

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

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on July 9, 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; Kelly Prather, Ward 3; Carl Smith, Ward 4; Alexis Gregory, Ward 5; and Tommy Verdell, Ward 7, were physically present at the meeting. Vicki West, Ward 2, 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 July 9, 2024, as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JULY 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 MAY 14, 2024
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF UE 24-02 A REQUEST FOR USE EXCEPTION TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED CLASSROOM AT STARKVILLE HIGH SCHOOL LOCATED AT 603 YELLOW JACKET DRIVE IN AN S-E ZONING DISTRICT.
 - B. PUBLIC HEARING AND CONSIDERATION OF UE 24-03 A REQUEST FOR USE EXCEPTION TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED CLASSROOM AT EMERSON FAMILY SCHOOL LOCATED AT 1504 LOUISVILLE STREET IN AN S-E ZONING DISTRICT.

- C. PUBLIC HEARING AND CONSIDERATION OF SE 24-05 A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR THE USE OF TOWNHOUSES AT A PROPERTY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MOCKINGBIRD ROAD AND MS HIGHWAY 182 IN A TN-N ZONING DISTRICT.

VIII. ADJOURN

The Commission discussed reordering the provided agenda to move case SE 24-05 from first under New Business to last under New Business. The other cases would remain in the same order. After a 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 July 9, 2024, with the discussed modification, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF May 14, 2024

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 May 14, 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 UE 24-02 A REQUEST FOR USE EXCEPTION TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED CLASSROOM AT STARKVILLE HIGH SCHOOL LOCATED AT 603 YELLOW JACKET DRIVE IN AN S-E ZONING DISTRICT.

City Planner Daniel Havelin presented the request by Starkville Oktibbeha Consolidated School District to allow for the placement of a Manufactured Classroom at Starkville High School located at 603 Yellow Jacket Drive in an S-E zoning district. The applicant proposes to relocate a used manufactured classroom structure onto the high school campus. The structure is currently located at Armstrong Junior High School. On August 4, 2015, the Board of Aldermen approved the use at Armstrong Junior High School with the condition that the structures be removed by September 1, 2017. The structures were never removed. The

Development Review Committee reviewed this request as part of the Use Exception request. Comments from that review are summarized in the staff report. Those comments included:

- The structure must meet ADA requirements.
- The structure should be located outside the existing floodplain and the proposed floodplain.
- The structure will need to provide a sprinkler system as part of the required fire protection if classified as an educational use.

If this request were to be recommended for approval, staff has 1 requested condition of approval relating to the DRC comments about the floodplain.

The request was noticed in accordance with Section 3.5.3.E of the Unified Development Code. 37 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 16, 2024. 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

Chairman Dumas opened the public hearing.

Thomas Stewart, on behalf of the applicant, spoke in support of the request.

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

The Commission asked Mr. Stewart questions. The discussion pertained to the lack of information to make a decision.

After a discussion of the need for additional information and upon the motion of Commissioner Verdell, duly seconded by Commissioner Gregory, the motion to table UE 24-02 until additional information can be provided received unanimous approval. The following information will need to be provided for the next hearing:

- Updated Site Plan to include screening
- Life expectancy (how long will the structure be used and in place)
- Occupancy

B. PUBLIC HEARING AND CONSIDERATION OF UE 24-03 A REQUEST FOR USE EXCEPTION TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED CLASSROOM AT EMERSON FAMILY SCHOOL LOCATED AT 1504 LOUISVILLE STREET IN AN S-E ZONING DISTRICT.

City Planner Daniel Havelin presented the request by Starkville Oktibbeha Consolidated School District to allow for the placement of a Manufactured Classroom at 1504 Louisville Street in an S-E zoning district. The applicant proposes to relocate a used manufactured classroom structure onto the Emerson Family School campus. The structure is currently located at Armstrong Junior High School. On August 4, 2015, the Board of Aldermen approved the use at Armstrong Junior High School with the condition that the structures be removed by September 1, 2017. The structures were never removed. The Development Review Committee reviewed this request as part of the Use Exception request. Comments from that review are summarized in the staff report. Those comments included:

- The structure must meet ADA requirements.
- The structure will need to provide a sprinkler system as part of the required fire protection if classified as an educational use.

The request was noticed in accordance with Section 3.5.3.E of the Unified Development Code. 5 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 18, 2024. 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

Chairman Dumas opened the public hearing.

Thomas Stewart, on behalf of the applicant, spoke in support of the request.

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

After a discussion of the need for additional information and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to table UE 24-03 until additional information can be provided received unanimous approval. The following information will need to be provided for the next hearing:

- Updated Site Plan to include screening
- Life expectancy (how long will the structure be used and in place)
- Occupancy

C. PUBLIC HEARING AND CONSIDERATION OF SE 24-05 A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR THE USE OF TOWNHOUSES AT A PROPERTY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MOCKINGBIRD ROAD AND MS HIGHWAY 182 IN A TN-N ZONING DISTRICT.

City Planner Daniel Havelin presented the request by Pritchard Engineering on behalf of Charles Morgan to allow for the use of townhomes in a TN-N zoning district. The applicant proposes to build townhomes as part of a proposed development. The concept plan shows townhomes on the western side of the property and detached single dwellings on the eastern side. This concept consists of 18 buildings with 6 units each for a total of 108 units with a total of 216 bedrooms. This request is only for the use of townhomes and is not approval of the conceptual plan. The Development Review Committee reviewed the project as part of the Special Exception request. Comments from that review are summarized in the staff report. Those comments included:

- Protection of existing watercourse areas, including the vegetation on the site
- Traffic impact study requirements
- Wetland delineation requirements
- Hydrologic and hydraulic studies will be required for on-site creeks and streams.
- This area could be incorporated into a special flood hazard area.
- The red area on this map shows the base level engineering data from FEMA.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 16 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 16, 2024. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office received 17 emails against the request, which were included as attachment 7 in the staff report.

Chairman Dumas opened the public hearing.

Clint Markham, on behalf of the applicant, spoke in support of the request.

Cecilia Brooks came forward and spoke against the request.

Amanda Jacob came forward and spoke against the request.

Jessie Carver came forward and spoke against the request.

Terry Smith came forward and spoke against the request.

John Brooks came forward and spoke against the request.

Ted Wallace came forward and spoke against the request.

Tina Booth came forward and spoke against the request.

Clint Markham came forward again to respond to some of the comments against them.

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

The Commission asked Mr. Markham and Mr. Havelin the City Planner questions.

After a discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to approve SE 24-05 with five conditions was approved by a vote of 3-2. Commissioner Fratesi and Commissioner Prather voted against the motion.

Recommended Conditions of Approval

1. The existing conveyance systems (watercourses) on the property shall remain open, undisturbed, and unaltered.
2. Roadways that cross existing conveyance systems shall be sized for a 100-year storm event.
3. The watercourse tree protection area shall be determined by the City Engineer and City Planner based on the requirements of the Unified Development Code, results of the Hydrologic and Hydraulic Study, wetlands delineation, and/or in consideration of the Base Level Engineering FEMA study.
4. If the development has phased construction, the approval of one phase shall not be binding upon the approval of other phases once FEMA has updated the special flood hazard area. Each phase shall contain stormwater for that phase.
5. The use of townhomes is only for the portion of the parcel between the westernmost drainage centerline and the western property line.

VIII. ADJOURN

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on August 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 August 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.



Alexis Gregory, Commission Vice-Chairman



Daniel Havelin, City Planner