



**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY, OCTOBER 14, 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 JUNE 10, 2025.
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
  - A. PUBLIC HEARING AND CONSIDERATION OF SE 25-06 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A DETACHED DUPLEX LOCATED ON THE NORTH SIDE OF WARE STREET APPROXIMATELY 47 FEET TO THE EAST OF 204 WARE STREET WITHIN A TN-E ZONING DISTRICT.
  - B. PUBLIC HEARING AND CONSIDERATION OF RZ 25-01 A REQUEST REZONE A PORTION OF THE PROPERTY FROM SE (SPECIAL EDUCATIONAL) TO T-5C AND T-5U AT 808-812 UNIVERSITY DRIVE.
  - C. PUBLIC HEARING AND CONSIDERATION OF SE 25-08 A REQUEST FOR SEVERAL SPECIAL EXCEPTIONS FOR A HOTEL DEVELOPMENT THAT IS PART OF THE CROSSROADS DEVELOPMENT AT 808-812 UNIVERSITY DRIVE.
- VIII. ADJOURN



**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 MeCaskey, 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 102I-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.

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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 25-06 a request for Special Exception to allow for a detached duplex located on the north side of Ware Street approximately 47 feet to the East of 204 Ware Street within a TN-E zoning district.  
**Date:** October 14, 2025

The purpose of this report is to provide information regarding a Special Exception request by Charles Prewitt to allow for a Dwelling, Attached Duplex. The subject property is located on the north side of Ware Street approximately 47 feet to the East of 204 Ware Street within a TN-E zoning district with the property #118P-00-129.00. Please see attachments 1- total number.

**BACKGROUND INFORMATION**

The applicant is seeking a Special Exception to build a Dwelling, Attached Duplex. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Dwelling, Attached Duplex" in a TN-E zoning district. The proposed use does require the construction of a new building or major modification to an existing building or site. 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 applicant is also going before the Board of Adjustments and Appeals for a Variance from section 14.10.2.D.7 to allow for the applicant to exceed the percentage of parking area that is allowed in the front yard. This request is being made to by the applicant in the attempt to meet the parking requirements of (1) parking space per bedroom found in section 13.5.3 of the Unified Development Code.

**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. 16 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 September 27, 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 notifications.

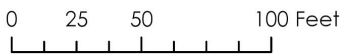
### CONDITIONS OF APPROVAL

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).

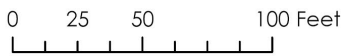
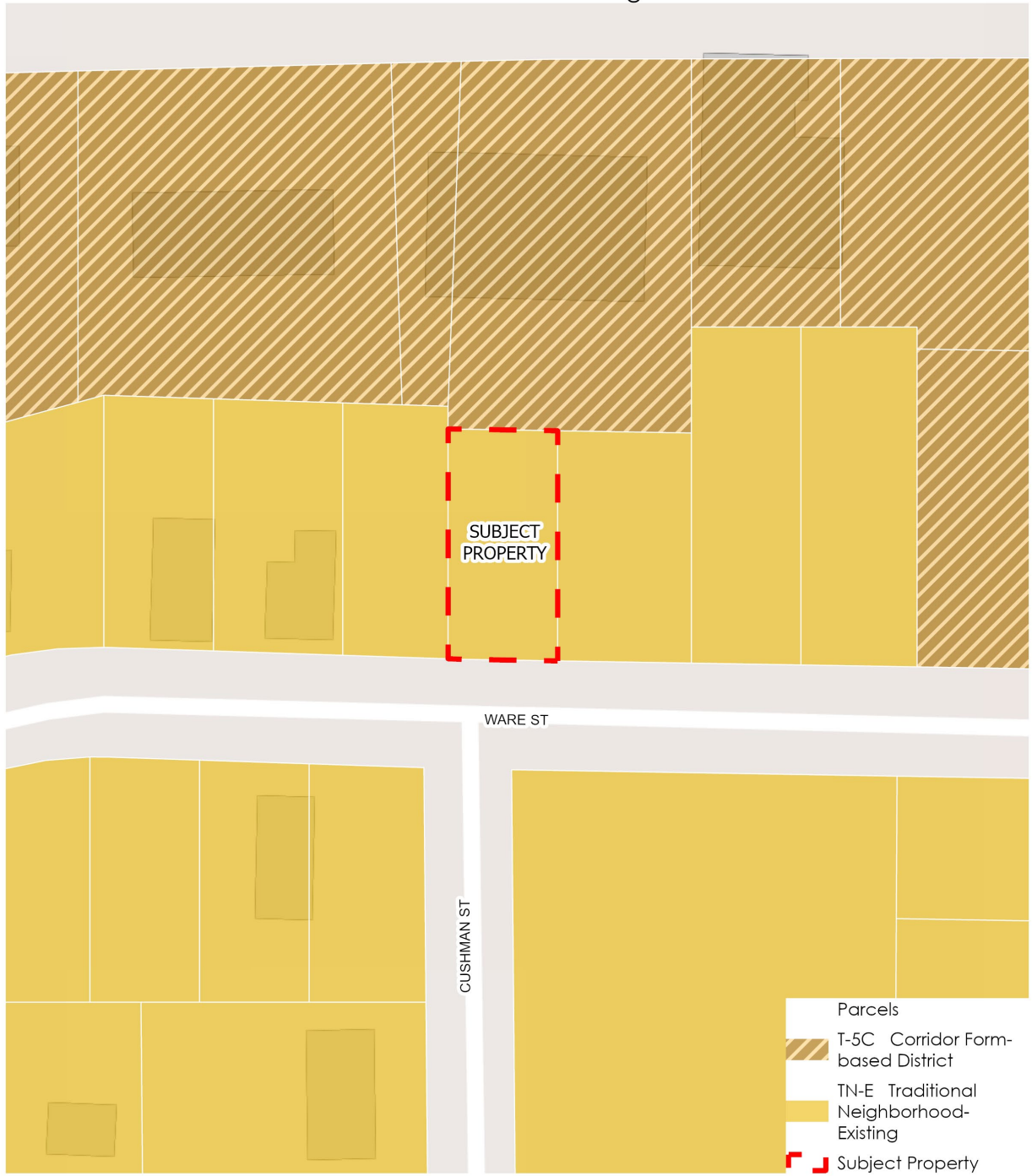
Attachment 1  
SE 25-06 Aerial



