



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, MAY 13, 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 MARCH 11, 2025.
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 25-02 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE USE OF TOWNHOMES ON THE SOUTH SIDE OF LYNN LANE DIRECTLY EAST OF FIELDGATE DRIVE IN A TN-N ZONING DISTRICT.
 - B. PUBLIC HEARING AND CONSIDERATION OF SE 25-03 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF MANUFACTURED HOMES IN SEVERAL AREAS ON THE WEST SIDE OF SAND ROAD IN AN RN ZONE.
- VIII. ADJOURN

**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.

Chairman 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.

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- 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

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 SE 25-02 a request for Special Exception to allow the use of townhomes on the south side of Lynn Lane directly east of Fieldgate Drive in a TN-N zoning district.
Date: May 13, 2025

The purpose of this report is to provide information regarding a Special Exception request by Kraker Real Estate, LLC to allow for the use of "Dwelling, Townhouse/ Rowhouse" located on the south side of Lynn Lane directly east of Fieldgate Drive in a TN-N zoning district with the property #102I-00-002.01. Please see attachments 1- 3.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to build two buildings with three townhome units in each building. Each unit will be two stories with three bedrooms. The parking is located in the rear of the property. On the conceptual site plan, the applicant is showing a buffer between the subject property and the adjacent properties to the east and south (see attachment 3). The Use Chart in Section 13.3 of the Unified Development Code requires a Use Exception or a Special Exception for "Dwelling, Townhouse/ Rowhouse" in a TN-N zoning district. The proposed use does require the construction of a new building. Therefore, the request will be reviewed as a Special Exception. Section 3.4 of the Unified Development Code also requires that the Special Exception meets the additional standards for that use.

6.3.4 Base Dimensional Standards

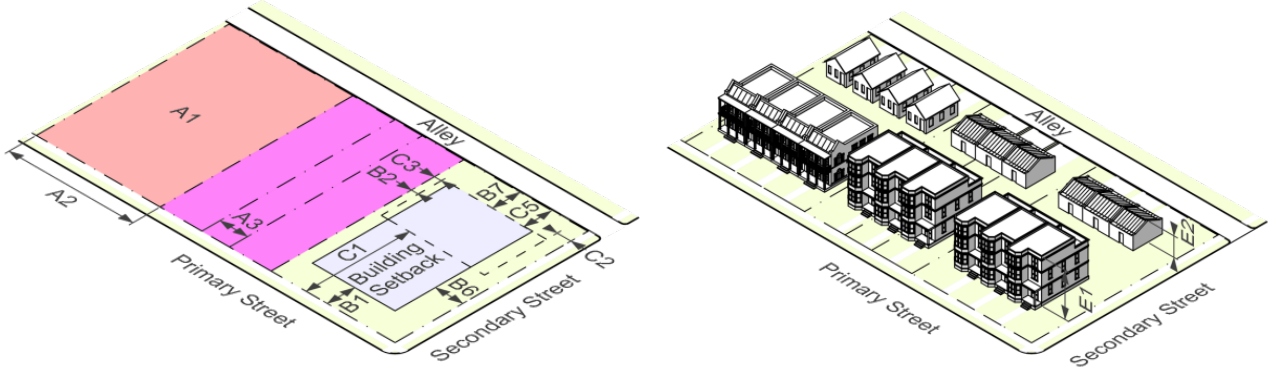


Fig 6.3-2

Townhouse /Rowhouse Dwelling	
A. Lot Dimensions	TN-N
A1. Site size per unit (min)	4000 sq. ft.
A2. Site width (min)	65'
A3. Lot width (min)	20'
A4. Lot width at corner (min)	30'
B. Building/Structure Setbacks	TN-N
B1. Front setback	10/15' max
B2. Side setback for building	5'
B3. Side setback between buildings	10'
B4. Side setback between attached units	0'
B5. Side setback adjacent to detached residential (min.)	10'
B6. Side setback corner lot (min.)	10/15' max
B7. Rear setback	20'
C. Parking Setbacks	TN-N
C1. From primary street	Behind rear wall of principal building
C2. From side lot line adjacent to street	10'
C3. From side and rear lot line	5'
C4. From rear lot line adjacent to detached residential	10'
C5. From rear alley	20'
D. Height	TN-N
D1. Principal building(s) (max)	30', 2 story
D2. Accessory Structure(s)	1 story
E. Pedestrian Access	TN-N
E1. Street-facing primary entrance for each unit along street	yes
E2. Sidewalk connection to street from each entrance	yes

