



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JUNE 10, 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 MAY 13, 2025.
- VI. CITIZEN COMMENTS
- VII. OLD BUSINESS
 - A. 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. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 25-04 A REQUEST FOR SPECIAL EXCEPTION TO EXCEED THE ALLOWED DENSITY PER ACRE ON A LOT ON THE NORTH SIDE OF LYNN LANE, APPROXIMATELY 450' EAST OF VICTORY LANE IN A CN ZONING DISTRICT.
 - B. PUBLIC HEARING AND CONSIDERATION OF SE 25-05 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A "BORROW PIT" AT 1420 PAT STATION ROAD, IN AN RN ZONING DISTRICT.
- IX. ADJOURN

**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; 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. City Planner Daniel Havelin, Assistant City Planner Lyle McCaskey, and Assistant 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

STAFF REPORT

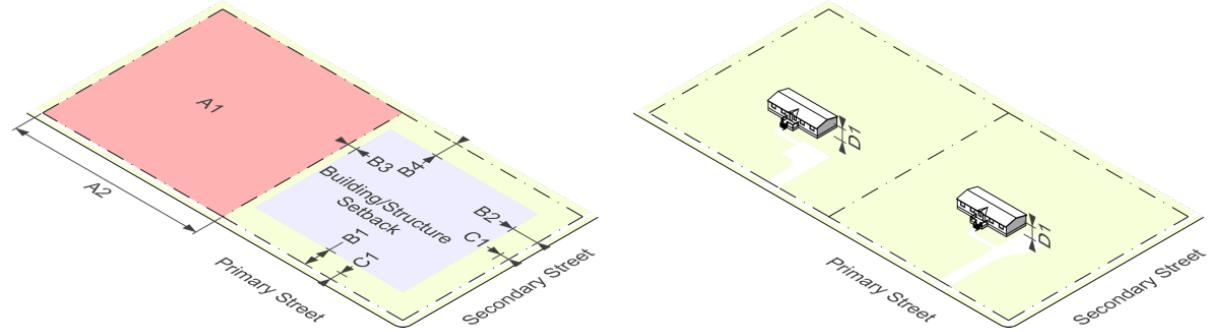
To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
 Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public Hearing and consideration of SE 25-03 a request for Special Exception to allow for the placement of manufactured 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.

NOTIFICATION

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

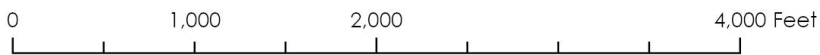
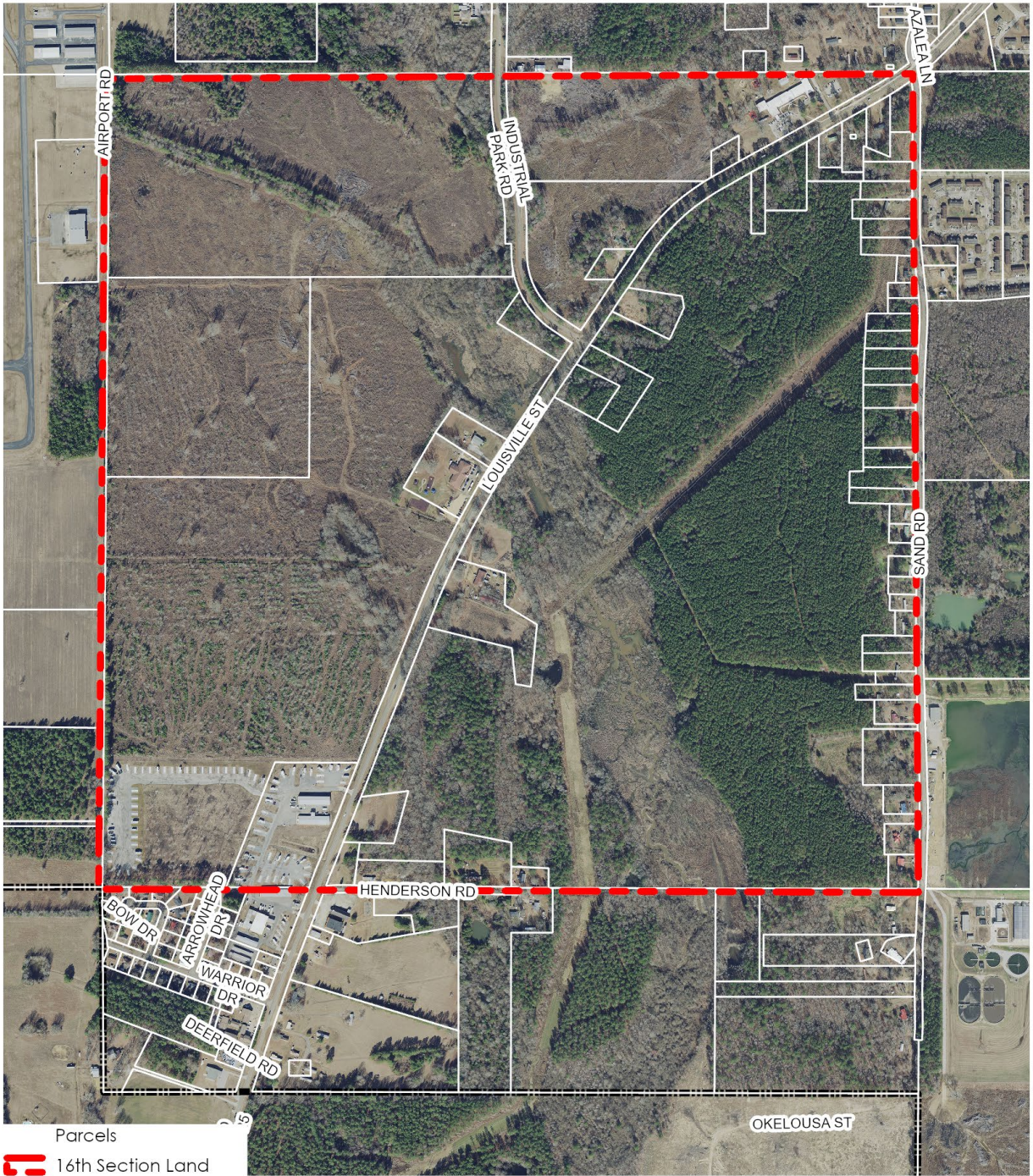
1. 7 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on April 17, 2025.
3. A sign was posted on the property in a conspicuous location.

