

APPROVED

MINUTES OF THE PLANNING & ZONING COMMISSION

MEETING OF AUGUST 11, 2015

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 Procedural Chair Chris Latimer, and after the Pledge of Allegiance and a moment of silence, Recording Secretary Bill Green called roll. Present were Commissioners Michael Brooks, Jason Camp, Ira Loveless, Jim McReynolds, John Moore, and Tom Walker. Absent was Commissioner Miller, due to a travel conflict. Also attending were Community Development Director Buddy Sanders, City Planner Daniel Havelin, City Attorney Chris Latimer, and Recording Secretary Bill Green.

ELECTION OF COMMISSION CHAIR AND VICE CHAIR

Community Development Director Sanders introduced the two new members of the Commission, Mr. Jason Camp and Mr. Patrick Miller (in absentia), after which Procedural Chair Latimer called for nominations for the election of Commission Chair and Vice Chair to fill the vacancies left by former Chair Jeremy Murdock and former Vice Chair Dora Herring. Commissioner McReynolds made a motion to nominate Commissioner Brooks, which was seconded by Commissioner Walker; Commissioner Moore made a motion to nominate Commissioner Loveless as Vice Chair, which was seconded by Commissioner Walker, and the Commission voted unanimously to elect Commissioner Brooks as Chair and Commissioner Loveless as Vice Chair.

A CONSIDERATION OF THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated August 11, 2015. Upon the motion of Commissioner McReynolds, which was seconded by Commissioner Moore, the Commission voted unanimously to approve the written agenda.

**CONSIDERATION FOR APPROVAL OF THE MINUTES
OF THE MEETINGS OF**

JUNE 9, 2015

The Commission considered the matter of approval of the minutes of the meeting of June 9, 2015. Upon the motion of Commissioner Camp, which was seconded by Commissioner Moore, the Commission voted unanimously to approve the minutes of June 9, 2015.

JULY 14, 2015

The Commission considered the matter of approval of the minutes of the meeting of July 14, 2015. A correction by Community Development Director Sanders was made regarding an error in which the minutes stated that Commissioner Loveless's absence was due to travel. Upon the motion of Commissioner Moore, which was seconded by Commissioner McReynolds, the Commission voted unanimously to approve the minutes of July 14, 2015, as amended.

JULY 29, 2015

The Commission considered the matter of approval of the minutes of July 29, 2015. Commissioner Walker noted that a correction in the minutes should include that he was present at the meeting. Commissioner McReynolds moved to approve the minutes as amended, which was seconded by Commissioner Loveless, and the commission voted unanimously to approve the minutes of July 29, 2015, as amended.

CITIZEN COMMENTS

Chair Brooks 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. PP 15-11: Request for Preliminary Plat approval for subdividing one parcel into two located on the northwest corner Garrard Road and Old West Point Road. Parent Parcel #117C-00-036.01

City Planner Havelin introduced PP 15-11, a request by Michael Kracker for approval of a Preliminary Plat for subdividing one parcel into two. The proposed lot would be located on

Garrard Road and was rezoned B-1 by the Board of Aldermen on July 7, 2015. As a condition of the rezoning, the parent lot was required to be subdivided within 6 months of the rezoning.

PLAT PROPOSAL

General Information

The proposed parcel is +/-2.10 acre. The parcel is located within a B-1 Buffer District

Easements and Dedications

No easements or dedications shown

Findings and Comments

All utilities are currently available for proposed parcel.

Is this lot a part of a previously platted subdivision? If so, were letters of authorization provided by adversely affect property owners adjacent to the parcel?

This parcel is not a part of a platted subdivision. No authorization needed.

If the Planning and Zoning Commission decides to approve the Applicant's request for Preliminary Plat approval, the following condition would be required:

- Modify condition #6 placed on the property by Board of Aldermen on July 7, 2015. Modification would read "Rezoning of property contingent upon a lot subdivision. Subdivision process shall begin within 6 months of approval date."

Conditions below were placed on the parcel at July 7, 2015, Board of Aldermen meeting as part of the approval of the rezoning:

1. If the property were to be rezoned B-1 Buffer District and used as commercial or higher density residential than the existing surrounding R-1 Single Family residential, a Buffer Yard between the property and residential property would be required, per Landscape Ordinance Section 8.
2. If the property were to be developed as commercial, only one curb cut will be allowed on Garrard Road at a maximum of 26' in width. The Garrard Road curb cut can be no closer than 200' from intersection and 150' from western boundary of proposed

- rezoning. No curb cuts on Old West Point Road. Access must be by means of existing private road, Boyd Drive.
3. If the property were to be developed as residential of any density, no driveway curb cuts allowed onto Garrard Road and no driveway curb cuts along Old West Point Road other than by access to existing private road, Boyd Drive.
 4. No Mobile Homes shall be placed on the site.
 5. No Multi-Family development shall be placed on the site.
 6. Rezoning of property contingent upon a lot subdivision within 6 months of rezoning approval.