13.5.5 Dwelling, Townhouse/Rowhouse

1. **Definition:** A residential structure containing three (3) to six (6) dwelling units that is attached, usually via a common vertical side wall, to one (1) or more dwelling units of similar construction.
2. **Parking:**
 1. In form-based districts one (1) parking space per bedroom is required. In all other zoning districts one and a quarter (1.25) parking spaces per bedroom is required for all new construction.
 2. See zoning district base dimensional standards for parking location and setback requirements.
3. **Loading:** Loading/unloading areas accommodating delivery of materials to and from the premises are not permitted or required.
4. **Additional Standards:**
 1. If located in or adjacent to an existing neighborhood of detached houses, townhouses shall be architecturally harmonious with the

surrounding neighborhood in regards to massing, materials, fenestration, and scale.

2. The main entrance to each unit of a townhouse adjacent to a street shall be accessed directly from and face the primary street. Townhouses on corner lots shall be designed so that each side facing the public street is a front facade.
3. Townhouses shall have no more than six (6) contiguous attached units built in one (1) structure, unless the use is part of a special exception in which case only a maximum of four (4) contiguous attached units built in one (1) structure.
4. Townhouses are not permitted to have accessory dwellings.
5. In districts where a special exception is required, a maximum of three (3) bedrooms per unit is allowed unless a fourth (4th) bedroom is approved as part of the special exception application. A maximum of four (4) bedrooms per unit is allowed in all zoning districts where permitted.
6. See zoning district general provisions for density requirements and other standards.
7. See zoning district base dimensional standards for location, setbacks, and height requirements.

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1)

1. **Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
2. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
3. **Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
4. **Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
5. **Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.

8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

Any built structure or site associated with an approved special exception may continue with the associated use unless the use is made a nonconformity by any subsequent zoning ordinance and/or action by the Board of Aldermen. All nonconformities shall be regulated in accordance with section 3.17. If a specific time is not set as part of the approval of a special exception, the special exception shall expire within 18 months if no building permit has been issued and/or construction activities have ceased on the site. A special exception for any sign type shall expire upon the abandonment or discontinuance of the use or business. Reapplication for a special exception for sign will be required.

