

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING
COMMISSION
City of Starkville, Mississippi April 12, 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 April 12, 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, Jason Camp, Ward 1, Jim McReynolds, Ward 2, Tom Walker, Ward 3, Ira Loveless, Ward 6, and John Moore, Ward 7. Commissioner Patrick Miller, Ward 5 was absent. 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.

1. A MOTION TO APPROVE THE OFFICIAL AGENDA AS PRESENTED

There came for consideration, the matter of the approval of the motion to approve the Official Agenda of the Planning and Zoning Commission of April 12, 2016 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, APRIL 12, 2016
CITY HALL - COURT ROOM,
110 WEST MAIN STREET, 5:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CONSIDERATION FOR APPROVAL OF MINUTES
 - A. consideration of the unapproved December 8, 2015 minutes
 - B. consideration of the unapproved January 12, 2016 minutes
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. CU 16-03 REQUEST FOR CONDITIONAL USE TO FOR A "DWELLING, 2 FAMILY" DUPLEX ON ONE PARCEL ZONED R-2 SINGLE FAMILY/DUPLEX ON SOUTH LAFAYETTE STREET WITH THE PARCEL NUMBER 102A-00-095.00PP

- B. PP 16-05 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING A +/- 20.7 ACRE PARCEL INTO TWO LOTS. THE PARCEL IS LOCATED DIRECTLY SOUTH OF STARKVILLE CHRISTIAN SCHOOL ON LYNN LANE IN AN R-5 ZONE WITH THE PARCEL NUMBER 102O-00-004.00.

- VIII. PLANNER REPORT
IX. ADJOURN

After discussion and upon the motion of Commissioner Miller, duly seconded by Commissioner Moore, the motion to approve the Official Agenda of the Planning and Zoning Commission for April 12, 2016, as presented, received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
DECEMBER 8, 2015**

After discussion and upon the motion of Commissioner Walker, duly seconded by Commissioner McReynolds, the motion to approve the Minutes as amended of the December 8, 2015 Planning and Zoning Commission received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
JANUARY 12, 2016**

After discussion and upon the motion of Commissioner McReynolds, duly seconded by Commissioner Walker, the motion to approve the Minutes as amended of the January 12, 2016 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 16-03 REQUEST FOR CONDITIONAL USE FOR A "DWELLING, 2 FAMILY" DUPLEX ON ONE PARCEL ZONED R-2 SINGLE FAMILY/DUPLEX ON SOUTH LAFAYETTE STREET WITH THE PARCEL NUMBER 102A-00-095.00P**

City Planner Daniel Havelin presented the request CU 16-03, a request by Jim Defoe for a Conditional Use for a "Dwelling, 2 Family" duplex on one parcel zoned R-2 Single Family/Duplex. 28 property owners were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on March 10, 2016. The City has received no phone calls against this request and one phone call for information on the request. Mr. Defoe is currently in the process of purchasing the property. He is planning on building a duplex for his personal and family use for extended stays in Starkville. The property is located within a flood plain. To avoid having to heavily grade the lot, Mr. Defoe is proposing that the duplex be elevated above the flood plain.

Requested Conditions:

1. Bottom level of the house to have a wall facing the street with garage doors.
2. The drive way and parking areas are to be concrete or brick pavers.

The Commission Chair opened a public hearing and called for comments regarding the above request.

The applicant Jason Pepper, representing Jim Defoe, spoke on the request.

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

After discussion, a motion to Approve CU 16-03 was made by Commissioner Walker which was duly seconded by Commissioner Loveless. The Commission voted unanimously to approve the request with one condition:

1. The drive way and parking areas are to be concrete or brick pavers.

B. CONSIDERATION OF PP 16-05 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING A +/- 20.7 ACRE PARCEL INTO TWO LOTS. THE PARCEL IS LOCATED DIRECTLY SOUTH OF STARKVILLE CHRISTIAN SCHOOL ON LYNN LANE IN AN R-5 ZONE WITH THE PARCEL NUMBER 102O-00-004.00.

City Planner Daniel Havelin presented PP 16-05, a request by Jason Pepper on behalf of Ruth Vickers Living Trust for Preliminary Plat approval for subdividing a +/- 20.7-acre parcel into two lots. The parcel is located directly south of Starkville Christian School on Lynn Lane in an R-5 Zone. The request is part of a proposed purchase by Starkville Christian School for future expansion. The School is in the process of purchasing 5 acres from Ruth Vickers Living Trust. After the parcel has been subdivided, the school will aggregate the 5 acres into their existing property for future expansion. The applicant, Jason Pepper, gave information on the request. The Commission Chair called for comments regarding the above request. Comments were received from the following individuals:

The applicant, Jason Pepper spoke on the request.

After discussion, a motion to approve PP-16-05 was made by Commissioner Camp which was seconded by Commissioner Walker. The Commission voted unanimously to approve the request.

PLANNERS REPORT

6. A MOTION TO ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on May 10, 2016, in the courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Moore, duly seconded by Commissioner McReynolds, the motion to adjourn until 5:30 p.m. on May 10, 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