

**MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI DECEMBER 13, 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 December 13, 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. Absent from the meeting was Patrick Miller, Ward 5. Attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Emily Corban, 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 December 13, 2016 as presented. Chairman Brooks announced that CU 16-07 has been withdrawn by the applicant.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, DECEMBER 13, 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 November 8, 2016
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS

- ~~A. CU 16-07 Request for Conditional Use for a "Funeral Home" on the north side of Garrard Road +/- 0.2 miles west of the intersection of North Jackson Street and Garrard Road in a B-1 zone with the property # 118-27-020.12~~
- B. FP 16-05 Request for Final Plat approval for a five lot subdivision of a 32.13-acre parcel on the south side of Lynn Lane and the north side of Academy Road directly north and east of Starkville Academy in an C-2 zone with the parent parcel number 102I-00-013.00
- C. PP 16-19 Request for Preliminary Plat approval for a two-lot subdivision of a +/-7.73-acre parcel on the east side of North Montgomery and the south side of Presley Drive in an C-1, R-5 and RE zone with the parent parcel number 0117E-00-018.00.
- D. PP 16-20 Request for Preliminary Plat approval for subdividing one lot into two lots located +/-0.27 miles south of the Garrard Road and Hwy 12 East intersection on the East side of Hwy 12 East with the parent parcel number 117F-00-008.00
- E. RZ 16-10 Request to Rezone one parcel from R-5 to T-5 located at 35 Jarnigan Street with the Parcel # 101D-00-094.00.
- F. RZ 16-11 Request to Rezone several properties located at the northwest corner of North Jackson Street and Highway 82 to M-1 for the proposed Industrial Park with the parcel numbers 115-21-007.00, 115-21-010.00, 115-22-026.00, 115-21-010.01, 115-21-010.02, 114-20-003.00, 115-21-006.00, and 115-21-007.01

VIII. PLANNER'S REPORT

IX. 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 December 13, 2016, as modified, received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
NOVEMBER 8, 2016**

After discussion and upon the motion of Commissioner Moore, duly seconded by Commissioner Camp, the motion to approve the Minutes as amended of the November 8, 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 FP 16-05 REQUEST FOR FINAL PLAT APPROVAL FOR A FIVE LOT SUBDIVISION OF A 32.13-ACRE PARCEL ON THE SOUTH SIDE OF LYNN LANE AND THE NORTH SIDE OF ACADEMY ROAD DIRECTLY NORTH AND EAST OF STARKVILLE ACADEMY IN AN C-2 ZONE WITH THE PARENT PARCEL NUMBER 102I-00-013.00

Assistant City Planner, Emily Corban, presented the request FP 16-05, a request by 4J-I LP for Final Plat approval for a five-lot subdivision of a 32.13-acre parcel on the south side of Lynn Lane and the north side of Academy Road directly north and east of Starkville Academy in an C-2 zone with the parent parcel number 102I-00-013.00. The Subdivision consists of five lots on +/- 32.13 acres in a C-2 zone. Existing and proposed easements and dedications are shown on the plat. Staff requested one condition.

After discussion and upon the motion of Commissioner McReynolds duly seconded by Commissioner Camp, the motion to approve FP 16-05 was unanimously approved with the following conditions:

1. 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.

B. CONSIDERATION OF PP 16-19 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR A TWO-LOT SUBDIVISION OF A +-7.73-ACRE PARCEL ON THE EAST SIDE OF NORTH MONTGOMERY AND THE SOUTH SIDE OF PRESLEY DRIVE IN AN C-1, R-5 AND RE ZONE WITH THE PARENT PARCEL NUMBER 0117E-00-018.00.

Assistant City Planner, Emily Corban, presented the request PP 16-19, by Saunders Ramsey on behalf of Lightbearers Ministry for Preliminary Plat approval for a two-lot subdivision of a +-7.73-acre parcel on the west side of North Montgomery and the south side of Presley Drive in an C-1, R-5 and RE zone with the parent parcel number 0117E-00-018.00. The subdivision has a gross acreage of +/-7.73 acres with a total of two parcels. Proposed parcel 1 is +/- 6.53 acres and proposed parcel 2 is +/-1.20 acres. Staff requested one condition.

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

After discussion and upon the motion of Commissioner Camp duly seconded by Commissioner Walker, the motion to approve PP 16-19 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.

