

**APPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI OCTOBER 12, 2021**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on October 12, 2021 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being physically present were Chairman Jeremiah Dumas, Ward 6, Kim Moreland, Ward 1, Vicki West, Ward 2, Kelly Prather, Ward 3, Carl Smith, Ward 4, and Tommy Verdell Jr., Ward 7. Commissioner Alexis Gregory, Ward 5 was not present. Physically present attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Odie Avery, and Assistant City Attorney Jason Sharp.

Chairman Dumas opened the meeting with the Pledge of Allegiance followed by a moment of silence.

IV. 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 October 12, 2021 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY OCTOBER 12, 2021
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 SEPTEMBER 14, 2021
- VI. **CITIZEN COMMENTS**
- VII. **NEW BUSINESS**
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 21-07 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR AN EATING AND DRINKING ESTABLISHMENT AT 216 INDUSTRIAL PARK ROAD IN AN INDUSTRIAL ZONING DISTRICT WITH PARCEL NUMBER 120L-00-006.00
 - B. PUBLIC HEARING AND CONSIDERATION OF SE 21-08 A REQUEST FOR A SPECIAL EXCEPTION FROM DEVELOPMENT STANDARDS RELATED TO THE FAÇADE REQUIREMENTS AND PARKING LOT REQUIREMENTS AT STARKVILLE ACADEMY

LOCATED AT 505 ACADEMY ROAD IN A SE ZONING DISTRICT WITH PARCEL
NUMBER 102J-00-006.00

VIII. ADJOURN

After discussion and upon the motion of Commissioner Prather, duly seconded by Commissioner Smith, the motion to approve the official agenda of the Planning and Zoning Commission for October 12, 2021 received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF SEPTEMBER 14, 2021

After discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner West, the motion to approve the minutes of the Planning and Zoning Commission for September 14, 2021 received unanimous approval.

VI. CITIZEN COMMENTS

The Chair opened up the meeting for citizen comments. Calling for and receiving no comments, the Commission moved to New Business.

VII. NEW BUSINESS

1. PUBLIC HEARING AND CONSIDERATION OF SE 21-07 A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR AN EATING AND DRINKING ESTABLISHMENT LOCATED AT 216 INDUSTRIAL PARK ROAD IN AN I (INDUSTRIAL) ZONING DISTRICT WITH THE PROPERTY #120L-00-006.00.

City Planner Daniel Havelin presented the Special Exception request by Kenneth Thomas, on behalf of Umble Coffee Company to deviate from the development standards to allow for an Eating and Drinking establishment located at 216 Industrial Park Road in an I (Industrial) zoning district. The applicant is seeking a Special Exception to have a coffee shop/restaurant as part of a coffee roasting business. The primary use of the property will be for the roasting and distribution of coffee which is classified as "Manufacturing and Industrial Light". The proposed coffee shop/restaurant would be a secondary use and is classified as an "Eating & Drinking Establishments". While the roasting and distribution of coffee is a permitted use in an Industrial zoning district, a coffee shop/restaurant requires a special exception. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for an "Eating & Drinking Establishments" in an I (Industrial) zoning district. Section 13.3.4 of Unified Development Code also requires that the Special Exception meet the additional standards for that use.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 5 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 September 15, 2021. 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.

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. An eating and drinking establishment as a secondary use to the primary use of manufacturing and industrial light, the intent of the I (Industrial) zoning district isn't compromised. Section 8.1.1 states "The intent of the Industrial district is to implement the industrial component of the Special district placetype of the Starkville Comprehensive Plan".

Chairman Dumas opened the public hearing to citizen comments

Kenneth Thomas representing Umble Coffee Company joined the meeting virtually via Google Meet to speak in favor of the request.

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

After discussion and upon the motion to approve by Commissioner Prather, duly seconded by Commissioner Verdell, the motion was unanimously approved.

2. PUBLIC HEARING AND CONSIDERATION OF SE 21-8 A REQUEST FOR A SPECIAL EXCEPTION FROM DEVELOPMENT STANDARDS RELATED TO THE FAÇADE REQUIREMENTS AND PARKING LOT REQUIREMENTS AT STARKVILLE ACADEMY LOCATED AT 505 ACADEMY ROAD IN A SE ZONING DISTRICT WITH THE PARCEL NUMBER 102J-00-006.00.

City Planner Daniel Havelin presented the Special Exception request by Jeremy Nicholas on behalf of Starkville Academy to deviate from the façade and parking lot requirements for a proposed expansion at 505 Academy Road. The applicant is seeking a Special Exception for a new building and parking expansion. For the building expansion, the request is to use metal exterior siding instead of the required façade materials listed in the Development Standards chart. For the parking lot, the request is to not be required to have a concrete curb for gravel parking lots, not be required to place interior landscape islands, or terminal landscape islands in the proposed parking expansion or the existing parking lot. Section 3.4.1 of the Unified Development Code requires a Special Exception to deviate from the development requirements. The request were as follows;

- Request #1: Facade Requirements. Section 14.6.2 - applicant request to use "prefinished metal wall panels" and "brick veneer".

- Request #2: Curb Requirements for Gravel Parking Lots. Section 14.6.2 - applicant request to use concrete bumpers and specific site grading techniques to reduce gravel movement.
- Request #3: Terminal Island Requirements. Section 14.6.2 - applicant request a Special Exception to not place terminal islands in existing parking lot as required.
- Request #4: Interior Island Requirements. Section 14.6.2 - applicant request a Special Exception to not place interior islands in the existing and proposed parking areas as required.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 12 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 September 19, 2021. 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.

In the opinion of the Planning Department the proposed deviation associated with the Special Exception request could meet the criteria for special exception review and approval. The existing building and the proposed addition are currently visible from Louisville Street, but future development will most likely screen the majority of campus. The proposed and existing parking are not visible from any public road.

Kane Overstreet and Holland Cox representing Starkville Academy came before the commission to speak in favor of the request.

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

After discussion and upon the motion to approve by Commissioner Smith, duly seconded by Commissioner West, the motion was approved 5-0 with Commissioner Prather abstaining from the vote.

VIII. ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on November 9, 2021, in the Courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion and upon the motion to adjourn until 5:30 p.m. on November 9, 2021 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Smith, duly seconded by Commissioner Prather, the motion was unanimously approved.

Jeremiah Dumas, Commission Chair

Daniel Havelin, City Planner