



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, MARCH 12, 2024
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 JANUARY 9, 2024
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 24-01 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A DETACHED DWELLING TO BE PLACED AT 122 YELLOW JACKET DRIVE IN A C ZONING
 - B. PUBLIC HEARING AND CONSIDERATION OF UE 24-01 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A MONUMENT SIGN TO BE PLACED AT THE HUB BUILDING LOCATED AT 301 UNIVERSITY DRIVE IN A T-5D ZONING DISTRICT
- VIII. ADJOURN

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI JANUARY 9, 2024**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on January 9, 2024, 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. Absent from the meeting was Kelly Prather Ward 2. 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 January 9, 2024, as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JANUARY 9, 2024
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 12, 2023
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 23-06, A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR AN EXCEPTION FROM DEVELOPMENT STANDARDS RELATED TO THE FAÇADE COLORS AT 732 WHITFIELD STREET IN A CN 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 January 9, 2024, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF DECEMBER 12, 2023

After discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Gregory, the motion to approve the minutes of the Planning and Zoning Commission for December 12, 2023, 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 23-06, A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR AN EXCEPTION FROM DEVELOPMENT STANDARDS RELATED TO THE FAÇADE COLORS AT 732 WHITFIELD STREET IN A CN ZONING DISTRICT.

Assistant City Planner Lyle McCaskey presented the request by Martisa and Edwaldson Francois on behalf of Empowerment Station Academy to allow for an exception from development standards related to the façade colors at 732 Whitfield Street in a Commercial Neighborhood zoning district. Work was performed, and code enforcement contacted the owner. Upon notice, the Empowerment Station Academy requested a Special Exception. The applicant provided a statement that was included in the staff report. The criteria for review and approval were presented to the Commission.

The request was noticed per Section 3.4.3.E of the Unified Development Code. 19 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 December 20, 2023. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received one phone call supporting this request.

Chairman Dumas opened the public hearing.

Edwaldson Francois came forward to speak in favor of the request.

Calling for and receiving no comments, Chairman Dumas closed the public hearing.

After a discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to approve SE 23-06 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 February 13, 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 February 13, 2024, in the Courtroom located at 110 West Main Street, Starkville, MS, by Commissioner Smith, duly seconded by Commissioner Gregory, 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) Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject:	Public Hearing and consideration of SE 24-01 a request for Special Exception to allow for a Detached Dwelling to be placed at 122 Yellow Jacket Drive in a C zoning
Date:	March 13, 2024

The purpose of this report is to provide information regarding a Special Exception request by Sarah Tadlock to allow for a Detached Dwelling to be placed at 122 Yellow Jacket Drive in a C (Commercial) zoning district with parcel number 102H-00-033.00. Please see attachments 1- 2.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to build a single detached house at 122 Yellow Jacket Drive. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Detached, Dwelling" in a C zoning district. Section 13.3.4 of Unified Development Code also requires that the Special Exception meet the additional standards for that use.

Section 7.2 Base Dimensional Standards

A. Lot Dimensions	C
A1. Lot size (min)	*
A2. Lot width (min)	*
B. Building/Structure Setbacks	C
B1. Front setback min	20'
B2. Front setback max	N/A
B3. Side setback	10'
B4. Side setback adjacent to detached residential	50'
B5. Side setback corner lot	20'
B6. Rear setback	20'
B7. Rear setback adjacent to detached residential	50'
D. Parking Setbacks	C
D1. From primary street	5'
D2. From side street	5'
D3. From side and rear property line	5'

D4. From side and rear property line adjacent to detached residential	See buffer yard requirements
E. Height	C
E1. Principal building(s) (max)	50', 4 story
E2. Accessory structures(s) (max)	15', 1 story
F. Pedestrian Access	C
F1. Street-facing primary entrance along street	yes
F2. Sidewalk connection to street from each entrance	yes
*lots must be of a sufficient size to accommodate the proposed use and meet all subsequent development standards	
**see use chart and additional standards	

