

**MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI August 11, 2020**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on August 11, 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, Jeremiah Dumas Ward 6, and Tommy Verdell Jr., Ward 7. Absent from the meeting were Kim Moreland, Ward 1, Vicki West, Ward 2, and Kelly Prather, Ward 3. Physically present attending the Commissioners were City Planner Daniel Havelin and Assistant City Planner Emily Corban. Attending the meeting via Google Meets virtual meeting platform was 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 August 11, 2020 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, AUGUST 11, 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 JULY 14, 2020
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. SE 20-14 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME IN AREA A LOCATED AT THE SOUTHWEST CORNER

OF THE INTERSECTION OF SAND ROAD AND LOUISVILLE STREET IN A R-N ZONING DISTRICT.

B. SE 20-16 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE WEST SIDE OF SAND ROAD IN AREA C APPROXIMATELY 529 FEET SOUTH OF LOUISVILLE STREET IN A R-N ZONING DISTRICT.

C. SE 20-17 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE WEST SIDE OF SAND ROAD IN AREA P APPROXIMATELY 3,927 FEET SOUTH OF LOUISVILLE STREET IN A R-N ZONING DISTRICT

VIII. PLANNERS REPORT

IX. ADJOURN

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve the official agenda of the Planning and Zoning Commission for August 11, 2020 received unanimous approval.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF JULY 14, 2020

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Gregory, the motion to approve the minutes as amended of the Planning and Zoning Commission for July 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 20-14 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR
A MANUFACTURED HOME IN AREA A LOCATED AT THE
SOUTHWEST CORNER OF THE INTERSECTION OF SAND
ROAD AND LOUISVILLE STREET IN A R-N ZONING DISTRICT.**

City Planner Daniel Havelin presented the Special Exception Request by Paris Gaines 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 A at the southwest corner of the intersection of Sand Road and Louisville Street. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Dwelling, Manufactured and Modular Home" in a Rural Neighborhood (R-N) zoning district.

Only a portion of the property is to be used for the proposed use. The applicant provided a sketch of the home site area. The home site area is shown as 146' wide at the road with a total square footage of 41,880. The required minimum lot with for an R-N zone is 100 ft with a minimum of 40,000 square feet of lot area. 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 July 22,2020. A sign was posted on the property in a conspicuous location.

Section 3.4.1 lists 8 criteria for Special Exception approval. Section 13.3.4 of UDC also requires that the Special Exception meet the additional standards for that use. Section 13.5.8.D lists 11 additional standards for the proposed use.

In the opinion of the Planning Department the proposed use associated with the Special Exception request could meet the criteria for special exception review and approval.

Chairman Brooks opened the public hearing to citizen comments.

Chairman Brooks called for the applicant to come forth. Neither the applicant nor a representative of the applicant were present at the meeting.

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

Commissioner Dumas stated he will not support any special exception requests to place mobile homes on a major thoroughfare such as Louisville St.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Verdell, the motion to table SE 20-14 until a more suitable parcel can be found along Sand Rd. received unanimous approval.

B. SE 20-16 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE WEST SIDE OF SAND ROAD IN AREA C APPROXIMATELY 529 FEET SOUTH OF LOUISVILLE STREET IN A R-N ZONING DISTRICT.

City Planner Daniel Havelin presented the Special Exception Request by Angela McMullen 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 C approximately 529 feet (0.10 miles) south of Louisville Street. The Use Chart in Section 13.3 of the Unified Development Code

requires a Special Exception for "Dwelling, Manufactured and Modular Home" in a Rural Neighborhood (R-N) zoning district.

Only a portion of the property is to be used for the proposed use. The applicant provided a sketch of the home site area. The home site area is shown as 127' wide at the road with a total square footage of 43,307. The required minimum lot with for an R-N zone is 100 ft with a minimum of 40,000 square feet of lot area. 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 July 22, 2020. A sign was posted on the property in a conspicuous location.

Section 3.4.1 lists 8 criteria for Special Exception approval. Section 13.3.4 of UDC also requires that the Special Exception meet the additional standards for that use. Section 13.5.8.D lists 11 additional standards for the proposed use.

In the opinion of the Planning Department the proposed use associated with the Special Exception request could meet the criteria for special exception review and approval.

Chairman Brooks opened the public hearing to citizen comments.

The Applicant, Angela McMullen, 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 Verdell, the motion to approve SE 20-16 was approved 3 to 1 with Commissioner Gregory being the dissenting vote.

C. SE 20-17 REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MANUFACTURED HOME ON THE WEST SIDE OF SAND ROAD IN AREA P APPROXIMATELY 3,927 FEET SOUTH OF LOUISVILLE STREET IN A R-N ZONING DISTRICT.

City Planner Daniel Havelin presented the Special Exception Request by Julisa Dodd 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 P approximately 3,927 feet (0.74 miles) south of Louisville Street. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Dwelling, Manufactured and Modular Home" in a Rural

Neighborhood (R-N) zoning district. Only a portion of the property is to be used for the proposed use. The applicant provided a sketch of the home site area (see attachment 3). The home site area is shown as 100' wide at the road with a total square footage of 40,000. The required minimum lot with for an R-N zone is 100 ft with a minimum of 40,000 square feet of lot area. 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 July 22, 2020. A sign was posted on the property in a conspicuous location.

Section 3.4.1 list 8 criteria for Special Exception approval. Section 13.3.4 of UDC also requires that the Special Exception meet the additional standards for that use. Section 13.5.8.D lists 11 additional standards for the proposed use.

In the opinion of the Planning Department the proposed use associated with the Special Exception request could meet the criteria for special exception review and approval.

Chairman Brooks opened the public hearing to citizen comments.

The applicant, Julisa Dodd, 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 Verdell, the motion to approve SE 20-17 received unanimous approval.

Planners Report

City Planner Daniel Havelin announced to the Commissioners that there would be two upcoming public hearings to amend sections of the Unified Development Code as part of a comprehensive update. He noted the amendments include but are not limited to removing conflicting text, grammatical errors, numbering errors, update to development standards chart, update to use standards chart, clarifying requirements, and modifying requirements.

After discussion among the Commissioners relating to 16th Section leases, and upon the motion of Commissioner Dumas, duly seconded by Commissioner Verdell, the motion requesting that a representative from the Starkville Oktibbeha County School District or their leasing agent attend the next Planning and Zoning meeting on September 8, 2020 to discuss leases on 16th section land received unanimous approval.

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on September 08, 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 Gregory, the motion to adjourn until 5:30 p.m. on September 08, 2020 in the Courtroom located at 110 West Main Street, Starkville MS, was unanimously approved.

Michael Brooks, Commission Chair

Daniel Havelin, City Planner