

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI FEBRUARY 14, 2023**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on February 14, 2023, 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 meeting were Chairman Jeremiah Dumas, Ward 6, Kim Moreland, Ward 1, Carl Smith, Ward 4, Alexis Gregory, Ward 5, and Tommy Verdell Jr., Ward 7. Joining virtually VIA the Google Meets platform was Kelly Prather, Ward 3. Absent from the meeting was Vicki West, Ward 2. Physically present attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Lyle McCaskey, and City Attorney Berk Huskison.

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 February 14, 2023, as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY FEBRUARY 14, 2023
1ST FLOOR CITY HALL – COURTROOM
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 DECEMBER 13, 2022
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. DISCUSSION AND CONSIDERATION OF FP 22-11 A REQUEST FOR FINAL PLAT APPROVAL FOR “ADELAIDE PH III” LOCATED ON THE WEST SIDE OF ADELAIDE PHASE I AND II ON RYAN AVENUE AND BANCROFT AVENUE WITHIN A TN-N ZONING DISTRICT
- VIII. ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to approve the official agenda of the Planning and Zoning Commission for February 14, 2023, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF DECEMBER 13, 2022

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to approve the minutes of the Planning and Zoning Commission for December 13, 2022, with revisions 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. DISCUSSION AND CONSIDERATION OF FP 22-11 A REQUEST FOR FINAL PLAT APPROVAL FOR "ADELAIDE PH III" LOCATED ON THE WEST SIDE OF ADELAIDE PHASE I AND II ON RYAN AVENUE AND BANCROFT AVENUE WITHIN A TN-N ZONING DISTRICT

City Planner Daniel Havelin presented the request by Neel-Schaffer Inc. on behalf of Live Adelaide LLC for the "Adelaide Ph III" subdivision. The Board of Aldermen approved the preliminary plat on September 21, 2021. 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. Street numbers will be assigned for construction permitting and utility assignments. Golden Triangle Planning and Development has reviewed the proposed road name and has no issues. Electrical service will be provided by 4 County. Potable water and sanitary sewer utility services will be provided by the City. Staff has reviewed the proposed covenants and they include sections for common area and stormwater facilities maintenance, as well as the City's standard hold-harmless indemnification clause required by the City Attorney. The applicant has indicated that this subdivision is not part of any previously platted subdivision, therefore no adversely affected parties.

There are 3 conditions recommended by Engineering Department. The first two conditions are carryovers from the preliminary plat. The third condition is related to the punch list in attachment 7 of the staff report. The recommended conditions are as follows:

1. The dedication of a minimum of 10 feet of right-of-way along South Montgomery Street shall be required to accommodate future roadway improvements and widening on all future phases of the subdivision.
2. A left turn lane onto South Montgomery Street shall be required for each entrance as shown on Attachment 6 based on the total number of constructed dwelling units within the entire subdivision. The trigger for the construction of the left turn lane shall be as follows:

- North Site Drive at 400 dwelling units
 - Lawrence Avenue at 470 dwelling units
 - South Site Drive #1 at 550 dwelling units
 - South Site Drive #2 at 600 dwelling units
 - South Site Drive #3 at 600 dwelling units
3. All items provided in the Adelaide Phase 3 Engineering & Utilities Inspection punch list (attachment 7) shall be completed or have surety provided, as approved by the City Engineer and Utilities Department, prior to execution of the Final Plat.

Chairman Dumas asked if the applicant would like to address the Commission.

Saunders Ramsey came forward to speak in favor of the request.

Chairman Dumas opened the item for discussion amongst the Commission.

After a discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Smith, the motion to approve request FP 22-11 for final plat approval for the "Adelaide Ph III" subdivision with staff recommended conditions received unanimous approval.

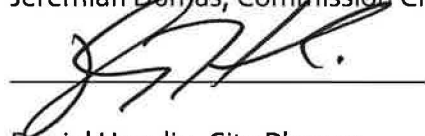
VIII. ADJOURN

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on March 14, 2023, 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 March 14, 2023, in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Smith, duly seconded by Commissioner Verdell, the motion was unanimously approved.



Jeremiah Dumas, Commission Chair



Daniel Havelin, City Planner