



**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY, MARCH 11, 2025  
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 14, 2025.
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
  - A. PUBLIC HEARING AND CONSIDERATION OF PUD 25-01, A REQUEST FOR THE REZONING OF 502 AND 508 MCKEE AVENUE AND THE SOUTHERN PORTION OF 407 SCALES STREET FROM TN-E TO PUD.
- VIII. ADJOURN



**APPROVED MINUTES OF THE MEETING OF  
THE PLANNING AND ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI JANUARY 14, 2025**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on January 14, 2025, 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; Joe Fratesi, Ward 4; Alexis Gregory, Ward 5; and Tommy Verdell, Ward 7, were physically present at the meeting. 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 January 14, 2025, as presented.

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MEETING OF TUESDAY, JANUARY 14, 2025  
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 10, 2024.
- VI. CITIZEN COMMENTS
- VII. OLD BUSINESS
  - A. PUBLIC HEARING AND CONSIDERATION OF SE 24-09 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR AN ACCESSORY STRUCTURE WITHIN THE FRONT YARD AT 122 FRONTIER DRIVE IN A TN-E ZONING DISTRICT
  - B. PUBLIC HEARING AND CONSIDERATION OF SE 24-10 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF AN ACCESSORY DWELLING UNIT AT 309 CENTRAL AVENUE WITHIN A TN-E ZONING DISTRICT
- VIII. NEW BUSINESS
  - A. PUBLIC HEARING AND CONSIDERATION OF SE 24-11 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF AN ACCESSORY DWELLING UNIT AT 524 GREENSBORO STREET WITHIN A TN-E ZONING DISTRICT

- B. PUBLIC HEARING AND CONSIDERATION OF SE 24-12 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A 4TH FLOOR LOCATED AT 518 UNIVERSITY DRIVE WITHIN A T5-U ZONING DISTRICT
  - C. PUBLIC HEARING AND CONSIDERATION OF SE 24-13 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED HOME ON A VACANT LOT LOCATED AT 1560 LOUISVILLE STREET IN AN RN ZONING DISTRICT
- IX. ADJOURN

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 January 14, 2025, received unanimous approval.

## **V. CONSIDERATION FOR THE APPROVAL OF MINUTES**

### **A. CONSIDERATION OF THE UNAPPROVED MINUTES OF DECEMBER 10, 2024**

After discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Fratesi, the motion to approve the minutes of the Planning and Zoning Commission for December 10, 2024, received unanimous approval with changes.

## **VI. CITIZEN COMMENTS**

The Chair 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 SE 24-09 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR AN ACCESSORY STRUCTURE WITHIN THE FRONT YARD AT 122 FRONTIER DRIVE IN A TN-E ZONING DISTRICT.**

Assistant City Planner Lyle McCaskey presented the request by Norma Hendrix to allow for an accessory structure within the front yard at 122 Frontier Drive in a TN-E zoning district. The applicant is seeking a Special Exception to be allowed to keep an open-air gazebo accessory structure in the front yard. The structure was built in 2023 without prior approval. The Unified Development Code does not allow for a covered open-air structure within the front yard. The property is located on a corner lot with two front yards. The structure does not appear to be located within the sight triangle for the intersection. Since the requirement to not place the structure in the front yard is not dimensional in nature, the request is being reviewed as a Special Exception.

The request was noticed in accordance with the Unified Development Code.14 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 21, 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 notifications.

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 Verdell, duly seconded by Commissioner Prather, the motion to approve SE 24-09 was approved by a vote of 4 to 3. Commissioner Fratesi, Smith, and Gregory were the dissenting votes.

**B. PUBLIC HEARING AND CONSIDERATION OF SE 24-10 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF AN ACCESSORY DWELLING UNIT AT 309 CENTRAL AVENUE WITHIN A TN-E ZONING DISTRICT.**

Assistant City Planner Lyle McCaskey presented the request by Sule Ali to allow for the placement of an accessory dwelling unit at 309 Central Avenue within a TN-E zoning district. The applicant is seeking a Special Exception to construct a two-bedroom, two-bath accessory dwelling unit in the rear yard. The proposed unit is approximately 530 sqft. The existing primary structure is listed at 1,204 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.

The request was noticed in accordance with the Unified Development Code. 21 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 21, 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 the request.

Chairman Dumas opened the public hearing.