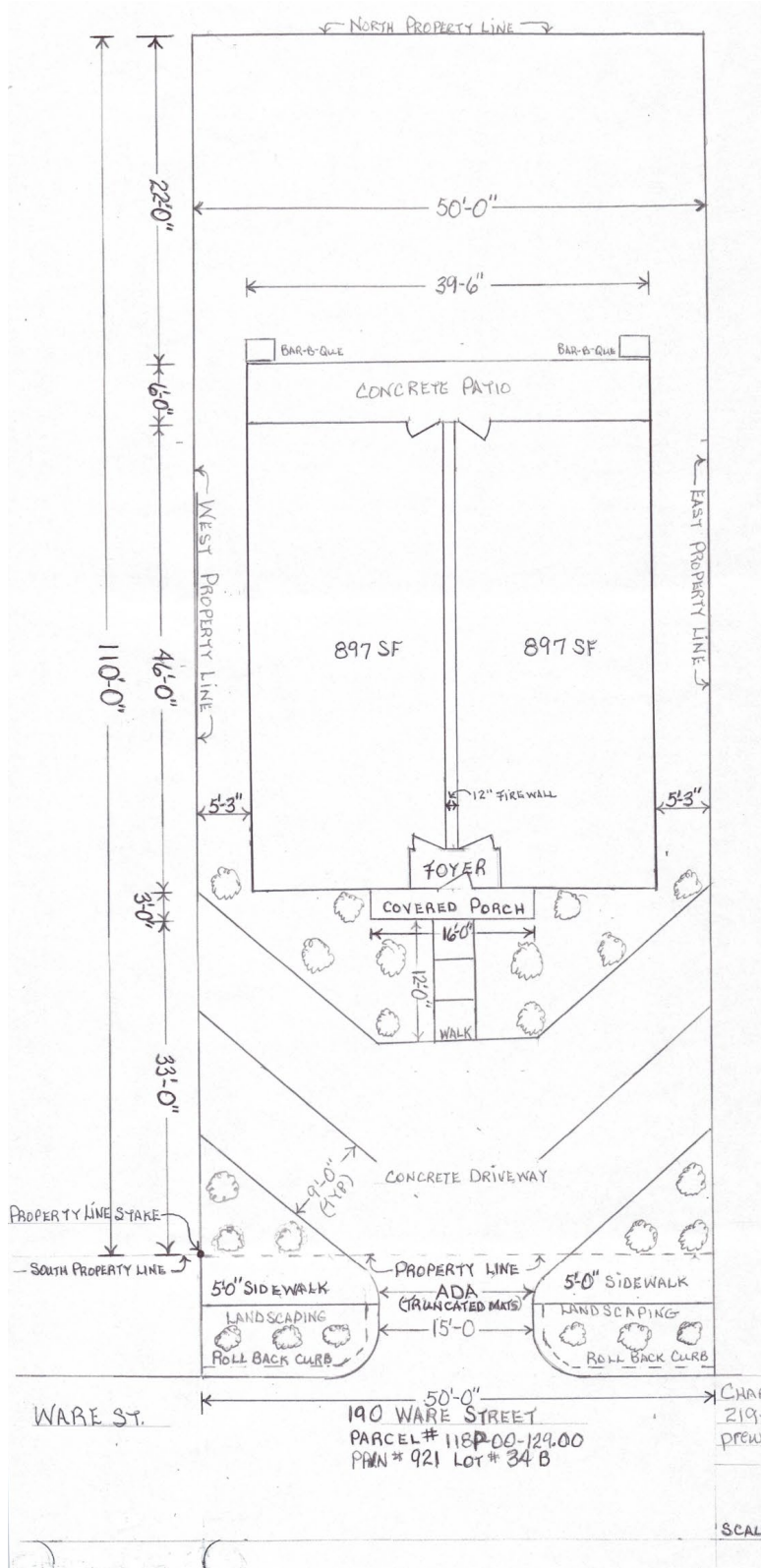
Parcels  
Subject Property



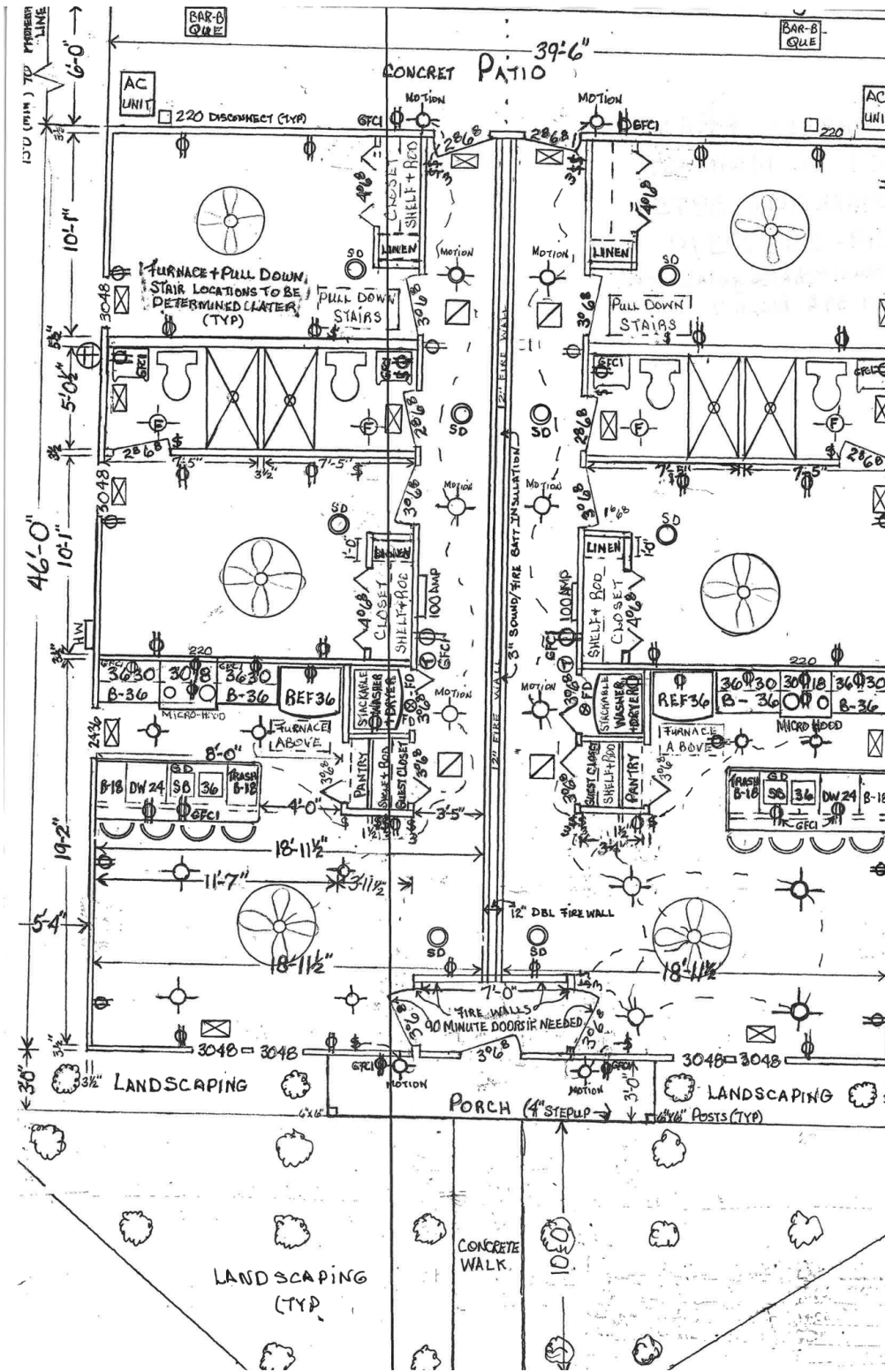
Attachment 2  
SE 25-06 Zoning



# Attachment 3- Site Plan



# Attachment 4- Floor Plan





**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 MeCaskey, Assistant City Planner (662-323-2525 ext. 3130)  
**Subject:** Public Hearing and consideration of RZ 25-01 a request rezone a portion of the property from SE (Special Educational) to T-5C and T-5U at 808-812 University Drive.  
**Date:** October 14, 2025

The purpose of this report is to provide information regarding a rezoning request by West Side Fund IV LLC and West Side Fund V LLC to rezone a portion of the property from SE (Special Educational) to T-5C and T-5U. The property was previously owned by Mississippi State University and is located at 808-812 University Drive with the parcel number 101C-00-009.00. Please see attachments 1- 5.

