

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI MAY 14, 2024**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on May 14, 2024, at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

Chairman Jeremiah Dumas, Ward 6; Joe Fratesi, Ward 1; Vicki West, Ward 2; Kelly Prather, Ward 3; Carl Smith, Ward 4; and Alexis Gregory, Ward 5, were physically present at the meeting. Tommy Verdell, Ward 7, was absent. City Planner Daniel Havelin, Assistant City Planner Lyle McCaskey, and Assistant City Attorney Jason Sharp were physically present.

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 May 14, 2024, as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, MAY 14, 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 APRIL 9, 2024
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 24-02, A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR A DUPLEX AT 322 SCALES STREET IN A TN-E ZONING DISTRICT.
 - B. PUBLIC HEARING AND CONSIDERATION OF SE 24-03, A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR A DUPLEX AT 320.5 SCALES STREET IN A TN-E ZONING DISTRICT.
 - C. PUBLIC HEARING AND CONSIDERATION OF SE 24-04, A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR AN ACCESSORY DWELLING UNIT AT 201 HERBERT STREET IN A TN-E ZONING DISTRICT.

VIII. ADJOURN

After discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Gregory, the motion to approve the official agenda of the Planning and Zoning Commission for May 14, 2024, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF APRIL 9, 2024

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 April 9, 2024, received unanimous approval without changes.

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 24-02, A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR A DUPLEX AT 322 SCALES STREET IN A TN-E ZONING DISTRICT.

City Planner Daniel Havelin presented the request by Camp Brothers Real Estate LLC regarding a Special Exception to allow for a "Dwelling, Attached Duplex" at 322 Scales Street in a TN-E zoning district. The applicant proposes to remove the existing structure and construct a duplex with parking at the rear of the property. The current structure located on the site is a triplex. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Dwelling, Attached Duplex" in a TN-E zoning district. Section 13.3.4 of the Unified Development Code also requires that the Special Exception meet the additional standards for that use. City Planner Daniel Havelin provided the commission with additional information about the location of the property.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. (13) 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 April 25, 2024. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received one phone call against and two in support.

Chairman Dumas opened the public hearing.

Applicant Emily Camp and Bonn Camp spoke in support of the request.

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

After a discussion and upon the motion of Commissioner Prather, duly seconded by Commissioner Fratesi, the motion to approve SE 24-02 received unanimous approval.

B. PUBLIC HEARING AND CONSIDERATION OF SE 24-03, A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR A DUPLEX AT 320.5 SCALES STREET IN A TN-E ZONING DISTRICT.

City Planner Daniel Havelin presented the request by Camp Brothers Real Estate LLC regarding a Special Exception to allow for a "Dwelling, Attached Duplex" at 320.5 Scales Street in a TN-E zoning district. The applicant is seeking a Special Exception to build a duplex. The current structure located on the site is a single dwelling unit. The applicant proposes to remove the existing structure and construct a duplex with parking at the rear of the property. Attachment 4 is a conceptual sketch of the proposed structure and the adjacent property. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Dwelling, Attached Duplex" in a TN-E zoning district. Section 13.3.4 of the Unified Development Code also requires that the Special Exception meet the additional standards for that use. City Planner Daniel Havelin provided the commission with additional information about the location of the property.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. (13) 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 April 25, 2024. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received one phone call against and two in support.

Chairman Dumas opened the public hearing.

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

After a discussion and upon the motion of Commissioner Prather, duly seconded by Commissioner West, the motion to approve SE 24-03 received unanimous approval.

C. PUBLIC HEARING AND CONSIDERATION OF SE 24-04 A REQUEST FOR, A SPECIAL EXCEPTION TO ALLOW FOR AN ACCESSORY DWELLING UNIT AT 201 HERBERT STREET IN A TN-E ZONING DISTRICT.

City Planner Daniel Havelin presented the request Gary Shafer on behalf of JBK Properties, LLC, to allow for an Accessory Dwelling Unit to be built at 201 Herbert Street in a TN-E zoning district. The applicant is seeking a Special Exception to construct an accessory dwelling above a proposed garage. The structure will be located north of the existing detached dwelling connected with a covered walkway. The proposed one-bedroom unit has a square footage of +/- 575 Sqft. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Dwelling, Accessory Unit" in a TN-E zoning district. Section 13.3.4 of the Unified Development Code also requires that the Special Exception meet the additional standards for that use. City Planner Daniel Havelin provided the commission with additional information about the location of the property.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. (13) 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 April 26, 2024. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received one letter in support of this request.

Chairman Dumas opened the public hearing.

Gary Shafer spoke in support of the request.

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

After a discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Gregory, the motion to approve SE 24-04 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 June 11, 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 June 11, 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 black ink, appearing to read "Jeremiah Dumas", written over a horizontal line.

Jeremiah Dumas, Commission Chair

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

Daniel Havelin, City Planner