Sule Ali came forward in favor of the request.

Ed Smith came forward against the request.

Blake Scott came forward against the request.

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

After a discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner West, the motion to approve SE 24-10 received unanimous approval.

## **VIII. NEW BUSINESS**

### **C. PUBLIC HEARING AND CONSIDERATION OF SE 24-11 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF AN ACCESSORY DWELLING UNIT AT 524 GREENSBORO STREET WITHIN A TN-E ZONING DISTRICT.**

City Planner Daniel Havelin presented the request by Carey Pennebaker to allow for the placement of an Accessory Dwelling Unit at 524 Greensboro Street within a TN-E zoning district. The applicant is seeking a Special Exception to construct a one-bedroom, one-bath accessory dwelling unit in the rear yard over a proposed shop building. The proposed unit is approximately 625 sqft. The existing primary structure is listed at 3,700 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.

The request was noticed in accordance with the Unified Development Code. 12 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 21, 2024. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received one email in favor of the request.

Chairman Dumas opened the public hearing.

Carey Pennebaker 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 Prather, duly seconded by Commissioner Verdell, the motion to approve SE 24-11 received unanimous approval.

**D. PUBLIC HEARING AND CONSIDERATION OF SE 24-12 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A 4TH FLOOR LOCATED AT 518 UNIVERSITY DRIVE WITHIN A T5-U ZONING DISTRICT.**

City Planner Daniel Havelin presented the request by Scott Williams, on behalf of Brian Roundtree, to allow for a 4th floor located at 518 University Drive within a T5-U zoning district. The applicant is seeking a Special Exception to allow for a 4th floor on a proposed building A on the southeast corner of University Drive and Jarnigan Street. The Unified Development Code allows for 3 ½ floors by right and a 4th floor with Special Exception approval. Building A is a mixed-use building with commercial units on the first floor and residential units on the upper floors. Proposed building B is only two floors of residential use only. The site plan is currently under review by the Development Review Committee. The building design has received Architecture Approval

The request was noticed in accordance with 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 December 21, 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.

Scott Williams 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 Verdell, duly seconded by Commissioner Fratesi, the motion to approve SE 24-12 received unanimous approval.

**E. PUBLIC HEARING AND CONSIDERATION OF SE 24-13 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED HOME ON A VACANT LOT LOCATED AT 1560 LOUISVILLE STREET IN AN RN ZONING DISTRICT.**

City Planner Daniel Havelin presented the request by Andria Shumaker, on behalf of Starkville Oktibbeha School District, to allow for the placement of a manufactured home on a vacant lot at 1560 Louisville Street in an RN zoning district. Mr. Havelin presented a map based off information provided by Mike Ainsworth on behalf of the school district in the spring of 2020. The map shows the proposed leasing areas along Sand Road. The area labeled "Area A" on the map was denied a Special Exception

in September 2020 by the Planning and Zoning Commission due to the lot being located along Louisville Street. The applicant's lot also fronts Louisville Street.

The request was noticed in accordance with the Unified Development Code. 1 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 21, 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.

Sammy Shumaker 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 Verdell, duly seconded by Commissioner West, the motion to approve SE 24-13 was approved by a vote of 4 to 3. Commissioner Fratesi, Smith, and Gregory were the dissenting votes.

**IX. ADJOURN**

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on February 11, 2025, 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 11, 2025, in the Courtroom located at 110 West Main Street, Starkville, MS, by Commissioner Smith, duly seconded by Commissioner Fratesi, the motion was unanimously approved.

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Jeremiah Dumas, Commission Chair

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Daniel Havelin, City Planner

**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 PUD 25-01, a request for the rezoning of 502 and 508 McKee Avenue and the southern portion of 407 Scales Street from TN-E to PUD  
**Date:** March 11, 2025

The purpose of this report is to provide information regarding a request by Crabtree Properties, LLC, to reestablish a Planned Unit Development (PUD) zoning from TN-E zoning designation at 502 and 508 McKee Avenue and the southern portion of 407 Scales Street. This request includes the following parcels: 102B-00-178.00 (508 McKee Avenue), 102B-00-176.00 (502 McKee Avenue), and the southern part of 102B-00-174.00 (407 Scales Street). Please see attachments 1- 3.