**REASON FOR AMENDMENT**

The Official Zoning District Map may be amended only when one or more of the following conditions prevail:

- A. Error. There is an error in the Code and a need to correct the error.
- B. Change in conditions. A change in the neighborhood has occurred to such an extent as to justify the proposed rezoning and there is a public need for the proposed rezoning.

The request to rezone is based on a change in conditions. The subject property is no longer owned by Mississippi State University, and the S-E (Special Educational) designation is primarily intended for public or private institutions providing educational services to grades PK-12, higher education, or vocational training. With the transfer of ownership, educational use is no longer the primary use of the property. Combined with the broader redevelopment of the University Drive and Russell Street corridor into mixed-use urban forms, a change in condition of the neighborhood has occurred that makes the current designation no longer suitable.

The property to the west, along University Drive, is zoned T-5U, which permits mixed-use development consistent with the urban character of the Cotton District. The property to the south, along Russell Street, is zoned T-5C, which also supports mixed-use development. As part of the overall redevelopment plan, the subject property will be aggregated into the property to the south, creating a unified mixed-use site for future development.

The proposed rezoning will align the subject property with adjacent zoning districts, ensuring future uses are compatible and in context with surrounding development. There is a public need for this rezoning to prevent the property from remaining underutilized, to support orderly and compatible urban development, encourages redevelopment that will expand the tax base, and to promote economic vitality consistent with the City's Comprehensive Plan and the Unified Development Code. The proposed zoning is consistent with the City's adopted plans and guiding principles, ensures compatibility with surrounding uses, and promotes the public health, safety, and welfare.

The primary differences between the existing and proposed zoning districts are their allowed uses and base dimensional standards. Attachment 3 compares the allowed uses, and Attachment 4 compares the base dimensional standards of the zoning districts.

### NOTIFICATION

The request was noticed in accordance with Section 3.1.3.G of the Unified Development Code.

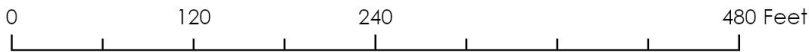
1. 8 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on September 27, 2025.
3. A sign was posted on the property in a conspicuous location.

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

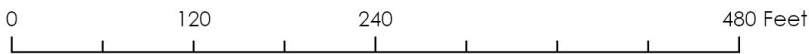
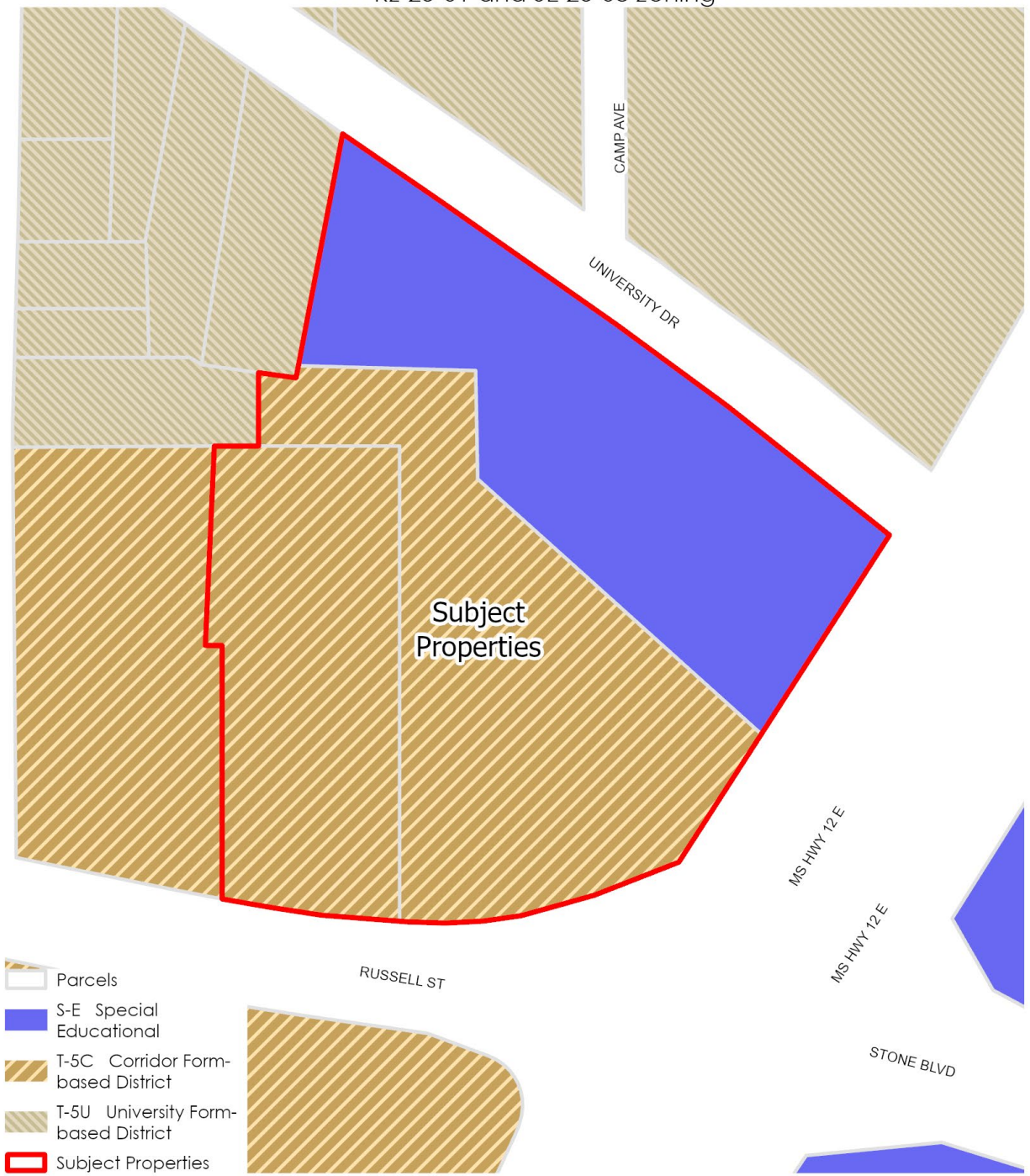
### CONDITIONS OF APPROVAL

