



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, NOVEMBER 11, 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 OCTOBER 14, 2025.
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF RZ 25-03 A REQUEST REZONE ALL OR PART OF THREE LOTS LOCATED ON THE EAST SIDE OF CARTER BOULEVARD APPROXIMATELY ½ MILE NORTH OF OLD HWY 12 FROM C TO MDU-20.
 - B. PUBLIC HEARING AND CONSIDERATION OF SE 25-07 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A DWELLING, ACCESSORY UNIT AT 802 PINE CIRCLE IN AN SD-2 ZONING DISTRICT.
 - C. PUBLIC HEARING AND CONSIDERATION OF UE 25-01 A REQUEST FOR USE EXCEPTION TO ALLOW THE USE OF "OFFICE- PROFESSIONAL" AS PART OF A MIXED-USE BUILDING AT 513 SOUTH MONTGOMERY IN AN TN-E ZONING DISTRICT.
 - D. DISCUSSION AND CONSIDERATION OF THE PLANNING & ZONING COMMISSION 2026 MEETING SCHEDULE.
- VIII. ADJOURN

**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 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

dwelling 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



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 25-03 a request rezone all or part of three lots located on the East side of Carter Boulevard approximately 1/2 mile North of Old Hwy 12 from C to MDU-20.
Date: November 11, 2025

The purpose of this report is to provide information regarding a rezoning request by Jackson Wallace on behalf of IMS Acquisitions, LLC to rezone all or part of three lots located on the East side of Carter Boulevard approximately 1/2 mile North of Old Hwy 12 from C to MDU-20 with the parcel numbers 103J-08-001.20, 103J-08-001.22, and 103J-08-001.00. Please see attachments 1- 5.

REASON FOR AMENDMENT

Pursuant to Miss. Code Ann. § 17-1-17 and the Unified Development Code, 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 subject rezoning request is based on Error. The applicant is planning a multi-dwelling residential development involving the aggregation of several parcels adjacent to Carter Boulevard into Lot 10 of the Western Crossing Development Phase II subdivision (Parcel 103J-08-001.00). Upon aggregation, the new lot would include split zoning, part C (Commercial) and part MDU-20 (Multi-Dwelling Unit Residential), creating a mapping inconsistency.

Section 4.3 of the Unified Development Code requires that “district boundary lines shall, to the greatest possible extent, follow lot lines, the centerline of streets, alleys, or highways, or natural boundaries.” Leaving the zoning unchanged would conflict with this provision, resulting in an error on the Official Zoning Map. The proposed amendment corrects that error and ensures zoning boundaries align with property lines as required by ordinance.

The proposed rezoning is consistent with the City's 2016 Comprehensive Plan, which supports compatible residential development patterns and the logical extension of existing residential zoning.

This correction also promotes the public health, safety, and welfare by maintaining consistent zoning boundaries, avoiding the creation of non-conforming or split-zoned parcels, and upholding the integrity of the City's Official Zoning Map. The existing and proposed zoning districts share equivalent base dimensional standards for density, setbacks, and building height. The key difference lies in permitted uses. The proposed use, Dwelling, Apartment, is allowed with additional standards in both zoning classifications. Comparative details are provided in Attachment 3 (Permitted Uses) and Attachment 4 (Dimensional Standards). The proposed rezoning is consistent with the adopted 2016 Comprehensive Plan.

NOTIFICATION

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

1. 3 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 October 25, 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).

Staff requested condition:

1. The zoning designations, if approved, will only take effect after the property is aggregated together through the minor subdivision process. If the properties are not aggregated together, the zoning amendment will be void.