**BACKGROUND INFORMATION**

On June 21, 2005, the Board of Aldermen approved a request to rezone several lots at the southeast corner of Scales Street and McKee Avenue intersection from R-2 to PUD. The original PUD consisted of Lots 1, 2, 3, 4, 5, 6, 7, 7A, 8, 9, 23, 24, and the eastern 34' of lot 10.

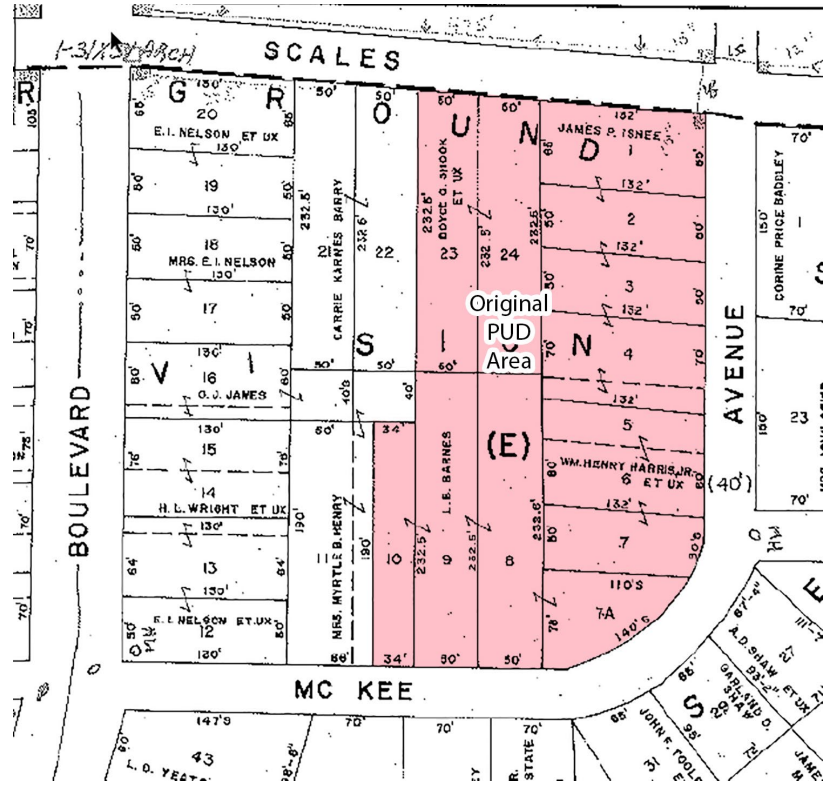


Fig 1- The image is from the 1973 Official Map of the City of Starkville



That plan was never fully implemented. The current area of the original PUD only contains 14 detached dwellings. Recently, the applicant has removed one of the structures along McKee Street with plans to replace it as part of this proposal, bringing the total to 15 detached dwellings inside the original PUD boundaries.

