



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY AUGUST 9, 2022
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 12, 2022
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. DISCUSSION AND CONSIDERATION OF PP 22-01 A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR “THE OAKS SUBDIVISION” AT NORTHWEST CORNER OF THE INTERSECTION OF SCALES STREET AND LOUISVILLE STREET IN A TN-E ZONING DISTRICT WITH PARCEL NUMBERS 102B-00-052.00 AND 102B-00-051.00
- VIII. ADJOURN

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI JULY 12, 2022**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held a meeting on July 12, 2022 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being physically present at the start of the meeting were Chairman Jerimiah Dumas, Ward 6, Vicki West, Ward 2, Kelly Prather, Ward 3, Carl Smith, Ward 4, and Alexis Gregory Ward 5. Arriving after the first vote on the official agenda was Kim Moreland, Ward 1. Absent from the meet was Tommy Verdell Jr., Ward 7. Physically present attending the Commissioners were City Planner Daniel Havelin 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 July 12, 2022 as presented.

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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 JUNE 14, 2022
 - B. CONSIDERATION OF THE UNAPPROVED MINUTES OF JUNE 20, 2022
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF RZ 22-01 A REQUEST TO REZONE A 0.92AC TRACT LOCATED APPROXIMATELY 790 FEET NORTH OF THE ENTRANCE TO CORNERSTONE PARK ON WEST SIDE OF HIGHWAY 25 FROM S-I TO C
- VIII. ADJOURN

After discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Prather, the motion to approve the official agenda of the Planning and Zoning Commission for July 12, 2022 received unanimous approval.

Commissioner Moreland arrived at the meeting immediately following the vote.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF JUNE 14, 2022

After discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Moreland, the motion to approve the minutes of the Planning and Zoning Commission for June 14, 2022 approved by a vote of 5-0 with Commissioner Gregory abstaining from the vote.

After the vote to approve the minutes, an error in the official agenda was noticed. The date for the minutes for the June 14th meeting was incorrect shown at June 12th on the agenda. The Commission reopened the approval of the agenda to correct the date of the minutes for the June 14th meeting.

B. CONSIDERATION OF THE UNAPPROVED MINUTES OF JUNE 20, 2022

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Smith, the motion to approve the minutes of the Planning and Zoning Commission for June 20, 2022 the motion 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 RZ 22-01 A REQUEST TO REZONE A 0.92AC TRACT LOCATED APPROXIMATELY 790 FEET NORTH OF THE ENTRANCE TO CORNERSTONE PARK ON WEST SIDE OF HIGHWAY 25 FROM S-I TO C

City Planner Daniel Havelin presented the Rezoning request Elbert Jackson Day Jr. to rezone a 0.92ac tract recently purchased from the City on the east side of Cornerstone park adjacent to Hwy 25.

The current zoning designation, S-I (Special Institutional) is reserved for any City of Starkville owned, managed, and/or partially owned property. The properties to the north and south of the tract are currently zoned C (Commercial). Both properties are owned by the applicant. With the change in ownership, the property changes from a municipal use to a private use. Thus, a change in condition has occurred with the property. With the near completion of Cornerstone Park to the west, a change in condition in the neighborhood has also occurred. The park will generate the need

for additional commercial property in the vicinity of the park. Thus, there is also a public need to rezone the property to allow for commercial uses to support Cornerstone Park. If the property is not rezoned after changing ownership, an error in the zoning map will be created.

The request was noticed in accordance with Section 3.1.3.G of the Unified Development Code.

- 1 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 June 17, 2022.
- A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received no response to the notification.

In the opinion of the Planning Department, the proposed rezoning request meets the requirement that a change in the neighborhood has occurred to such an extent as to justify the proposed rezoning and there is a public need for the proposed rezoning.

Chairman Dumas opened the public hearing to citizen comments.

Harper Day came forward to speak in favor of the request and answer any questions by the commissioners.

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 based on change in conditions and error by Commissioner Gregory, duly seconded by Commissioner Smith, the motion was unanimous approved.

VIII. ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on August 9, 2022, 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 August 9, 2022 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Gregory, duly seconded by Commissioner Smith, the motion was unanimously approved.

