

**APPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI SEPTEMBER 11, 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 September 11, 2018 at 5:30 PM 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. Attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Emily Corban, 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 11, 2018 as presented. Commissioner Brooks announced item C and item J had been pulled from the agenda.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF MONDAY, SEPTEMBER 11, 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 OF THE APPROVAL OF MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES OF JUNE 12, 2018
 - B. CONSIDERATION OF THE UNAPPROVED MINUTES OF JUNE 29, 2018
 - C. CONSIDERATION OF THE UNAPPROVED MINUTES OF JULY 10, 2018
 - D. CONSIDERATION OF THE UNAPPROVED MINUTES OF JULY 17, 2018
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PP 18-09 FP 18-09 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING AND RECONFIGURING 2 LOTS AT 516 AND 518 S.

MONTGOMERY ST. IN A C-2 ZONE WITH THE PARCEL NUMBERS 102A-00-277.00 AND 102A-00-279.00.

- B. PP 18-12 FP 18-10 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING AND RECONFIGURING 2 LOT AT 400 AND 402 GREENSBORO ST. IN A R-1 ZONE WITH THE PARCEL NUMBERS 118O-00-318.00 AND 118O-00-319.00.
- C. RZ 18-08 REQUEST TO REZONE ALL OF 1 PARCEL LOCATED ON THE WEST SIDE OF SOUTH MONTGOMERY STREET +/- 330FT SOUTH OF THE LYNN LANE INTERSECTION FROM R-1/C-2 TO R-3A WITH THE PARCEL NUMBERS 102I-00-005.00 AND 102I-00-006.00. AS PART OF THIS REQUEST, A PORTION OF 1 PARCEL LOCATED ON THE SOUTH SIDE OF LYNN LANE +/- 960FT WEST OF THE INTERSECTION WITH SOUTH MONTGOMERY STREET TO BE REZONED FROM C-2 TO R-3A WITH THE PARCEL NUMBER 102I-00-002.00.
- D. EX 18-05 REQUEST FOR AN EXCEPTION FROM FENESTRATION REQUIREMENTS FOR THE VISTA PROJECT ON UNIVERSITY DRIVE DIRECTLY NORTH OF THE PAGE AVENUE INTERSECTION IN A T-5 DISTRICT WITH THE PARCEL NUMBERS 101D-00-003.00 AND 101D-00-001.00.
- E. PP 18-13 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING A 3.9 ACRE PARCEL INTO 28 LOTS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF BENT BROOK LANE AND YELLOW JACKET DRIVE IN AN R-3A ZONE WITH THE PARCEL NUMBER 102H-00-043.00.
- F. PP 18-11 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING +/-11.04 ACRES PARCEL INTO 51 LOTS LOCATED ON THE NORTH SIDE OF GARRARD ROAD +/- 660' WEST OF OLD WEST POINT ROAD IN A R-3A ZONING DISTRICT WITH THE PARCEL NUMBER 117C-00-036.01.
- G. RZ 18-06 REQUEST TO REZONE 2 LOTS LOCATED AT 901 AND 903 LOUISVILLE STREET FROM C-1 TO R-5 WITH THE PARCEL NUMBERS # 102G-00-156.01 AND 102G-00-166.
- H. PP 18-10 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING 21.66-ACRE PARCEL INTO 2 LOTS LOCATED +/-400' SOUTHEAST OF THE INTERSECTION OF PAT STATION ROAD AND MS HWY 12 IN AN R-1 ZONE WITH THE PARCEL NUMBER 117-25-021.00.
- I. RZ 18-07 REQUEST TO REZONE ONE PARCEL FROM R-1 TO R-5 AND C-2 LOCATED APPROXIMATELY 360' SOUTHWEST OF THE CENTER OF

THE INTERSECTION OF HIGHWAY 12 EAST AND PAT STATION ROAD
DIRECTLY EAST OF THE LA QUINTA INN WITH THE PARCEL NUMBERS
117-25-021.00 AND 117F-00-001.00.

- J. RZ 18-09 REQUEST TO REZONE ONE PARCEL FROM R-1 TO R-6 TO
ALLOW FOR THE PLACEMENT OF A MOBILE HOME LOCATED AT 723
JESSIE ROAD WITH THE PARCEL NUMBERS 115-22-037.02.