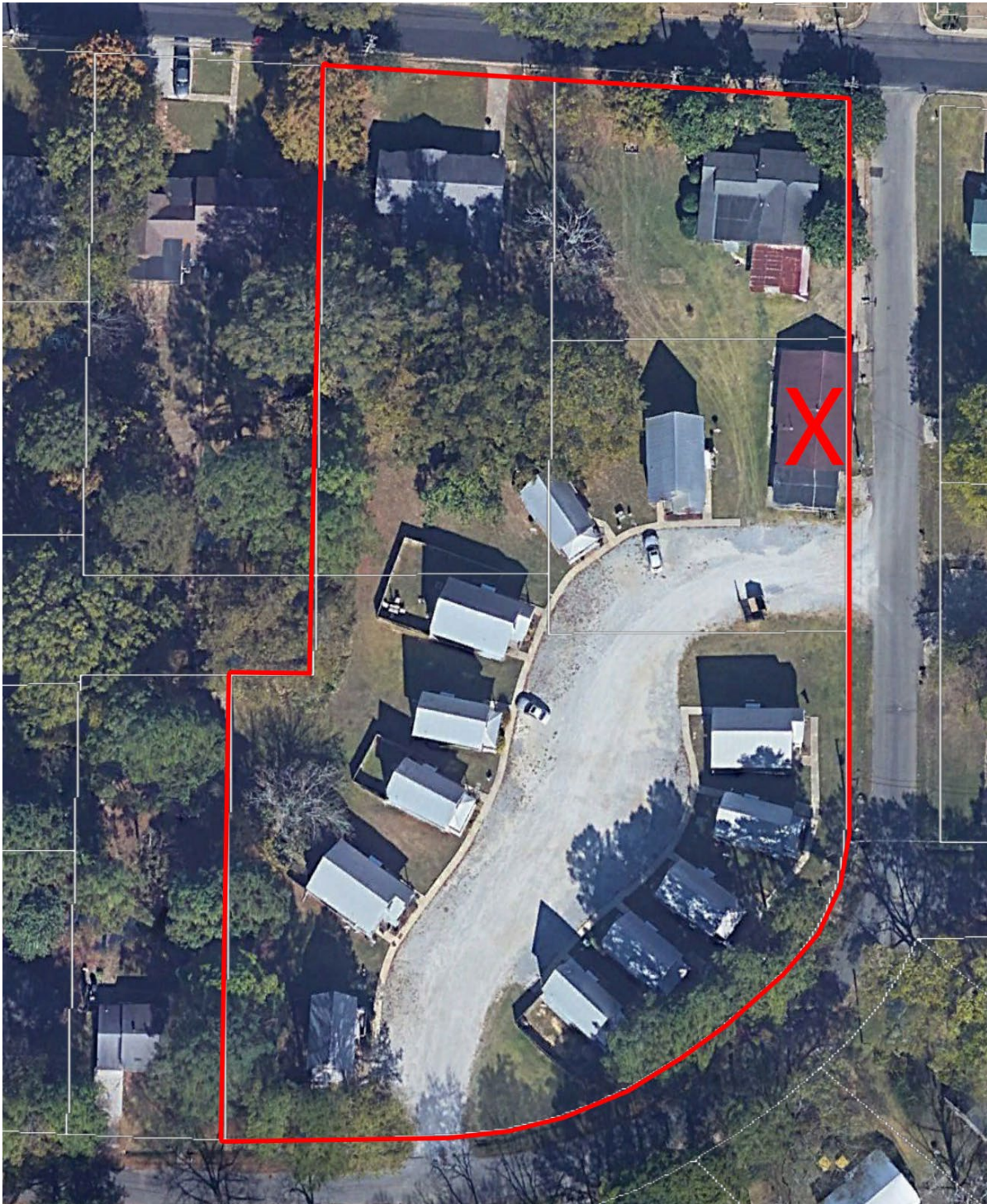


Fig 3- Google Earth Imagery dated 11/13/2016



The official zoning map was updated in 2013. The PUD zoning designation was applied to the wrong property. The area known as Josey Park was incorrectly given the zoning designation of PUD, and the area approved as PUD stayed R-2 (Single Family/ Duplex).