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

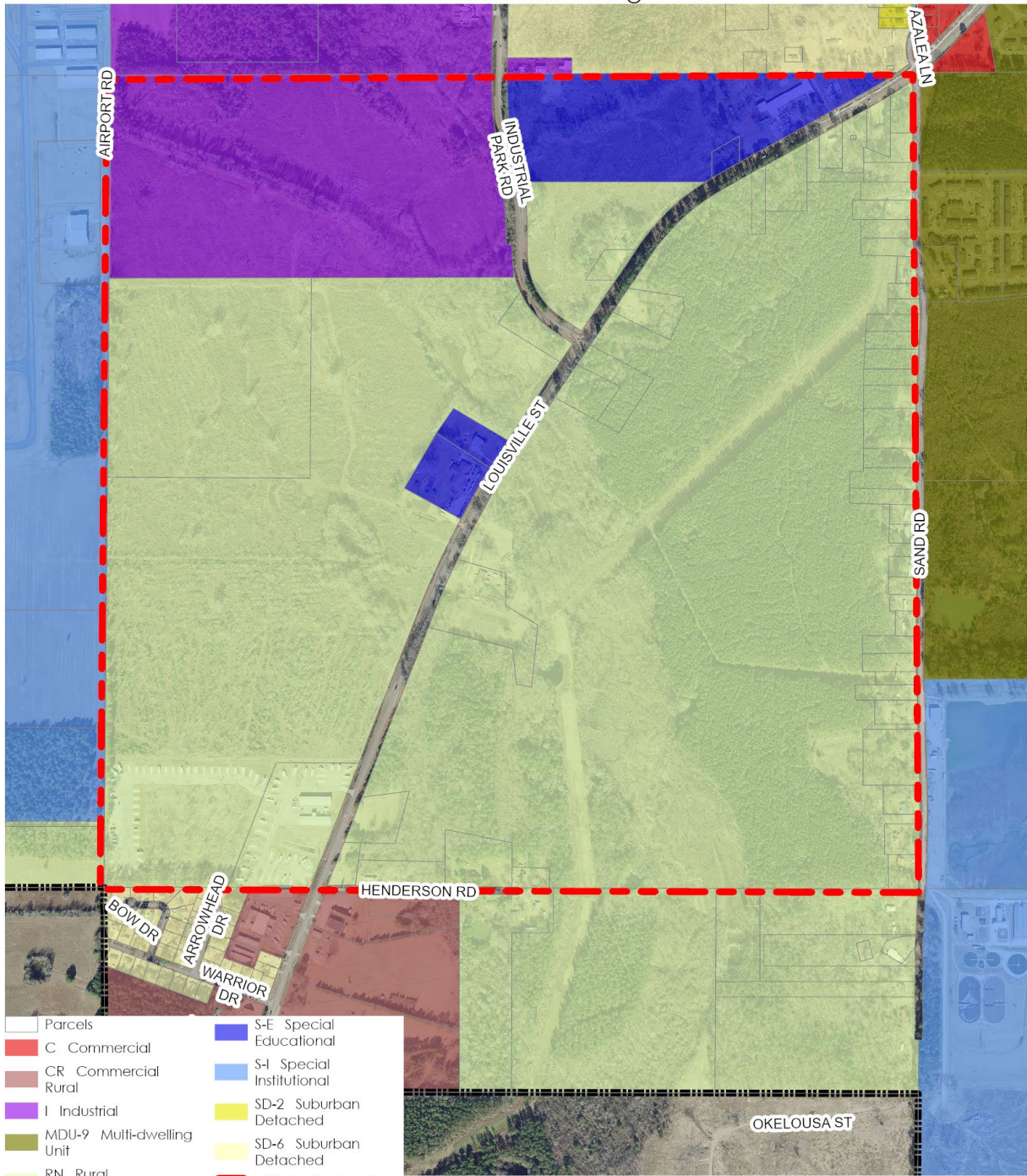
CONDITIONS OF APPROVAL

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).

