

**APPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI NOVEMBER 9, 2021**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on November 9, 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, Kim Moreland, Ward 1, Vicki West, Ward 2, Alexis Gregory, Ward 5, and Tommy Verdell Jr., Ward 7. Attending the meeting virtually were Chairman Jeremiah Dumas, Ward 6, Kelly Prather, Ward 3, and Carl Smith, Ward 4. 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 November 9, 2021 as modified.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY NOVEMBER 9, 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 OCTOBER 12, 2021
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 21-09 A REQUEST FOR SPECIAL EXCEPTION TO DEVIATE FROM THE DEVELOPMENT REQUIREMENTS TO ALLOW FOR INTERNALLY LIT WALL SIGNS AT 301 EAST MAIN STREET IN A T-5D ZONING DISTRICT WITH THE PARCEL NUMBER 118P-00-210.00.
 - B. DISCUSSION ON PROPOSED UNIFIED DEVELOPMENT CODE UPDATE
 - C. DISCUSSION ON CODE ENFORCEMENT
- VIII. ADJOURN

After discussion, the motion to approve the official agenda as modified of the Planning and Zoning Commission for November 9, 2021 received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF October 12, 2021

After discussion, 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

A. PUBLIC HEARING AND CONSIDERATION OF SE 21-09 A REQUEST FOR SPECIAL EXCEPTION TO DEVIATE FROM THE DEVELOPMENT REQUIREMENTS TO ALLOW FOR INTERNALLY LIT WALL SIGNS AT 301 EAST MAIN STREET IN A T-5D ZONING DISTRICT WITH THE PARCEL NUMBER 118P-00-210.00.

City Planner Daniel Havelin presented the Special Exception request by Marc McGee of Mississippi State University Research and Technology Corporation on behalf of Innovation HUB to deviate from the development requirements to allow internally lit wall signs at 301 East Main Street in a T-5D zoning district. The applicant is seeking a Special Exception to deviate from the development requirements to allow internal illumination for new wall signs. Section 14.7.8.A.4.ii states that wall signs in form-based districts shall not be internally illuminated. Section 3.4 requires a special exception to deviate from any development requirement that is non-dimensional.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 14 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 October 8, 2021. A legal ad was published in the Starkville Daily News on October 8, 2021. As of this date, the Planning Office has received no response from the notifications.

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

Chairman Dumas opened the public hearing to citizen comments.

Marc McGee came forward 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, the motion was unanimously approved.

B. DISCUSSION ON PROPOSED UNIFIED DEVELOPMENT CODE UPDATE

City Planner Daniel Havelin presented proposed amendments to the Unified Development Code. The proposed amendments include but are not limited to: updating the administrative appeal process, updating the Use Chart for Recreational Vehicle Parks, updating food truck requirements, updating Monument Sign type for use in form-based districts, updating Yard Sign type for commercial zoning districts, adding Rental Housing Code, and updating the definitions section. After a brief discussion about the update and with no vote required, the Commission moved on to the next agenda item.

C. DISCUSSION ON CODE ENFORCEMENT

Chairman Dumas opened the discussion between Commissioners and Planning Staff. After general discussion about the role of Code Enforcement in the City and rental housing issues, Planning Staff was asked to setup an informal meeting between Code Enforcement, Planning Staff, and any Commissioner that wished to attend. Planning Staff agreed to coordinate a meeting at some point in the future.

VIII. ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on December 14, 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