VIII. PLANNER'S REPORT

IX. ADJOURN

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve the official agenda as amended of the Planning and Zoning Commission for September 11, 2018 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF JUNE
12, 2018**

After discussion and upon the motion of Commissioner Dumas duly seconded by Commissioner Verdell, the motion to approve the Minutes as amended of June 12, 2018 Planning and Zoning Commission received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF JUNE
29, 2018**

After discussion and upon the motion of Commissioner Gregory duly seconded by Commissioner Camp, the motion to approve the Minutes as amended of June 29, 2018 Planning and Zoning Commission received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF JULY
10, 2018**

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Verdell, the motion to approve the Minutes as amended of July 10, 2018 Planning and Zoning Commission received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF JULY
17, 2018**

This set of minutes was tabled until the next meeting.

CITIZEN COMMENTS

The Chair opened up the meeting for Citizen Comments. Mr. Nobles came forward to speak to the Commission. Calling for and receiving no other comments, the Commission moved to New Business.

NEW BUSINESS

A. CONSIDERATION OF PP 18-09 FP 18-09 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING AND RECONFIGURING 2 LOTS AT 516 AND 518 S. MONTGOMERY ST. IN A C-2 ZONE WITH THE PARCEL NUMBERS 102A-00-277.00 AND 102A-00-279.00

This is a request by Mike Brent on behalf of Gold Asia, LLC for Final Plat approval for subdividing and reconfiguring 2 lots. The proposed subdivision is named "Gold Asia, LLC Property". The proposed subdivision is located in a C-2 zone. The proposed subdivision is located at 516 and 518 S. Montgomery St. with the parcel numbers 102A-00-277.00 and 102A-00-279.00.

The applicant is in the process of selling approximately 35' of the eastern side of their lot (102A-00-277.00) to the property owner to the east (102A-00-279.00). This area is currently an easement that has parking and the dumpster enclosure for Slim Chickens restaurant. The subdivision has a gross acreage of +/- 1.07 acres with a total of 2 lots. The proposed development has a gross density of .54 units per acre. All easements are provided on the final plat. There are no proposed roadway dedications on the plat. Electrical service is provided by Starkville Utilities. Potable water and sanitary sewer utility services is provided by the City. Staff has 3 requested conditions.

After discussion and upon the motion of Commissioner Camp, duly seconded by Commissioner Walker, the motion to approve PP 18-09 FP 18-09 was approved unanimously 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 applicant shall provide one paper copy of the recorded plat to the City, along with a digital copy in "AutoCAD" format in standard state plane coordinates.
3. 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.

B. CONSIDERATION OF PP 18-12 FP 18-10 REQUEST FOR FINAL PLAT APPROVAL FOR SUBDIVIDING AND RECONFIGURING 2 LOTS AT 400 AND 402 GREENSBORO ST. IN A R-1 ZONE WITH THE PARCEL NUMBERS 118O-00-318.00 AND 118O-00-319.00.

This is a request for Final Plat approval by Anita Reynolds on behalf of the Betsy Stark Revocable Trust for subdividing and reconfiguring 2 lots at 400 and 402 Greensboro St. in a R-1 zone with the parcel numbers 118O-00-318.00 and 118O-00-319.00. The proposed subdivision is named "402 Greensboro Street". The proposed subdivision is located in an R-1 zone. The owner of Lot 9 (402 Greensboro Street) is proposing to combine the northwest part of their lot with Lot 9a (400 Greensboro Street). The applicant

attended a Development Review Committee meeting on August 30, 2018. The Development Review Committee had no issues with the request. The subdivision has a gross acreage of +/- 1.41 acres with a total of 2 lots. All easements are provided on the final plat. There are no proposed roadway dedications on the plat. Electrical service is provided by Starkville Utilities. Potable water and sanitary sewer utility services are provided by the City. Staff has 3 requested conditions that are in your packet.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Verdell, the motion to approve PP 18-12 FP 18-10 was approved unanimously 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 applicant shall provide one paper copy of the recorded plat to the City, along with a digital copy in "AutoCAD" format in standard state plane coordinates.
3. 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.