The Mayor and Board of Aldermen may attach conditions in accordance with the approval. Conditions attached to the approval of a Rezoning shall run with the land and shall be binding upon the applicants, their heirs, and/or successors. (Section 3.1.3.M).

Attachment 1  
RZ 25-01 and SE 25-08 Aerial



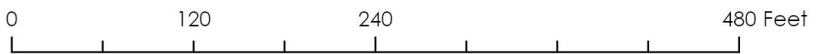
Attachment 2  
RZ 25-01 and SE 25-08 Zoning



Attachment 3  
RZ 25-01 Proposed Lots and Zoning



- Parcels
- S-E Special Educational
- T-5C Corridor Form-based District
- T-5U University Form-based District
- Future Property Lines



Attachment 4- Comparison between the allowed uses

<b>Residential</b>	<b>T-5C</b>	<b>T-5U</b>	<b>S-E</b>
Dwelling, Detached	--	--	--
Dwelling, Accessory Unit	--	A	--
Dwelling, Attached Duplex	--	SE	--
Dwelling, Attached Triplex	SE	SE	--
Dwelling, Townhouse/ Rowhouse	--	SE	--
Dwelling, Multiplex	--	SE	--
Dwelling, Apartment	--	--	--
Dwelling, Manufactured and Modular Home	--	--	--
Home Occupations	A	A	--
Mixed-Use Building	P	P	--
Residential First Floor	SE	SE	--
<b>Institutional</b>	<b>T-5C</b>	<b>T-5U</b>	<b>S-E</b>
Assisted Living Facility	--	--	--
Care Centers	--	--	--
Care Home	--	--	--
Cemetery	--	--	--
Community and Civic Associations	UE/SE	UE/SE	P
Convalescent, Rest, and Nursing Homes	--	--	--
Educational Facilities	--	--	P
Fraternity and Sorority House	--	--	--
Group Care Home or Facility	--	--	--
Hospital	--	--	--
Life Care Communities	--	--	--
Municipal Buildings and Facilities	UE/SE	UE/SE	P
Parks, Open Space, and Greenways	P	P	P
Places of Worship	UE/SE	UE/SE	UE/SE
Public Buildings and Facilities	UE/SE	UE/SE	UE/SE
<b>Commercial</b>	<b>T-5C</b>	<b>T-5U</b>	<b>S-E</b>
Adult Oriented Business	--	--	--
Animal Boarding Facilities	--	--	--
Animal Hospital, Clinic, or Grooming Facility	A	A	--
Banks and Financial Institutions	A	A	--
Bed and Breakfast Establishments	A	A	--
Car Title Loan, Payday Advance, or Loan Business	--	--	--
Conference and Convention Center	UE/SE	UE/SE	--
Convenience Store and Gas Station	--	SE	--
Convenience Store and Truck Stop	--	SE	--
Eating & Drinking Establishments	A	A	--
Food Truck	A	A	--
Hotels, Motels, or Inns	P	P	--
Micro-Breweries and Small Batch Distilleries	UE/SE	UE/SE	--