NOTIFICATION

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

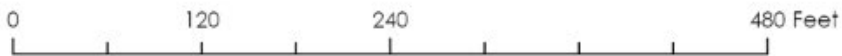
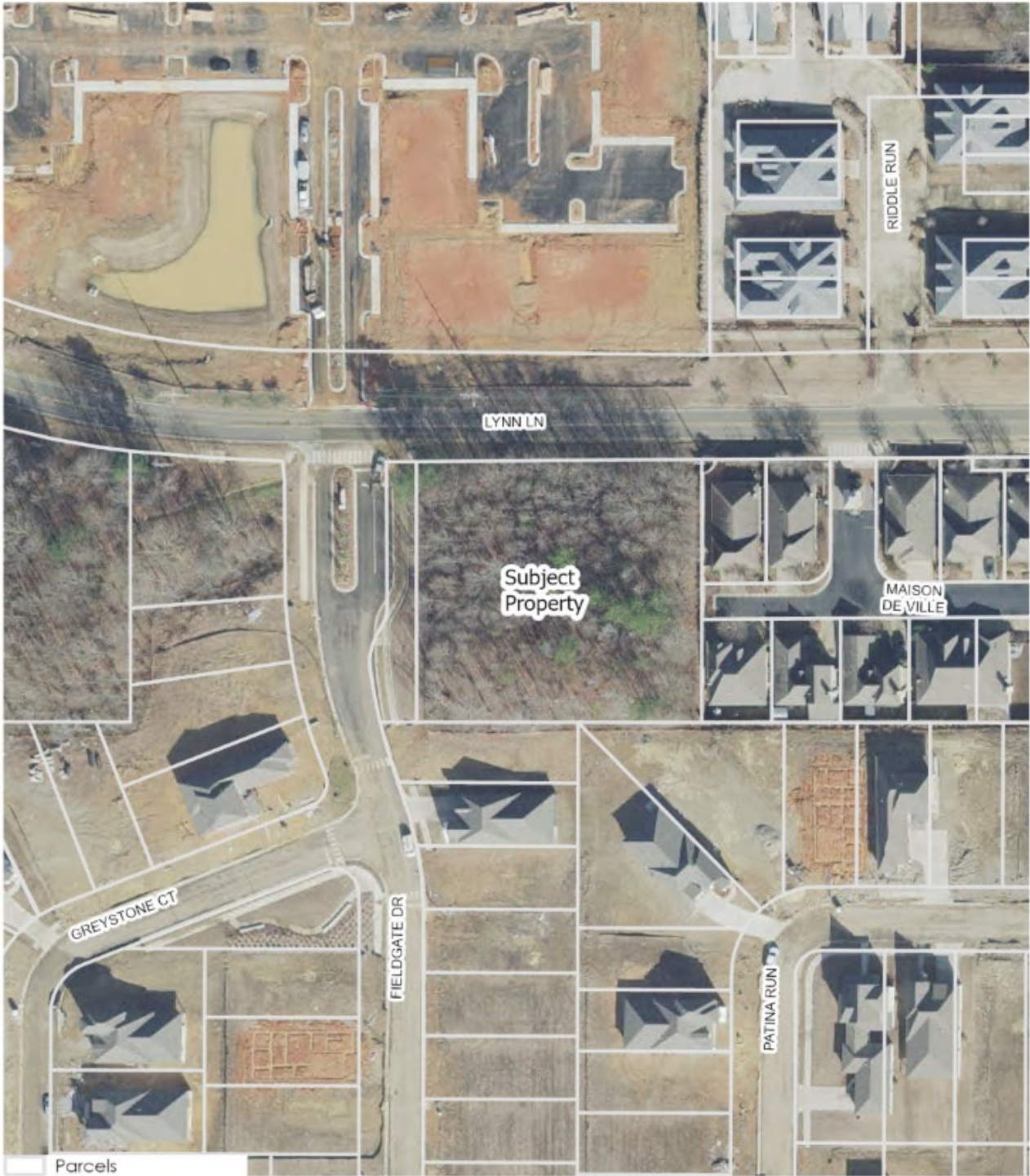
1. 17 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on April 17, 2025.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received one phone call against this request.

CONDITIONS OF APPROVAL

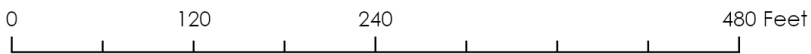
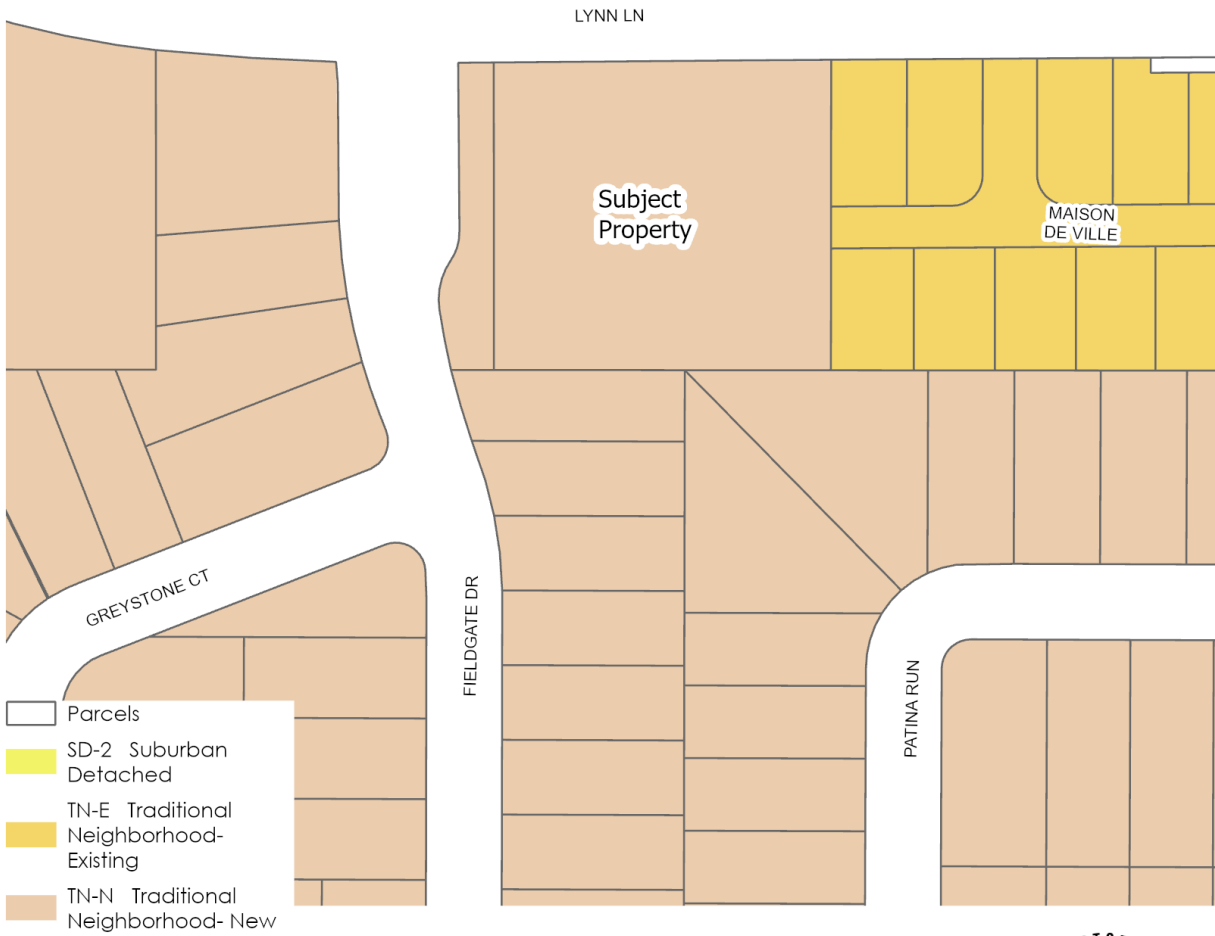
Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.4.3.J).

