

**MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
City of Starkville, Mississippi February 9, 2016**

Be it remembered, that, the members of the Planning and Zoning Commission of the City of Starkville, met in their regularly scheduled meeting on February 9, 2016 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being present were Michael Brooks, Chairman, Ward 4, Commissioners Jason Camp, Ward 1, Jim McReynolds, Ward 2, Tom Walker, Ward 3, Patrick Miller, Ward 5, Ira Loveless, Ward 6, and John Moore, Ward 7. Attending the Commissioners were Community Development Director Buddy Sanders, City Planner Daniel Havelin, City Attorney Chris Latimer, and Recording Secretary Bill Green.

Commission Chairman Michael Brooks opened the meeting with the Pledge of Allegiance followed by a moment of silence.

CONSIDERATION OF THE OFFICIAL AGENDA

There came for consideration, the matter of the approval of the motion to approve the Official Agenda of the Planning and Zoning Commission of February 9, 2015 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, FEBRUARY 9, 2016
CITY HALL - COURT ROOM,
West Main Street, 5:30 PM

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- C. ROLL CALL
- D. CONSIDERATION OF THE OFFICIAL AGENDA
- E. CONSIDERATION FOR APPROVAL OF MINUTES
 - A. Consideration of the unapproved November 10, 2015 minutes
- F. CITIZEN COMMENTS
- G. NEW BUSINESS
 - A. CU 16-01 Request for Conditional Use to operate a "Vehicular Sales & Service" business on two parcels zoned C-1 Neighborhood Commercial with the parcel numbers 102G-00-160.01 and 102G-00-160.00
 - B. PP 16-01 Request for Preliminary Plat for an 18 lot subdivision named Adelaide Phase I located on the west side of South Montgomery Street directly north of The Claiborne at Adelaide retirement community in a R-4a

(pending) zone with the parent parcel numbers 105 -15-007.00 and 105 -22-001.00

- C. PP 16-03 Request for Preliminary Plat approval for an 11 lot subdivision named East Creek Subdivision located on the northwest corner of Garrard Road and Old West Point Road in a B-1 zone with the parent parcel number 117C-00-036.01
- D. FP 16-02 Request for Final Plat approval for an 11 lot subdivision named East Creek Subdivision located on the northwest corner of Garrard Road and Old West Point Road in a B-1 zone with the parent parcel number 117C-00-036.01
- E. PP 16-04 Request for Preliminary Plat approval for a 4 lot subdivision on the west side of Bluefield Road +/-0.4 miles south of Highway 12 West in an R-1 zone with the parent parcel numbers 104-18-001.00 and 104-18-001.03
- F. FP 16-03 Request for Final Plat approval for a 4 lot subdivision on the west side of Bluefield Road +/-0.4 miles south of Highway 12 West in an R-1 zone with the parent parcel numbers 104-18-001.00 and 104-18-001.03
- G. RZ 16-02 Request for Rezoning one parcel at 99 Hartness Street from R-3 to T-5 with the parcel number 117M-00-195.00
- H. RZ 16-03 Request for Rezoning one parcel on the north side of Garrard Road +/-750 feet west of Old West Point Road from R-1 to R-3A with the parcel number 117C-00-036.01
- H. PLANNER REPORT
 - A. Copies of the Draft of the Starkville Comprehensive Plan will be disturbed to Commissioners for review and comments.
- I. ADJOURN

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner McReynolds, the motion to approve the Official Agenda of the Planning and Zoning Commission for February 9, 2016, as presented, received unanimous approval.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF NOVEMBER 10, 2015

After discussion and upon the motion of Commissioner McReynolds, duly seconded by Commissioner Walker, the motion to approve the Minutes of the November 10, 2015 Planning and Zoning Commission received unanimous approval.

CITIZEN COMMENTS

The Chair opened up the meeting for Citizen Comments. Seeing there were none, the Commission moved to New Business.

NEW BUSINESS

- A. **CONSIDERATION OF CU 16-01, A REQUEST FOR CONDITIONAL USE TO OPERATE A "VEHICULAR SALES & SERVICE" BUSINESS ON TWO PARCELS**

**ZONED C-1 NEIGHBORHOOD COMMERCIAL WITH THE PARCEL NUMBERS
102G-00-160.01 AND 102G-00-160.00**

City Planner, Daniel Havelin, presented the request CU 16-01, a request by Action Auto LLC for Conditional Use to operate a "Vehicular Sales & Service" business on two parcels zoned C-1 Neighborhood Commercial. The properties are zoned C-1 and according to the chart of permitted uses, "Vehicular Sales & Service" business would require a Conditional Use. 25 property owners within 300 feet of the property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on January 25, 2016. City Staff received no phone calls against this request. After presenting the five criteria for Conditional Use, Mr. Havelin ended the presentation.

