

**MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI FEBRUARY 13, 2018**

Be it remembered, that, the members of the Planning and Zoning Commission of the City of Starkville, met at their regularly scheduled meeting on February 13, 2018 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, and Alexis Gregory, Ward 5. Absent from the meeting were Jim McReynolds, Ward 2, Jeremiah Dumas, Ward 6, and Tommy Verdell Jr., Ward 7. 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 February 13, 2018 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, FEBRUARY 13, 2018
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 OF JANUARY 09, 2018
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. RZ 18-01 REQUEST TO REZONE ONE PARCEL AT 288 SAND ROAD FROM R-5 TO R-6 WITH THE PARCEL NUMBER 105-21-001.00.

VIII. PLANNER'S REPORT
VIII. ADJOURN

After discussion and upon the motion of Commissioner Walker, duly seconded by Commissioner Gregory, the motion to approve the official agenda of the Planning and Zoning Commission for February 13, 2018 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
JANUARY 09, 2018**

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Camp, the motion to approve the Minutes as amended of the January 09, 2018 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 RZ 18-01 REQUEST TO REZONE ONE PARCEL AT
288 SAND ROAD FROM R-5 TO R-6 WITH THE PARCEL NUMBER 105-21-
001.00**

This is a Request to rezone one lot located at 288 Sand Road from R-5 Multi-Family to R-6 Residential Mobile Homes. The property to the north is zoned R-5 and is single family. The property to the east is M-1 and is a waste treatment facility. The property to the south is R-6 and is single family and mobile home. The property to the west is R-5 and is vacant. 10 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 January 26, 2018 and a sign 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.

A rezoning can only take place if one of the following conditions prevail: Change in conditions: No change in condition. Error: There is a Manifest Error in the ordinance and a Public Need to correct the error: On October 20, 2009, The Board of Alderman rezoned 300-A Sand Road from R-5 to R-6 based on an error in the City's Official zoning map. This is the property directly to the south of 288 Sand Road. The staff report in 2009 cited that "The subject property and most others along the western side of Sand Road were not zoned appropriately when annexed in the City in 1998 to allow for mobile home use." See attachment 5 for the staff report from 2009.

The proposed rezoning would generally be not consistent with the goals, objectives and policies found in the City's Comprehensive Plan. The subject property's placetype is Traditional Neighborhood- New. The proposed rezoning would be

consistent and compatible with the current adjacent land uses. The area along the west and east side of Sand Road is occupied by multiple mobile homes.

The Commission Chair then opened up the public hearing and called for comments regarding the above request.

The applicant, Jeremiah Ward, came forward to speak 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 Camp, the Commission unanimously approved RZ 18-01 due to error in the original zoning with the following clarification: that the rezoning be approximately 7-8 acres of the northern part of Parcel 1, which exists north of parcel 4 as shown in TSC Maps and on the 2-13-17 Planning and Zoning Staff Report as Attachment 1.

VIII. PLANNER'S REPORT

On Friday February 16, 2018 at 12:00 PM in the courtroom of City Hall a special call meeting will be held for the Public Hearing of the code rewrite and possibly a final plat application for Academy Hill Phase I subdivision. The packets for this meeting will be delivered on Thursday afternoon.

IX. ADJOURN

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on February 16, 2018, in the Courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Walker duly seconded by Commissioner Camp, the motion to adjourn until 12:30 p.m. on February 16, 2018, in the Courtroom located at 110 West Main Street, Starkville MS, was unanimously approved.

Mike Brooks, Commission Chair

Daniel Havelin, City Planner