Attachment 1
SE 25-02 Aerial



HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Attachment 2
SE 25-02 Zoning



Attachment 3- Conceptual Plan





1 CYPRESS HILL SOUTH ELEVATION

1" = 10'



2 CYPRESS HILL WEST ELEVATION

1" = 10'

STAFF REPORT

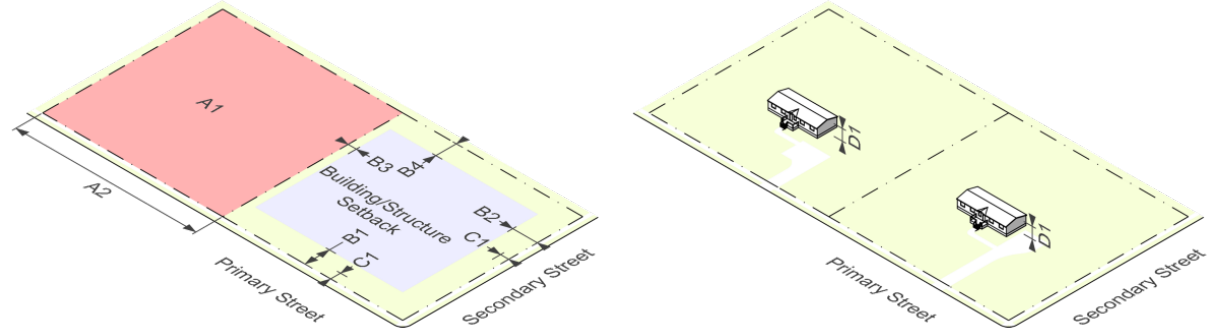
To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
 Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public Hearing and consideration of SE 25-03 a request for Special Exception to allow for the placement of manufactured homes in several areas on the west side of Sand Road in an RN zone.
Date: May 13, 2025

The purpose of this report is to provide information regarding a request for Special Exception by Starkville Oktibbeha School District, to allow for the placement of a manufactured home in several areas on the west side of Sand Road in an RN zoning district on 16th Section property. This request is for the areas in red on Attachment 3 only. Please see attachments 1- 3.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to allow for the placement of manufactured homes on the west side of Sand Road. The areas are located on 16th Section land owned by the Starkville Oktibbeha School District. Attachment 3 is a map created by the Planning Department based on information provided by the school district. This request does not include Area A at the southwest corner of Sand Road and Louisville Street. If this request is approved, there will be no more areas along the west side of Sand Road available for Manufactured Homes. The Use Chart in Section 13.3 of the Unified Development Code requires a Use Exception or a Special Exception for "Dwelling, Manufactured and Modular Home" in an RN zoning district. Section 3.5.1.F of the Unified Development Code also requires that the Special Exception meet the additional standards for that use.