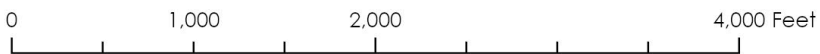
Attachment 1
SE 25-03 Aerial



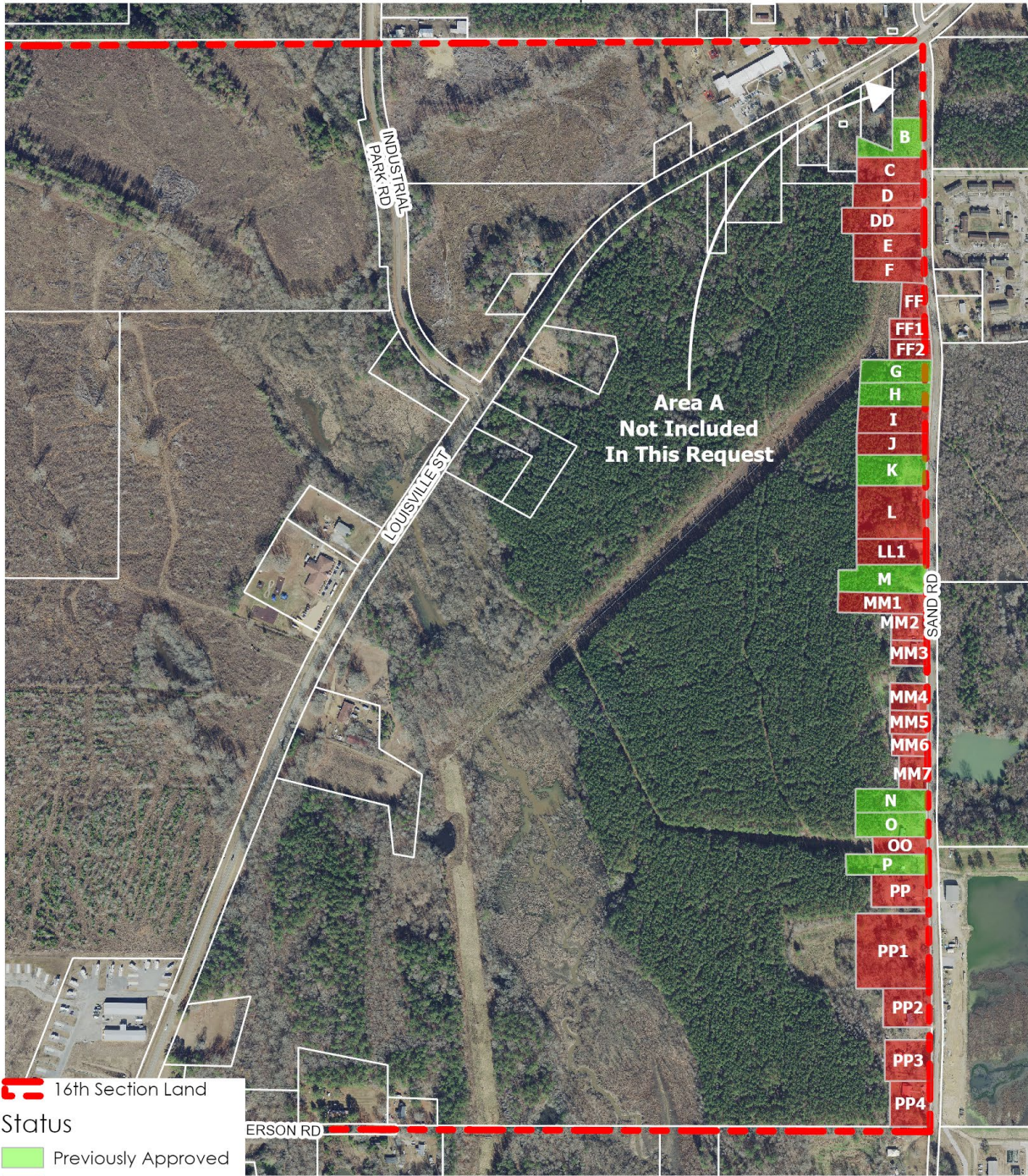
Attachment 2
SE 25-03 Zoning



- | | |
|---------------------------|---------------------------|
| 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





THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

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 25-04 a request for Special Exception to exceed the allowed density per acre on a lot on the north side of Lynn Lane, approximately 450' east of Victory Lane in a CN zoning district.
Date: June 10, 2025

The purpose of this report is to provide information regarding a Special Exception request by Corey Alger on behalf of Alger Design Studio to exceed the allowed density per acre on a lot on the north side of Lynn Lane, approximately 450' east of Victory Lane in a CN zoning district with the parcel number 102I-00-013.00. Please see attachments 1- 5.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to allow for an increase in density for a proposed condominium development. Currently, a CN zoning district is limited to one dwelling unit per 4000 square feet with a maximum of 60 bedrooms per acre per Section 6.3. The Applicant is proposing 76 one-bedroom units and 8 two-bedroom units for a total of 84 dwelling units and 92 bedrooms on a 3.6-acre site. This proposal exceeds the 39 dwelling units allowed on the site, but has fewer than the maximum allowed number of bedrooms of 216. Section 3.4 states, "A special exception shall also include any request to deviate from the Use Standards, Development Standards, Subdivision Standards, or Base Dimensional Standards that are non-dimensional in nature." Therefore, the request will be reviewed as a Special Exception.

There is conflicting information in the Unified Development Code. Section 6.3 has the density requirements set at one dwelling unit per 4,000 square feet of lot area. Section 13.5.7.D. Allows for 20 units per acre or one unit for every 2,178 square feet of lot area. Section 1.5.2 requires using the more restrictive provision if there is a conflict in the code. Therefore, the enforceable requirement is the 4,000 square feet of lot area provision. This conflict will be addressed in future updates to the Unified Development Code.

