

**MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI JULY 11, 2017**

Be it remembered, that, the members of the Planning and Zoning Commission of the City of Starkville, met at their regularly scheduled meeting on July 11, 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, Jim McReynolds, Ward 2, Tom Walker, Ward 3, Jeremiah Dumas, Ward 6, and Tommy Verdell Jr, Ward 7. Absent from the meeting was Alexis Gregory, Ward 5. Attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Emily Corban, and City Attorney Chris Latimer.

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 11, 2017 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JULY 11, 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. Consideration of the Unapproved minutes for June 13, 2017
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. CU 17-07 Request for Conditional Use to allow for an Electrical Substation at the north end of Azalea Lane in R-5 zone with the parcel number 1020-00-019.00 and 1020-00-012.00
- VIII. WELCOME NEW COMMISSIONERS
- IX. ELECTION OF NEW VICE CHAIR
- X. PLANNER'S REPORT

XI. ADJOURN

Chairman Brooks asked that two items be added to the agenda after new business. The first item he asked to be added to the agenda was the welcoming the new commission members; The second item he asked be added to the agenda was the discussion and consideration of electing a new vice chairman for the Planning and Zoning Commission. After discussion and upon the motion of Commissioner McReynolds duly seconded by Commissioner Dumas the motion to approve the official agenda as amended of the Planning and Zoning Commission for July 11, 2017 received unanimous approval.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF JUNE 13, 2017

After discussion and upon the motion of Commissioner McReynolds duly seconded by Commissioner Camp, the motion to approve the Minutes as amended of the June 13, 2017 Planning and Zoning Commission was approved 4-0, with Commissioners Dumas and Verdell abstaining.

CITIZEN COMMENTS

The Chair opened up the meeting for Citizen Comments. Seeing there were none, the Commissioner moved to New Business.

NEW BUSINESS

A. CONSIDERATION OF CU 17-07 REQUEST FOR CONDITIONAL USE TO ALLOW FOR AN ELECTRICAL SUBSTATION AT THE NORTH END OF AZALEA LANE IN R-5 ZONE WITH THE PARCEL NUMBER 1020-00-019.00 AND 1020-00-012.00

City Planner Daniel Havelin presented the request by Starkville Utilities to allow for an Electrical Substation located at the north end of Azalea Lane in R-5 zone with the parcel number 1020-00-019.00 and 1020-00-012.00. In order to construct "Utilities", a Conditional Use is required per the City of Starkville's Permitted and Conditional Use Chart.

Mr. Havelin presented the five criteria for conditional use as follows:

- 1. Land use compatibility.** The property is currently zoned R-5 Multifamily. The 2016 Comprehensive plan has the areas placetype listed as Traditional Neighborhood - New.
- 2. Sufficient site size and adequate site specifications to accommodate the proposed use.** The site is adequately sized to accommodate the proposed use.
- 3. Proper use of mitigative techniques.** None proposed
- 4. Hazardous waste.** No hazardous waste or materials would be generated, used or stored at the site

5. Compliance with applicable laws and ordinances. All required government permits will be issued before construction

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 June 20, 2017 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 and no phone calls against this request.

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

Jeff Artwell, representing the applicant, came forward to speak in favor of the request and answer any questions the board may have.

Vicki West Harrell came forward to express her concerns about the request.

Larnly Carpenter came forward to express his concerns about 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 17-07 was unanimously approved with the following conditions:

1. The applicant shall have six months from time of Conditional Use approval to obtain a building permit from the Building Department.
2. Applicant shall erect a greenery barrier equal to the height of the equipment around the fenced area of the substation.
3. Starkville Utilities and/or the City shall repair Azalea Lane to as good or better condition than it was in before the construction of the substation.
4. Applicant shall incorporate down lighting from dusk to dawn if allowed by applicable regulating bodies.
5. Applicant shall notify the residents of Azalea Lane of the time and duration of heavy construction traffic.

VIII. WELCOME NEW COMMISSIONERS

Chairman Mike Brooks welcomed two of the new commission members present at the meeting: Jeremiah Dumas, Ward 6 and Tommy Verdell, Jr. Ward 7. All the current commissioners as well as staff introduced themselves to the new members.

IX. ELECTION OF NEW VICE-CHAIR

Next Chairman Mike Brooks announced the need to elect a new Vice-Chair of the Planning and Zoning Commission. Commissioner McReynolds nominated Commissioner Walker. The motion was seconded by Commissioner Dumas and the board voted unanimously to elect Commissioner Walker as the new Vice-Chair of the Planning and Zoning Commission. He will serve a two-year term.

X. PLANNER'S REPORT

City Planner Daniel Havelin asked the Commissioners if they would prefer to have their agenda packets delivered in person or electronically. Assistant City Planner Emily Corban made a note of their responses.

XI. ADJOURN

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on August 8, 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 Dumas, the motion to adjourn until 5:30 p.m. on August 8, 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