

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI MAY 08, 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 May 08, 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, Tom Walker, Ward 3, Alexis Gregory, Ward 5, Jeremiah Dumas, Ward 6. Absent from the meeting were Jason Camp, Ward 1, Jim McReynolds, Ward 2, and Tommy Verdell Jr., Ward 7. Attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Emily Corban, and Community Development Director Buddy Sanders.

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 May 08, 2018 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, MAY 08, 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 APRIL 10, 2018
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS

A. PP 18-05 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING +/- 41.26 PARCEL INTO 61 LOTS. THE PROPERTY IS LOCATED AT THE WEST END OF HUNTINGTON DRIVE IN AN R-4 ZONING DISTRICTS WITH THE PARCEL NUMBER 105-15-003.04

B. PP 18-07 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR RESUBDIVIDING 2 PARCELS AT 307 AND 311 GILLESPIE STREET IN A R-

2 ZONE WITH THE PARCEL NUMBER 102A-00-157.00 AND 102A-00-156.00.

C. FP 18-04 REQUEST FOR FINAL PLAT APPROVAL FOR RESUBDIVIDING 2 PARCELS AT 307 AND 311 GILLESPIE STREET IN A R-2 ZONE WITH THE PARCEL NUMBER 102A-00-157.00 AND 102A-00-156.00.

D. RZ 18-02 REQUEST TO REZONE 1 LOT LOCATED ON THE WEST SIDE OF LOUISVILLE STREET +/-100' SOUTH OF THE INTERSECTION OF ACADEMY ROAD FROM R-4 TO C-2 WITH THE PARCEL NUMBER 102J-00-011.01

VIII. PLANNER'S REPORT

VIII. ADJOURN

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve the official agenda of the Planning and Zoning Commission for May 8, 2018 received unanimous approval.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF APRIL 10, 2018

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Dumas, the motion to approve the Minutes as amended of the March 13, 2018 Planning and Zoning Commission received unanimous approval.

CITIZEN COMMENTS

The Chair opened up the meeting for Citizen Comments. Chris Taylor, President of the local chapter of NAACP came forward to let the Commission know they would be receiving a request for conditional use for mobile homes on Sand Road next month and that he would be helping represent the applicants. Calling for and hearing no other, the Commission moved to New Business.

NEW BUSINESS

A. CONSIDERATION OF PP 18-05 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING +/- 41.26 PARCEL INTO 61 LOTS. THE PROPERTY IS LOCATED AT THE WEST END OF HUNTINGTON DRIVE IN AN R-4 ZONING DISTRICT WITH THE PARCEL NUMBER 105-15-003.04

City Planner Daniel Havelin introduced the request by Jackson Construction Inc. for renewal of 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 district.

The preliminary plat was approved by the Board of Aldermen on March 21, 2017. After 12 months with no construction activity, the approved preliminary plat has expired. The applicant is now seeking reapproval of the preliminary plat to proceed with construction. The Development Review Committee has received an application for infrastructure plan approval and is currently reviewing that application. The applicant also received a Variance on street width and right of way width from the Board of Aldermen on February 2, 2017. The subdivision has a gross acreage of +/- 41.26 acres with a total of 61 parcels. The gross density is 2.24 units per acre. Existing and proposed easements and dedications are shown on the plat. 9 Conditions were placed on the original approval.

The applicant, David Jackson, came forward to speak in favor of the request.

Upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve PP 18-05 received unanimous approval with the following conditions:

1. The preliminary 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 preliminary plat shall meet the minimum requirements for R-4 zoning dimensions.
3. Approval of the preliminary plat shall be tentative, pending the submission of the final plat, as specified in Appendix B, Article IV, Section 3 of the City of Starkville's Code of Ordinances.
4. Approval of the preliminary plat shall be valid for one year, per Appendix B, Article III, Section 2(6)(b) of the City of Starkville's Code of Ordinances.
5. Applicant shall prepare and submit infrastructure plans in accordance with Appendix B, Article III, Sections 3 & 4 of the City of Starkville's Code of Ordinances
6. 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.
7. All public utilities shall be in place and any non-conforming conditions noted during final inspection shall be corrected prior to placement on the Planning & Zoning Commission agenda.
8. When a final plat is submitted for review by the City's Development Review Committee, all required improvements must be complete and 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.
9. A final plat review and approval shall be required prior to the recording of the plat at the Office of the Oktibbeha County Chancery Clerk.

B. CONSIDERATION OF PP 18-07 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR RESUBDIVIDING 2 PARCELS AT 307 AND 311 GILLESPIE STREET IN A R-2 ZONE WITH THE PARCEL NUMBER 102A-00-157.00 AND 102A-00-156.00.