6.3.4 Base Dimensional Standards

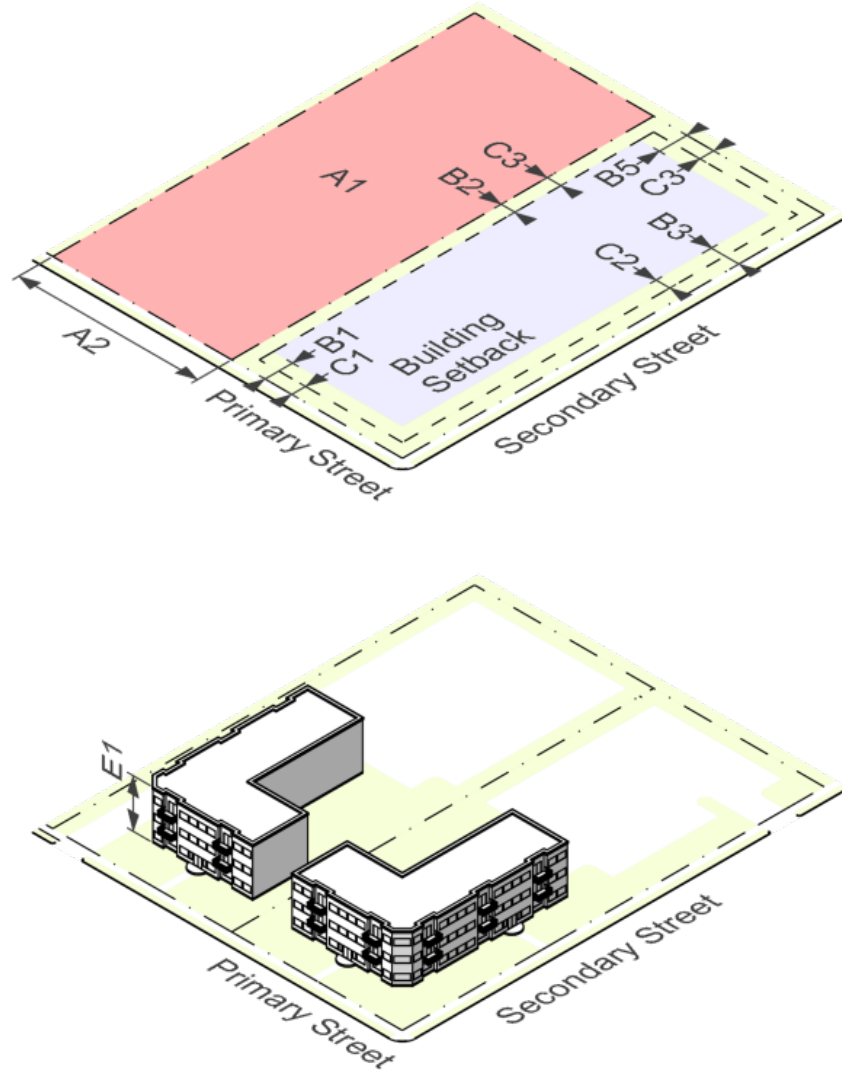


Fig 6.3-4

Apartments Dwellings	
A. Lot Dimensions	CN
A1. Lot size per unit (min)	4000 sq. ft.
A2. Lot width (min)	45'
A3. Lot width at corner	55'
B. Building/Structure Setbacks	CN
B1. Front setback	20'
B2. Side setback	5'
B3. Side setback adjacent to detached residential	20'
B4. Side setback corner lot	20'
B5. Rear setback	20'

B6. Rear setback adjacent to detached residential	30'
C. Parking Setbacks	CN
C1. From primary street	Behind front wall of principal building
C2. From side lot line adjacent to street	10'
C3. From side and rear lot line	10'
C4. From rear lot line adjacent to detached residential	15'
D. Height	CN
D1. Principal building(s) (max)	30', 2 story
E. Pedestrian Access	CN
E1. Street-facing primary entrance along street	yes
E2. Sidewalk connection to street from each entrance	yes

13.5.7 Dwelling, Apartment

1. **Definition:** A residential structure containing eleven (11) or more dwelling units that are vertically or horizontally integrated.
2. **Parking:**
 1. One and a quarter (1.25) parking spaces per bedroom 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, apartment buildings shall be architecturally harmonious with the surrounding neighborhood in regards to massing, materials, fenestration, and scale.
 2. The main entrance of an apartment building adjacent to a street shall be accessed directly from and face the street. Apartments on corner lots shall be designed so that each side facing the public street is a front facade.
 3. In a C and CN zoning district, the following commercial uses shall be allowed on the ground floor of any apartment building adjacent to public right of way: offices-medical, offices-professional, retail sales and services inside only, eating and drinking establishments, and studios.
 4. A special exception shall be required for an apartment building if more than twenty-five percent (25%) of the proposed units have four (4) or more bedrooms.
 5. Apartment developments in CN, C, and O zoning districts are subject to the density restriction of twenty (20) units per acre and a maximum of sixty (60) bedrooms per acre.
 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. 9 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 May 24, 2025.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received two emails requesting information.

