

**MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI SEPTEMBER 8, 2020**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on September 8, 2020 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being physically present were Kim Moreland, Ward 1 and Michael Brooks, Chairman, Ward 4. Joining the meeting via the Google Meets virtual meeting platform were Vicki West, Ward 2, Kelly Prather, Ward 3, Alexis Gregory, Ward 5, and Jeremiah Dumas Ward 6. Absent from the meeting was Tommy Verdell Jr., Ward 7. 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 September 8, 2020 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, September 8, 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. OLD BUSINESS
 - A. DISCUSSION WITH MIKE AINSWORTH, OF THE STARKVILLE-OKTIBBEHA COUNTY SCHOOL DISTRICT, REGARDING 16TH SECTION LAND LEASES

- B. 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.

VIII. NEW BUSINESS

- A. FP 20-03 REQUEST FOR FINAL PLAT APPROVAL FOR "JAX CORNER" THE RECONFIGURATION AND SUBDIVIDING OF SEVERAL LOTS INTO 2 LOTS LOCATED AT 103 HIGHWAY 12 WEST IN A C ZONING DISTRICT
- B. UE 20-16 REQUEST FOR USE EXCEPTION TO ALLOW FOR A "CAR TITLE LOAN, PAYDAY ADVANCE, OR LOAN BUSINESS" AT 210 HIGHWAY 12 WEST, SUITE H. THE PROPERTY IS LOCATED WITHIN IS A C ZONING DISTRICT WITH THE PARCEL NUMBER 102G-00-002.07

IX. PLANNERS REPORT

X. ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Prather, the motion to approve the official agenda of the Planning and Zoning Commission for September 8, 2020 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE
MEETING OF AUGUST 11, 2020**

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Moreland, the motion to approve the minutes as amended of the Planning and Zoning Commission for August 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 Old Business.

OLD BUSINESS

**A. DISCUSSION WITH MIKE AINSWORTH, OF THE STARKVILLE-
OKTIBBEHA COUNTY SCHOOL DISTRICT, REGARDING 16TH
SECTION LAND LEASES**

Mr. Mike Ainsworth came forward to answer questions from the Planning Commission.

**B. 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.**

Upon the motion of Commissioner Moreland, duly seconded by Commissioner Gregory, the motion to lift item SE 20-14 from the table received unanimous approval.

City Planner Daniel Havelin presented the 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 (see attachment 3). 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. The item was tabled at the August 11, 2020 Planning and Zoning Commission meeting.

Chairman Brooks opened the public hearing to citizen comments.

The applicant, Paris Gaines, 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 deny SE 20-14 was approved unanimously.

NEW BUSINESS

**A. FP 20-03 REQUEST FOR FINAL PLAT APPROVAL FOR "JAX CORNER" THE
RECONFIGURATION AND SUBDIVIDING OF SEVERAL LOTS INTO 2 LOTS LOCATED AT
103 HIGHWAY 12 WEST IN A C ZONING DISTRICT**

City Planner Daniel Havelin presented the Final Plat request by Jason Pepper on behalf of Jody Josey and 4jLP for the "Jax Corner Subdivision" shown on the plat as "4JLP Subdivision". The proposed subdivision is located on the southwest corner of the intersection of South Jackson Street and Highway 12 within a C zoning district. The subdivision is reconfiguring and

subdividing of several lots into 2 lots. The gross acreage is +/- 1.84 with a total of 2 lots. All easements and dedications are provided on the final plat. The applicant has not identified any adversely affected parties to the subdivision.

In the opinion of the Planning Department the proposed Final Plat request could meet the criteria for final plat review and approval.

The following condition is recommended by City Staff:

1. All development and redevelopment on either lot will be required to comply with new access management requirements, stormwater management and any other codes per the UDC.

Chairman Brooks opened the public meeting to citizen comments.

Jason Pepper, representing the applicant, came forward to speak in favor of the request.

Calling for and receiving no additional comments, Chairman Brooks opened the item up for discussion amongst the Commissioners.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Prather, the motion to approve FP 20-03 received unanimous approval.

B. UE 20-16 REQUEST FOR USE EXCEPTION TO ALLOW FOR A "CAR TITLE LOAN, PAYDAY ADVANCE, OR LOAN BUSINESS" AT 210 HIGHWAY 12 WEST, SUITE H. THE PROPERTY IS LOCATED WITHIN IS A C ZONING DISTRICT WITH THE PARCEL NUMBER 102G-00-002.07

City Planner Daniel Havelin presented the Use Exception request by Keith Beck of Anytime Cash Solutions, LLC on behalf of Tower Plaza LLC for a Use Exception to allow for a "Car Title Loan, Payday Advance, or Loan Business" located at 210 Highway 12 west, Suite H. The business would provide pay day loans, installment loans, and check cashing. The Use Chart requires a Use Exception for "Car Title Loan, Payday Advance, or Loan Business" in a C zoning district. The request was noticed in accordance with Section 3.5.3.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 August 18, 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. Section 3.5.1 lists 6 criteria for Use Exception approval. Section 13.3.3 of Unified Development Code also requires that the Use Exception meet the additional standards for that use. There are no additional standards for the proposed use.

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

Chairman Brooks opened the public hearing to citizen comments.

The applicant, Keith Beck, 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 Moreland, duly seconded by Commissioner Dumas, the motion to approve UE 20-16 was approved 4 to 1 with Commissioner Gregory being the dissenting vote.

Planners Report

City Planner Daniel Havelin announced to the Commissioners that the two upcoming public hearings to amend sections of the Unified Development Code have been pushed back. He recommended a work session for the Commission to meet to discuss updates to the Unified Development Code. A work session meeting date would be determined after the meeting.

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on October 13, 2020, in the Courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Moreland, duly seconded by Commissioner Prather, the motion to adjourn until 5:30 p.m. on October 13, 2020 in the Courtroom located at 110 West Main Street, Starkville MS, was unanimously approved.

Michael Brooks, Commission Chair

Daniel Havelin, City Planner