C. CONSIDERATION OF RZ 18-08 REQUEST TO REZONE ALL OF 1 PARCEL LOCATED ON THE WEST SIDE OF SOUTH MONTGOMERY STREET +/- 330FT SOUTH OF THE LYNN LANE INTERSECTION FROM R-1/C-2 TO R-3A WITH THE PARCEL NUMBERS 102I-00-005.00 AND 102I-00-006.00. AS PART OF THIS REQUEST, A PORTION OF 1 PARCEL LOCATED ON SOUTH SIDE OF LYNN LANE +/- 960FT WEST OF THE INTERSECTION WITH SOUTH MONTGOMERY STREET TO BE REZONED FROM C-2 TO R-3A WITH THE PARCEL NUMBER 102I-00-002.00

The City Engineer, Edward Kemp, came forward to give a brief presentation to the Commissioners on the Traffic Study for South Montgomery in 2012.

This item was pulled from the agenda by the applicant. However, because this item was advertised as a public hearing, the Chairman opened up the public hearing for anyone wishing to speak on the matter.

Ralph Nobles came forward to speak against the request.

Calling for, and hearing no other comments, the Chairman closed the public hearing.

D. CONSIDERATION OF EX 18-05 REQUEST FOR AN EXCEPTION FROM FENESTRATION REQUIREMENTS FOR THE VISTA PROJECT ON UNIVERSITY DRIVE DIRECTLY NORTH OF THE PAGE AVENUE INTERSECTION IN A T-5 DISTRICT WITH THE PARCEL NUMBERS 101D-00-003.00 AND 101D-00-001.00.

This is a request by The Vista- Starkville LLC for an exception from the fenestration requirements for The Vista project on University drive directly north of the Page Avenue intersection in a T-5 District with the parcel numbers 101D-00-003.00 and 101D-00-001.00. 41 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 9, 2018 and a sign was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received two phone calls requesting information.

The applicant is seeking an exception to allow for a reduction in the amount of fenestration required on the first floor of a mixed-use building. Fenestration refers to the design and placement of windows on a building. It is calculated as the total combined area of window glazing (lights or panes within each window's casing) divided by the total area of the façade for the target story of a building. The first floor of any building with a commercial use in a T-5 District is required to be a minimum of 70% fenestrated. The applicant is requesting a reduction in the amount of fenestration required to "allow building design to blend in with adjacent buildings in the cotton district". The applicant is requesting that only 40% of the first floor be fenestrated

The proposed exception would generally be consistent with the goals, objectives and policies of the City of Starkville's Comprehensive Plan. The 2016 Comprehensive Plan lists the property's placetype as Urban Corridor. No Exception shall be approved unless the Planning and Zoning Commission finds the approval would:

- i. Be consistent with § 1.2 Intent and 1.3 Transect Districts of this Section,
- ii. and be consistent with the goals, objectives and policies of the City of Starkville's Comprehensive Plan.

The Commissioner opened up the public hearing.

Jackson Wallace 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 Dumas, duly seconded by Commissioner Walker, the motion to approve EX 18-05 was approved unanimously.

**E. CONSIDERATION OF PP 18-13 REQUEST FOR PRELIMINARY PLAT
APPROVAL FOR SUBDIVIDING A 3.9 ACRE PARCEL INTO 28 LOTS LOCATED
AT THE SOUTHEAST CORNER OF THE INTERSECTION OF BENT BROOK
LANE AND YELLOW JACKET DRIVE IN AN R-3A ZONE WITH THE PARCEL
NUMBER 102H-00-043.00.**

This is a request by Jason Pepper on behalf of the Magnolias at Bent Brook LLC for Preliminary Plat approval for subdividing a 3.9-acre parcel into 28 lots. The proposed subdivision is named "Magnolias at Bent Brook". The proposed subdivision is located in an R-3a zoning district. The proposed subdivision is located at the southeast corner of the intersection of Bent Brook Lane and Yellow Jacket Drive. On August 7, 2018 the

