

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING
COMMISSION**

City of Starkville, Mississippi June 14, 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 June 14, 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, 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, Assistant City Planner Emily Corban, 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 June 14, 2016 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JUNE 14, 2016
CITY HALL - COURT ROOM,
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. CITIZEN COMMENTS
- VI. NEW BUSINESS

A. PP 16-06- REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING A +/- 1.4 ACRE PARCEL AND A +/-0.3 ACRES PORTION OF LOT 1 OF THE BAY MEADOWS SUBDIVISION INTO SEVEN LOTS. THE PARCEL IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF OLD WEST POINT ROAD AND ROSE PERKINS EVANS DRIVE IN A B-1, C-1 AND R-1 ZONING DISTRICTS WITH THE PARCEL NUMBERS 101D-00-042.00 AND 117M-00-179.00

- B. PP 16-07- REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING A +/- 1.8 ACRE PARCEL INTO TEN LOTS. THE PARCEL IS LOCATED AT THE SOUTH OF THE INTERSECTION OF YELLOW JACKET ROAD AND VINE STREET IN A R-3 ZONING DISTRICTS WITH THE PARCEL NUMBER 102H-00-191.07
- C. PP 15-18- REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING AND REPLATTING TWO PARCELS INTO THREE LOTS LOCATED ON HWY 12 WEST ON THE WEST SIDE OF THE STARK ROAD INTERSECTION WITH THE PARCEL NUMBERS 103I-00-003.00, AND 103I-00-004.00
- D. RZ 16-05- REQUEST FOR REZONING ONE PARCEL AT 116 NORTH MONTGOMERY STREET FROM C-2 TO T-5 WITH THE PARCEL NUMBER 117M-00-137.00
- E. RZ 16-06- REQUEST FOR REZONING ONE PARCEL LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HIWASSEE DRIVE AND HOSPITAL ROAD FROM R-1/R-3 TO C-1 WITH THE PARCEL NUMBER 118J-00-028.00

VII. PLANNER REPORT

- A. ANNOUNCEMENT OF PUBLIC MEETING DATES FOR THE HIGHWAY 182 CORRIDOR REDEVELOPMENT PLAN (SEE PAGE 3)

VIII. ADJOURN

AFTER DISCUSSION AND UPON THE MOTION OF COMMISSIONER XX, DULY SECONDED BY COMMISSIONER XX, THE MOTION TO APPROVE THE OFFICIAL AGENDA OF THE PLANNING AND ZONING COMMISSION FOR JUNE 14, 2016, AS PRESENTED, 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 PP 16-06 A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING A +/- 1.4 ACRE PARCEL AND A +/-0.3 ACRES PORTION OF LOT 1 OF THE BAY MEADOWS SUBDIVISION INTO SEVEN LOTS. THE PARCEL IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF OLD WEST POINT ROAD AND ROSE PERKINS EVANS DRIVE IN A B-1, C-1 AND R-1 ZONING DISTRICTS WITH THE PARCEL NUMBERS 101D-00-042.00 AND 117M-00-179.00**

City Planner Daniel Havelin presented the case PP 16-06, a request by Jason Pepper on behalf of Providence Hill LLC for Preliminary Plat approval for subdividing a +/- 1.4 acre parcel and a +/-0.3 acres portion of Lot 1 of the Bay Meadows Subdivision into seven lots. The parcel is located at the southwest corner of the intersection of Old West Point Road

and Rose Perkins Evans Drive in a B-1, C-1 and R-1 Zoning districts. The commission chair called for comments regarding the above request.

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

After discussion and upon the motion of Commissioner Walker, duly seconded by Commissioner McReynolds, the motion to approve PP 16-06 was approved 5 to 1 with staff requested conditions:

1. that the portions of property shown as C-1 and R-1 shall be rezoned to the same zoning designation as the rest of the property.

B. CONSIDERATION FOR PP 16-07, A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING A +/- 1.8 ACRE PARCEL INTO TEN LOTS. THE PARCEL IS LOCATED AT THE SOUTH OF THE INTERSECTION OF YELLOW JACKET ROAD AND VINE STREET IN A R-3 ZONING DISTRICTS WITH THE PARCEL NUMBER 102H-00-191.07

City Planner Daniel Havelin presented the request PP 16-07, a request by Jason Pepper on behalf of Neil Heitzmann for Preliminary Plat approval for subdividing a +/- 1.8 acre parcel into ten lots. The parcel is located due south of the intersection of Vine Street and Yellow Jacket Road in an R-3 Residential Zone. The commission chair called for comments regarding the above request.