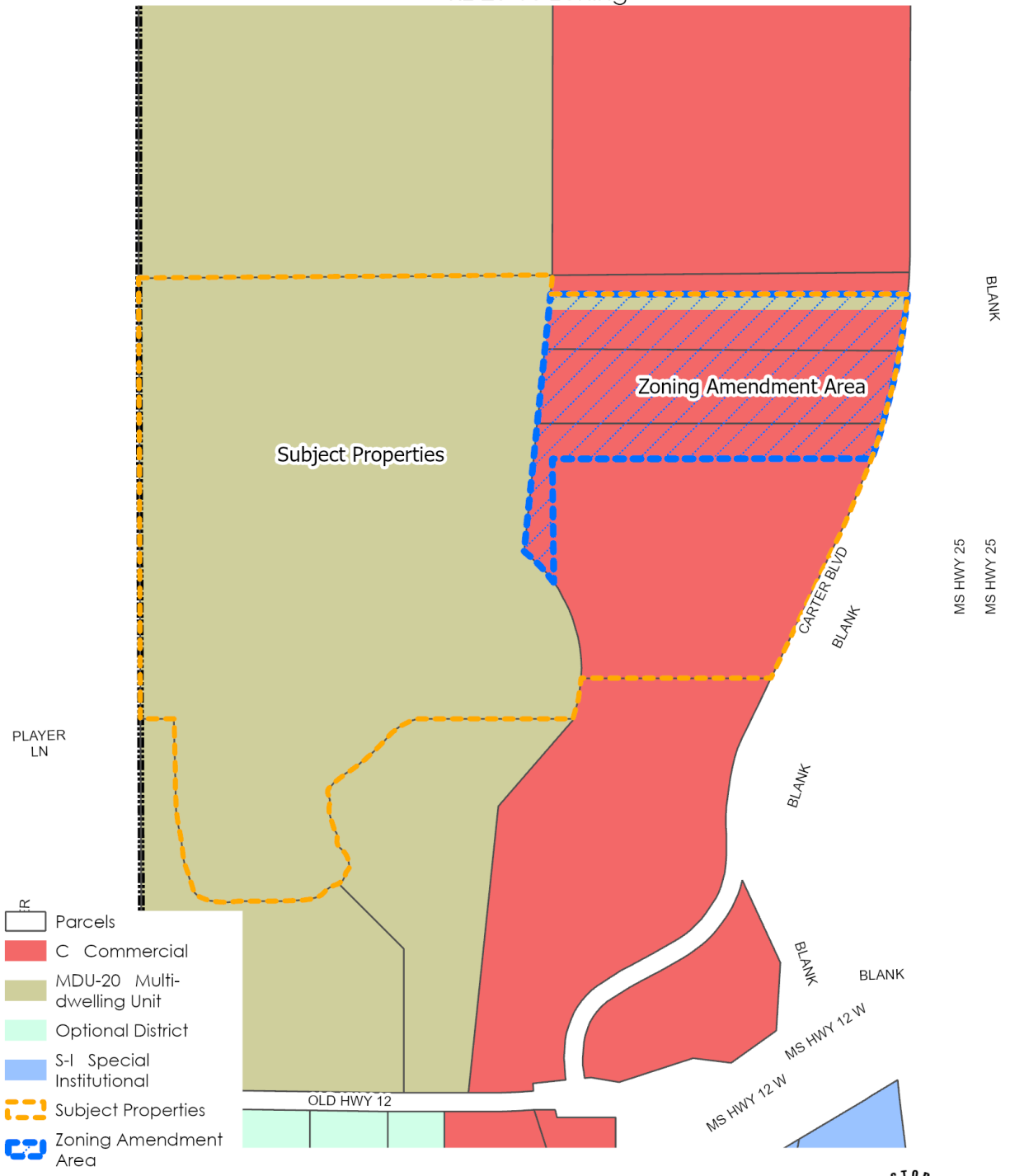
Attachment 1
RZ 25-03 Aerial



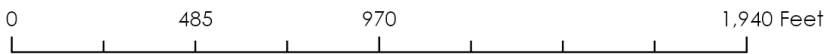
0 485 970 1,940 Feet



Attachment 2
RZ 25-03 Zoning



- Parcels
- C Commercial
- MDU-20 Multi-dwelling Unit
- Optional District
- S-I Special Institutional
- Subject Properties
- Zoning Amendment Area



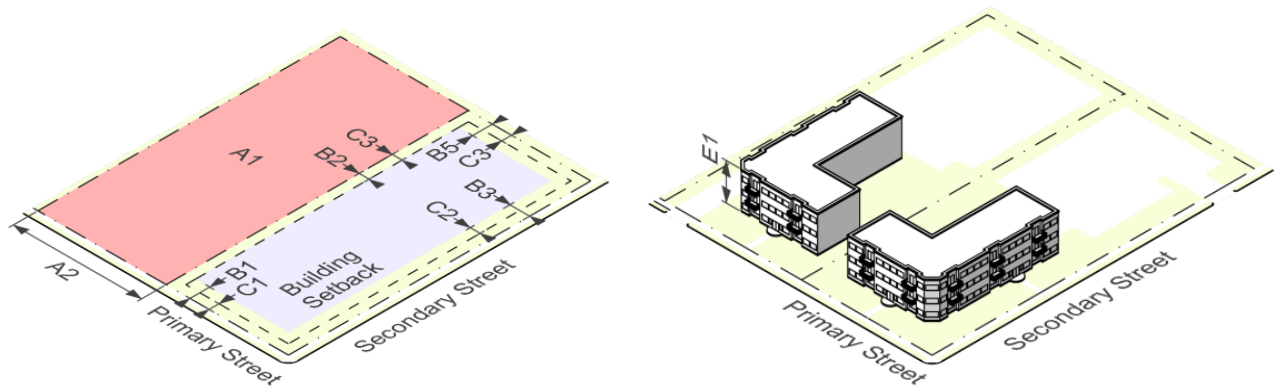
Attachment 3- Comparison between the allowed uses