Board of Aldermen rezoned the property from R-1 to R-3A. The subdivision has a gross acreage of +/- 3.9 acres with a total of 28 lots. The proposed development has a gross density of 7.18 units per acre. The applicant will submit infrastructure plans to the Development Review Committee upon approval of Preliminary Plat. A copy of the proposed covenants that include sections for common area and storm water facilities maintenance, as well as the City's standard hold-harmless indemnification clause required by the City Attorney shall be submitted prior to application for Final Plat. All easements are provided on the Preliminary Plat with the exception of a required 10' utility easement along the right of way. This easement will be required to be shown on the Final Plat. All proposed roadway dedications are shown on the plat. The applicant shall contact the County for review and approval of the proposed road name. The Applicant shall meet the requirements of the electrical service provider, Starkville Utilities. The Applicant shall meet the requirements of the potable water and sanitary sewer utility services provider, Starkville Utilities.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve PP 18-13 was approved unanimously 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-3A zone 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.

F. CONSIDERATION OF PP 18-11 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING +/-11.04 ACRES PARCEL INTO 51 LOTS LOCATED ON THE NORTH SIDE OF GARRARD ROAD +/- 660' WEST OF OLD WEST POINT ROAD IN A R-3A ZONING DISTRICT WITH THE PARCEL NUMBER 117C-00-036.01.

This is a request by Crosstown Builders for Preliminary Plat approval for subdividing a +/-11.04 parcel into 51 lots. The proposed subdivision is named "The Cottages of Starkville". The proposed subdivision is located in an R-3A zoning district. The proposed subdivision is located on the north side of Garrard Road +/- 660' west of Old West Point Road. On March 15, 2018 the Board of Aldermen rezoned the property to R-3A from R-1. There were three conditions placed on the rezoning.

Condition 1: No individual driveway curb cuts allowed on Garrard Road.

Condition 2: Landscape Buffer, with dimensions stated in the City Ordinance, will be required along the northern property line.

Condition 3: Six foot solid fence along northern property line adjacent to Southern Crossway property (Parcel #117-26-001.02)

The subdivision has a gross acreage of +/- 11.04 acres with a total of 51 lots. The proposed development has a gross density of 4.62 units per acre. The applicant shall submit infrastructure plans to the Development Review Committee upon approval of Preliminary Plat. A copy of the proposed covenants that include sections for common area and storm water facilities maintenance, as well as the City's standard hold-harmless indemnification clause required by the City Attorney shall be submitted prior to application for Final Plat. All easements are provided on the Preliminary Plat. All proposed roadway dedications are shown on the plat. The applicant shall contact The County for review and approval of the proposed road name. The Applicant shall meet the requirements of the electrical service provider, Starkville Utilities. The Applicant shall meet the requirements of the potable water and sanitary sewer utility services provider, Starkville Utilities.

Todd Sandridge came forward to speak in favor of the request.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Verdell, the motion to approve PP 18-11 was approved unanimously 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-3A zoning district 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.

G. CONSIDERATION OF RZ 18-06 REQUEST TO REZONE 2 LOTS LOCATED AT 901 AND 903 LOUISVILLE STREET FROM C-1 TO R-5 WITH THE PARCEL NUMBERS # 102G-00-156.01 AND 102G-00-166

This is a request by Clay Weeks and Sandy Reese to rezone 901 and 903 Louisville Street from C-1 to R-5. The property is located on the east side of Louisville Street at the intersection of Linden Circle with the parcel # 102G-00-156.01 and 102G-00-166. 12 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 13, 2018 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone calls about the request.

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

Error in the map: There is no Error

Or Change in conditions with public need

There have been three rezonings since 2014 within a ½ mile of the subject property.

- o 903 ½ Louisville St- rezoned from R-6 to R-5 on December 16, 2014.
- o Bent Brook Ridge- rezoned to R-3A single family in 2014.
- o Josey Property on Yellow Jacket Drive- rezoned from R-1 to R-3A on August 7, 2018

The proposed rezoning would generally be consistent with the goals, objectives and policies found in the City's Comprehensive Plan. The Comprehensive Plan has the subject properties' placetype listed as suburban corridor. The proposed rezoning would be consistent and compatible with the adjacent land uses in the vicinity. The Commissioner opened up the public hearing.

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

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Verdell, the motion to approve RZ 18-06 was approved unanimously based on change in condition and public need.