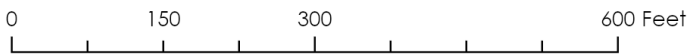
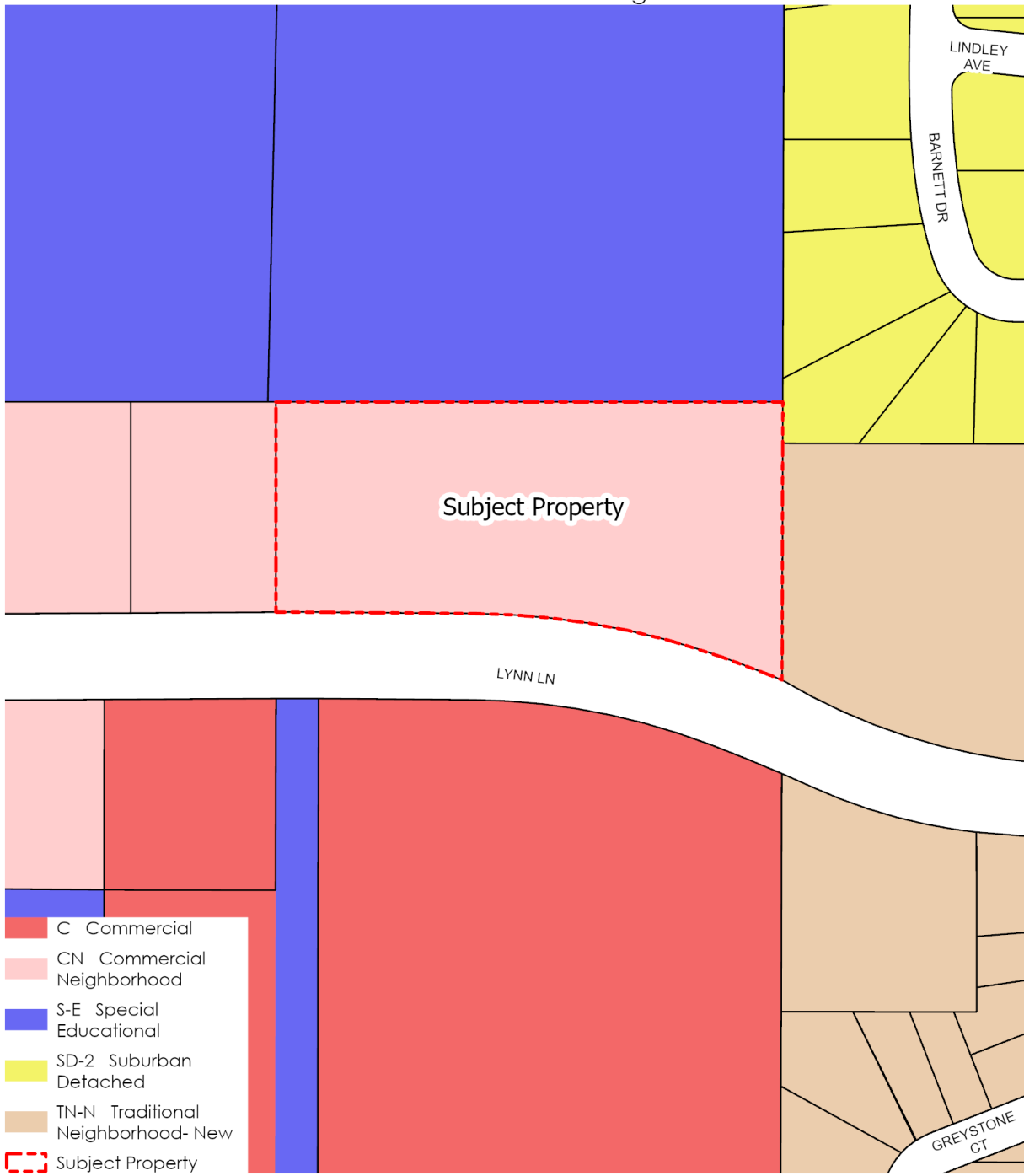
CONDITIONS OF APPROVAL

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).