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.41)

- A. Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
- B. Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
- C. Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
- D. Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
- E. Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
- F. Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
- G. Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
- H. Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

Any built structure or site associated with an approved special exception may continue with the associated use unless the use is made a nonconformity by any subsequent zoning ordinance and/or action by the Board of Aldermen. All nonconformities shall be regulated in accordance with section 3.17. If a specific time is not set as part of the approval of a special exception, the special exception shall expire within 18 months if no building permit has been issued and/or construction activities have ceased on the site. A special exception for any sign type shall expire upon the abandonment or discontinuance of the use or business. Reapplication for a special exception for sign will be required.

NOTIFICATION

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code.

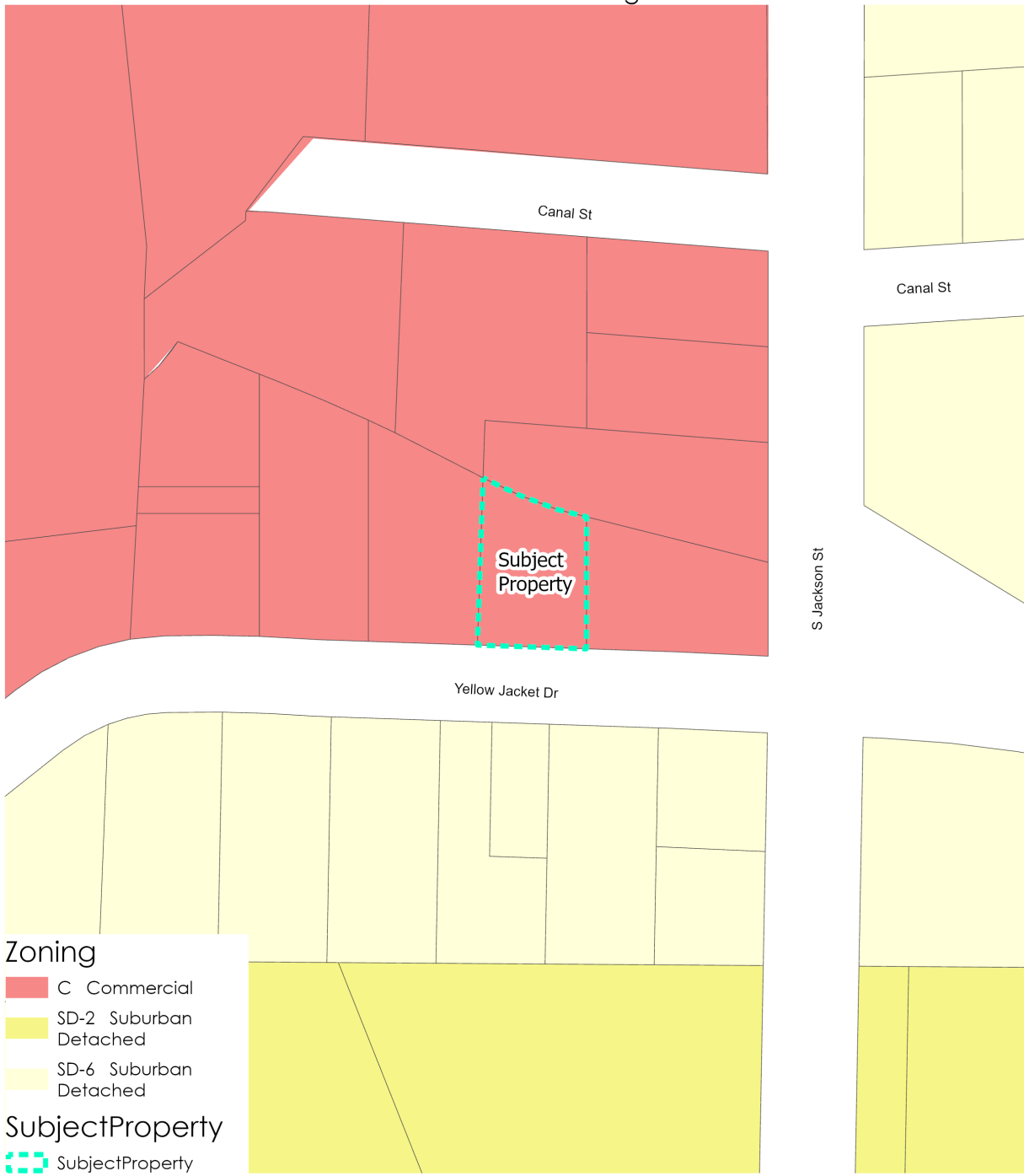
1. 22 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on February 23, 2024.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received a response to the notifications.

