

**MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI MARCH 14, 2017**

Be it remembered, that, the members of the Planning and Zoning Commission of the City of Starkville, met in their regularly scheduled meeting on March 14, 2017 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, Tom Walker, Ward 3, Patrick Miller, Ward 5, Ira Loveless, Ward 6 and John Moore, Ward 7. Absent from the meeting was Jim McReynolds, Ward 2. Attending the Commissioners were 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 March 14, 2017 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, MARCH 14, 2017
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 February 14, 2017
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. FP 17-03 Request for Final 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

- B. PP 17-03 Request for Preliminary Plat approval for subdividing +/- 41.26-acre site into 61 Lots. The parcel is located at the west end of Huntington Drive in an R-4 Zoning districts with the parcel number 105-15-003.04
- C. RZ 17-04 Request by Saunders Ramsey on behalf of Mark and Lisa Castleberry to rezone one lot located at 114 Mill Street from R-2 to T-4 with the property # 101D-00-322.00

VIII. PLANNER'S REPORT

IX. 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 March 14, 2017 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
FEBRUARY 14, 2017**

After discussion and upon the motion of Commissioner Miller, duly seconded by Commissioner Loveless, the motion to approve the Minutes as amended of the February 14, 2017 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 17-03 REQUEST FOR FINAL 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**

Assistant City Planner, Emily Corban presented the request FP 17-03, a request by Jason Pepper on behalf of Verede Construction for Final Plat approval for a +/- 1.8-acre parcel into ten lots. The parcel is located south of the intersection of Yellow Jacket Road and Vine Street in a R-3 Zoning district with the parcel number 102H-00-191.07. The Subdivision consists of 10 lots on +/- 1.8 acres. The proposed plat has a total of ten lots. The proposed subdivision will have 5 lots that front Yellow Jacket Drive, but are rear loaded from a new proposed street Frenchmen Street.

Front setbacks on Lots 1,2,3,4 and 5 were granted a dimensional variance that was approved by the Board of Alderman on February 7, 2017. No curb cuts would be placed along Yellow Jacket Drive. The remaining 5 lots will front the new proposed street named Frenchmen Street. The new proposed street will connect to Yellow Jacket Drive

south of the Vine Street intersection and continue through the property to existing Howard Road.

After discussion and upon the motion of Commissioner Walker duly seconded by Commissioner Loveless the motion to approve FP 17-03 was unanimously approved.

B. CONSIDERATION OF PP 17-03 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING +/- 41.26 ACRE SITE INTO 61 LOTS. THE PARCEL IS LOCATED AT THE WEST END OF HUNTINGTON DRIVE IN AN R-4 ZONING DISTRICTS WITH THE PARCEL NUMBER 105-15-003.04

Assistant City Planner Emily Corban presented the request PP 17-03 by Jackson Construction Inc. for Preliminary approval subdividing +/- 41.26-acre site into 61 Lots. The parcel is located at the west end of Huntington Drive in an R-4 Zoning districts with the parcel number 105-15-003.04. The subdivision has an acreage of +/- 41.26 acres with a total of 61 parcels. The density is 2.24 lots per acre. Sidewalks will be required along all existing and proposed roadway frontages that do not have existing sidewalks. A variance for street design, right of way width, and setbacks was approved by the Board of Aldermen on February 21, 2017. An additional variance from sidewalk requirements along proposed one way streets will be heard by the Board of Aldermen on March 21, 2017.

After discussion and upon the motion of Commissioner Walker duly seconded by Commissioner Moore, the motion to approve PP 17-03 was unanimously approved

C. CONSIDERATION OF RZ 17-04 REQUEST BY SAUNDERS RAMSEY ON BEHALF OF MARK AND LISA CASTLEBERRY TO REZONE ONE LOT LOCATED AT 114 MILL STREET FROM R-2 TO T-4 WITH THE PROPERTY # 101D-00-322.00

Assistant City Planner Emily Corban presented RZ 17-04, by Saunders Ramsey on behalf of Mark and Lisa Castleberry to rezone one lot located at 114 Mill Street from R-2 to T-4 with the property # 101D-00-322.00. The applicant is seeking to rezone from R-2 to T-4 based on a change in conditions in the area and in accord with the public need for orderly and harmonious growth. 58 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 February 23, 2017 and a sign was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received four phone calls inquiring about the request.

The Commission Chair opened a public hearing and called for comments regarding the above request. Commissioner Moore left the room due to possible conflict of interest. Comments were received from the following individuals:

Saunders Ramsey, representing the applicant, came forward to speak in favor of the request.

Ramona Conley came forward to inquire about the allowed uses for the new zoning classification.

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 17-04 was unanimously approved based on grounds that the neighborhood has changed to such an extent to justify the proposed rezoning and that there is a public need.

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 April 11, 2017, 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 Camp, the motion to adjourn until the 5:30 p.m. on April 11, 2017, in the courtroom of City Hall located at 110 West Main Street, Starkville MS, was unanimously approved.

Mike Brooks, Commission Chair

Buddy Sanders,

Community Development Director