

**MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
City of Starkville, Mississippi July 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 July 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, Jim McReynolds, Ward 2, Tom Walker, Ward 3, Patrick Miller, Ward 5, and John Moore, Ward 7. Commissioners Jason Camp, Ward 1 and Ira Loveless, Ward 6 were absent. Attending the Commissioners were Community Development Director Buddy Sanders, City Planner Daniel Havelin, Assistant City Planner Emily Corban, City Attorney Jeff Turnage, 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 July 12, 2016 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JULY 12, 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. OLD BUSINESS
 - A. 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
- NEW BUSINESS

- B. PP 16-11 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR A THREE LOT SUBDIVISION ON THE NORTHEAST CORNER OF THE INTERSECTION OF LYNN LANE AND LOUISVILLE STREET IN A C-2 ZONE WITH THE PARENT PARCEL NUMBER 102J-00-114.00

VII. ADJOURN

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

CITIZEN COMMENTS

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

OLD BUSINESS

2. A MOTION TO LIFT OLD BUSINESS ITEM RZ 16-06 FROM THE TABLE TO NEW BUSINESS

After discussion and upon the motion of Commissioner McReynolds, duly seconded by Commissioner Moore, the motion to lift old business item RZ 16-06 from the table received unanimous approval.

A. CONSIDERATION OF 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 WITH THE LIMITATIONS OF MEDICAL BUSINESS OFFICE ONLY AND A 20-FT BUFFER ALONG HOSPITAL DRIVE.

City Planner, Daniel Havelin, presented the request RZ 16-06, a request by applicant Carlos B. White to rezone one parcel located at the southwest corner of the intersection of Hiwassee Drive and Hospital Road. The parcel is currently split zoned R-1 Single Family and R-3 Multi-Family. 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 on June 22, 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, one email against and a petition with 69 signatures against. Mr. Havelin presented two cases in which parcels have been rezoned from residential to commercial within $\frac{3}{4}$ mile from the subject property and have occurred since 2013. After presenting the conditions for a rezoning to take place, 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:

Buren Blankenship, Angela Pannell, Tom Ritter, Elizabeth Ritter, Milo Burnham, Edwin Ellis, Alice Carol Caldwell and Pinks Dudley spoke against the request.

The Commissioner Chair gave the applicant Carlos B. White a chance to speak and rebut any comments made.

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

After discussion, a motion to approve RZ-16-06 was made by Commissioner Walker. The motion died for lack of second.

After more discussion, and upon the motion of Commissioner Miller, duly seconded by Commissioner Moore, the motion to deny RZ 16-06, was denied with Commissioners voting 3 to 1, with Commissioner Walker voting against the request.

B. CONSIDERATION OF PP 16-11 A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR A THREE LOT SUBDIVISION ON THE NORTHEAST CORNER OF THE INTERSECTION OF LYNN LANE AND LOUISVILLE STREET IN A C-2 ZONE WITH THE PARENT PARCEL NUMBER 102J-00-114.00

City Planner, Daniel Havelin, presented the request PP 16-11, a request by 4J-I LP for preliminary approval for a three lot subdivision located on the northeast corner of the intersection of Lynn Lane and Louisville Street in a C-2 Zone with the parent parcel number 102J-00-114.00. The commission chair called for comments regarding the above request. Comments were received from the following individuals:

The applicant David Josey spoke on the request.

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

After discussion and upon the motion of Commissioner Moore duly seconded by Commissioner McReynolds, the motion to approve PP 16-11 was unanimously approved.

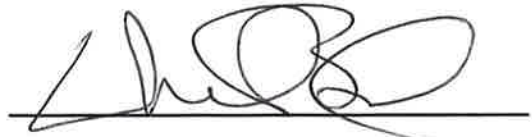
PLANNERS REPORT

City Planner Daniel Havelin gave a brief report to the Commissioners about the upcoming third draft of the city's Comprehensive Plan that will be ready for review in the coming weeks.

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 August 8, 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 August 8, 2016, in the courtroom of City Hall located at 110 West Main Street, Starkville MS, was unanimously approved.

A handwritten signature in black ink, appearing to read 'Mike Brooks', written over a horizontal line.

Mike Brooks, Commission Chair

A handwritten signature in blue ink, appearing to read 'Daniel Havelin', written over a horizontal line.

Daniel Havelin, City Planner