The Commission Chair opened a public hearing and called for comments regarding the above request. Comments were received from the following individuals:

Louis Sharp, spoke in support of the request.

Calling for further comments and hearing none, the Commission Chair closed the Public hearing portion of the meeting.

After a discussion by the Commissioners and upon the motion to approve CU 16-01 by Commissioner Walker, duly seconded by Commissioner Camp, the motion was unanimously approved with staff requested condition:

1. All signage shall be compliant with current sign ordinance.

B. CONSIDERATION OF PP 16-01, A REQUEST FOR PRELIMINARY PLAT FOR AN 18 LOT SUBDIVISION NAMED ADELAIDE PHASE I LOCATED ON THE WEST SIDE OF SOUTH MONTGOMERY STREET DIRECTLY NORTH OF THE CLAIBORNE AT ADELAIDE RETIREMENT COMMUNITY IN A R-4A (PENDING) ZONE WITH THE PARENT PARCEL NUMBERS 105 -15-007.00 AND 105 -22-001.00.

City Planner, Daniel Havelin, presented the request PP 16-01, a request for Preliminary Plat for an 18 lot subdivision named Adelaide Phase I located on the west side of South Montgomery Street directly north of The Claiborne at Adelaide retirement community in a R-4A (pending) zone with the parent parcel numbers 105 -15-007.00 and 105 -22-001.00, the Commission Chair called for comments regarding the above request. Comments were received from the following individuals:

Saunders Ramsey spoke on the request.

Calling for and hearing no further comments. The Commission deliberated.

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner McReynolds, the motion to approve PP 16-01, was unanimously approved.

C. CONSIDERATION OF PP 16-03, A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR AN 11 LOT SUBDIVISION NAMED EAST CREEK SUBDIVISION LOCATED ON THE NORTHWEST CORNER OF GARRARD ROAD AND OLD WEST POINT ROAD IN A B-1 ZONE WITH THE PARENT PARCEL NUMBER 117C-00-036.01

City Planner, Daniel Havelin, presented the request PP 16-03 and FP 16-02, a request by Michael Kraker for Preliminary and Final Plat approval for an 11 lot subdivision named East Creek Subdivision located on the northwest corner of Garrard Road and Old West Point Road in a B-1 zone with the parent parcel number 117C-00-036.01, the Commission Chair called for comments regarding the above request. Comments were received from the following individuals:

Jason Pepper, spoke on the request.

Michael Kraker, spoke on the request.

Lucy Senter, voiced her concern regarding the bridge near the intersection of Garrard Road and Old West Point road and the increase of the traffic.

Maggie Wood, voiced her concern regarding an increase in the traffic specifically once the car dealership opens.

John Moore spoke in reference to the bridge and the dealership, noting that, most individuals visiting the dealership would be using the by-pass and that the local residents who are already affiliated with the area will continue to travel in that area and that, an increase in traffic is not likely and therefore the “danger” level is not likely to increase either.

Calling for and hearing no further comments, the Commission deliberated.

After discussion and upon the motion of Commissioner Walker, duly seconded by Commissioner Moore, the motion to approve PP 16-03 was unanimously approved.

The Planning and Zoning Commission noted for the record that the city engineer should review the bridge near the intersection of Garrard road and Old West Point Road. City Engineer should determine if the increase of the traffic in the area would affect the existing bridge to the detriment of the citizenry as a result of the car dealership’s presence.

D. CONSIDERATION OF FP 16-02 REQUEST FOR FINAL PLAT APPROVAL FOR AN 11 LOT SUBDIVISION NAMED EAST CREEK SUBDIVISION LOCATED ON THE NORTHWEST CORNER OF GARRARD ROAD AND OLD WEST POINT ROAD IN A B-1 ZONE WITH THE PARENT PARCEL NUMBER 117C-00-036.01

City Planner, Daniel Havelin, presented the request FP 16-02, a request for final plat approval for an 11 lot subdivision named East Eagle Creek subdivision located on the northwest corner of Garrard Road and Old West Point Road in a B-1 zone with the parent parcel number 117C-00-036.01. The Commission Chair called for comments regarding the above request. No comments were received.

Calling for and hearing no further comments, the Commission deliberated.

After discussion and upon the motion of Commissioner Walker, duly seconded by Commissioner Miller, the motion to approve FP 16-02 was unanimously approved.

