

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI OCTOBER 8, 2024**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on October 8, 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; and Carl Smith, Ward 4, were physically present at the meeting. Vicki West, Ward 2, attended virtually via Google Meets. Alexis Gregory, Ward 5, and Tommy Verdell, Ward 7, were 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 October 8, 2024, as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, OCTOBER 8, 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 SEPTEMBER 10, 2024.
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 24-07 A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF ONE HOUSE AT 102 PRICE STREET IN A C ZONING DISTRICT.
 - B. PUBLIC HEARING AND CONSIDERATION OF SE 24-08 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED HOME ON A VACANT LOT LOCATED SOUTHEAST OF THE INTERSECTION OF COLLIER ROAD AND ROCK HILL ROAD IN AN RN ZONING DISTRICT.

VIII. ADJOURN

After a discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Fratesi, the motion to approve the official agenda of the Planning and Zoning Commission for October 8, 2024, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF SEPTEMBER 10, 2024

After discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Prather, the motion to approve the minutes of the Planning and Zoning Commission for September 10, 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 24-07 A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF ONE HOUSE AT 102 PRICE STREET IN A C ZONING DISTRICT.

Assistant City Planner Lyle McCaskey presented the request by Roger Price to allow for the use of "Detached, Dwelling" located at 102 Price Street in a Commercial zoning district. On May 31, 2024, the applicant was issued a demolition permit to remove the house at this location. Now that the previous house has been demolished, the applicant proposes building a replacement. The Unified Development Code requires a Special Exception for "Detached, Dwelling" in a C zoning district. If approved, the SD-6 zoning district dimensional standards will apply.

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 September 17, 2024. A sign was posted on the property in a conspicuous location. One response to the notification was received after publishing the staff report but prior to the Planning Commission meeting. That response was made available to the Commission.

Chairman Dumas opened the public hearing.

Gator Bishop, Carla Jones, and Carlene Ware came forward to ask questions about the request. Once their questions were answered, they had no issues with the request.

Roger Price came forward in favor 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 Fratesi, the motion to approve SE 24-07 received unanimous approval.

B. PUBLIC HEARING AND CONSIDERATION OF SE 24-08 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED HOME ON A VACANT LOT LOCATED SOUTHEAST OF THE INTERSECTION OF COLLIER ROAD AND ROCK HILL ROAD IN AN RN ZONING DISTRICT.

Assistant City Planner Lyle McCaskey presented the request by Kennedy Robinson to allow for the use of "Dwelling, Manufactured and Modular Home" in a Rural Neighborhood zoning district. The applicant is seeking a special exception to allow for the placement of a manufactured home on a vacant lot. The Unified Development Code requires a Special Exception for "Dwelling, Manufactured and Modular Home" in an RN zoning district.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 9 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 September 17, 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.

Yovonka Chanler and Kennedy Robinson came forward to speak in favor of the request. Ms. Robinson also requested that the additional standards for the use be altered to allow for the structure's placement east-west on the property, with the front door facing south.

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 Smith, the Commission voted unanimously to approve SE 24-08 and waive additional standard number five so the structure can be placed running east to west with the front door facing south.

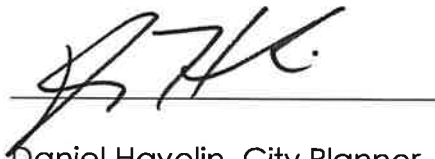
VIII. ADJOURN

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on November 12, 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 October 8, 2024, in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Smith, duly seconded by Commissioner Fratesi, the motion was unanimously approved.



Jeremiah Dumas, Commission Chair



Daniel Havelin, City Planner