Calling for and hearing no comments, the Commission deliberated.

After discussion, a motion to approve PP 16-07 was made by Commissioner McReynolds which was seconded by Commissioner Miller. The Commission voted unanimously to approve the request.

C. CONSIDERATION OF PP 15-18, A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING AND REPLATTING TWO PARCELS INTO THREE LOTS LOCATED ON HWY 12 WEST ON THE WEST SIDE OF THE STARK ROAD INTERSECTION WITH THE PARCEL NUMBERS 103I-00-003.00, AND 103I-00-004.00

City Planner Daniel Havelin presented the request PP 15-18, a request by Jason Pepper on behalf of Mike Rozier Construction for Preliminary Plat approval for subdividing and replatting two lots into three. The parcels have a combined acreage of +/- 10.64 acres. The parcels are located on the north side of Hwy 12 West between Stark Road and Crossgate Street in a C-2 Commercial Zone. The Commission Chair called for comments regarding the above request.

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

After discussion, a motion to approve PP 15-18 was made by Commissioner XX which was duly seconded by Commissioner McReynolds, and received unanimously approval.

D. CONSIDERATION OF RZ 16-05, A REQUEST FOR REZONING ONE PARCEL AT 116 NORTH MONTGOMERY STREET FROM C-2 TO T-5 WITH THE PARCEL NUMBER 117M-00-137.005.

City Planner, Daniel Havelin, presented the request RZ 16-05, a request by Saunders Ramsey on behalf of the Kane Overstreet to rezone one parcel located at 116 North Montgomery Street from C-2 General Business to T-5. 21 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 May 27th 2016 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone calls against and one call requesting information about this request.

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

Calling for and hearing no further comments, the Commission Chair closed the public hearing.

After discussion, a motion to approve RZ 16-05 because of change in condition and public need was made by Commissioner Walker which was duly seconded by Commissioner McReynolds, and received unanimous approval.

E. RZ 16-06- Request for Rezoning one parcel located at the southwest corner of the intersection of Hiwassee Drive and Hospital Road from R-1/R-3 to C-1 with the parcel number 118J-00-028.00

City Planner Daniel Havelin presented the request RZ 16-06, a request by Carlos B. White to rezone one parcel located at the southwest corner of the intersection of Hiwassee Drive and Hospital Road to C-1. The property is currently split zoned R-3/R-1. 25 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 May 27th 2016 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received one phone call against.

After staff discussion of the requested RZ 16-06, the Commission Chair opened a public hearing and called for comments regarding the above request.

Comments were received from the following individuals:

Angela Pannell spoke against the request.

Buren Blankenship spoke against the request.

The applicant was not present for the public meeting. Commissioner Walker made a motion to table the item until the next meeting which was seconded by Commissioner Moore. The Commission voted 5-1 to table the item until the next meeting.

PLANNERS REPORT

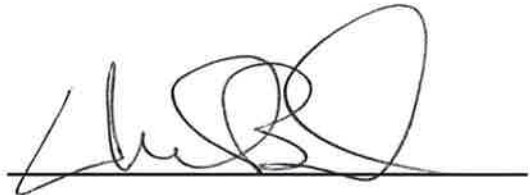
City Planner Daniel Havelin introduced the new Assistant City planner, Emily Corban. He also announced the public meeting dates for the upcoming Highway 182 Corridor Redevelopment Plan. The meetings will be in the second floor of city hall the dates being: Monday June 20 Open Presentation and Visions Design Workshop from 6 pm – 8 pm, Tuesday June 21 Concept Plan Presentation from 6 pm to 7:30 pm, Wednesday June 22, daylong input session, and Thursday June 23 closing presentation at 6 pm.

Commissioner Brooks inquired as to when they would be receiving backed up Planning and Zoning minutes. Mr. Havelin responded that staff is working to update minutes.

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 July 12, 2016, in the courtroom of City Hall located at 110 West Main Street, Starkville MS.

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