CONDITIONS OF APPROVAL

Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.4.3.J).

Attachment 1
SE 24-01 Zoning



Attachment 2
SE 24-01 Aerial



 Subject Property

0 50 100 200 Feet





THE CITY OF STARKVILLE
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PLANNING AND ZONING COMMISSION
CITY HALL, 110 WEST MAIN STREET
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STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public Hearing and consideration of UE 24-01 a request for Special Exception to allow for a monument sign to be placed at The Hub building located at 301 University Drive in a T-5D zoning district
Date: MARCH 13, 2024

The purpose of this report is to provide information regarding a Special Exception request by Matthew Pea with CPLA, on behalf of Mississippi State University, to allow for a monument sign to be placed at The Hub building located at 301 University Drive in a T-5D zoning district with parcel number 118P-00-210.0. Please see attachments 1- 4.

BACKGROUND INFORMATION

The HUB is currently renovating the front entrance plaza along University Drive. As part of this renovation, a new monument sign is being proposed. The applicant seeks a Use Exception to place a monument sign in a T-5D zoning district on a corner lot. In a T-5D zoning district, monument signs are only permitted on corner lots with a Use Exception if the existing building exceeds the maximum setback for that zoning district. The existing building exceeds the maximum setback of fifteen feet. Monument signs are also limited to six feet in height and a maximum of sixty square feet. The proposed monument sign meets all size and setback requirements.

Unified Development Code Section 14.7.9.A.4.i

In T-5D, T-5U, and T-5C, zoning districts sign area shall be less than sixty (60) square feet with a maximum height of six (6) feet. Monument signs shall only be allowed on lots where the existing building exceeds the maximum setback for that zoning district. Corner lots are not eligible for monument sign types unless approved as a Use Exception.

CRITERIA FOR USE EXCEPTION REVIEW AND APPROVAL (Section 3.5.1)

- A. **Site and structure suitability.** The proposed location of the use has adequate space for the use such as but not limited to: parking, available utilities, pedestrian access, vehicle access, loading areas, building size, building type, etc.

- B. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the addition of the proposed use to the area.
- C. **Immediate neighborhood impact.** The proposed use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
- D. **Impact on property values.** The proposed location of the use will not cause or contribute to a decline in property values of surrounding properties.
- E. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
- F. **Additional standards.** All associated additional standards for the proposed use have been adequately provided for on the site plan.

ADDITIONAL CRITERIA FOR USE EXCEPTION REVIEW AND APPROVAL IN FORM-BASED DISTRICTS (Section 3.5.2)

- A. The use exception shall be consistent with the intent of the form-based districts

ABANDONMENT OR DISCONTINUANCE (Section 3.5.3.K)

If a use exception is abandoned, discontinued, or ceases for a continuous period of more than three (3) months, the use exception shall become null and void. The use exception shall only be tied to the applicant for that specific location and/or business and cannot be transferred to another entity or location without reapplication. Any use associated with an approved use exception may continue the associated use unless the use is made a nonconformity by any subsequent zoning ordinance and/or action by the Board of Aldermen.

NOTIFICATION

The request was noticed in accordance with Section 3.5.3.E of the Unified Development Code.