Jeremiah Dumas, Commission Chair

Daniel Havelin, City Planner



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Odie Avery, Assistant City Planner (662-323-2525 ext. 3138)
Subject: Discussion and consideration of PP 22-01 a request for Preliminary Plat approval for "The Oaks Subdivision" at northwest corner of the intersection of Scales Street and Louisville Street in a TN-E zoning district with parcel numbers 102B-00-052.00 and 102B-00-051.00
Date: August 9, 2022

The purpose of this report is to provide information regarding Preliminary Plat request by Jay Fowler with Louisville Street, LLC for the "The Oaks Subdivision" subdivision. Please see attachments 1- 4.

BACKGROUND INFORMATION

- The Development Review Committee reviewed the preliminary plat on August 5, 2022.
- On July 10, 2018 a request to rezone the property to allow for multi dwelling unit development was recommended for denial by Planning and Zoning Commission. The applicant then pulled the request before an appeal could be heard by the Board of Aldermen.
- On November 28, 2018 a request for a variance to reduce the front setback was recommended for denial by the Board of Adjustments and Appeals. On December 18, 2018 the Board of Aldermen denied the request.
- On February 12, 2019 a request for preliminary plat for subdividing the property into 5 lots was recommended for approval by the Planning and Zoning Commission. On February 19, 2019 the Board of Aldermen approved the request with conditions. The preliminary plat expired has since expired.
- The Infrastructure Plan associated with the preliminary plat was approved February 20, 2020 and has since expired.
- The previously approved preliminary plat and infrastructure plan were approved under the previous zoning designation and development codes.

GENERAL INFORMATION

- The proposed subdivision is located at northwest corner of the intersection of Scales Street and Louisville Street in a TN-E zoning district.
- The gross acreage is +/- 0.98 with a total of 4 lots. The proposed gross density is 4.1 units per acre.
- All proposed easements and dedications are provided on the preliminary plat.
- Electrical service, Potable water, and sanitary sewer utility services 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.

PRELIMINARY PLAT INFORMATION

- Approval of a preliminary plat by the Mayor and Board of Aldermen shall be denoted by the issuance of a letter of preliminary plat approval. One (1) paper copy and a digital copy of the approved preliminary plat shall be retained in the Planning Department's files.
- If the preliminary plat is approved with condition(s) by the Board of Aldermen, the conditions shall run with the preliminary plat until final plat or expiration of the plat.
- If denied by the Planning and Zoning Commission or the Board of Aldermen the reasons for such action shall be stated, and if possible, recommendations should be made on the basis of which the proposed subdivision could be recommended for approval. A disapproved preliminary plat may be resubmitted to the Planning and Zoning Commission and the Mayor and Board of Aldermen after the suggested changes have been made.
- Approval of a preliminary plat shall be tentative, pending the submission of the infrastructure plans and final plat as specified in the Unified Development Code.
- Approval of the preliminary plat shall be effective and binding upon the City for one (1) year. An expired preliminary plat may be reapproved at the discretion of the Board of Aldermen.
- Approval of the preliminary plat by the Board of Aldermen is the subdivider's authorization to proceed with infrastructure plan submittal.

ZONING DISTRICT INFORMATION

Below is information pertaining to a detached residential dwelling use in a TN-E (Traditional Neighborhood Existing) zoning district:

Detached and Attached Duplex Dwelling	
A. Lot Dimensions	TN-E
A1 Lot size per unit in sq. ft (min.)	5500
A2 Lot width (min.)	45'
A3 Lot width at corner (min.)	55'
B. Principal Building Setbacks	TN-E
B1 Front setback	15' or see infill standards
B. Principal Building Setbacks (cont.)	TN-E
B2 Side setback (min.)	5' or infill standards
B3 Side setback corner lot (min.)	15' or see infill
B4 Rear setback (min.)	15'
B5 Rear setback adjacent to street or alley (min.)	15'
C. Accessory Dwelling Unit/Structure Setbacks	TN-E
C1 Front setback	Behind rear wall of principal building
C2 Side setback	5' min
C3 Side setback corner lot (min.)	10'
C4 Rear setback	5', minimum of 10' from any structure
C5 Rear setback adjacent to alley for garages (min.)	15'
C6 Structures housing livestock (min.)	N/A
D. Parking Setbacks	TN-E
D1 From primary street	See infill standards

E. Height	TN-E
E1 Principal building(s) (max)	30', 2 story
E2 Accessory Dwelling Unit(s)/Structure(s) (max)	Less than principal building
E3 Accessory structure agricultural use	15'
F. Pedestrian Access	TN-E
F1 Street-facing primary entrance along street	yes

ANALYSIS

In the opinion of the City Staff the proposed Preliminary Plat request could meet the requirements of Section 3.12 of the Unified Development Code.