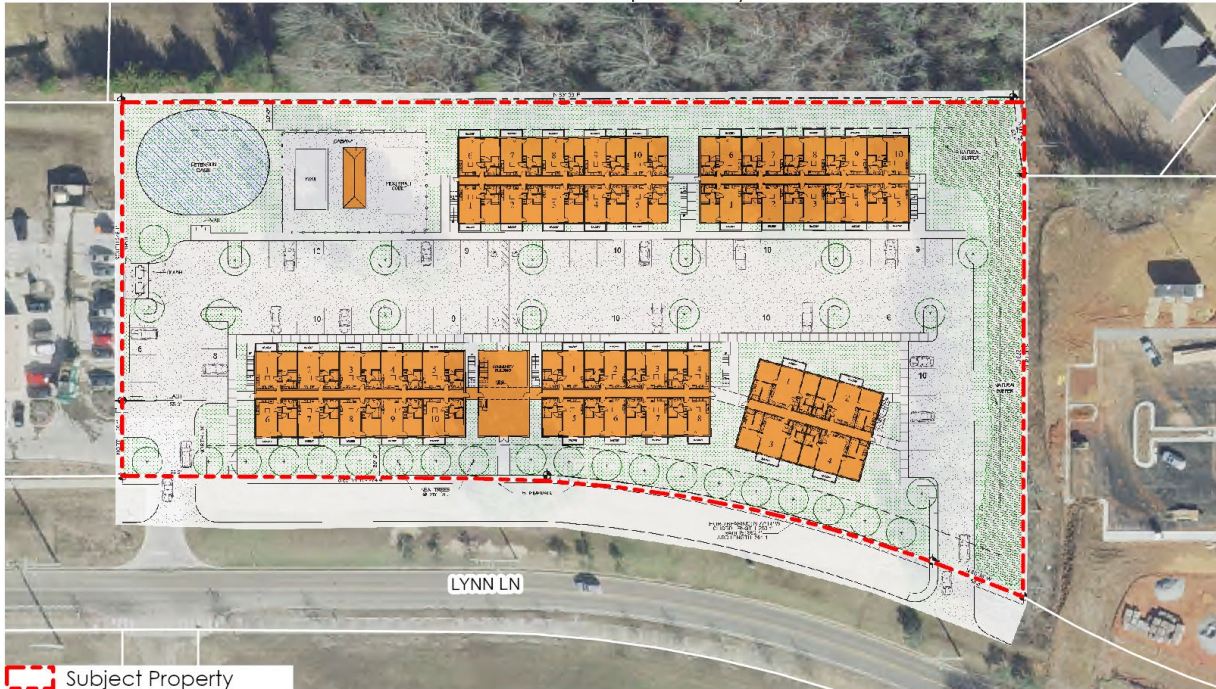
Attachment 1
SE 25-04 Aerial



Attachment 2
SE 25-04 Zoning



Attachment 3
SE 25-04 Conceptual Layout



0 100 200 400 Feet



STREET ELEVATION



0 400 800 1,600 Feet



HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Attachment 4- Conceptual Plan

ISSUE DATE:	11 APRIL 2020
REVISION:	DATE:

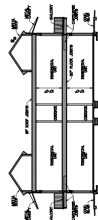


BUILDING DATA:

- LOT AREA: 156,836 S.F. (3.60 ACRES)
- GREEN SPACE: 57,798 S.F. (36.85%)
- 46 BEDS PER FLOOR
- 92 TOTAL BEDS
- ONE BEDROOM UNITS: 76
- TWO BEDROOM UNITS: 8
- PARKING SPACES: 15



STREET ELEVATION



BUILDING SECTION

NORTH



 SITE PLAN 'B'

 SCALE 1" = 20'

LYNN LANE

Attachment 5- Applicant Statement



5 May 2025

Planning and Zoning Commission
City of Starkville
110 West Main Street
Starkville, MS 39759

re: Solo- Starkville- Lynn Lane

Dear Commission Members,

We are pleased to request a special exception to Section 6.3.4 limiting the density in the Zoning District CN to one dwelling unit per 4000 square feet of lot area.

Our specific request to allow 76 one bedroom dwelling units and 8 two-bedroom dwelling units, totaling 84. This request places our total development at 92 bedrooms on the 3.6 acre site.

The site is relatively flat and rectilinear and as you can see from the Site plan, has adequate space to allow for amenities and ample green space for landscaping.

The number of cars along Lynn Lane will not be significantly impacted and the quality of the development will allow for an increase in property values.

The City utility infrastructure is certainly capable of handling a development of this size and will complete a significant length of road frontage along Lynn Lane.

Our request is required due to a few factors. The primary being a “dwelling unit” is not specifically defined by the number of bedrooms. This means that a one bedroom unit dwelling unit has the same value as a three or four-bedroom dwelling unit, even though the actual bedroom count is much less.

For example, the adjacent property to the east "The Richmond" has 3 bedroom/ 3 1/2 baths per 'UNIT'. At this density, our property (which permits 39 dwelling units) would allow for 117 total bedrooms. Our request, as reflected in our proposed Site Plan, actually has 25 fewer bedrooms. Secondly, the location is not a 'maximum density' or student housing type development area. Instead, we are proposing a more upscale development allowing for a higher quality product in a smaller one bedroom unit. We feel this will permit more young professional and out of town residents who want a high quality residence without the need for more square footage.

We appreciate your time and consideration.

Sincerely,



Corey Almo Alger, Architect, AIA

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 25-05 a request for Special Exception to allow for a "Borrow Pit" at 1420 Pat Station Road, in an RN zoning district.
Date: June 10, 2025

The purpose of this report is to provide information regarding a Special Exception request by Dow Phillips of Burns Dirt to allow for a "Borrow Pit" at 1420 Pat Station Rd. The property is located within an RN zoning district with the parcel number 159-30-007.00. Please see attachments 1- 3.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to operate a borrow pit. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "borrow pit" in an R-N zoning district. A borrow pit is defined in Section 13.8.3.A as "An area from which soil, aggregate, or other unconsolidated material is removed to be used, with or without further processing, as fill for activities such as landscaping, building construction, or roadway construction and maintenance on another site. This use shall also be granted and maintain all applicable local, state, and federal permits". Section 13.3.4 of the Unified Development Code also requires that the Special Exception meet the additional standards for that use. There are no additional standards for this use.