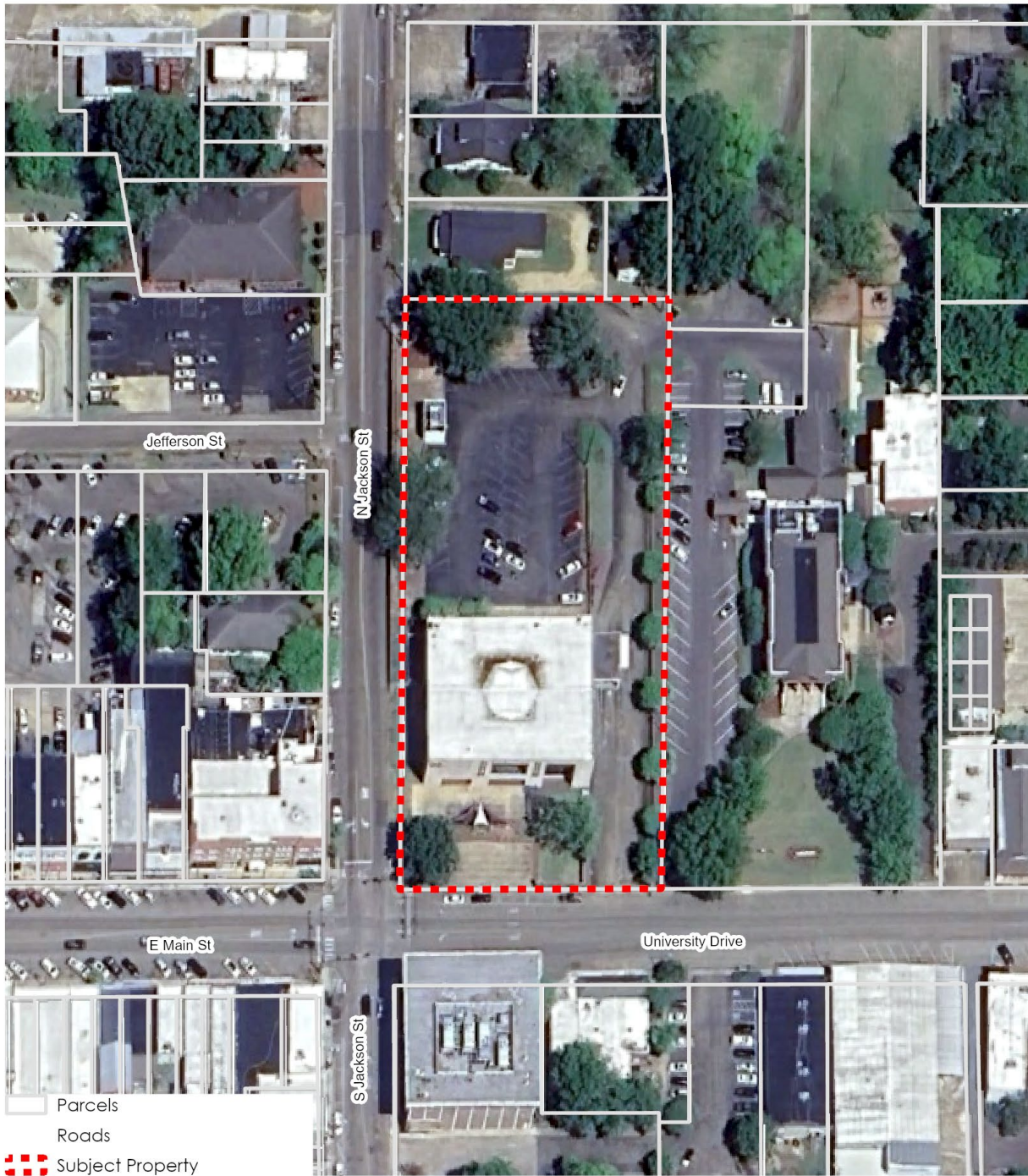
1. 14 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on February 21, 2024.
3. A sign was posted on the property in a conspicuous location.

