

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI, MAY 13, 2025**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on May 13, 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; Carl Smith, 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 City Attorney Berk Huskison were physically present.

Chairman Jeremiah 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 May 13, 2025, as presented.

**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

After a discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to approve the official agenda of the Planning and Zoning Commission for May 13, 2025, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF MARCH 11, 2025

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 March 11, 2025, received unanimous approval with changes.

VI. CITIZEN COMMENTS

The Chairman 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 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.

City Planner Daniel Havelin presented the 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 number #102I-00-002.01. 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.

The request was noticed in accordance with the Unified Development Code. 17 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 April 17, 2025. 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.

Slade Kraker spoke for 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 West, the motion to approve SE 25-02 was approved.

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.

After a discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Verdell, the motion to table SE 25-03 due to the applicant not being present was approved.

VIII. ADJOURN

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on June 10, 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 June 10, 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.



Jeremiah Dumas, Chairman



Daniel Havelin, City Planner