C. CONSIDERATION OF PP 16-20 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING ONE LOT INTO TWO LOTS LOCATED +/-0.27 MILES SOUTH OF THE GARRARD ROAD AND HWY 12 EAST INTERSECTION ON THE EAST SIDE OF HWY 12 EAST WITH THE PARENT PARCEL NUMBER 117F-00-008.00

Assistant City Planner Emily Corban presented PP 16-20, a request by Carlson Consulting Engineers on behalf of Development Enterprises of Starkville, LLC for Preliminary Plat approval for subdividing one lot into two. The parent parcel is +/-41.37 acres and is currently zoned C-2 General Business and R-1 residential. Residentially zoned portion of parent lot is currently not part of the proposed development. The proposed parcel is +/-7.58 acres. Staff requested three conditions for approval.

After discussion and upon the motion of Commissioner Camp duly seconded by Commissioner McReynolds the motion to approve PP 16-20 was unanimously approved with the following conditions:

1. When infrastructure plans have been approved for construction, a pre-construction conference shall be held with appropriate city staff prior to the commencement of any construction activities at the site.
2. When required improvements are complete the applicant shall provide "as-built" drawings of all infrastructure improvements (water, sewer, storm drainage, roadways, sidewalks, etc.) in "AutoCAD" format as well as a paper copy that is signed and sealed by a licensed professional engineer, indicating that the improvements were installed under his/her responsible direction and that the improvements conform to the approved construction plans, specifications and the City's ordinances.
3. All cost associated with MDOT approved traffic signal are to be paid for by the applicant. Traffic signal arm and associated equipment shall be chosen by the City. Traffic signal arm and associated equipment shall be installed to the City's satisfaction prior to a Certificate of Occupancy being issued.

D. CONSIDERATION OF RZ 16-10 REQUEST TO REZONE ONE PARCEL FROM R-5 TO T-5 LOCATED AT 35 JARNIGAN STREET WITH THE PARCEL # 101D-00-094.00

City Planner Daniel Havelin presented RZ 16-10, a request by Bob Reed, on behalf of Maggie Harris, to Rezone one parcel from R-5 to T-5 located at 35 Jarnigan Street with the Parcel # 101D-00-094.00. 36 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 November 17, 2016 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received three phone calls inquiring about the request.

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

Bob Reed, the applicant spoke in favor of the request.

Matthew Little, Robert Camp, and Dan Camp 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 RZ 16-10 due to change in condition in the neighborhood and public need was approved 4 to 1 with Commissioner Loveless voting against the motion with the following conditions:

1. No building on the site shall be more than two stories in height.
2. One parking space must be built per bedroom
3. No commercial on the first floor

E. CONSIDERATION OF RZ 16-11 REQUEST TO REZONE SEVERAL PROPERTIES LOCATED AT THE NORTHWEST CORNER OF NORTH JACKSON STREET AND HIGHWAY 82 TO M-1 FOR THE PROPOSED INDUSTRIAL PARK WITH THE PARCEL NUMBERS 115-21-007.00, 115-21-010.00, 115-22-026.00, 115-21-010.01, 115-21-010.02, 114-20-003.00, 115-21-006.00, AND 115-21-007.01

City Planner Daniel Havelin presented RZ 16-11, a request by Golden Triangle Development LINK to Rezone several properties located at the northwest corner of North Jackson Street and Highway 82 to M-1 for the proposed Industrial Park with the parcel numbers 115-21-007.00, 115-21-010.00, 115-22-026.00, 115-21-010.01, 115-21-010.02, 114-20-003.00, 115-21-006.00, and 115-21-007.01. The subject property rezoning request is from C-2, R-5, R-4 to M-1. 9 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 November 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 this request. One letter was also received requesting additional information from the applicant. Staff requested two conditions.

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

Blake Fulton and Jo Max Higgins spoke in favor of the request.

Loren Bell, Bettye Bell, Leah Ellis, and Laura White 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 Camp, the motion to approve RZ 16-11 due to change and condition in the neighborhood and public need was unanimously approved 4-0 with Commissioner Moore not present with the following conditions:

1. If the property were to be rezoned M-1, a Buffer Yard would be required per Landscape Ordinance Section 8 Buffer yard and screening of manufacturing from other uses.
2. If the project does not go forward the property shall revert back to its original zoning.

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 20, 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 January 10, 2017, in the courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner McReynolds, duly seconded by Commissioner Camp, the motion to adjourn until the 5:30 p.m. on January 10, 2017, 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