

**MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI NOVEMBER 08, 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 November 08, 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, Ira Loveless, Ward 6, and John Moore, Ward 7. Commissioner Jason Camp, Ward 1, joined the meeting by telephone. Attending the Commissioners were City Planner Daniel Havelin, Community Development Director Buddy Sanders, 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 November 08, 2016 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, NOVEMBER 08, 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. Reconsideration of the Unapproved minutes for October 11, 2016
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS

- A. RZ 16-08 Request to rezone a portion of one lot located on the southern side of Academy Road between Hummingbird Lane and South Montgomery Street from R3-A to C-2 with the property # 102I-00-021.00
- B. PP 16-17 Request for Preliminary Plat approval for a two-lot subdivision of a 12.73-acre parcel on the southeast corner of the intersection of Academy Road and South Montgomery Street in an R3-A zone with a proposed rezoning to a C-2 zone with the parent parcel number 02J-00-113.00
- C. FP 16-13 Request for Final 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.
- D. RZ 16-09 Request to rezone part of one parcel located on the west side of South Montgomery Street directly west of the intersection of Kerkling Drive and South Montgomery with the Parcel #105-15-007.01
- E. PP 16-18 Request for Preliminary Plat approval for modifying the Western Crossing subdivision located at the northwest corner of Hwy 25 and Hwy 12.
- F. CU 16-06 Request for Conditional Use to build a parking lot and drives on a commercially zoned parcel in support of existing Express Oil Change located at 530 Vine Street with parcel number 102A-00-269.00

VIII. PLANNER'S 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 November 8, 2016, as presented, received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
OCTOBER 11, 2016**

After discussion and upon the motion of Commissioner Moore, duly seconded by Commissioner McReynolds, the motion to approve the Minutes as amended of the October 11, 2016 Planning and Zoning Commission received unanimous approval.

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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 RZ 16-08 REQUEST TO REZONE A PORTION OF ONE
LOT LOCATED ON THE SOUTHERN SIDE OF ACADEMY ROAD BETWEEN**

HUMMINGBIRD LANE AND SOUTH MONTGOMERY STREET FROM R3-A TO C-2 WITH THE PROPERTY # 102I-00-021.00

City Planner Daniel Havelin presented RZ 16-05, a request by Johnny Fair on behalf of Robert Smith to rezone a portion of one parcel located on the south side of Academy Road between Hummingbird Lane and South Montgomery Street. The parcel is currently zoned R-3A. The applicant is seeking to change this portion to C-2 General Business. 23 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 October 13th, 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 and one letter against this request. Staff also received two petitions with signatures from neighbors against the request. The staff recommended 3 conditions for approval.

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

Johnny Moore, Johnny Fair, and Chad Phillips spoke in favor of the request.

P.K. Thomas, Peter Summerlin, Nicholas Fitzkee, Libby Gill, Malcolm Rogers, James Quinn, Tom Jackson, spoke against the request.

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

After discussion, and upon the motion of Commissioner Loveless, duly seconded by Commissioner Miller, the motion to deny RZ 16-05 due to no change in the condition nor public need was approved with a vote of 5-1, with Commissioner McReynolds voting against the motion.

B. CONSIDERATION OF PP 16-17 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR A TWO-LOT SUBDIVISION OF A 12.73-ACRE PARCEL ON THE SOUTHEAST CORNER OF THE INTERSECTION OF ACADEMY ROAD AND SOUTH MONTGOMERY STREET IN AN R3-A ZONE WITH A PROPOSED REZONING TO A C-2 ZONE WITH THE PARENT PARCEL NUMBER 02J-00-113.00

City Planner, Daniel Havelin, presented the request PP 16-17, a request by Johnny Fair on behalf of Robert Smith for Preliminary Plat approval for a two-lot subdivision on the south side of Academy Road between Hummingbird Lane and South Montgomery Street. The Subdivision consists of 2 lots on +/- 12.73 acres in a R3-A zone. The proposed parcel 1 is 9.87 acres and proposed parcel 2 is 2.86 acres.

