

**APPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI SEPTEMBER 12, 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 September 12, 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, Alexis Gregory, Ward 5, Jeremiah Dumas, Ward 6, and Tommy Verdell Jr., Ward 7. Absent from the meeting was Jim McReynolds, Ward 2, who let Chairman Brooks know he was on his way. Attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Emily Corban, Community Development Director Buddy Sanders, 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 September 12, 2017 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, SEPTEMBER 12, 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 August 08, 2017
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PP 17-08 FP 17-06 Request for Preliminary and Final Plat approval for subdividing a +-11.41-acre parcel into 6 lots located on 100 Mercantile Lane in a T-6 District with the parcel number 101D-00-342.00.

- B. RZ 17-10 Request to rezone three lots located on Mill Street from R-2 to T-5 with the parcel numbers 101d-00-318.00, 101d-00-319.00, and 101d-00-321.00
- C. PP 17-10 Request for Preliminary Plat approval for combining and subdividing several lots. The lots are located at 104 and 105 Camp Avenue and 703, 703½, 705 and 705½ University Drive in a T5 zoning district with the parcel numbers 101C-00-002.00, 101C-00-001.00, 101D-00-001.00, 101D-00-002.00, 101D-00-003.00, and 101D-00-004.00

VIII. PLANNER'S REPORT

IX. ADJOURN

After discussion and upon the motion of Commissioner Gregory duly seconded by Commissioner Camp, the motion to approve the official agenda of the Planning and Zoning Commission for September 12, 2017 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
August 08, 2017**

After discussion and upon the motion of Commissioner Dumas duly seconded by Commissioner Verdell the motion to approve the Minutes as amended of the August 08, 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.

Commissioner McReynolds entered the room at 5:37 pm.

NEW BUSINESS

A. CONSIDERATION OF PP 17-08 FP 17-06 REQUEST FOR PRELIMINARY AND FINAL PLAT APPROVAL FOR SUBDIVIDING A +-11.41-ACRE PARCEL INTO 6 LOTS LOCATED ON 100 MERCANTILE LANE IN A T-6 DISTRICT WITH THE PARCEL NUMBER 101D-00-342.00.

City Planner Daniel Havelin presented the request by Saunders Ramsey on behalf of Mark Castleberry for Preliminary and Final Plat approval for subdividing a +-11.41 parcel into 6 lots. The subdivision is named "The Mill at MSU". The subdivision is located at 100 Mercantile Lane in a T-6 district with the parcel number 101D-00-342.00. This is a modification of an existing plat. The reason for the replatting came from the need to modify lot sizes. In the previously approved final plat, lot 3 totaled 1.19 acres. In the replatting, Lot 3 has been divided into two lots: Lot 3A with .74 acres and lot 3 with .55 acres.

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

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve PP 17-09 was unanimously approved.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve FP 17-06 was unanimously approved with the following conditions:

1. The final plat shall meet the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code of 1972, as amended.
2. The final plat shall meet the minimum requirements for ZONE or DISTRICT dimensions.
3. All public utilities are currently in place as verified by the owner and engineer of record.
4. Erosion control vegetation shall be established on all disturbed areas.
5. Sidewalk construction shall conform to the City's Sidewalk Ordinance and ADA standards.
6. A bond or surety in the amount of 150% of the current cost of the proposed sidewalk and any other infrastructure improvements shall be provided prior to signing of the final plat.
7. The applicant shall provide two paper copies of the recorded plat to the City, along with a digital copy in "AutoCAD" format in standard state plane coordinates.
8. The final plat shall be recorded at the Office of the Oktibbeha County Chancery Clerk within thirty (30) days of the approval by the Mayor and Board of Aldermen.
9. Change the signature line of Mayor, City of Starkville, MS to reflect new mayor's name

B. CONSIDERATION OF RZ 17-10 REQUEST TO REZONE THREE LOTS LOCATED ON MILL STREET FROM R-2 TO T-5 WITH THE PARCEL NUMBERS 101D-00-318.00, 101D-00-319.00, AND 101D-00-321.00.

City Planner Daniel Havelin presented the request by William Reeves to rezone three lots located on Mill Street from R-2 to T-5 with the parcel numbers 101D-00-318.00, 101D-00-319.00, and 101D-00-321.00. The property to the North is zoned T-5 and is currently a mixed-use project under construction. The property to the West is zoned R-2 and is currently Single-family. The property to the East is zoned T-6 and is currently Conference Center/Parking Garage. The property to the South is zoned T-4 and is currently a single-family home. 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 on August 17, 2017 and a placard was posted on the property concurrent with publication of the notice. As of this date, the

Planning Office has received two phone calls inquiring about the request and one email in favor of the request.

A rezoning can only take place if one of the following conditions prevail

Error: There is a Manifest Error in the ordinance and a Public Need to correct the

- There is No Error.

Change in Condition and Public Need:

- On January 12, 2012, the Board of Aldermen adopted Form Based Code for MS Highway 182, Main Street, University Drive, Lampkin Street, and Russell Street. As a result, 84 parcels were rezoned to either T District or Civic District. The subject parcel is adjacent to a T6 District parcel to the east
- On March 15, 2016, one parcel on Hartness Street was rezoned from R-3 to T-5
- On August 8, 2016, one parcel at the corner of University and North Montgomery was rezoned from C-2 to T-5.
- On January 1, 2017, one parcel at Jarnigan Street and was rezoned from R-5 to T-4.
- On April 4, 2017, one parcel at 114 Mill Street was rezoned from R-2 to T-4.

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

William Reeves came forward to speak in favor of his request.

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

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Walker, the motion to approve RZ 17-10 was unanimously approved based on change in condition and public need.

C. CONSIDERATION OF PP 17-10 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR COMBINING AND SUBDIVIDING SEVERAL LOTS. THE LOTS ARE LOCATED AT 104 AND 105 CAMP AVENUE AND 703, 703½, 705 AND 705½ UNIVERSITY DRIVE IN A T5 ZONING DISTRICT WITH THE PARCEL NUMBERS 101C-00-002.00, 101C-00-001.00, 101D-00-001.00, 101D-00-002.00, 101D-00-003.00, AND 101D-00-004.00.

City Planner Daniel Havelin presented the request by Walker Associates on behalf of Hal and Mary Ann Fuller, Betty Bell, and Harry Bell for Preliminary Plat approval for combining and subdividing several lots into 4 lots. The proposed subdivision is named "Veranda at the Cotton District". The proposed subdivision is located in a T5 zoning district. The existing lots in the proposed subdivision are located at 104 and 105 Camp Avenue and 703, 703½, 705 and 705½ University Drive.

The subdivision has a gross acreage of +/- 7.34 acres with a total of 4 lots. The proposed development has a gross density of 0.54 lots per acre. Lots 2, 3 and 4 are proposed to be Apartments and will be maintained by the developer. Lot 1 is designed as Residential (Flats) and will also include Commercial/Office space. A total of 312 residential units are being proposed by the developer. 2.79 acres of the proposed preliminary plat are shown as right-of-way for proposed public streets.

Frank Summers came forward to speak in favor of the request.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Walker, the motion to approve PP 17-10 was unanimously approved.

VIII. ADJOURN

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on October 10, 2017, in the courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Dumas duly seconded by Commissioner Verdell, the motion to adjourn until 5:30 p.m. on October 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