13.8.3 Borrow Pit, Soil Fill Site, And Soil Storage Site

1. **Borrow Pit:** An area from which soil, aggregate, or other unconsolidated material is removed to be used, with or without further processing, as fill for activities such as landscaping, building construction, or roadway construction and maintenance on another site. This use shall also be granted and maintain all applicable local, state, and federal permits.
2. **Soil Fill Site:** An area for which soil, aggregate, or other unconsolidated material is deposited as fill on a site that does not have an approved site plan. A site with an approved site plan and necessary permits shall not be considered a soil fill site. This use shall also be granted and maintain all applicable local, state, and federal permits.
3. **Soil Storage Site:** An area for which soil, aggregate, or other unconsolidated material is stored for future use on another site. This use shall also be granted and maintain all applicable local, state, and federal permits
4. **Parking:** None.
5. **Loading:** None.
6. **Additional Standards:**

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. 13 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 May 24, 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 the request and one phone call requesting information.

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).

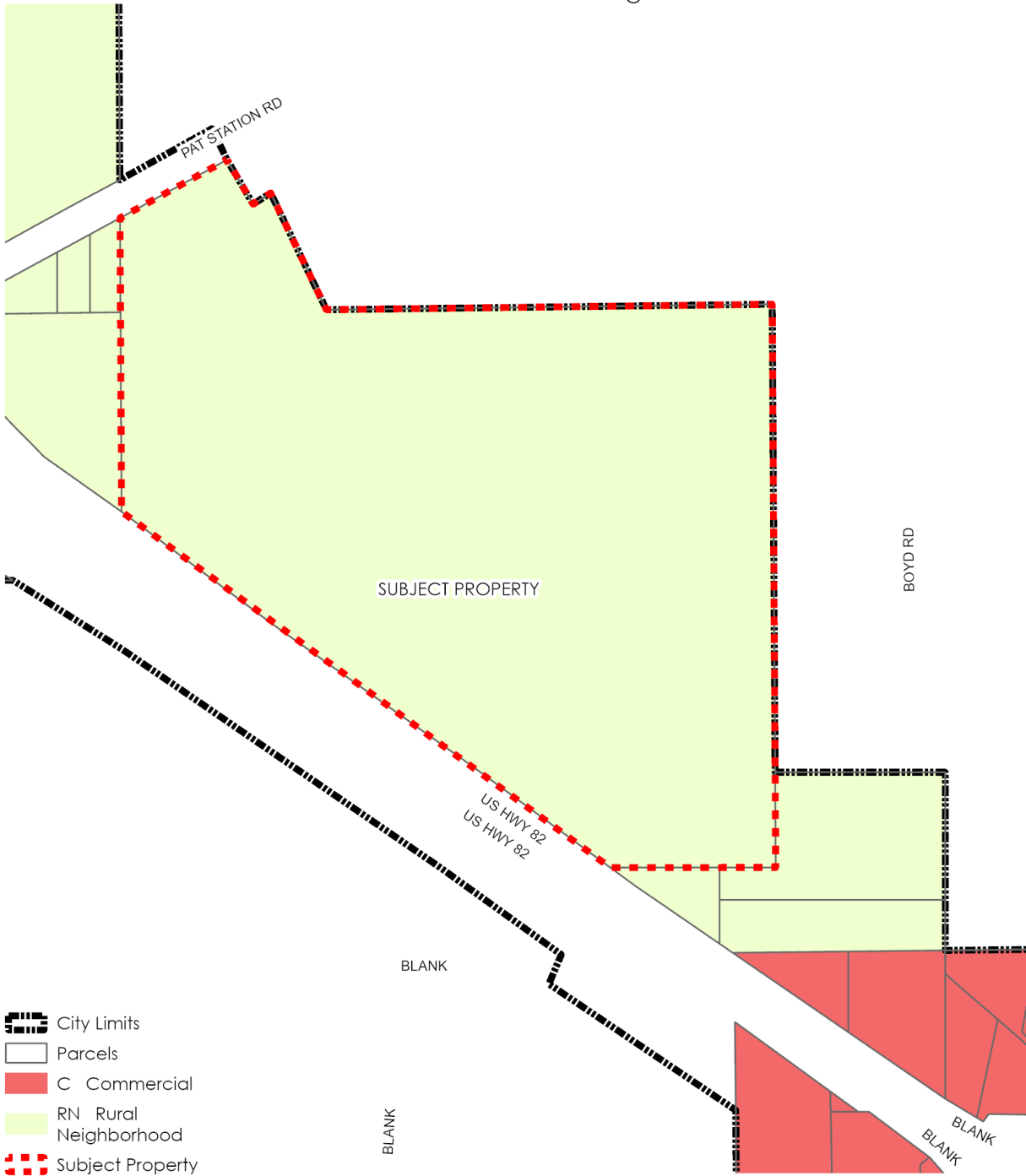
Attachment 1
SE 25-05 Aerial



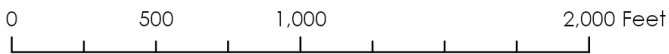
0 500 1,000 2,000 Feet



Attachment 2
SE 25-05 Zoning



- City Limits
- Parcels
- C Commercial
- RN Rural Neighborhood
- Subject Property



Attachment 3- Applicant's Plans



May 13, 2025

Burns Dirt Construction, Inc.

**Pat Station Road Pit
Starkville, Oktibbeha County, Mississippi**

SWPPP Plan

Prepared For:

Burns Dirt Construction, Inc.

