

**MINUTES OF THE SPECIALLY CALLED MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI JANUARY 25, 2019**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville met at their specially called meeting on January 25, 2019 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, Carl Smith Jr., Ward 2, Tom Walker, Ward 3, Alexis Gregory, Ward 5, and Jeremiah Dumas, Ward 6. Absent from the meeting was 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 January 25, 2019 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, January 25, 2019
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. CITIZEN COMMENTS
- VI. NEW BUSINESS
 - A. RZ 19-01 REQUEST BY WILLIAM LEWIS AND MILDRED LOGAN TO REZONE 1 LOT LOCATED AT 308 REED ROAD FROM R-6- MOBILE HOMES TO R3-A- SINGLE FAMILY WITH THE PARCEL NUMBER 118K-00-035.00
- VII. PLANNER'S REPORT
- VIII. ADJOURN

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Smith, the motion to approve the official agenda of the Planning and Zoning Commission for January 25, 2019 received unanimous approval.

CITIZEN COMMENTS

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

NEW BUSINESS

A. CONSIDERATION OF RZ 19-01 REQUEST BY WILLIAM LEWIS AND MILDRED LOGAN TO REZONE 1 LOT LOCATED AT 308 REED ROAD FROM R-6- MOBILE HOMES TO R3-A- SINGLE FAMILY WITH THE PARCEL NUMBER 118K-00-035.00

City Planner Daniel Havelin introduced the request by William Lewis and Mildred Logan to rezone 1 lot from R-6- mobile homes to R3-A- single family located at 308 Reed Road with the parcel number 118K-00-035.00. The applicant is seeking to rezone from R-6- mobile homes to R3-A- single family based on changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

61 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 January 5, 2019 and a sign was posted on the property concurrent with publication of the notice.

Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

Error: There is a Manifest Error in the ordinance and a Public Need to correct the error:

No Error

Change in conditions: Changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

There has been one rezoning within a ½ mile of the site since 2013. The land for the first proposed industrial park site was rezoned from R-1 to M-1 in December of 2014. There has been one new single-family subdivision built in the last ten years. Reed Place subdivision was built in 2011 approximately ½ mile north of the site. The

proposed rezoning would generally be consistent with the goals, objectives and policies found in the City's Comprehensive Plan. The 2016 Comprehensive Plan lists the subject property's placetype as traditional neighborhood-existing. The proposed rezoning would be consistent and compatible with the adjacent land uses in the vicinity. The subject property is bordered to the east and south by a single-family neighborhood.

The Commissioner opened up the public hearing.

The applicant, Len Reeves, came forward to speak in support of his request.

Don Eicher came forward to express his concerns regarding 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 Camp, the motion to approve RZ 19-01 was approved unanimously on a finding that the neighborhood had changed to justify the rezoning and that a public need existed for the rezoning.

PLANNER REPORT

VIII. ADJOURN

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on March 12, 2019, 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 Smith, the motion to adjourn until 5:30 p.m. on March 12, 2019 in in the Courtroom located at 110 West Main Street, Starkville MS, was unanimously approved.

Mike Brooks, Commission Chair

Daniel Havelin, City Planner