

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI, OCTOBER 14, 2025**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on October 14, 2025, at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

Vice Chairman Alexis Gregory, Ward 5; Joe Fratesi, Ward 1; Vicki West, Ward 2; Kelly Prather, Ward 3; and Tommy Verdell, Ward 7 were physically present at the meeting. Absent was Jeremiah Dumas, Ward 6, and Carl Smith, Ward 4. City Planner Daniel Havelin, Assistant City Planner Lyle McCaskey, and Assistant Attorney City Jason Sharp were physically present.

Vice Chairman Alexis Gregory opened the meeting with the Pledge of Allegiance, followed by a moment of silence.

IV. CONSIDERATION OF THE OFFICIAL AGENDA

There came for consideration the matter of the approval of the Official Agenda of the Planning and Zoning Commission of October 14, 2025, as presented.

**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

After a discussion and upon the motion of Commissioner Fratesi, duly seconded by Commissioner Verdell, the motion to approve the official agenda of the Planning and Zoning Commission for October 14, 2025, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF JUNE 10, 2025

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

VI. CITIZEN COMMENTS

The Vice 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 25-06 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.

City Planner Daniel Havelin presented the request by Charles Prewitt to allow for a "Dwelling, Attached Duplex" on the north side of Ware Street approximately 47 feet to the East of 204 Ware Street within a TN-E zoning district. The applicant is seeking a Special Exception to build a duplex. Each unit is proposed with two bedrooms for a total of 4 bedrooms on site. The Use Chart in Section 13.3 of the UDC requires a Special Exception for "Dwelling, Attached Duplex" in a TN-E zoning district. The request was noticed in accordance with the Unified Development Code. 16 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 September 27, 2025. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received no response to the notifications. Section 3.4.1 of the UDC has the 8 criteria for Special Exception review and approval. Under the first criteria site suitability, the section states "fits contextually with the surrounding area". The other residential structures in that area are single detached

dwellings very shallow front setbacks. The proposed structure isn't a single detached dwelling and has a much deeper proposed setback. As part of the Additional Standards for that use, a duplex structure is supposed to meet the density for the zoning district is one unit per 5,500 sqft. The existing lot is approximately 5,300 sqft. This standard would need to be removed as part of this request. If the request for Special Exception is recommended for approval or denial, the Board of Aldermen will hear the request at the October 21, 2025, meeting.

Vice Chairman Gregory opened the public hearing.

Mr. Prewitt spoke for the request.

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

After a discussion and upon the motion of Commissioner Prather, duly seconded by Commissioner West, the motion to approve SE 25-06 was approved by a vote of 3 to 1. Commissioner Fratesi was the dissenting vote.

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.

City Planner Daniel Havelin presented the request by West Side Fund IV LLC and West Side Fund V LLC to rezone a portion of the property located at 808-812 University Drive from SE (Special Educational) to T-5C and T-5U. For a rezoning to take place, one of the following conditions must be established. Either an error in the code with a need to correct the error, or a Change in Conditions that justifies such change in zoning.

The request was noticed in accordance with Section 3.1.3.G of the Unified Development Code. (8) 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 September 27, 2025. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received no response to the notifications.

The request to rezone is based on a change in conditions. The property is no longer owned by Mississippi State University, therefore the primary use is no longer educational. 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. If the request for rezoning is recommended for approval or denial, the Board of Aldermen will hear the request at the October 21, 2025, meeting

Vice Chairman Gregory opened the public hearing.

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

After a discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner Prather, the motion to approve RZ 25-01 was unanimously approved.

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.

City Planner Daniel Havelin presented the request by Clay Scruggs on behalf of West Side Fund IV LLC and West Side Fund V LLC exceeding the maximum building width, the minimum transparency requirement, and allowing for a 5th floor. This site plan shows the location of the proposed hotel in relation to surrounding area. This is the first phase of multiphase development. The Hotel is 122 rooms with restaurants and a parking garage. All of the requests are related to deviating from base dimensional and design standards. 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 UDC requires a first-floor transparency of a minimum of 55% for T-5C zoning districts. The proposed first floor transparency is +/- 40%. 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 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.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. (8) 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 September 27, 2025. A sign was posted on the property

in a conspicuous location. As of this date, the Planning Office has received no response to the notifications. Mr. Havelin noted that the published staff report incorrectly indicating that there was a response to the notification.

Vice Chairman Gregory opened the public hearing.

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

After a discussion and upon the motion of Commissioner Prather, duly seconded by Commissioner Fratesi, the motion to approve SE 25-08 was unanimously approved.

IX. ADJOURN

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on November 11, 2025, in the Courtroom of City Hall located at 110 West Main Street, Starkville, MS.

After discussion and upon the motion to adjourn until 5:30 p.m. on November 11, 2025, in the Courtroom located at 110 West Main Street, Starkville, MS, by Commissioner Verdell, duly seconded by Commissioner West, the motion was unanimously approved.



Alexis Gregory, Vice Chairman



Daniel Havelin, City Planner