After Mr. Havelin's presentation, Chair Brooks invited the Applicant's representative, Jason Pepper, to speak before the Commission. After no further discussion, Commissioner McReynolds moved to approve PP 15-11 with the suggested condition and amendment to the Board of Aldermen's condition number six, which was seconded by Commissioner Walker, and the Commission voted unanimously to approve PP 15-11, as amended.

B. FP 15-11 Request for Final Plat for Bent Brook Ridge Subdivision, a 21-lot subdivision, parent parcel #102H-00-060.00

City Planner Havelin introduced FP 15-11, a request by Frank Brewer to review a proposed final subdivision plat for a 21-lot subdivision called Bent Brook Ridge. The development is approximately 4.96 acres. The proposed plat will require review and approval by the Mayor and Board of Aldermen at their next regularly scheduled meeting. The Preliminary Plat was approved by the Planning and Zoning Commission on May 13, 2014, and the Board of Aldermen on May 20, 2014.

The applicant is seeking to plat twenty-one lots on the south side of Yellow Jacket Drive, approximately 530' east of Eckford Drive.

PLAT PROPOSAL

General Information

Table 32 of the City's Comprehensive Plan allows a maximum gross density of 8 dwelling units per acre for the R-3a zoning district, which is categorized as Medium Density Residential. The

gross density calculation for the proposed final plat is approximately 4.23 dwelling units per acre.

Easements and Dedications

All easements and dedications are provided on the final plat. The roadways will be dedicated to the City. The electrical service will be placed underground. Potable water, electrical service, and sanitary sewer utility services will be provided by the City. Street numbers have been assigned for construction permitting and utility assignments.

Findings and Comments

The final plat is a Class “B” survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code, Annotated (1972), as amended. The proposed subdivision meets all R-3a zoning dimensions. A bond will be issued to cover the cost of the remaining sidewalk, asphalt layer, and required landscaping.

After Mr. Havelin’s presentation, Chair Brooks invited the Applicant’s representative, Holland Cox, to answer questions from the Commissioners. After a brief discussion regarding sidewalks, paving, and a retaining wall, Commissioner Walker moved to approve FP 15-11, which was seconded by Commissioner Moore, and the Commission voted unanimously to approve FP 15-11.

C. FP 15-12 Request for Final Plat for Owen’s Subdivision, a 5-lot subdivision, parent parcels #118P-00-057.02, #118P-00-057.03, #118P-00-057.04, #118P-00-058.00, #118P-00-059.00, #118P-00-050.00, #118P-00-061.00

City Planner Havelin introduced FP 15-12, a request by Joel Downey on behalf of Starkville Habitat for Humanity, to review a proposed final subdivision plat for a 5-lot subdivision called Owens Subdivision. The development is approximately 0.81 acres. The proposed plat will require review and approval by the Mayor and Board of Aldermen at their next regularly scheduled meeting. The Preliminary Plat was approved by the Planning and Zoning Commission on January 9, 2013, and the Board of Aldermen on February 19, 2013. Due to a delay in the construction process, the Preliminary Plat was reapproved by the Planning and Zoning Commission on January 13, 2015, and the Board of Aldermen on January 20, 2015.

The applicant is seeking to plat five lots on the east side of Dr. Douglas L. Conner Drive, approximately 500' north of Martin Luther King Jr. Drive.

PLAT PROPOSAL

General Information

Table 32 of the City's Comprehensive Plan allows a maximum gross density of 15 dwelling units per acre for the R-5 zoning district, which is categorized as High Density Residential. The gross density calculation for the proposed final plat is approximately 6.17 dwelling units per acre.

Easements and Dedications

All easements and dedications are provided on the final plat. The roadways will be dedicated to the City. The electrical service will be placed underground. Potable water, electrical service, and sanitary sewer utility services will be provided by the City. Street numbers have been assigned for construction permitting and utility assignments.

The final plat is a Class "B" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code, Annotated (1972), as amended. The proposed subdivision meets all R-5 zoning dimensions. No bonding required.

After Mr. Havelin's presentation, Chair Brooks invited the representative for the Applicant, Joel Downey, to speak. After discussion among the Commissioners, Commissioner Walker moved to approve FP 15-11, which was seconded by Commissioner McReynolds, and the Commission voted unanimously to approve FP 15-11.

PLANNER'S REPORT

Community Development Director stated that he was pleased to report that the Comprehensive Plan is proceeding well and that Phil Walker is here to report on the progress. Bob Barber with Orion Planning Group joined Mr. Walker with the update on their interviews. A public Workshop and Presentation to generate ideas from the public to get their vision for the community will be held October 19–22, 2015. They discussed ways to formulate and implement the Comprehensive Plan and asked for the Commission's opinion of what they considered the strengths and challenges of Starkville, as well as their opinion on traffic and affordable housing.

ADJOURNMENT

With no further business to discuss, Commissioner Walker moved that the meeting be adjourned, which was seconded by Commissioner Loveless, and the Commission voted unanimously to adjourn. The next regularly scheduled meeting will be Tuesday, September 8, 2015, at 5:30 PM, in the City Hall Courtroom.

Michael Brooks, Commission Chair

Daniel Havelin, City Planner