6.3.4 Base Dimensional Standards (RN: Manufactured and Modular Home)



A. Lot Dimensions	
A1. Lot size per unit (min)	40000 sq. ft.
A2. Lot width	100'
B. Building/Structure Setbacks	
B1. Front setback	30'
B2. Side setback corner lot	30'
B3. Side setback	10'
B4. Rear setback	25'
C. Parking Setbacks	
C1. From primary street	10'
D. Height	
D1. Principal building(s) (max)	1 story

13.5.8 Dwelling, Manufactured And Modular Home

A. Definition:

1. Manufactured home- A factory-built single-unit structure that is manufactured under the authority of 42 U.S.C., Sec. 5401, the National Federal Manufactured Home Construction and Safety Standards Act, is transportable in two (2) or more sections, is built on a permanent chassis, and is used as a place of human habitation; but which is not constructed with a permanent non-removable hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site, and which does not have non-removable wheels or hitch-axles, permanently attached to its body or frame. Manufactured homes shall not include travel trailers, camper trailers, campers, self-contained motor homes, or camper buses. A mobile home shall be defined as a residential dwelling that was fabricated in an off-site manufacturing facility, designed to be a permanent residence, and built prior to enactment of the Federal Manufactured Home Construction and Safety Standards. Mobile homes shall not be placed or moved to another lot within the city limits of Starkville. Manufactured homes with more than one (1) unit within one (1) structure are not permitted in any zoning district.
2. Modular home- A dwelling built and delivered to a site in two (2) or more sections, meeting City's current adopted building codes when connected to the required utilities.

B. Parking:

1. One (1) parking space per bedroom for all newly placed manufactured or modular home.
2. See zoning district base dimensional standards for parking location and setback requirements.

C. Loading: Loading/unloading areas accommodating delivery of materials to and from the premises are not permitted or required.

D. Additional Standards:

1. Homes shall be anchored according to International Building Code requirements.
2. Homes shall bear the FMHCCS Label or Seal of Compliance.
3. Homes shall have horizontal siding. At a minimum, the exterior siding shall consist predominantly of vinyl or aluminum lap siding whose reflectivity does

not exceed that of flat white paint, wood or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.

4. Homes shall have a minimum of a 3/12 roof pitch with asphalt shingles.
5. All homes shall be placed on the lot in harmony with the existing site-built structures. Where no neighboring structures are available for comparison, it shall be sited with the front running parallel to the street providing access to the site.
6. The towing tongue, wheels, and hitch-axle shall be removed upon final placement of the unit.
7. All manufactured homes shall be placed on permanent masonry foundations with appropriate screening of the foundations. The foundation shall not be visible from the street or adjacent properties.
8. All manufactured homes shall have either a deck or porch with steps at each entrance constructed and installed in accordance with the standards set forth by the International Building Code. The minimum square footage of the floor of such porch or deck shall measure at least thirty-six (36) square feet.
9. No manufactured and modular home more than ten (10) years old may be relocated or moved onto any lot within the city limits of Starkville.
10. See zoning district general provisions for density requirements and other standards.
11. See zoning district base dimensional standards for location, setback, and height requirements.

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1)

1. **Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
2. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
3. **Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
4. **Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
5. **Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.

- 8. Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

Any built structure or site associated with an approved special exception may continue with the associated use unless the use is made a nonconformity by any subsequent zoning ordinance and/or action by the Board of Aldermen. All nonconformities shall be regulated in accordance with section 3.17. If a specific time is not set as part of the approval of a special exception, the special exception shall expire within 18 months if no building permit has been issued and/or construction activities have ceased on the site. A special exception for any sign type shall expire upon the abandonment or discontinuance of the use or business. Reapplication for a special exception for sign will be required.