City Planner Daniel Havelin introduced the request by Carroll Walker for Final Plat approval for re-subdividing 1 parcel into 2 parcels. The proposed subdivision is named "Harrison Carroll Walker, Jr. Property". On March 20, 2018 the Board of Aldermen approved a Final Plat for the property. Since this approval, the plans for the proposed home have changed. To accommodate the changes, additional area needs to be added to Parcel 1. The proposed subdivision is located in an R-2 zone. The dividing property line is being proposed to move to the east +/-10' on the northern property line and +/-20' on the southern property line. The staff report lists 6 requested conditions.

10. 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.
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 R-2 dimensions.
3. All public utilities must be currently in place and meet city requirements.
4. Erosion control vegetation shall be established on all disturbed areas.
5. The applicant shall provide one paper copies of the recorded plat to the City, along with a digital copy in "AutoCAD" format in standard state plane coordinates.
6. 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.

Upon the motion of Commissioner Gregory, duly seconded by Commissioner Walker, the motion to approve PP 18-07 received unanimous approval.

C. CONSIDERATION OF FP 18-04 REQUEST FOR FINAL PLAT APPROVAL FOR RESUBDIVIDING 2 PARCELS AT 307 AND 311 GILLESPIE STREET IN A R-2 ZONE WITH THE PARCEL NUMBER 102A-00-157.00 AND 102A-00-156.00.

Upon the motion of Commissioner Gregory, duly seconded by Commissioner Walker, the motion to approve FP 18-04 received unanimous approval 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 R-2 dimensions.
3. All public utilities must be currently in place and meet city requirements.

4. Erosion control vegetation shall be established on all disturbed areas.
5. The applicant shall provide one paper copies of the recorded plat to the City, along with a digital copy in "AutoCAD" format in standard state plane coordinates.
6. 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.

D. CONSIDERATION OF RZ 18-02 REQUEST TO REZONE 1 LOT LOCATED ON THE WEST SIDE OF LOUISVILLE STREET +/-100' SOUTH OF THE INTERSECTION OF ACADEMY ROAD FROM R-4 TO C-2 WITH THE PARCEL NUMBER 102J-00-011.01

Assistant City Planner Emily Corban introduced the request by John Black to rezone one lot located on the west side of Louisville Street +/-100' south of the intersection of Academy Road from R-4 to C-2. □ The property to the east is C-1 and is a C Store. The property to the south and west are R-5 and are apartments. The property to the north is C-1 and is a church. 11 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 April 17, 2018 and a sign was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone calls against the request. A rezoning can only take place if one of the following conditions prevail: Error or Change in Condition in the neighborhood with Public Need.

There was one rezoning in area in the last two years. On January 3, 2017 Fair Project on Academy Road was rezoned from R-3 to C-2. There were two commercial developments that opened or started in the last two years. Dairy Queen opened in 2017 and Break Time C Store started construction in early 2018. Both are located at the intersection of Lynn Lane and Louisville Street. One residential development has started within the last two years. Academy Hill Subdivision consisting of 53 lots started construction in 2017. The proposed rezoning would generally be consistent with the goals, objectives and policies found in the City's Comprehensive Plan. The subject property's place is Suburban Corridor. The proposed rezoning would be consistent and compatible with the adjacent land uses in the vicinity. The property is near the intersection of Academy Road and Louisville

Street which is commercial in nature. The proposed rezoning would be compatible with the existing commercial property.

The applicant has expressed interest in the property being used for a C Store if the rezoning is approved.

The Commissioner opened up the public hearing.

Christina Lucas, representing the applicant, came forward to speak in favor of the request.

The commission asked if the applicant would have any problem downzoning the request to C-1. She indicated that the applicant would have no issue with that.

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

Upon the motion of Commissioner Walker, duly seconded by Commissioner Dumas, the motion to approve RZ 18-02 to C-1 zoning rather than C-2 due to change in conditions in the neighborhood and public need.

VIII. PLANNER'S REPORT

City Planner Daniel Havelin announced to the Commission that staff has been asked to research off-street parking issues in residential areas and indicated when the public hearings would occur.

IX. ADJOURN

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on June 12, 2018, in the Courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Gregory, duly seconded by Commissioner Dumas, the motion to adjourn until 5:30 p.m. on June 12, 2018, in the Courtroom located at 110 West Main Street, Starkville MS, was unanimously approved.

Mike Brooks, Commission Chair

Daniel Havelin, City Planner