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

CONDITIONS OF APPROVAL

Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.5.3.J).

Attachment 1
UE 24-01 Aerial



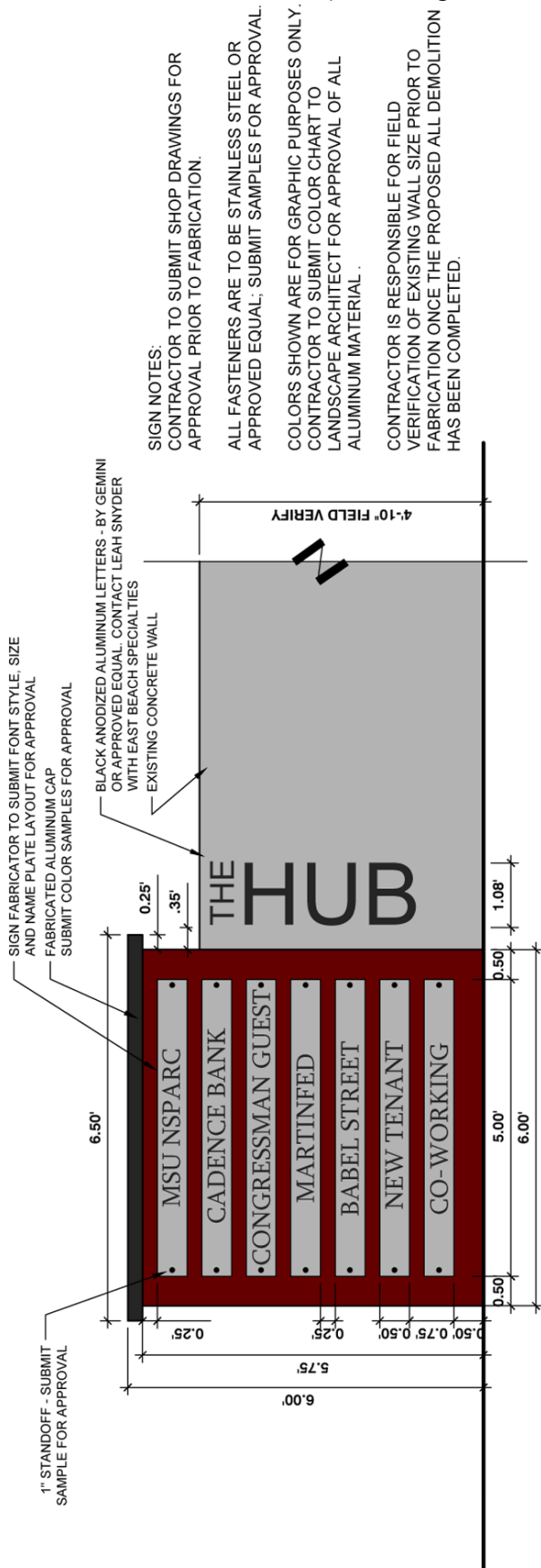
0 120 240 480 Feet



Attachment 2 UE 24-01 Zoning



Attachment 3- Proposed Sign Elevation



02 CUSTOM MONUMENT SIGN - ELEVATION VIEW (DOUBLE-SIDED)

NOT TO SCALE

DETAIL-FILE

SIGN NOTES:
CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
ALL FASTENERS ARE TO BE STAINLESS STEEL OR APPROVED EQUAL; SUBMIT SAMPLES FOR APPROVAL.
COLORS SHOWN ARE FOR GRAPHIC PURPOSES ONLY. CONTRACTOR TO SUBMIT COLOR CHART TO LANDSCAPE ARCHITECT FOR APPROVAL OF ALL ALUMINUM MATERIAL.
CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING WALL SIZE PRIOR TO FABRICATION ONCE THE PROPOSED ALL DEMOLITION HAS BEEN COMPLETED.

Attachment 4- Proposed Sign Location