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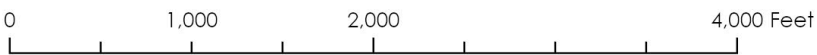
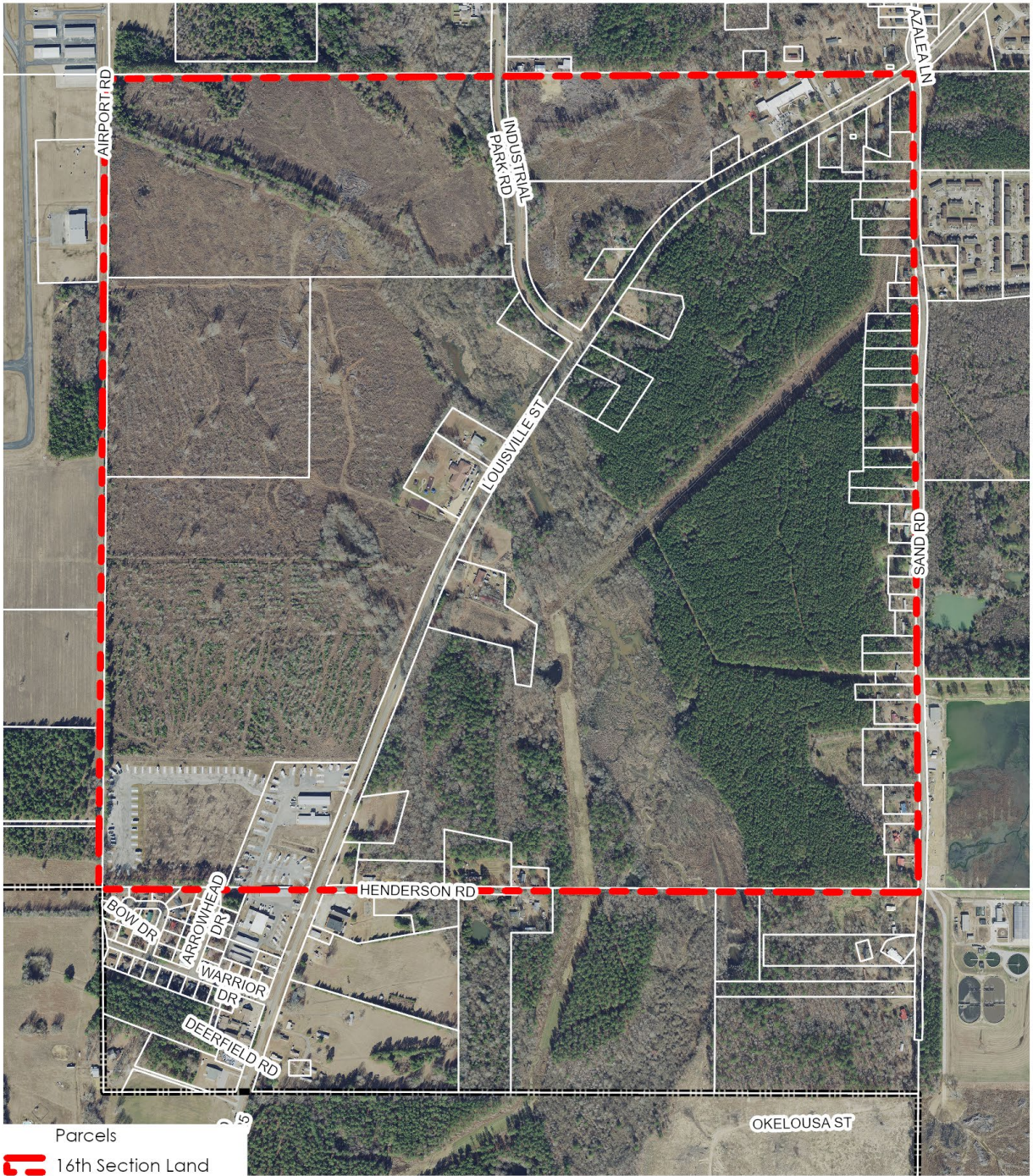
1. 7 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on April 17, 2025.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received no response to the notification.