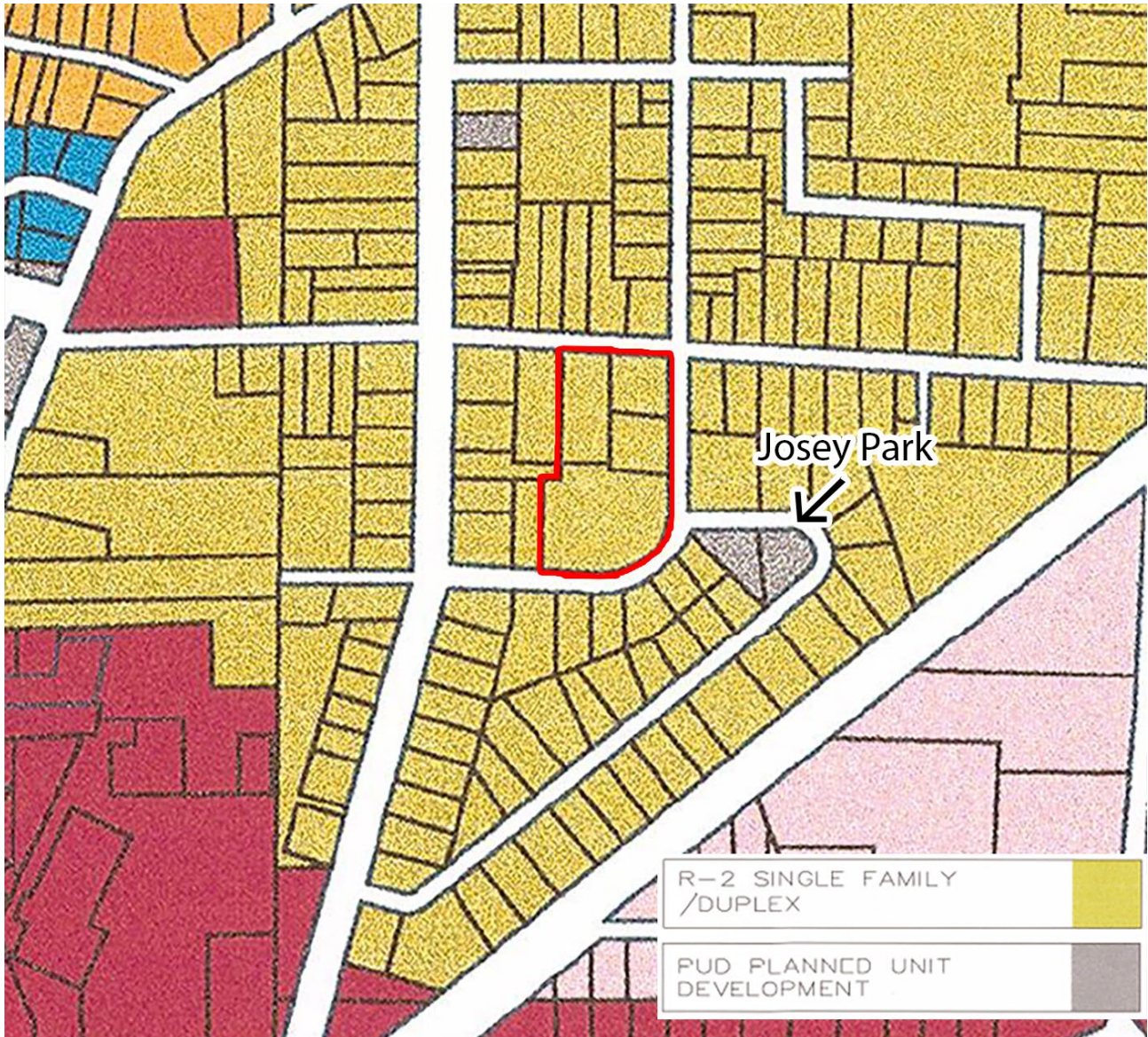


Fig 5- 2013 Official Zoning Map

The official zoning map was updated again in 2019 with the adoption of the Unified Development Code. At that time, the approval of the PUD for this property was unknown. The designation of Josey Park as a PUD was noticed during this update but was assumed to be an error. Therefore, the TN-E (Traditional Neighborhood Existing) zoning designation was placed on the subject property. Josey Park was given the S-I (Special Institutional) zoning designation.

