

**MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI JULY 9, 2019**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville met at their regularly scheduled meeting on July 9, 2019 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being present were Jason Camp, Ward 1, Carl Smith Jr., Ward 2, Lee Harris, Ward 3, Michael Brooks, Chairman, Ward 4, Alexis Gregory, Ward 5, and Jeremiah Dumas, Ward 6. Tommy Verdell Jr., Ward 7 was absent from the meeting. Attending the Commissioners were City Planner Daniel Havelin, Community Development Director Dr. Simon Kim, and City Attorney Chris Latimer.

Chairman Mike 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 July 9, 2019 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JULY 09, 2019
1ST FLOOR CITY HALL – COURT ROOM
110 WEST MAIN STREET AT 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 THE APPROVAL OF MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES OF JUNE 11, 2019
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. CU 19-08- CONSIDERATION OF A CONDITIONAL USE REQUEST BY ROY AND LINDA RIEVES ON BEHALF OF BOBBY RIEVES TO ALLOW FOR A MOBILE HOME ON A R-5

ZONED PROPERTY LOCATED OF GRETA LANE WITH THE PARCEL NUMBERS 103P-08-012.00.

- B. PP 19-03 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING A +/- 20.75 PARCEL INTO 79 LOTS ON THE WEST SIDE OF SOUTH MONTGOMERY ST. +/- 330FT SOUTH OF THE INTERSECTION WITH LYNN LANE DIRECTLY SOUTH OF THE MAISON DE VILLE SUBDIVISION IN A R-3A ZONING DISTRICT WITH THE PARCEL NUMBERS 102I-00-005.00, 102I-00-006.00 AND 102I-00-002.00.

VIII. PLANNER'S REPORT

IX. ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Smith, the motion to approve the official agenda of the Planning and Zoning Commission for July 9, 2019 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
JUNE 11, 2019**

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve the Minutes as amended of June 11, 2019 Planning and Zoning Commission 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. CU 19-08- CONSIDERATION OF A CONDITIONAL USE REQUEST BY
ROY AND LINDA RIEVES ON BEHALF OF BOBBY RIEVES TO ALLOW
FOR A MOBILE HOME ON A R-5 ZONED PROPERTY LOCATED OF
GRETA LANE WITH THE PARCEL NUMBERS 103P-08-012.00.**

City Planner Daniel Havelin introduced the request by Roy and Linda Rieves for a conditional use to allow for a mobile home to be placed on the west side of Greta Lane approximately 1,275 feet south of the railroad crossing on a lot split zoned C-2/R-5. Mr. Havelin addressed a misprinting in the staff report about the requested condition. The corrected condition reads "The applicant shall have six months from time of Conditional Use approval to begin the permitting process with the City".

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 June 19, 2019 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 about the request.

The Chairman opened the public hearing.

Roy and Linda Rieves, the applicant, came forward to speak in favor of the request.

Bobby Rieves, the applicant's family member and neighbor to the subject property, came forward to speak in favor of the request.

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

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve CU 19-08 was approved with the corrected condition.

B. PP 19-03 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING A +/-20.75 PARCEL INTO 79 LOTS ON THE WEST SIDE OF SOUTH MONTGOMERY ST. +/-330FT SOUTH OF THE INTERSECTION WITH LYNN LANE DIRECTLY SOUTH OF THE MAISON DE VILLE SUBDIVISION IN A R-3A ZONING DISTRICT WITH THE PARCEL NUMBERS 102I-00-005.00, 102I-00-006.00 AND 102I-00-002.00.

City Planner Daniel Havelin introduced the request by Andy Fornea for preliminary plat approval for subdividing a 20.75-acre parcel into 79 lots. The proposed subdivision is named "Valentine Property Development" on the plat. The subject property is located in an R-3A Zone on the west side of South Montgomery St. +/-330ft south of the intersection with Lynn Lane directly south of the Maison De Ville subdivision.

Henry Minor, consultant landscape architect, came forward to represent the applicant and answer questions about the project.

Douglas Swett, consultant traffic engineer, came forward to represent the applicant and answer questions relating to the traffic impact analysis for the project.

Clyde Pritchard, consultant civil engineer, came forward to represent the applicant and answer questions relating to storm water mitigation for the project.

After a discussion amongst the Commissioners and City Attorney about the requested twelve conditions in the staff report, it was determined that conditions eleven and twelve as stated in the staff report should be removed.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Smith the motion to approve PP 19-03 was unanimously approved with the following ten recommended 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 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.
10. Developer install a slotted curb along South Montgomery as part of the infrastructure plans in a manner similar to that shown on Attachment 4.

PLANNER REPORT

City Staff and the Commission welcomed Commissioner Harris of Ward 3. Commissioner Harris was appointed by the Board of Aldermen on July 2, 2019 with a six year term set to expire on June 30, 2025.

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on August 13, 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 Gregory, the motion to adjourn until 5:30 p.m. on August 13, 2019 in in the Courtroom located at 110 West Main Street, Starkville MS, was unanimously approved.

Mike Brooks, Commission Chair

Daniel Havelin, City Planner