Mini-Storage	--	--	--
Mortuaries & Funeral Homes	--	--	--
Offices- Medical	A	A	--
Offices- Professional	P	P	--
Recreational and Entertainment:	A	A	--
Indoors-Commercial			
Recreational and Entertainment:	--	--	--
Outdoors-Commercial			
Private Recreational Clubs or Facility	--	--	--
Recreational Vehicle Park	--	--	--
Retail Sales and Services-	A	A	--
Retail Sales and Services-	UE/SE	UE/SE	--
with Outside Displays	SE	SE	
Studios - Art, Craft, Music, Dance, and Fitness	A	A	--
Theaters	A	A	--
Vehicle Repair and Maintenance	--	--	--
<b>Industrial</b>	<b>T-5C</b>	<b>T-5U</b>	<b>S-E</b>
Airport	--	--	--
Heliport	--	--	A
Borrow Pit, Soil Fill Site, and Soil Storage Site	--	--	--
Landfill	--	--	--
Manufacturing and Industrial Heavy	--	--	--
Manufacturing and Industrial Light	--	--	--
Mining and Quarrying	--	--	--
Outdoor Storage	--	--	--
Research and Development Facilities	--	--	--
Salvage Yard	--	--	--
Trades and Skilled Services	--	--	--
Warehousing, Distribution, & Wholesale Services	--	--	--
<b>Other</b>	<b>T-5C</b>	<b>T-5U</b>	<b>S-E</b>
Accessory Use or Structures (excluding dwellings)	A	A	A
Agriculture and Forestry	--	--	A
Firing Range	--	--	--
Parking Lots and Garages	SE	SE	SE
Telecommunication Facilities	SE	SE	SE
Temporary Uses	A	A	A
Portable Telecommunication Facilities	A	A	A
Special Event Facility	A	A	--
Small Cell Telecommunication Facilities	P	P	P

Attachment 5- Comparison between the base dimension standards

<b>A. Lot Width</b>	T-5C	T-5U
A1. Min	25'	25'
<b>B. Principal Building Setbacks</b>	T-5C	T-5U
B1. Principal front setback (min/max)	2/15'	2/15'
B2 side setback adjacent to street (min/max)	2/15'	2/15'
B3. side setback (min/max)	0/24'	0/2'
B4. Rear setback (min)	3'	3'
<b>C. Secondary Building Setbacks</b>	T-5C	T-5U
C1. Front setback interior lot		
C2. Side setback adjacent to street (min/max)	2/15'	2/15'
C3. Side setback (min)	0'	0'
C4. Rear setback (min)	3'	3'
<b>D. Accessory Dwelling Unit and Accessory Structure Setbacks</b>	T-5C	T-5U
D1. Front setback interior lot	--	5' behind rear wall of principal building
D2. Side setback adjacent to street (min/max)	--	2/15'
D3. Side setback (min)	--	0'
D4. Rear setback (min)	--	3'
<b>E. Parking Setbacks and Requirements</b>	T-5C	T-5U
E1. From primary street (min)	20' behind front wall of principal building(s)	20' behind front wall of principal building(s)
E2. Side adjacent to side street (min)	10' unless a principal building and/or secondary building is adjacent to the street, then behind the front wall of any street fronting buildings.	10' unless a principal building, secondary building, and/or carriage house is adjacent to the street, then behind the front wall of any street fronting buildings.
E3. Masked from view from public by solid wall	yes	yes
E4. Driveway width within setback (max)	24'	24'
<b>F. Height</b>	T-5C	T-5U
F1. Principal building in stories	4, 5 (■)	3 1/2, 4 (■)
F2. Secondary building in stories	4, 5 (■)	3 1/2, 4 (■)
F3. Accessory dwelling unit in stories	--	2
F4. Accessory structures in stories	1	1
<b>G. Stories</b>	T-5C	T-5U
G1. Story height (min/max)	10/14'	10/14'
G2. Commercial 1st floor (min/max)	11/25'	11/25'
G3. Half story height (min/max)	--	10/14'
<b>H. Lot Coverage</b>	T-5C	T-5U
H1. Maximum lot coverage	90%	90%
<b>I. Lot Frontage Buildout</b>	T-5C	T-5U

I1. Percentage lot frontage buildout at front setback (min/max)	65/85%	65/85%
I2. Percentage of frontage buildout at side setback corner lot (min/max)	65/85%	65/85%
<b>J. Building Width- Special Exception required to vary from maximum</b>	T-5C	T-5U
J1. Street facing building width (max)	90'	90'
<b>K. Transparency</b>	T-5C	T-5U
K1. 1st floor residential (min)	30%	30%
K2. 1st floor commercial (min)	55%	45%
K1. Upper floors (max)	50%	50%
<b>L. Orientation</b>	T-5C	T-5U
L1. Building(s)	Face primary frontage. Corner lots must face both frontages.	Face primary frontage. Corner lots must face both frontages.
L2. Secondary building(s)	Face primary frontage or interior courtyard. Corner lots must face frontage	Face primary frontage or interior courtyard. Corner lots must face frontage
L3. Accessory dwelling unit	--	Corner lots must face frontage
<b>M. Secondary Building(s) Requirements</b>	T-5C	T-5U
M1. minimum lot depth for secondary buildings	100'	100'
M2. The lot shall be of sufficient size to accommodate any proposed secondary structure without requiring a variance from development standards	yes	yes
<b>N. Ground Floor Elevation</b>	T-5C	T-5U
N1. 1st story residential (min/max)	16"/5'	16"/5'
N2. 1st story commercial (min/max)	0/2'	0/2'
<b>O. Pedestrian Access</b>	T-5C	T-5U
O1. Street-facing primary entrance along street	yes	yes
■ =by Special Exception, -- = prohibited		
*=Minimum setback determined by Additional Setback Requirements for Public Frontage		
**=Story height may be reduced when upper floor is an open loft		