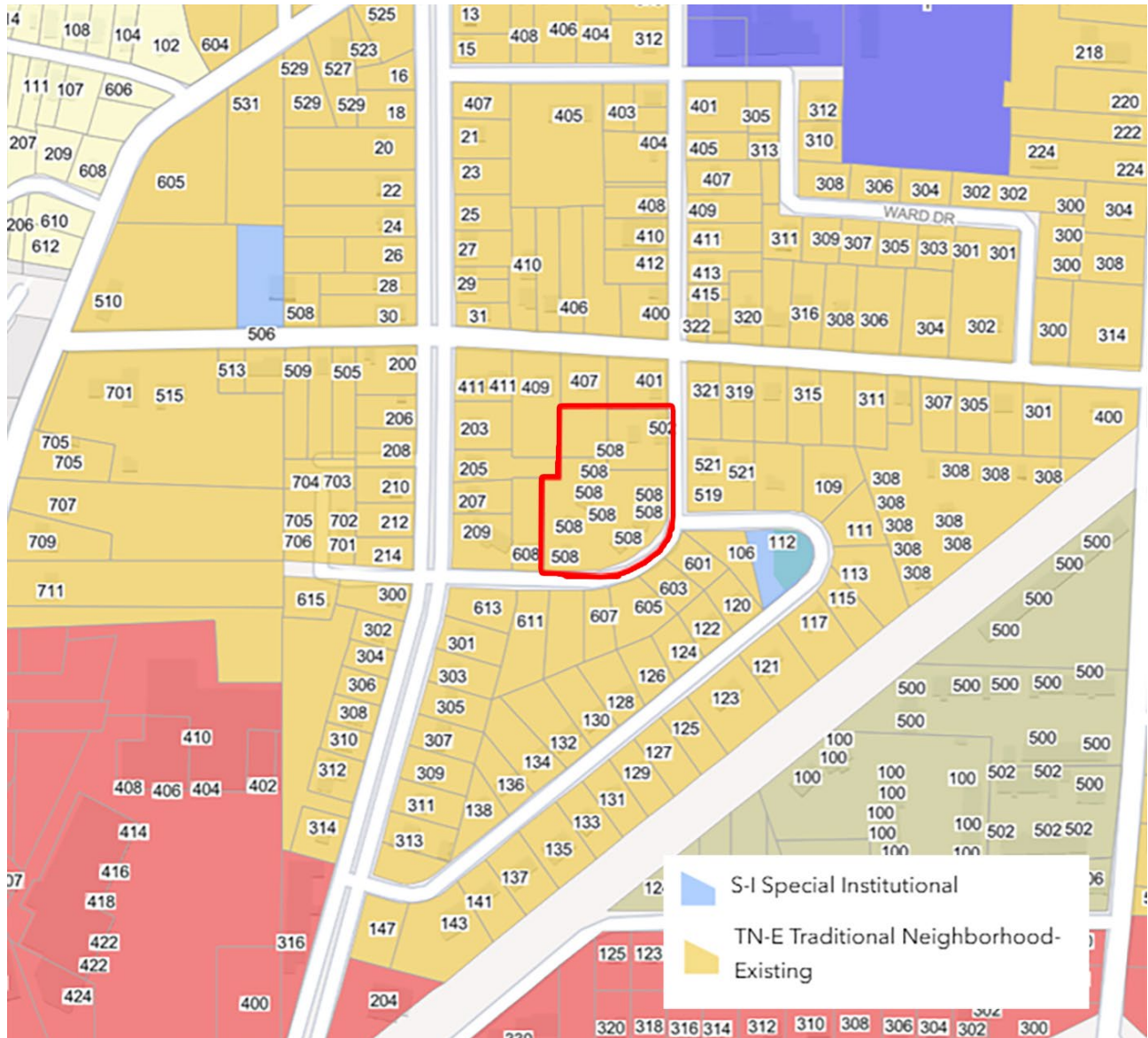


Fig 6- 2015 Official Zoning Map

The current request is to establish the PUD zoning designation for all properties addressed as 502 and 508 McKee Street. Also, include the +/- 100' southern portion of 407 Scales Street. All of the property designated as PUD will be aggregated together in accordance with the Minor Subdivision process of the Unified Development Code. The existing two lots along Scales Street will remain TN-E zoning designation but will be further subdivided to create a total of three lots.

