

**MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI MAY 12, 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 May 12, 2020 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being physically present was Michael Brooks, Chairman, Ward 4. Joining the meeting via Google Meets virtual meeting platform were Alexis Gregory, Ward 5, Tommy Verdell Jr., Ward 7, Kelly Prather Ward 3, and Jeremiah Dumas Ward 7. Kim Moreland, Ward 1 and Vicki West, Ward 2 were absent from the meeting. Physically present attending the Commissioners was City Planner Daniel Havelin. Attending the meeting via Google Meets virtual meeting platform were 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, MAY 12, 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 FOR THE APPROVAL OF MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES OF MARCH 10, 2020

B. CONSIDERATION OF THE UNAPPROVED MINUTES OF APRIL 14, 2020

VI. CITIZEN COMMENTS

VII. NEW BUSINESS

A. SE 20-04 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A "BORROW PIT" AT 1594 ROCKHILL ROAD.

B. SE 20-05 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE EAST SIDE OF BABYLON ROAD APPROXIMATELY 1, 550 FEET (0.29 MILES) SOUTH OF WEST GARRARD ROAD IN A R-N ZONING DISTRICT

VIII. ADJOURN

After discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner Gregory, the motion to approve the official agenda of the Planning and Zoning Commission for May 12, 2020 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
MARCH 10, 2020**

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to approve the minutes as amended of the Planning and Zoning Commission for March 10, 2020 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF
April 14, 2020**

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to approve the minutes as amended of the Planning and Zoning Commission for April 14, 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. SE 20-04 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A "BORROW PIT" AT 1594 ROCKHILL ROAD.

This is a request by Nic Parish of Burns Dirt Construction on behalf of Dudley Waldrop to allow for a "Borrow Pit" located at 1594 Rockhill Road in a R-N zoning district. The Use Chart requires a Special Exception for "borrow pit" in a R-N zoning district. The location of the proposed borrow is on the southwest corner of the property adjacent to the driveway. The total pit area is approximately 2.93 acres.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 11 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 April 22, 2020. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received no response from the notifications.

At the meeting, staff presented 3 recommended conditions of approval of the request.

1. The operation hours shall be from 7:00 AM to 5:00 PM
2. Standard dust control measures with water and truck entering highway signage shall be used
3. The applicant shall ensure to utilize all safety measures and be responsible for any incidents and/or accidents that occur in the site

Nic Parish came forward to speak in favor of the request.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Prather, the motion to approve SE 20-04 received unanimous approval.

B. SE 20-05 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE EAST SIDE OF BABYLON ROAD APPROXIMATELY 1, 550 FEET (0.29 MILES) SOUTH OF WEST GARRARD ROAD IN A R-N ZONING DISTRICT

This is a request by Tommy James Perkins Jr. on behalf of Darlene H. Perkins for a Special Exception to allow for a manufactured home on the east side of Babylon Road in a R-N zoning district. The Use Chart requires a Special Exception for "Dwelling, Manufactured and Modular Home" in a R-N zoning district. The entire property is approximately 11.73 acres. Only a portion of the property is to be used for the proposed use. The home site area is approximately 116 ft by 392 ft for a total square footage of 45,472. The required minimum lot width for an R-N zone is 100 ft with a minimum of 40,000 square feet of lot area.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 7 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 April 22, 2020. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received no response from the notifications.

Tommy Perkins Jr. came forward to speak in favor of the request.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Prather, the motion to approve SE 20-05 received unanimous approval.

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on June 9, 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 Verdell, the motion to adjourn until 5:30 p.m. on June 9, 2020 in the Courtroom located at 110 West Main Street, Starkville MS, was unanimously approved.

Michael Brooks, Commission Chair

Daniel Havelin, City Planner