

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI MARCH 11, 2025**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on March 11, 2025, at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

Commissioners Joe Fratesi, Ward 1; Vicki West, Ward 2; Kelly Prather, Ward 3; Alexis Gregory, Ward 5; and Tommy Verdell, Ward 7, were physically present at the meeting. Attending virtually through Google Meet was Commissioner Carl Smith, Ward 4. Jeremiah Dumas, Ward 6, was 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 March 11, 2025, as presented.

**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

After a discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner West, the motion to approve the official agenda of the Planning and Zoning Commission for March 11, 2025, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF JANUARY 14, 2025

After discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner Fratesi, the motion to approve the minutes of the Planning and Zoning Commission for January 14, 2025, received unanimous approval with changes.

VI. CITIZEN COMMENTS

The Vice Chair opened 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 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.

City Planner Daniel Havelin presented the 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. 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 master plan submitted as part of PUD approval consisted of 25 detached dwellings. That plan was never fully implemented. The current area of the original PUD only contains 14 detached dwellings. At the time of the establishment of the PUD zoning, the entire area was zoned R-2 (Single-Family/ Duplex). 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. 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. Therefore, the TN-E (Traditional Neighborhood Existing) zoning designation was placed on the subject property. 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.

A zoning amendment can only occur if it is found that there is an error in the code with a need to correct and/or a change in the neighborhood with a public need to correct. This request should be based on an error in the code.

The request was noticed in accordance with the Unified Development Code. 30 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 February 20, 2025. 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.

Vice Chairman Gregory opened the public hearing.

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

After a discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner Fratesi, the motion to approve PUD 25-01 was approved with the following condition.

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.

VIII. ADJOURN

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on March 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 April 8, 2025, in the Courtroom located at 110 West Main Street, Starkville, MS, by Commissioner Verdell, duly seconded by Commissioner Fratesi, the motion was unanimously approved.



Alexis Gregory, Commission Vice Chair



Daniel Havelin, City Planner