

**MINUTES OF THE SPECIAL CALL MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI JUNE 29, 2018**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville, met at their specially called meeting on June 29, 2018 at 12:00 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, Jeremiah Dumas, Ward 6, and Tommy Verdell Jr., Ward 7. Absent from the meeting were Jim McReynolds, Ward 2, and Alexis Gregory, Ward 5. Attending the Commissioners were, 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 Official Agenda of the Special Call Planning and Zoning Commission of June 29, 2018 as presented.

**OFFICIAL AGENDA
SPECIAL CALL
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JUNE 29, 2018
CITY HALL - COURT ROOM,
110 West Main Street, 12:00 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CITIZEN COMMENTS
- VI. NEW BUSINESS
 - A. CU 18-01 REQUEST FOR CONDITIONAL USE TO ALLOW FOR 5 MOBILE HOMES ON SAND RD. IN TOWNSHIP RANGE 16-18N-14E IN AN R-5 AND C-2 ZONE WITH THE PARCEL NUMBER 105 -16-002.00
- VII. PLANNER'S REPORT
- VIII. ADJOURN

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner Dumas, the motion to approve the official agenda of the Planning and Zoning Commission for June 29, 2018 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 CU 18-01 REQUEST FOR CONDITIONAL USE TO ALLOW FOR 5 MOBILE HOMES ON SAND RD. IN TOWNSHIP RANGE 16-18N-14E IN AN R-5 AND C-2 ZONE WITH THE PARCEL NUMBER 105-16-002.00

Assistant City Planner Emily Corban introduced the Conditional Use Request by Shanaria Smith, Nekitia Smith, Kaye Henderson, Tracey Baldwin, and Reshequia Henderson on behalf of the Starkville Oktibbeha Consolidated School District to allow for 5 mobile homes located on Sand Road in Township Range 16-18N-14E in an R-5 and C-2 zone with the parcel number 105 -16-002.00. The applicants are seeking a Conditional Use to allow mobile homes to be located on property leased by the Starkville Oktibbeha Consolidated School District. All leased areas are located along Sand Road and will have access to City water and electric service. All leased properties will have septic tanks or access to City sewer lines. The property is currently split zoned R-5 and C-2 and in order to place a "mobile home", a Conditional Use is required per the City of Starkville's Permitted and Conditional Use Chart.

The property to the North is zoned C-2/C-1 and its current use is Single family/mobile homes. The property to the East is zoned R-5/M-1 and its current use is Multi-family/mobile homes/City Waste Treatment. The property to the South is zoned R-5, R-6, and its current use is C-2 Single family/mobile homes. The property to the West is zoned C-2/R-5 and its current use is Single family/warehouse.

39 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 14, 2018 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received one phone call requesting information and one phone call against.

The staff report originally listed 3 conditions for approval. Staff has added one additional recommended condition:

Reshequia Henderson, LMS #528, is to provide a stamped site plan prepared by a licensed Mississippi surveyor illustrating and stating the proposed placement of any

structure will not encroach onto any utility easement areas. No structure under LMS #528 will be allowed to encroach onto any utility easements.

The Commissioner opened up the public hearing.

The applicants Nekitia Smith, Reshequia Henderson, and Trennis Gooden 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 Dumas, duly seconded by Commissioner Camp, the motion to approve CU 18-02 received unanimous approval based on the criteria found in Appendix A, Article VI, Section 1, of the City's Code of Ordinances, with the following conditions:

1. The applicant shall have six months from time of Conditional Use approval to place mobile homes on the individual lease areas.
2. The applicant shall provide documentation that all necessary permits and approval from the Mississippi State Department of Health for a septic system have been approved.
3. Reshequia Henderson, LMS #528, is to provide a stamped site plan prepared by a licensed Mississippi surveyor illustrating and stating the proposed placement of any structure will not encroach onto any utility easement areas. No structure under LMS #528 will be allowed to encroach onto any utility easements.
4. All of the above conditions shall be fully and faithfully executed or the conditional use shall become null and void.

VIII. PLANNER'S REPORT

Assistant City Planner Emily Corban announced to the Commission that there will be a full case load at the July 10 planning and zoning meeting.

IX. ADJOURN

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on July 10, 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 5:30 p.m. on July 10, 2018, in the Courtroom located at 110 West Main Street, Starkville MS, was unanimously approved.

Mike Brooks, Commission Chair

Daniel Havelin, City Planner