CONDITIONS OF APPROVAL

Any condition attached to the approval of a preliminary plat by the Mayor and Board of Aldermen shall run with the preliminary plat until final plat or expiration of the preliminary plat.

Attachment 1
PP 22-01 Aerial



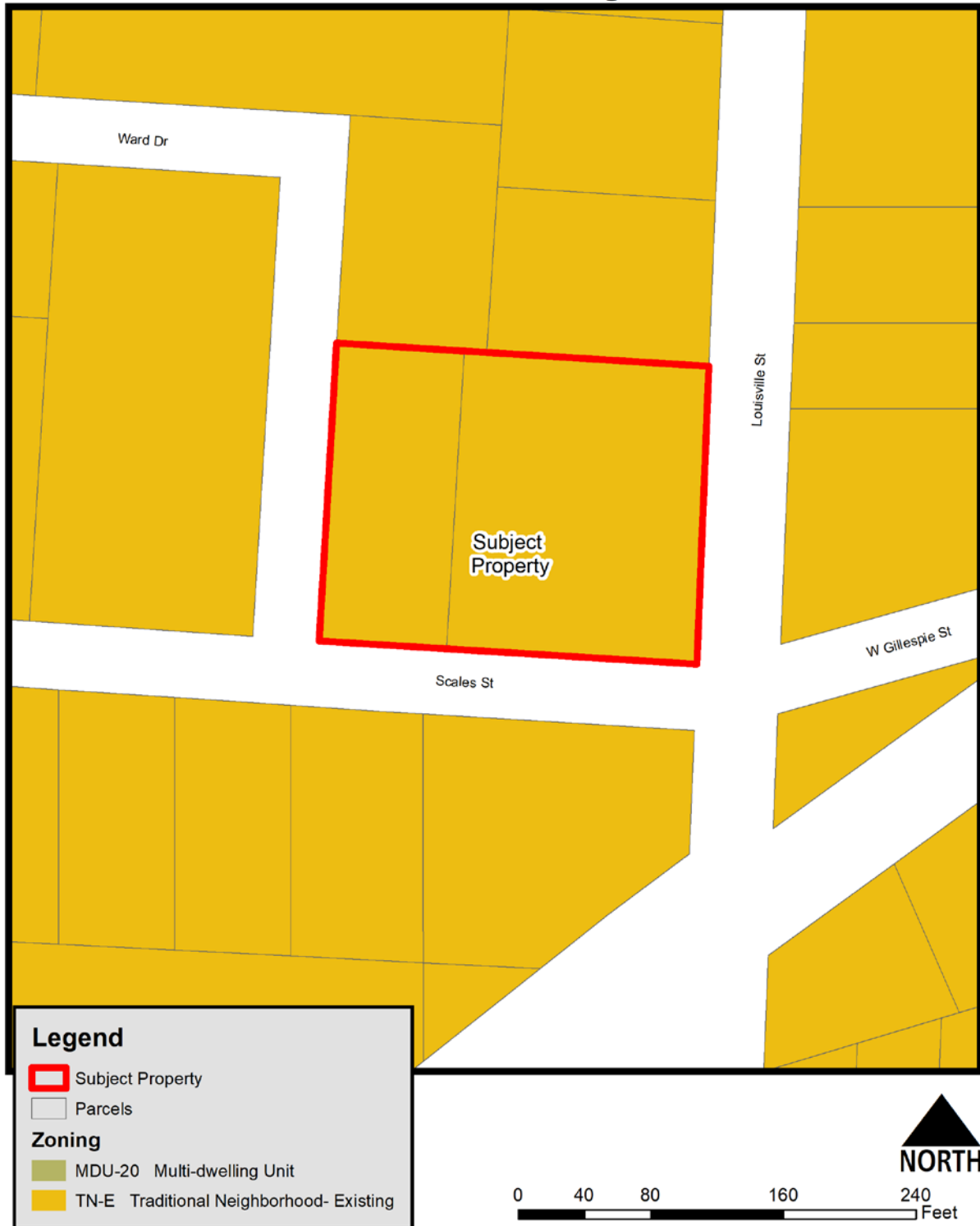
Legend

-  Subject Property
-  Parcels

0 40 80 160 240 Feet



Attachment 2
PP 22-01 Zoning



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