<b>Special Use Educational</b>	
<b>A. Lot Dimensions</b>	S-E
A1 Lot size (min)	*
A2 Lot width (min)	*
<b>B. Building/Structure Setbacks</b>	S-E
B1 Front setback min	25' or infill standards
B2 Side setback	10'
B3 Side setback adjacent to detached residential	50'
B4 Side setback adjacent to street	20' or infill standards
B5 Rear setback	20'
B6 Rear setback adjacent to detached residential	50'
<b>C. Accessory Structure Setbacks</b>	S-E

C1 Front setback	20'
C2 Side setback	10'
C3 Side setback adjacent to street	20'
C4 Rear setback	10'
<b>D. Parking Setbacks</b>	S-E
D1 From primary and adjacent streets	5'**
D2 From adjacent residential	20'**
<b>E. Height</b>	S-E
E1 Principal building(s) (max)	**
E2 Accessory structure(s) (max)	15', 1 story
<b>F. Pedestrian Access</b>	S-E
F1 Street-facing primary entrance along street	yes
*lots must be of a sufficient size to accommodate the proposed use and meet all subsequent development standards	
**see additional development standards for proposed use	



**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 25-08 a request for several Special Exceptions for a hotel development that is part of the Crossroads development at 808-812 University Drive.  
**Date:** October 14, 2025

The purpose of this report is to provide information regarding several Special Exceptions requested by Clay Scruggs on behalf of West Side Fund IV LLC and West Side Fund V LLC. The request includes exceeding the maximum building width, the minimum transparency requirement, and allowing for a 5th floor. Rezoning of the property from T-5U to T-5C is required for approval of this request. Please see attachments 1- 5.

**BACKGROUND INFORMATION**

The applicant is in process of designing and constructing a 122-room hotel with restaurants and a parking garage. This is the first phase of a multi phased development plan for this area. For this phase, the applicant is seeking three Special Exceptions. The first is to exceed the maximum width of a building in a T-5C zoning district. Building width is limited to 90' maximum. The proposed building is 273'. The second request is from the building transparency requirement. The Unified Development Code (UDC) requires a first-floor transparency of a minimum of 55% for T-5C zoning districts. Transparency is defined as "The surface area of the windows and doors on a façade face of a building used for calculating the transparency requirements of a building as percentage of the total façade face." The proposed first floor transparency is +/- 40%. The third request is to allow for a fifth floor on the hotel. Section 5.2 of the UDC allows for a fifth floor with Special Exception approval.

**5.2 Base Dimensional Standards**

Form-Based Districts	T-5C
<b>F. Height</b>	
F1. Principal building in stories	4, 5 (■)
<b>J. Building Width- Special Exception required to vary from maximum</b>	
J1. Street facing building width (max)	90'
<b>K. Transparency</b>	
K2. 1st floor commercial (min)	55%
■ =by Special Exception, -- = prohibited	
*=Minimum setback determined by Additional Setback Requirements for Public Frontage	
**=Story height may be reduced when upper floor is an open loft	

### **13.7.12 Hotels, Motels, Or Inns**

1. **Definition:** A facility offering transient lodging accommodations to the general public and that may include additional facilities and services, such as restaurants, meeting rooms, entertainment, personal services, and recreational facilities.
2. **Parking:**
  1. In the T-5D zoning district no parking minimums are established. In the T-5C and T-5U zoning district, one (1) space per guest room is required. In all other zoning districts, one and a quarter (1.25) space per guest room is required.
  2. Hotels, motels, or inns that share a parking lot with other businesses may not exceed their minimum parking by more than twenty-five percent (25%).
  3. See zoning district base dimensional standards for parking location and setback requirements.
3. **Loading:**
  1. Loading docks, if required, shall not be visible from the street.
  2. Trucks delivering materials to and from the premises shall not be permitted to unload on the right-of-way in a CN, C, CR, and O zoning district. In T-5D, T-5C, and T-5U zoning districts, deliveries shall be scheduled to not interfere with peak traffic times.
  3. In T-5D, T-5C, and T-5U zoning districts, an area equal to two (2) parallel parking spaces for guest check-in may be provided within the right-of-way adjacent to the primary entrance with approval by the Board of Aldermen.
4. **Additional Standards:** None.

#### **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 are 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 are 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.

