MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI MARCH 10, 2020

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville met at their regularly scheduled meeting on March 10, 2020 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being present were Kim Moreland, Ward 1, Vicki West, Ward 2, Michael Brooks, Chairman, Ward 4, Alexis Gregory, Ward 5, and Tommy Verdell Jr., Ward 7. Absent from the meeting were Lee Harris, Ward 3, and Jeremiah Dumas Ward 7. Attending the Commissioners were Assistant City Planner Emily Corban, 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 Official Agenda of the Planning and Zoning Commission of March 10, 2020 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, MARCH 10, 2020
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 OF THE APPROVAL OF MINUTES
   A. CONSIDERATION OF THE UNAPPROVED MINUTES OF FEBRUARY 11, 2020
VI. CITIZEN COMMENTS
VII. NEW BUSINESS
   A. PP 20-03 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR "CLARK GROVE SUBDIVISION PHASE I"
   B. SE 20-01 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR AN ACCESSORY DWELLING UNIT AT 201 PINEBROOK ROAD IN AN SD-6 WITH THE PARCEL NUMBER 102D-00-028.00

C. SE 20-02 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR AN ACCESSORY DWELLING UNIT AT 607 OLD WEST POINT ROAD IN A SD-2 WITH THE PARCEL NUMBER 117L-00-001.00

VIII. ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Moreland, the motion to approve the official agenda of the Planning and Zoning Commission for March 10, 2020 received unanimous approval.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF FEBRUARY 11, 2020

After discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner Gregory, the motion to approve the minutes as amended of the Planning and Zoning Commission for February 11, 2020 received unanimous approval.

CITIZEN COMMENTS

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

NEW BUSINESS

A. PP 20-03 REQUEST FOR PRELIMINARY PLAT APPROVAL FOR "CLARK GROVE SUBDIVISION PHASE I"

This is a request by Jay Bryan of McCarty Architects on behalf of Stewart Rutledge for Preliminary Plat approval for subdividing a +/-16.91-acre parcel into 39 lots. The proposed subdivision is named "Clark Grove Subdivision Phase I" and is located in a TN-E zoning district at the northeast corner of the intersection of Reed Road and West Side Drive. The future phase of the development is located directly to the north of phase I

The proposed development has a gross density of 2.3 units per acre. The applicant has not identified any adversely affected parties to the subdivision. 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, potable water, and sanitary sewer utility services provider. There are no recommended conditions to the request.

Jay Bryan came forward to speak in favor of the request.

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to approve PP 20-03 received unanimous approval.

B. SE 20-01 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR AN ACCESSORY DWELLING UNIT AT 201 PINEBROOK ROAD IN A SD-6 WITH THE PARCEL NUMBER 102D-00-028.00

This is a request by Gregory Tompkins for a Special Exception to allow for an Accessory Dwelling Unit to be located in the rear yard of 201 Pinebrook Road. The property is currently zoned SD-6 (Single Dwelling 6 units per acre). The Use Chart requires a Special Exception for "accessory dwelling unit" in a SD-6 zoning district. Section 13.3.4 of Unified Development Code also requires that the Special Exception meet the additional standards for that use.

The applicant is seeking a Special Exception to convert a partially constructed accessory structure into an accessory dwelling unit. The applicant has obtained building permits to construct the accessory structure and started construction. During construction, the applicant decided to make a request to finish the structure as an accessory dwelling. The proposed dwelling will consist of a living room, one bedroom, kitchen and a bathroom in a one-story building with the exterior dimensions of 20 feet by 24 feet for a total square footage of 480.

Accessory Dwelling Unit shall meet the Design Standards under Sec. 13.5.2. Section 3.4.1 of the UDC lists 8 criteria for review and approval of the Special Exception. The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code.

13 property owners of record within 160 feet of the subject property were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on February 17, 2020. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received four (4) phone calls against the request. In the opinion of the Planning Department the proposed use associated with the Special Exception request does meet the criteria for special exception review and approval. However, the partially complete structure will need to meet the requirements of the adopted residential building code and all other applicable codes prior to being occupied.

Requested Condition through the DRC

1. The applicant shall obtain all required building permits for the use requested.
2. There shall be no separate meters for the accessory dwelling unit, but an electrical disconnect is required for an emergency cutoff.

The Chairman opened the public hearing:

The applicant, Greg Tompkins, came forward to speak in favor of the request.
Michele Herman came forward to speak against the request.
Beth Thomas came forward to speak against the request.

Marnita Henderson came forward to speak against the request.

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

After discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner Gregory, the motion to table SE 20-01 until the April 14th planning and zoning commission received unanimous approval with the following requests:

1. more information on parking issues
2. site pictures of the accessory building

C. SE 20-02 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR AN ACCESSORY DWELLING UNIT AT 607 OLD WEST POINT ROAD IN A SD-2 WITH THE PARCEL NUMBER 117L-00-001.00

This is a request by Lee Carson for a Special Exception to allow for an Accessory Dwelling Unit to be located in the rear yard of 607 Old West Point Road. The property is currently zoned SD-2 (Single Dwelling 2 units per acre). The Use Chart requires a Special Exception for "accessory dwelling unit" in a SD-2 zoning district, and the applicant is proposing to upgrade the existing accessory building for dwelling.
Section 13.3.4 of the Unified Development Code also requires that the Special Exception meet the additional standards for that use.

The applicant is seeking a Special Exception to convert an existing accessory structure into an accessory dwelling unit. The existing structure is original to the house and was previously used as storage. The applicant is currently operating a bed and breakfast out of the main house. The accessory dwelling would be used as part of the bed and breakfast. The proposed dwelling is a one-story building with the exterior dimensions of 18 feet by 20 feet for a total square footage of 360. Accessory Dwelling Unit shall meet the Design Standards under Sec. 13.5.2. Section 3.4.1 of the UDC lists 8 criteria for review and approval of the Special Exception.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 20 property owners of record within 160 feet of the subject property were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on February 19, 2020. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received one (1) phone call against the request; two (2) emails against; one (1) phone call requesting information; and one (1) visit in favor.
In the opinion of the Planning Department the proposed use associated with the Special Exception request does generally meet the criteria for special exception review and approval. However, the existing structure will need to meet the requirements of the adopted residential building code and all other applicable codes prior to being occupied.
The requested conditions through the DRC were:

1. The applicant shall obtain all required building permits for the use requested.
2. There shall be no separate meters for the accessory dwelling unit, but an electrical disconnect is required for an emergency cutoff.

There is one requested deviation from the Use Standard (per Sec.3.4.1)

1. Deviation from Sec.13.5.2.D.3 requiring kitchen facility.

The Chairman opened the public hearing:

The applicant, Lee Carson came forward to speak in favor of the request.
Lynn Berch, came forward to speak in favor of the request.
Frances McDavid came forward to speak against the request.

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

After discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner Gregory, the motion to approve the SE 20-02 received unanimous approval with the recommended conditions and requested deviation.

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on April 14, 2020, 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 Harris, the motion to adjourn until 5:30 p.m. on April 14, 2020 in the Courtroom located at 110 West Main Street, Starkville MS, was unanimously approved.

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Mike Brooks, Commission Chair

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Dr. Simon Kim, Community Development Director