57 Burns Drive

Columbus, MS 39702

1.0 INTRODUCTION

The Clean Water Act (CWA), as amended (33 U.S.C. 1251 *et. Seq.*) and the rules and regulations promulgated under the authority of this Act require a permit for storm water discharges associated with certain industrial, or activity, or by the Standard Industrial Classification (SIC) code which is 1442, Construction Sand and Gravel, for this activity. The Mississippi Department of Environmental Quality operations affecting four (4) acres or less and greater than 1320 feet from another mine. The purpose of the SWPPP is to identify contaminants to storm water, describe best management practices (BMPs) and control measures. This SWPPP was prepared in accordance with the MDEQ *Mississippi SWPPP Guidance Manual for Industrial Facilities* and the *SWPPP Guidance Manual for Construction Activities*. The SWPPP must identify potential pollutant sources, describe and ensure implementation of pollutant reduction practices, assure compliance with permit conditions and incorporate appropriate spill/leak responses and structural and non-structural best management practices (BMPs).

2.0 SITE LOCATION AND DESCRIPTION

The Pat Station Road Pit is located at 949-1021 Pat Station Road, Starkville, Oktibbeha County, Mississippi, latitude 33 degrees 28 minutes 14.66 seconds, longitude 88 degrees, 46 minutes, 14.66 seconds being situated in the southwest quarter of the southwest quarter of section 30, township 19 N, Range 15 E, Oktibbeha County. The site encompasses approximately 4.0 acres and will be mined for soil to a depth of approximately 10 feet below grade.

3.0 POLLUTION PREVENTION TEAM

The Pollution Prevention Team (PPT) is responsible for oversight, implementation, maintenance and any necessary revisions to the SWPPP. Members of the Pat Station Rd. Pit are:

- Mr. Gilbert Luker, PPT Leader.....(662) 251-0067

Specifically, team responsibilities include identifying pollutant sources and risk, choosing BMP's and assessing the SWPPP effectiveness. The PPT leader (PPTL) will keep up-to-date on all site operations and ensure that changes are made to the SWPPP, as needed.

4.0 POTENTIAL SOURCES OF STORM WATER POLLUTANTS

4.1 Narrative Description of Activities and Significant Materials

Potential sources of storm water pollution during operation of the proposed surface mine are as follows:

- Vehicle and equipment maintenance.
- Equipment fueling
- Exposed Soil.

MDEQ *Mississippi SWPPP Guidance Manual for Construction Activities* will be used as guidance. A gravel road construction entrance will be utilized to minimized sediment tracking onto public roads.

6.2 Preventive Maintenance

The preventive maintenance program at the Wolf Pit will involve the inspection and maintenance of storm water management devices and the inspection of potential pollutant sources to preclude breakdowns or failures which could result in discharges of polluted storm water. Maintenance of storm water management devices performed as part of this program and other routine maintenance programs include the following:

- Cleaning accumulated sediment from conveyance systems;
- Clearing of debris from drainage culverts;
- Checking containments structures.

6.3 Good Housekeeping

Good housekeeping practices will be implemented and are intended to keep the facility clean and orderly, thus minimizing the potential for contribution to storm water run-off. Good housekeeping involves the following categories:

- Operation and maintenance;
- Material storage
- Material inventory

6.3.1 Operation and Maintenance

The following general practices will be implemented into the Wolf Pit good housekeeping program and will remain in place for the duration of mining activities:

- Regularly pick up and dispose of garbage, debris or waste material found in and around the facility.
- Dip pans or buckets will be placed beneath hose connections during loading/unloading operations of motor fuels as applicable.
- All equipment will be inspected once every month to ensure proper working conditions.
- Inspections for leaks that could lead to discharges of chemicals or for conditions where storm water contacts raw materials, waste material or products will be performed monthly.

6.3.2 Material Storage Practices

Drums will not typically be used at the facility. Should drums be stored, the following proper storage techniques will be followed:

- Storage containers and drums will be moved away from direct traffic routes to prevent spills.
- Containers will be stored on pallets or similar devices to prevent corrosion of the containers which can result when in contact with moisture on the ground.
- The responsibility of hazardous material inventory will be assigned to a limited number of personnel who are trained to handle hazardous materials.

6.3.3 Material Inventory Procedures

The following inventory procedures will be followed:

- All Chemical substances present in the work place will be identified. All purchase orders for chemical substances will be reviewed. All Chemical substances used in the work place will be listed and Material Safety Sheets (MSS) will be retained on file for each chemical.
- All containers will be labeled to show the name, type of substances, stock number, expiration date, health hazards, suggestions for handling and first aid information.
- All hazardous waste materials and recyclable materials which require special handling, storage, use and special consideration will be clearly marked on the container.

6.6 Visual Site Inspections

Inspections will be conducted of all erosion controls and other SWPPP requirements during operation of the Pat Station Rd Pit. The inspections will be performed at least monthly or as often as is necessary to ensure that appropriate erosion and sediment controls have been properly constructed and maintained or at least monthly. The inspections will determine if additional or alternate controls measures are required. Non-functioning erosion controls will be repaired, replaced or supplemented with functional controls within 24 hours of discovery or as soon as field conditions allow. The results of the inspection shall be recorded on the MDEQ annual storm water inspection report form.

7.0 NON-NUMERICAL LIMITATIONS, INSPECTIONS, RECORD KEEPING AND REPORTING

7.1 Storm Water Discharge Limitations

Storm water will be free from:

- Debris, oil scum and other floating materials other than in trace amounts.
- Eroded soils and other materials that will settle to form objectionable deposits in receiving streams.
- Suspended solids, turbidity and color at levels inconsistent with receiving streams.
- Chemicals in concentrations that would cause violation of State water quality criteria in receiving streams.