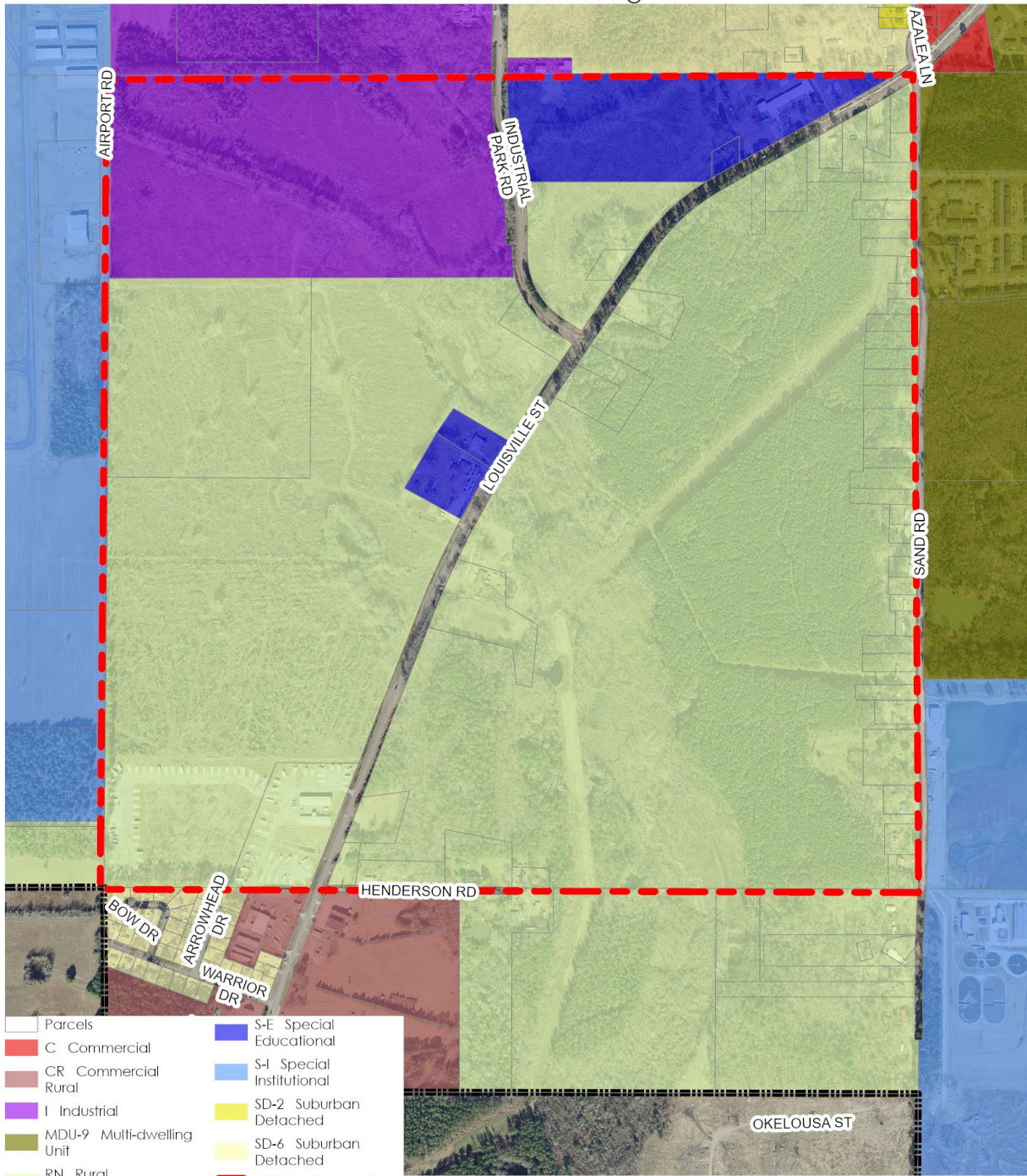
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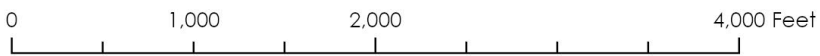
Attachment 1
SE 25-03 Aerial



Attachment 2
SE 25-03 Zoning



- | | |
|---------------------------|---------------------------|
| Parcels | S-E Special Educational |
| C Commercial | S-I Special Institutional |
| CR Commercial Rural | SD-2 Suburban Detached |
| I Industrial | SD-6 Suburban Detached |
| MDU-9 Multi-dwelling Unit | 16th Section Land |
| RN Rural Neighborhood | |



Attachment 3
Areas Requested