## INTENT OF FORM-BASED DISTRICTS (Section 5.1.1)

### **5.1.1 Intent Of Form-Based Districts**

The intent of the form-based districts is to implement the urban core, urban center, and urban corridor placetypes of the Comprehensive Plan. The intent of the requirements for the form-based districts is as follows:

1. Regulations on buildings equitably balance the rights of individual property owners and the interests of the community as a whole.
2. Infrastructure, landscape, and buildings shape the public realm, the spatial definition of which can be understood as a continuum from weak to strong.
3. Form-based Districts organize the individual characteristics of infrastructure, landscape, and buildings into distinct physical environments, with the overall character of each differing from one another.
4. Distinct physical environments provide a choice in living arrangement for citizens with differing physical, social, and emotional needs.
5. Mixed-Uses within Form-based Districts and individual buildings provides access to daily needs within close proximity to dwellings so that residents may choose to work, recreate, and shop within walking distance of their home.

## 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. 8 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 September 27, 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.

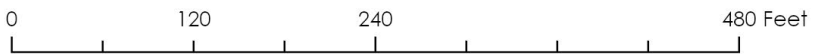
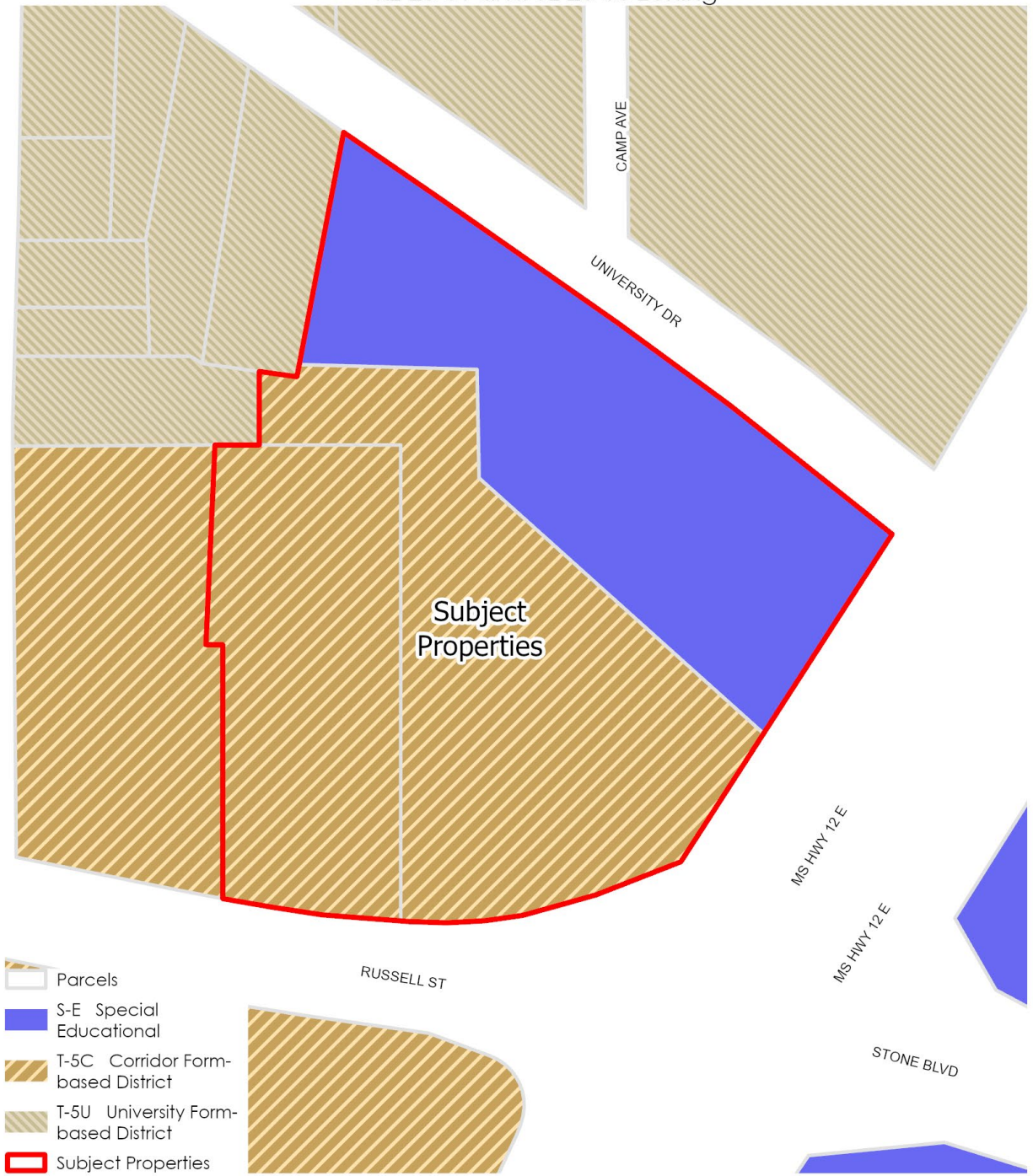
## CONDITIONS OF APPROVAL

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  
RZ 25-01 and SE 25-08 Aerial



Attachment 2  
RZ 25-01 and SE 25-08 Zoning



Attachment 3- Site Plan

