

**MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI JUNE 9, 2020**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on June 9, 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 Kim Moreland, Ward 1, Vicki West, Ward 2, Jeremiah Dumas Ward 6, and Tommy Verdell Jr., Ward 7. Kelly Prather, Ward 3 joined the meeting via Google Meets at 5:50pm. Alexis Gregory, Ward 5 was 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 June 9, 2020 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, June 9, 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 MAY 12, 2020

VI. CITIZEN COMMENTS

VII. NEW BUSINESS

- A. SE 20-06 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A 32-UNIT TOWNHOUSE DEVELOPMENT ON TWO LOTS AT THE NORTHEAST CORNER OF GUEST DRIVE AND MALLORY LANE IN A C ZONING DISTRICT WITH THE PARCEL NUMBERS 103A-00-001.42 AND 103A-00-001.43
- B. SE 20-07 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE WEST SIDE OF SAND ROAD IN AREA B APPROXIMATELY 330 FEET SOUTH OF LOUISVILLE STREET IN A R-N ZONING DISTRICT.
- C. SE 20-08 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE WEST SIDE OF SAND ROAD IN AREA M APPROXIMATELY 2,259 FEET SOUTH OF LOUISVILLE STREET IN A R-N ZONING DISTRICT

VIII. ADJOURN

After discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner Moreland, the motion to approve the official agenda of the Planning and Zoning Commission for June 9, 2020 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE
MEETING OF MAY 12, 2020**

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Moreland, the motion to approve the minutes as amended of the Planning and Zoning Commission for May 12, 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 20-06 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A 32-UNIT TOWNHOUSE DEVELOPMENT ON TWO LOTS AT THE NORTHEAST CORNER OF GUEST DRIVE AND MALLORY LANE IN A C ZONING DISTRICT WITH THE PARCEL NUMBERS 103A-00-001.42 AND 103A-00-001.43

This is a request by Willis Owens of Pritchard Engineering on behalf of Charlie Morgan to allow for a townhome development in a C zoning district on the northeast corner of Guest Drive and Mallory Lane. The Use Chart requires a Special Exception for "townhouse/row house" in a C zoning district. The proposed development consists of total 32-unit townhome on 2 lots. Each lot is approximately 0.98 acres. The maximum density of townhome units is 20 units per acre. The proposed development has a density of 16.33 units per acre. All proposed townhome units consist of 2 bedrooms.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 41 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 May 3, 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.

The applicant requested that additional standard 13.3.5.D.2 requiring street facing main entrances be removed as an additional standard.

In the staff report, 1 condition addressing the applicant's request was presented.

1. The additional standard 13.5.5.D.2 requiring street facing main entrances be removed as a requirement under the additional standards.

Chairman Brooks opened the public hearing to citizen comments.

Willis Owens came forward to speak in favor of the request.

Calling for and receiving no additional comments, Chairman Brooks closed the public hearing and opened the item up for discussion.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Prather, the motion to approve SE 20-06 with the following condition received unanimous approval:

1. The additional standard 13.5.5.D.2 requiring street facing main entrances be removed as a requirement under the additional standards.

B. SE 20-07 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE WEST SIDE OF SAND ROAD IN AREA B APPROXIMATELY 330 FEET SOUTH OF LOUISVILLE STREET IN A R-N ZONING DISTRICT.

This is a request by Angela Williams on behalf of Starkville Oktibbeha Consolidated School District for a Special Exception to allow for a manufactured home on the west side of Sand Road in Area B approximately 330 feet south of Louisville Street. The Use Chart requires a Special Exception for "Dwelling, Manufactured and Modular Home" in a R-N zoning district. The home site area is shown as 198' wide at the road with a total square footage of 40,326. The required minimum lot area for the use is 40,000 square feet. The required setbacks are as follows: front 30 ft, rear 25 ft, and side 10 ft. There are currently no other dwellings on the home site area.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 8 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 May 20, 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.

Commissioner Prather joined the meeting at 5:50pm via Google Meets in time to hear the presentation and participate in the discussion.

Chairman Brooks opened the public hearing to citizen comments.

Brittany Young came forward to speak in favor of the request.

Calling for and receiving no additional comments, Chairman Brooks closed the public hearing and opened the item up for discussion.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner West, the motion to approve SE 20-07 received unanimous approval.

C. SE 20-08 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE WEST SIDE OF SAND ROAD IN AREA M APPROXIMATELY 2,259 FEET SOUTH OF LOUISVILLE STREET IN A R-N ZONING DISTRICT

This is a request by Nakesha Taylor on behalf of Starkville Oktibbeha Consolidated School District for a Special Exception to allow for a manufactured home on the west side of Sand Road in Area M approximately 2,259 feet south of Louisville Street. The Use Chart requires a Special Exception for "Dwelling, Manufactured and Modular Home" in a R-N zoning district. The home site area is shown as 100' wide at the road with a total square footage of 40,347. The required minimum lot area for the use is 40,000 square feet. The required setbacks are as follows: front 30 ft, rear 25 ft, and side 10 ft. There are currently no other dwellings on the home site area.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 36 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 May 21, 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.

Chairman Brooks opened the public hearing to citizen comments.

Nakesha Taylor came forward to speak in favor of the request.

Calling for and receiving no additional comments, Chairman Brooks closed the public hearing and opened the item up for discussion.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Prather, the motion to approve SE 20-08 received unanimous approval.

ADJOURN

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

Michael Brooks, Commission Chair

Daniel Havelin, City Planner