seeking to rezone a currently vacant +/- 0.59 acre parcel that was part of a recent real estate purchase that included two separate adjoining parcels. The applicant would like to make the zoning uniform across both parcels. The subject parcel is currently zoned R-3, and the other parcel is zoned C-2. The request is to rezone subject parcel from R-3 to C-2. The earliest Staff zoning map available (1960s–1970s map) illustrates the subject properties as not being within the city limits of Starkville. This is also the case for the 1982 zoning map. The 2000 map shows the property within the city limit lines and zoned R-3. The property is currently zoned R-3 according to the current map. The subject property is part of a two-parcel purchase made by the applicant. The other parcel, located to the north, is the former meeting hall for the Shriner's Club. The meeting hall was used from 1976 to November 2013, when the main building was severely damaged by fire. The parcel where the meeting hall is located is zoned C-2 and has been since its incorporation into the City of Starkville. The subject parcel is currently an open field located south of the meeting hall and was zoned R-3 when the City annexed the area. The parcel where the meeting hall is located has been zoned C-2 since annexation. The subject parcel has always been a part of the Shriner's Club property. There appears to be an error in the zoning map for the subject parcel. Staff recommends that if the property were to be rezoned C-2, a 30-foot buffer yard between the property and residential property would be required, per Landscape Ordinance Section 8 Buffer yard and screening of low impact and high impact uses.

Procedural Chair Latimer opened the Public Hearing, first hearing from the Applicant, Dan Moreland, who spoke of his plans for storage units on the property. With no others coming forward to speak, the Public Hearing was closed.

After discussion among the Commissioners, Commissioner Walker moved to recommend approval of the request for rezoning based on the finding of fact that there was an error in mapping, which was seconded by Commissioner Brooks, and the Commission voted unanimously to approve the request for rezoning.

B. CU 14-06: Request for Conditional Use to allow an addition to Peter's Rock Temple located at 223 Dr. Martin Luther King Drive West.

City Planner Havelin introduced CU 14-06, a Public Hearing noticed by the City of Starkville, to request a Conditional Use to allow an addition to Peter's Rock Temple, to the west of the existing building, that would serve as a Family Life Center. The Applicants have already attended two Development Review Committee meetings (one as a pre-application and one as an applicant) to seek input from City Staff and utility companies. Final site plans have not been

submitted as of this date. A letter from the adjacent property owner to the west verifying that grading and drainage construction activities can be performed on their eastern property line is required. Since the original use was allowed by Conditional Use, any new addition would also require approval for Conditional Use.

Procedural Chair Latimer opened up the floor to citizens comments, and after none were made, he closed the Public Hearing and opened the floor to discussion among the Commissioners. After determining that the Conditional Use Request met the four criteria in order to be considered for approval, Commissioner Moore moved to approve CU 14-06, which was seconded by Commissioner Loveless, and the Commission voted unanimously to approve the Conditional Use Request.

C. CU 14-07: Request for Conditional Use to allow an addition to Starkville High School Cafeteria located at 603 Yellow Jacket Drive.

City Planner Havelin introduced CU 14-07, a Public Hearing noticed by the City of Starkville, to request a Conditional Use for a proposed addition to the Starkville High School Cafeteria, located at 603 Yellow Jacket Drive. The expansion is to the southwest side of the existing cafeteria. The new addition will serve as additional seating for the expected increase in student population with the consolidation. The applicants have already attended one Development Review Committee meeting to seek input from City Staff and utility companies. Final site plans have been submitted as of this date. A building permit shall be obtained prior to any construction activities. A requirement for hardship has been met regarding seeking a sidewalk variance.

At this time, Procedural Chair Latimer opened the Public Hearing and asked for the applicant to speak. Mr. Jones spoke briefly about the need for expansion due to the upcoming school consolidation. With no others coming forward to speak, the Public Hearing was closed, and the floor was opened to discussion among the Commissioners.

After no further discussion, Commissioner Walker moved to approve CU 14-07, which was seconded by Commissioner McReynolds, and the Commission voted unanimously to approve the Conditional Use Request.

PLANNER'S REPORT

Community Development Director Sanders notified the Commission that on Monday, December 15, 2014, at 2 pm, the City of Starkville's Comprehensive Plan Advisory Team will be considering 3 firms for the Comprehensive Plan to make a recommendation to the Board of Aldermen's first January meeting.

ADJOURNMENT

With no further business to discuss, Commissioner Moore moved that the meeting be adjourned, which was seconded by Commissioner Brooks, and the Commission voted unanimously to

adjourn at 5:57 PM. The next regularly scheduled meeting will be Tuesday, January 13, 2015, at 5:30 PM, in the City Hall Courtroom.

Chris Latimer, Procedural Chair

Daniel Havelin, City Planner