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

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on November 10, 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, Jeremiah Dumas, and Ward 6 Tommy Verdell Jr., Ward 7. Absent from the meeting was Kelly Prather, Ward 3 and Alexis Gregory, Ward 5. Physically present attending the Commissioners were City Planner Daniel Havelin and City Attorney Jason Sharp. Attending the meeting via Google Meets virtual meeting platform was Community Development Director Dr. Simon Kim.

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 November 10, 2020 as presented.

OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, NOVEMBER 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 FOR THE APPROVAL OF MINUTES
VI. CONSIDERATION OF THE UNAPPROVED MINUTES OF OCTOBER 13, 2020
VII. CITIZEN COMMENTS
VIII. NEW BUSINESS

A. DISCUSSION AND CONSIDERATION OF FP 20-08 REQUEST FOR FINAL PLAT APPROVAL FOR PHASE 1 PART 1 OF THE PRESERVE AT HUNTINGTON PARK SUBDIVISION LOCATED AT THE WEST END HUNTINGTON DRIVE IN A SD-6 ZONING DISTRICT PARCEL NUMBER 105-15-003.04.

IX. PLANNERS REPORT

X. ADJOURN

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

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF OCTOBER 13, 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 October 13, 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. DISCUSSION AND CONSIDERATION OF FP 20-08 REQUEST FOR FINAL PLAT APPROVAL FOR PHASE 1 PART 1 OF THE PRESERVE AT HUNTINGTON PARK SUBDIVISION LOCATED AT THE WEST END HUNTINGTON DRIVE IN A SD-6 ZONING DISTRICT PARCEL NUMBER 105-15-003.04.

City Planner Daniel Havelin presented the Final Plat request by David Jackson of Jackson Construction for the "The Preserve at Huntington Park- Phase 1 Part 1" subdivision.

The Preliminary Plat was initially approved in March of 2017. The name was changed from "Huntington Subdivision Phase 9" to the "The Preserve" and is being developed in phases. This is Part 1 of Phase 1. When the preliminary plat was approved, the property was zoned R-4. The property was rezoned in December of 2019 as part of the adoption of the Unified Development Code. The proposed final plat meets the requirements of the previous designation as R-4 and current designation as SD-6.

The entire subdivision has a gross acreage of +/- 41.26 with a total of 61 lots. The proposed gross density is 2.24 units per acre. Phase 1 Part 1 has a gross acreage of +/- 9.27 with a total of 14

lots. All easements and dedications are provided on the final plat. The roadways will be dedicated to the City once inspected by City Staff and Approved by the Board of Aldermen. Golden Triangle Planning and Development has reviewed proposed road name and has no issues. Water and sanitary service will be provided by Starkville Utilities. The applicant has indicated that this subdivision is not part of any previously platted subdivision, therefore no adversely effected parties.

In the opinion of the Planning Department the proposed Final Plat request could meet the criteria for final plat review and approval. City Staff is recommending 5 conditions based on recommendations by Engineering staff.

Chairman Brooks opened the public meeting to citizen comments.

A representative of the applicant, Anne Jackson, came forward to answer any questions from the Commission.

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

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Moreland, the motion to approve FP 20-08 with the amended conditions was approved unanimously. The conditions are as follows:

1. Covenants to be amended as required after the review of the City Attorney prior to execution of the Certificate of Final Approval.
2. Public Easement dedication language to be added to the final plat per the approval of the City Attorney prior to execution of the Certificate of Final Approval.
3. A surety approved by the City Attorney in an amount of $183,597 along with an accompanying Performance agreement for all outstanding infrastructure prior to execution of the Certificate of Final Approval.
4. A warranty with an accompanying surety approved by the City Attorney in an amount of $100,000 to be provided with a Performance agreement for the underground infrastructure that was inadequately tested prior to execution of the Certificate of Final Approval.
5. All disturbed areas to be fully established with vegetation to the satisfaction of City Staff prior to execution of the Certificate of Final Approval.

ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on December 8, 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 Verdell, the motion to adjourn until 5:30 p.m. on December 8, 2020 in the Courtroom located at 110 West Main Street, Starkville MS, was unanimously approved.

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Michael Brooks, Commission Chair

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Daniel Havelin, City Planner