

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI AUGUST 13, 2024**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on August 13, 2024, at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

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

Vice Chairman Gregory 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 August 13, 2024, as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, AUGUST 13, 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 JULY 9, 2024
- VI. CITIZEN COMMENTS
- VII. OLD 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.

VIII. ADJOURN

City Planner Daniel Havelin pointed out an error in the agenda. The phrase "Consideration of the unapproved minutes of July 9, 2024," was left off the agenda under consideration for the approval of minutes. After a discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Verdell, the motion to approve the official agenda of the Planning and Zoning Commission for July 9, 2024, with the addition of the approval of the minutes for July 9, 2024, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

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

After discussion and upon the motion of Commissioner Fratesi, duly seconded by Commissioner West, the motion to approve the minutes of the Planning and Zoning Commission for July 9, 2024, received unanimous approval without changes.

VI. CITIZEN COMMENTS

The Vice Chairman opened up the meeting for citizen comments.

Calling for and receiving no comments, the Commission moved to Old Business.

VII. OLD 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 request was tabled at the July 9, 2024, Planning and Zoning Commission meeting due to a lack of information. The additional information requested was an updated site plan to include screening, how long the structure will be used and in place, and the anticipated occupancy. The applicant provided that information and it was included in the staff report.

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, and noticed again on August 2, 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

Vice Chairman Gregory opened the public hearing.

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

Calling for and receiving no further comments, Vice Chairman Gregory 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 and upon the motion of Commissioner Verdell, duly seconded by Commissioner Smith, the motion to approve UE 24-02 received unanimous approval with three conditions.

1. The manufactured classroom structure shall be located outside the existing SFHA (Special Flood Hazard Area) and the proposed SFHA, as shown by the current Base Level Engineering (BLE) data from FEMA.
2. The screening shall be as shown on the site plan
3. The structures shall be removed three years after approval.

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 request was tabled at the July 9, 2024, Planning and Zoning Commission meeting due to a lack of information. The additional information requested was an updated site plan to include screening, how long the structure will be used and in place, and the anticipated occupancy. The applicant provided that information and it was included in the staff report.

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, and noticed again on August 2, 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

Vice Chairman Gregory opened the public hearing.

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

After a discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner Smith, the motion to approve UE 24-03 received unanimous approval with two conditions.

1. The screening shall be as shown on the site plan
2. The structures shall be removed three years after approval.

VIII. ADJOURN

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on September 10, 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 September 10, 2024, in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Smith, duly seconded by Commissioner West, the motion was unanimously approved.



Alexis Gregory, Commission Vice Chair

Daniel Havelin, City Planner