

**MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI JUNE 12, 2018**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville, MS met at their regularly scheduled meeting on June 12, 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, Jim McReynolds, Ward 2, Tom Walker, Ward 3, Alexis Gregory, Ward 5, Jeremiah Dumas, Ward 6, and Tommy Verdell Jr., Ward 7. Absent from the meeting was Jason Camp, Ward 1. Attending the Commissioners were Assistant City Planner Emily Corban, City Attorney Chris Latimer, 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 Official Agenda of the Planning and Zoning Commission of June 12, 2018 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JUNE 12, 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 MAY 8, 2018
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. EX 18-01 REQUEST FOR AN EXCEPTION FROM PARKING LOCATION FOR 114 MILL STREET IN A T-4 DISTRICT WITH THE PARCEL NUMBER 101D-00-322.00
 - B. RZ 18-03 REQUEST TO REZONE FOUR PARCELS LOCATED AT 701, 703, 705, AND 707 NORTH MONTGOMERY STREET FROM C-2 TO R-5

WITH THE PARCEL NUMBERS 108I-00-002.00, 108I-00-002.01, 108I-00-002.02, AND 108I-00-002.03

C. SECOND PUBLIC HEARING AND DISCUSSION FOR UPDATING THE RESIDENTIAL PARKING REQUIREMENTS OF THE ZONING ORDINANCE.

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 June 12, 2018 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
MAY 8, 2018**

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

CITIZEN COMMENTS

None.

NEW BUSINESS

**A. CONSIDERATION OF EX 18-01 REQUEST FOR AN EXCEPTION FROM
PARKING LOCATION FOR 114 MILL STREET IN A T-4 DISTRICT WITH THE
PARCEL NUMBER 101D-00-322.00**

Assistant City Planner Emily Corban introduced the request by Mark Castleberry for an exception from parking location for 114 Mill Street in a T-4 District with the property #101D-00-322.00. 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 March 11, 2018 and a placard was posted on the property concurrent with publication of the notice.

The Commissioner opened up the public hearing.

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

Mark Castleberry, the applicant, came forward to speak in favor of the request.

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

Upon the motion of Commissioner Walker, duly seconded by Commissioner McReynolds, the motion to approve EX 18-01 was approved 5 to 1 with Commissioner Gregory being the dissenting vote based on a finding that the exception was consistent with Sections 1.2 and 1.3 of the Transect Code.

B. CONSIDERATION OF RZ 18-03 REQUEST TO REZONE FOUR PARCELS LOCATED AT 701, 703, 705, AND 707 NORTH MONTGOMERY STREET FROM C-2 TO R-5 WITH THE PARCEL NUMBERS 108I-00-002.00, 108I-00-002.01, 108I-00-002.02, AND 108I-00-002.03

Assistant City Planner Emily Corban introduced the request by Jason Pepper on behalf of James Fowler to rezone four parcels located at 701, 703, 705, and 707 North Montgomery Street from C-2 to R-5. The applicant is seeking to rezone from C-2 to R-5 based on error in the map. In the 2000 Official Zoning Map the properties in question appear to have been incorrectly split zoned R-5 and C-2. The prior maps have always shown the property as a residentially zoned property. The property to the north is zoned R-5 and is used as multi family. The property to the east is zoned R-2 and is single family. The property to the south is zoned R-3 and is undeveloped. The property to the west is zoned R-3 and is an elementary school.

17 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 May 28, 2018 and a placard was posted on the property concurrent with publication of the notice.

The Commissioner opened up the public hearing.

Jason Pepper, representing the applicant, came forward to speak in favor of the request.

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

Upon the motion of Commissioner Walker, duly seconded by Commissioner McReynolds, the motion to approve RZ 18-03 from C-2 to R-5 due to error was unanimously approved.

C. SECOND PUBLIC HEARING AND DISCUSSION FOR UPDATING THE RESIDENTIAL PARKING REQUIREMENTS OF THE ZONING ORDINANCE.

Commissioner McReynolds left the meeting at 6:40 pm.

Assistant City Planner Emily Corban gave the Planning Commission an overview of the proposed residential parking ordinance. After the presentation, the Commission gave city planning staff several opinions on the residential parking requirements. There was significant discussion by Commissioner Dumas regarding the need to both educate the public about the changes in the ordinance as well as creating strategies for enforcement. He also highlighted the need to consider the appeal process that will inevitably occur with those whose violations are taken to municipal court.

Receiving no other comments from the Commission or the public, the hearing was closed.

VIII. ADJOURN

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 12:00 p.m. on June 29, 2018, 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 12:00 p.m. on June 29, 2018, in the Courtroom located at 110 West Main Street, Starkville MS, was unanimously approved.

Mike Brooks, Commission Chair

Emily Corban, Assistant City Planner