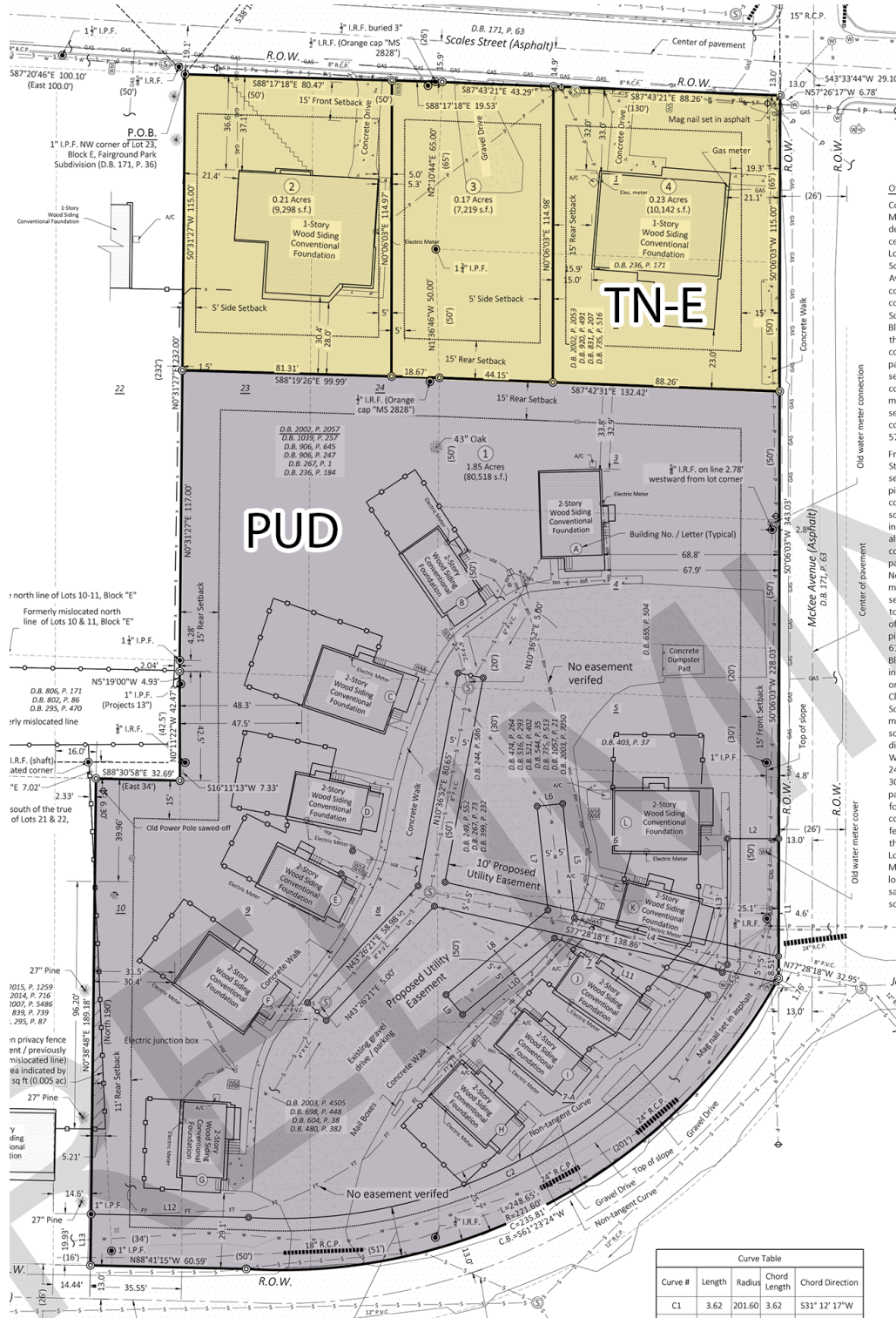


Fig 7- Preliminary Final Plat illustrating the proposed lot lines and zoning designation.

## REASON FOR AMENDMENT (Section 3.1.1)

This Code, including the zoning map, is based on the Starkville Comprehensive Plan and is intended to carry out its objectives of sound, stable, and desirable development. This Code may be amended in accordance with Mississippi law only when one or more of the following conditions prevail:

- A. **Error.** There is an error in the Code and a need to correct the error.
- B. **Change in conditions.** A change in the neighborhood has occurred to such an extent as to justify the proposed rezoning and there is a public need for the proposed rezoning.

This request is based on an error in the Official Zoning Map and a need to correct the error. The cause of the error was not due to any action by the applicant. Correction of this error will allow the property owner to finish the development in a manner similar to what was originally approved.

## NOTIFICATION

The request was noticed in accordance with Section 3.1.3.G of the Unified Development Code.

1. 30 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 20, 2025.
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 3.4.3.J). The Planning Department recommends the following conditions of approval:

1. The boundaries of the proposed zoning shall be based on the proposed McKee Cottages Subdivision final plat. Lot 1 shall change to a PUD designation and Lots 2, 3, and 4 shall remain TN-E designation.

Attachment 1  
PUD 25-01 Aerial



Attachment 2  
PUD 25-01 Zoning



- Parcels
- S-I Special Institutional
- TN-E Traditional Neighborhood-Existing
- Subject Property

0 120 240 480 Feet



Attachment 3- Master Plan

*McKee Cottages Planned Unit Development*  
Master Plan  
**NOT A SURVEY**



**Graphic Scale (Feet)**

- 12 Existing Units
- 1-Bedroom Units: 8
- 2-Bedroom Units: 4
- + 1 Proposed Unit: (1-Bedroom)
- 13 Total Units
- 17 Total Bedrooms



- Note:
1. This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.
  2. This drawing is not intended to constitute a survey of the area depicted.
  3. This drawing serves only to indicate the intent of the proposed Planned Unit Development (PUD).