

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI DECEMBER 12, 2023**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on December 12, 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, Vicki West, Ward 3, Carl Smith, Ward 4, Alexis Gregory, Ward 5 and Tommy Verdell, Ward 7. Attending by virtual option was Ward 2, Kelly Prather. Physically present 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 December 12, 2023, as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, DECEMBER 12, 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 OCTOBER 10, 2023
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF RZ 23-01 FOR A REZONING REQUEST TO REZONE 300 APPLE STREET FROM T-5C TO TN-E.

- B. PUBLIC HEARING AND CONSIDERATION OF SE 23-05 A REQUEST FOR SPECIAL EXCEPTION RELATING TO THE FAÇADE COLORS FOR THE T-MOBILE STORE AT 335 MISSISSIPPI HIGHWAY 12 WEST IN A C ZONING DISTRICT.
- C. DISCUSSION AND CONSIDERATION OF FP 23-11 A REQUEST FOR FINAL PLAT APPROVAL FOR THE "ACADEMY HILL PHASE 2" SUBDIVISION LOCATED ON MOLLY DRIVE IN AN SD-6 ZONING DISTRICT.
- D. DISCUSSION AND CONSIDERATION OF THE 2024 PLANNING AND ZONING COMMISSION MEETING SCHEDULE AND SUBMISSION DEADLINES.

ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Smith, the motion to approve the official agenda of the Planning and Zoning Commission for December 12, 2023, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF OCTOBER 10, 2023

After discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Verdell, the motion to approve the minutes of the Planning and Zoning Commission for June 13, 2023, received unanimous approval with corrections to writing.

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 23-01 FOR A REZONING REQUEST TO REZONE 300 APPLE STREET FROM T-5C TO TN-E.

City Planner Daniel Havelin presented the request by George Chesteen to rezone a proposed lot that is in the process of being subdivided from the parent parcel, which is located on Dr. Martin Luther King Jr Drive West. The current zoning designation, T-5C (Corridor Form-based District), is for dense multi-story mixed-use developments. 300 Apple Street is located on a residential street primarily consisting of single-story detached dwellings zoned TN-E (Traditional Neighborhood Existing). If the property is subdivided off of the parent lot, a change in condition will have occurred with a public need to change the zoning to match the rest of Apple Street. There is currently

one detached dwelling on the property. There are no other known zoning issues with this request. The existing zoning allows for more commercial uses by right than the proposed zoning and allows for up to a 4-story building to be built on the site. The existing structure currently on the site contextually fits in with the character of other structures on Apple Street.

Chairman Dumas provided the applicant an opportunity to speak before the commission.

After a discussion and upon the motion of Commissioner Prather, duly seconded by Commissioner Gregory, the motion to approve RZ 23-01 received unanimous approval.

B. PUBLIC HEARING AND CONSIDERATION OF SE 23-05 A REQUEST FOR SPECIAL EXCEPTION RELATING TO THE FAÇADE COLORS FOR THE T-MOBILE STORE AT 335 MISSISSIPPI HIGHWAY 12 WEST IN A C ZONING DISTRICT.

Assistant City Planner Lyle McCaskey presented the request by Demetric Halbert on behalf of T-Mobile to allow for an exception from development standards related to the façade colors at 335 Mississippi highway 12 west in a C zoning district. In a note provided on June 6th, 2023, on a signage permit in the city's permitting system, MyGov the planning department directly informed Econo Signs, a subcontractor for the applicant, that the awning colors were not permitted. Work was performed and code enforcement contacted the owner. Upon notification T-Mobile made a request for the Special Exception.

Chairman Dumas provided the applicant an opportunity to speak before the commission.

Affiliated parties with the Applicant, Zachary Spletter and Jim Kirkland, spoke in favor of the special exception.

After a discussion and upon the motion of Commissioner Verdel, duly seconded by Commissioner Prather, the motion to approve SE 23-05 was approved by a vote of 5-1 with Commissioner Gregory voting against.

C. DISCUSSION AND CONSIDERATION OF FP 23-11 A REQUEST FOR FINAL PLAT APPROVAL FOR THE "ACADEMY HILL PHASE 2" SUBDIVISION LOCATED ON MOLLY DRIVE IN AN SD-6 ZONING DISTRICT.

City Planner Daniel Havelin presented the request for Final Plat approval by Johnny McBride on behalf of Bentbrook Ridge LLC for the "Academy Hill Phase 2" subdivision. The Preliminary Plat was approved by the Board of Aldermen on

February 21, 2017, with two conditions. The Final Plat shall reflect the existing blue line stream. Further traffic analysis be presented to the City Engineer to be provided by applicant as part of the infrastructure plans. All conditions of the Preliminary Plat have been met. The Final Plat for Phase 1 was approved by the Board of Aldermen on February 20, 2018. The Development Review Committee reviewed the final plat on November 2, 2023. The applicant has indicated that this subdivision is not part of any previously platted subdivision. Therefore, no adversely affected parties. There is one staff requested condition of approval by the Engineering Department. The request was that the final version of the plat for signatures shall include a note that there is a "private drainage easement" between Lots 8 and 9.

Chairman Dumas provided the applicant an opportunity to speak before the commission.

After a discussion and upon the motion of Commissioner Moreland, duly seconded by Commissioner Smith, the motion to approve FP 23-11 received unanimous approval.

D. DISCUSSION AND CONSIDERATION OF THE 2024 PLANNING AND ZONING COMMISSION MEETING SCHEDULE AND SUBMISSION DEADLINES.

City Planner Daniel Havelin presented the request for the 2024 Planning and Zoning Commission meeting schedule and submission deadlines.

After a discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Moreland, the motion to approve the 2024 Planning and Zoning Commission meeting schedule and submission deadlines 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 January 9, 2024, 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 January 9, 2024, in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Gregory, duly seconded by Commissioner Smith, the motion was unanimously approved.

A handwritten signature in cursive script, appearing to read "Jeremiah Dumas", written over a horizontal line.

Jeremiah Dumas, Commission Chair

A handwritten signature in cursive script, appearing to read "D. Havelin", written over a horizontal line.

Daniel Havelin, City Planner