E. CONSIDERATION OF PP 16-04, A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR A 4 LOT SUBDIVISION ON THE WEST SIDE OF BLUEFIELD ROAD +/-0.4 MILES SOUTH OF HIGHWAY 12 WEST IN AN R-1 ZONE WITH THE PARENT PARCEL NUMBERS 104-18-001.00 AND 104-18-001.03

City Planner, Daniel Havelin, presented the request PP 16-04, a request for preliminary plat approval for a 4 lot subdivision on the west side of Bluefield Road +/-0.4 miles south of highway 12 west in an R-1 zone with the parent parcel numbers 104-18-001.00 and 104-18-001.03, the Commission Chair called for comments regarding the above request. No comments were received.

Calling for and hearing no further comments, the Commission deliberated.

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner Moore, the motion to approve PP 16-04 was unanimously approved.

F. CONSIDERATION OF FP 16-03, A REQUEST FOR FINAL PLAT APPROVAL FOR A 4 LOT SUBDIVISION ON THE WEST SIDE OF BLUEFIELD ROAD +/-0.4 MILES SOUTH OF HIGHWAY 12 WEST IN AN R-1 ZONE WITH THE PARENT PARCEL NUMBERS 104-18-001.00 AND 104-18- 001.03

City Planner, Daniel Havelin, presented the request FP 16-03, a request for Final Plat approval for a 4 lot subdivision on the west side of Bluefield Road +/-0.4 miles south of Highway 12 West in an R-1 zone with the parent parcel numbers 104-18-001.00 and 104-18-001.03. The Commission Chair called for comments regarding the above request.

No comments were received.

Calling for and hearing no further comments, the Commission deliberated.

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner Moore, the motion to approve FP 16-03 was unanimously approved.

G. CONSIDERATION OF RZ 16-02 REQUEST FOR REZONING ONE PARCEL AT 99 HARTNESS STREET FROM R-3 TO T-5 WITH THE PARCEL NUMBER 117M-00-195.00

City Planner, Daniel Havelin, presented the request RZ 16-02, a request by Jeremy Tabor on behalf of Joe & Mary Tkach, Tkach Properties, LLC, and Food Group, Inc. for rezoning one parcel at 99 Hartness street from R-3 to T-5 with the parcel number 117m-00-195.00. 65 Property owners within 300 feet of the property were noticed by mail, an ad was placed in Starkville Daily News on January 25th, 2016 and a sign was posted on the property. As of this date, the Planning Office has received two phone calls requesting information and one letter expressing concern over the rezoning.

The commission chair opened a public hearing and called for comments regarding the above request. Comments were received from the following individuals:

Jeremy Tabor, and Joe Savage addressed the Commission regarding parking concerns associated with the project.

Calling for and hearing no further comments, the Commission Chair closed the Public hearing portion of the meeting.

There came for consideration, the matter of the approval of the motion to approve RZ 16-02 request for rezoning one parcel at 99 Hartness street from R-3 to T-5 with the parcel number 117M-00-195.00.

After discussion and upon the motion to approve rezoning based on change in conditions and public need by Commissioner Camp, duly seconded by Commissioner Walker, the motion was unanimously approved.

H. CONSIDERATION OF RZ 16-03 REQUEST FOR REZONING ONE PARCEL ON THE NORTH SIDE OF GARRARD ROAD +/-750 FEET WEST OF OLD WEST POINT ROAD FROM R-1 TO R-3A WITH THE PARCEL NUMBER 117C-00-036.01

City Planner, Daniel Havelin, presented the request RZ 16-03, a request for rezoning one parcel on the north side of Garrard road +/-750 feet west of Old West Point Road from R-1 to R-3a with the parcel number 117c-00-036.01. 65 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News January 25th 2016 and a placard was posted on the property concurrent with publication of the notice. The

commission chair opened a public hearing and called for comments regarding the above request, comments were received from the following individuals:

Michael Kraker addressed the Commission's concerns associated with the size of the cottages of the project.

Commissioner Mc Reynolds left the meeting.

Deb Middleton addressed the Commission regarding her concerns associated with safety and possible liability of the pond on her property.

Calling for and hearing no further comments, the Commission Chair closed the Public hearing portion of the meeting.

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner Walker, the motion to approve RZ 16-03 due to change in condition and public need was unanimously approved by those members present and voting with conditions:

1. No individual driveway curb cuts allowed on Garrard Road.
2. Landscape Buffer, with dimensions stated in the City ordinance, will be required along the northern property line.
3. Six foot solid fence along northern property line adjacent to Southern Crossway property (Parcel #117-26-001.02)

10. A MOTION TO ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on April 12, 2016, in the courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Camp, duly seconded by Commissioner Miller, the motion to adjourn until 5:30 p.m. on April 12, 2016, in the courtroom of City Hall located at 110 West Main Street, Starkville MS, was unanimously approved.

Mike Brooks, Commission Chair

Daniel Havelin, City Planner