H. CONSIDERATION OF PP 18-10 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING 21.66-ACRE PARCEL INTO 2 LOTS LOCATED +/-400' SOUTHEAST OF THE INTERSECTION OF PAT STATION ROAD AND MS HWY 12 IN AN R-1 ZONE WITH THE PARCEL NUMBER 117-25-021.00.

This a request by the York Development, LLC for Preliminary Plat approval for subdividing a 21.66-acre parcel into 2 lots. The proposed subdivision is named "The Row". The proposed subdivision is located +/- 400' southeast of the intersection of Pat Station Road and MS Hwy 12 in an R-1 zone. The applicant is also requesting to rezone the property from R-1 to R-5 and C-2. The preliminary plat boundary lines will also serve as the boundary lines for the proposed rezoning (which will be heard after this request). The subdivision has a gross acreage of +/- 21.66 acres with a total of 2 lots. The applicant will submit infrastructure plans to the Development Review Committee upon approval of Preliminary Plat. A copy of the proposed covenants that includes sections for common area and storm water facilities maintenance, as well as the City's standard hold-harmless indemnification clause required by the City Attorney shall be submitted prior to application for Final Plat. All easements are provided on the Preliminary Plat. All proposed roadway dedications are shown on the plat. The applicant shall contact the County for review and approval of the proposed road name. The Applicant shall meet the requirements of the electrical service provider, Starkville Utilities. The Applicant shall meet the requirements of the potable water and sanitary sewer utility services provider, Starkville Utilities. Staff requests 9 conditions.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Verdell, the motion to approve PP 18-10 was approved unanimously 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 C-2 and R-5 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.

I. CONSIDERATION OF RZ 18-07 REQUEST TO REZONE ONE PARCEL FROM R-1 TO R-5 AND C-2 LOCATED APPROXIMATELY 360' SOUTHWEST OF THE CENTER OF THE INTERSECTION OF HIGHWAY 12 EAST AND PAT STATION ROAD DIRECTLY EAST OF THE LA QUINTA INN WITH THE PARCEL NUMBERS 117-25-021.00 AND 117F-00-001.00.

This is a request by TEP Starkville, LLC to rezone one parcel from R-1 to R-5 and C-2 located approximately 360' southwest of the center of the intersection of Highway 12 East and Pat Station Road directly east of the La Quinta Inn with the parcel numbers 117-25-021.00. 8 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 13, 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 call requesting information.

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

Error in the map: There is no Error

Or Change in conditions with public need.

There have been two rezonings within a ½ mile of the subject property since the adoption of the 2013 City of Starkville Zoning Map.

- o The property that now houses Haven 12 was rezoned from R-1 to B-1 on 4/2/13

- o The property known as 300 Traditions was rezoned from R-1 to B-1 for multi-family on 4/26/13

The proposed rezoning would generally be consistent with the goals, objectives and policies found in the City's Comprehensive Plan. The comprehensive plan has the placetype listed as Suburban center. The proposed rezoning would be consistent and compatible with the adjacent land uses in the vicinity.

The Commissioner opened up the public hearing.

John Grandberry 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 Dumas, duly seconded by Commissioner Walker, the motion to approve RZ 18-07 was approved unanimously based on change in condition and public need.

J. CONSIDERATION OF RZ 18-09 REQUEST TO REZONE ONE PARCEL FROM R-1 TO R-6 TO ALLOW FOR THE PLACEMENT OF A MOBILE HOME LOCATED AT 723 JESSIE ROAD WITH THE PARCEL NUMBERS 115-22-037.02.

This item was pulled from the agenda by the applicant. However, because it was advertised as a public hearing, the Chairman opened up the public hearing for anyone wishing to speak on the matter.

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

PLANNER REPORT

Assistant City Planner Emily Corban announced that there would be a training opportunity for planning commissioners at the upcoming Mississippi-Alabama American Planning Association State Conference that will be held on October 10-12 in Oxford, MS. She stated she would send additional information to the commissioners this week.

VIII. ADJOURN

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on October 9, 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 Camp, the motion to adjourn until 5:30 p.m. on October 9, 2018 in in the Courtroom located at 110 West Main Street, Starkville MS, was unanimously approved.

Mike Brooks, Commission Chair

Daniel Havelin, City Planner