

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI, JUNE 10, 2025**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on June 10, 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 and Alexis Gregory, Ward 5 were physically present at the meeting. Absent was Tommy Verdell, Ward 7. 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 June 10, 2025, as presented.

**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

After a discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Fratesi, the motion to approve the official agenda of the Planning and Zoning Commission for June 10, 2025, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF May 13, 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 May 13, 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. 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.

City Planner Daniel Havelin presented the request 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. 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.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 7 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 May 24, 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 notification.

Chairman Dumas opened the public hearing.

Mr. Bourne 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 Fratesi, duly seconded by Commissioner West, the motion to approve SE 25-03 was approved.

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.

City Planner Daniel Havelin presented the 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 1021-00-013.00. 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.

The request was noticed in accordance with Section 3.4.3.E of 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 May 24, 2025. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received two emails requesting information and one in support of the request that was hand delivered to the commissioners.

Chairman Dumas opened the public hearing.

Cory Alger 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 Smith, the motion to approve SE 25-04 was approved.

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.

City Planner Daniel Havelin presented the 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. 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 meets the additional standards for that use. There are no additional standards for this use.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 13 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 May 24, 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 and one phone call requesting information.

Chairman Dumas opened the public hearing.

Dow Phillips spoke for the request.

Zedia Jordan, Sammie Minor, and Doris Barnes all came forward for information about the request.

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

After a discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Prather, the motion to approve SE 25-05 was approved.

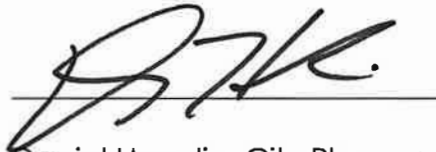
IX. ADJOURN

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