After discussion and upon the motion of Commissioner Walker duly seconded by Commissioner Loveless, the motion to approve PP 16-17 was unanimously approved.

C. CONSIDERATION OF FP 16-13 REQUEST FOR FINAL 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 FP 16-13, a request by Ramsey Partners for Final Plat approval for Phase I of the Adelaide Subdivision located on the west side of South Montgomery directly north of The Claiborne retirement community. Phase I consist of 18 lots on +/- 6.45 acres with a pending zoning classification of R-4A. The R-4A zoning will be finalized after the property has been subdivided from the parent parcel. The staff recommended 3 conditions for approval.

The applicant, Saunders Ramsey, came forward to speak for the request.

After discussion and upon the motion of Commissioner Walker duly seconded by Commissioner Moore, the motion to approve FP 16-13 was unanimously approved with the following conditions:

1. Any sidewalks not completed by the time of Final Plat consideration by the Board of Aldermen, shall be required to have a form of surety in place in the amount of 150% of the estimated cost of construction.
2. Any utility infrastructure not completed by the time of Final Plat consideration by the Board of Aldermen, shall be required to have a form of surety in place in the amount of 150% of the estimated cost of construction. All infrastructure shall be required to be installed, inspected, tested and approved by City Staff prior to the issuance of a building permit for any individual lot.

D. CONSIDERATION OF RZ 16-09 REQUEST TO REZONE PART OF ONE PARCEL LOCATED ON THE WEST SIDE OF SOUTH MONTGOMERY STREET DIRECTLY WEST OF THE INTERSECTION OF KERKLING DRIVE AND SOUTH MONTGOMERY WITH THE PARCEL #105-15-007.01

City Planner Daniel Havelin presented RZ 16-09, a request by Ramsey Partners to rezone part of one parcel located on the west side of South Montgomery Street directly west of the intersection of Kerkling Drive and South Montgomery in an A-1 zone. The applicant is seeking to change this portion to R-4A Single Family. 69 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 October 21st, 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 the request.

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

The applicant, Saunders Ramsey, spoke in favor of the request.

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

After discussion, and upon the motion of Commissioner Walker, duly seconded by Commissioner Loveless, the motion to approve RZ 16-09 due to change and condition and public need was unanimously approved.

E. CONSIDERATION OF PP 16-18 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR MODIFYING THE WESTERN CROSSING SUBDIVISION LOCATED AT THE NORTHWEST CORNER OF HWY 25 AND HWY 12

City Planner Daniel Havelin presented PP 16-18, a request by Brent Engineering on behalf of RMR Investment Company for Preliminary Plat approval for the modification of the Western Crossing Phase II subdivision plat. The subdivision has a gross acreage of +/-258 acres with a total of 12 lots.

Mike Brent, representing the applicant, withdrew the request.

F. CONSIDERATION OF CU 16-06 REQUEST FOR CONDITIONAL USE TO BUILD A PARKING LOT AND DRIVES ON A COMMERCIAL ZONED PARCEL IN SUPPORT OF EXISTING EXPRESS OIL CHANGE LOCATED AT 530 VINE STREET WITH PARCEL NUMBER 102A-00-269.00

City Planner Daniel Havelin presented CU 16-06, a request by Thomas Allen of Pritchard Engineering on behalf of Lucille Evans for a Conditional Use to build a parking lot on one parcel at 530 Vine Street in a C-2 General business zone. 28 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 October 22, 2016 and a placard was posted on the property. As of this date, the Planning Office has received no phone calls.

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

Thomas Allen, representing the applicant, spoke in favor of the request.

Machaunda Bush, spoke against the request.

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

After discussion and upon the motion of Commissioner Walker duly seconded by Commissioner McReynolds, the motion to approve CU 16-06 was approved 5-1, with Commissioner Moore voting against the motion.

PLANNERS REPORT

City Planner Daniel Havelin announced The Starkville Comprehensive Plan will be presented to the Mayor and Board of Alderman at 5:30 PM on December 6, 2016.

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 December 13, 2016, in the courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Miller, duly seconded by Commissioner Walker, the motion to adjourn until the 5:30 p.m. on December 13, 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