Residential	MDU-20	C
Dwelling, Detached	P	SE
Dwelling, Accessory Unit	--	--
Dwelling, Attached Duplex	A	--
Dwelling, Attached Triplex	P	--
Dwelling, Townhouse/ Rowhouse	A	SE
Dwelling, Multiplex	A	A
Dwelling, Apartment	A	A
Dwelling, Manufactured and Modular Home	--	--
Home Occupations	A	A
Mixed-Use Building	--	A
Residential First Floor	P	SE
Institutional	MDU-20	C
Assisted Living Facility	A	P
Care Centers	--	A
Care Home	--	P
Cemetery	--	--
Community and Civic Associations	--	P
Convalescent, Rest, and Nursing Homes	P	P
Educational Facilities	--	SE
Fraternity and Sorority House	UE/SE	UE/SE
Group Care Home or Facility	UE/SE	UE/SE
Hospital	--	--
Life Care Communities	A	A
Municipal Buildings and Facilities	UE/SE	A
Parks, Open Space, and Greenways	P	P
Places of Worship	UE/SE	UE/SE
Public Buildings and Facilities	UE/SE	UE/SE

Commercial	MDU-20	C
Adult Oriented Business	--	--
Animal Boarding Facilities	--	A
Animal Hospital, Clinic, or Grooming Facility	--	A
Banks and Financial Institutions	--	P
Bed and Breakfast Establishments	--	--
Car Title Loan, Payday Advance, or Loan Business	--	UE
Conference and Convention Center	--	P
Convenience Store and Gas Station	--	A
Convenience Store and Truck Stop	--	--
Eating & Drinking Establishments	--	A
Food Truck	--	A
Hotels, Motels, or Inns	--	P
Micro-Breweries and Small Batch Distilleries	--	UE/SE
Mini-Storage	--	SE
Mortuaries & Funeral Homes	--	A
Offices- Medical	--	P
Offices- Professional	--	P
Recreational and Entertainment:	--	P
Indoors-Commercial		
Recreational and Entertainment:	--	UE/SE
Outdoors-Commercial		SE
Private Recreational Clubs or Facility	--	P
Recreational Vehicle Park	SE	SE
Retail Sales and Services-	--	A
Retail Sales and Services-	--	A
with Outside Displays		
Studios - Art, Craft, Music, Dance, and Fitness	--	A
Theaters	--	P
Vehicle Repair and Maintenance	--	A

Industrial	MDU-20	C
Airport	--	--
Heliport	--	--
Borrow Pit, Soil Fill Site, and Soil Storage Site	--	--
Landfill	--	--
Manufacturing and Industrial Heavy	--	--
Manufacturing and Industrial Light	--	UE/SE
Mining and Quarrying	--	--
Outdoor Storage	--	--
Research and Development Facilities	--	UE/SE
Salvage Yard	--	--
Trades and Skilled Services	--	--
Warehousing, Distribution, & Wholesale Services	--	--
Other	MDU-20	C
Accessory Use or Structures (excluding dwellings) or Structures	A	A
Agriculture and Forestry	--	--
Firing Range	--	--
Parking Lots and Garages	--	SE
Telecommunication Facilities	SE	SE
Temporary Uses	A	A
Portable Telecommunication Facilities	A	A
Special Event Facility	--	A
Small Cell Telecommunication Facilities	P	P

Attachment 4- Comparison between the base dimension standards



Apartments Dwellings		
A. Lot Dimensions	MDU-20	C
A1. Lot size per unit (min)	2100 sq. ft.	2100 sq. ft.
A2. Lot width (min)	100'	100'
A3. Lot width at corner	110'	110'
B. Building/Structure Setbacks	MDU-20	C
B1. Front setback	20'	20'
B2. Side setback	10'	10'
B3. Side setback adjacent to detached residential	25'	25'
B4. Side setback corner lot	20'	20'
B5. Rear setback	20'	20'
B6. Rear setback adjacent to detached residential	30'	30'
C. Parking Setbacks	MDU-20	C
C1. From primary street	10'	10'
C2. From side lot line adjacent to street	10'	10'
C3. From side and rear lot line	10'	10'
C4. From rear lot line adjacent to detached residential	15'	15'
D. Height	MDU-20	C
D1. Principal building(s) (max)	38', 3 story	38', 3 story
E. Pedestrian Access	MDU-20	C
E1. Street-facing primary entrance along street	yes	yes
E2. Sidewalk connection to street from each entrance	yes	yes

Attachment 5- Applicant Statement

Applicant Statement for Rezoning Application

Date: 10/16/2025

RE: Proposed Beacon Place Multifamily development
Parcel 1: 103J-08-001.00
Parcel 2: 103J-08-001.20
Parcel 3: 103J-08-001.22*

IMS Acquisitions LLC is seeking to develop a multifamily project in the City of Starkville, located off Carter Boulevard. The property proposed for development (*the Subject Property*) will consist of an assemblage of the Parcels referenced above and will include all of Parcel 1 and Parcel 2, as well as portions of Parcel 3 (**Please see note below*). The Subject Property is illustrated on the Rezoning Exhibit that is included with this rezoning application.

Development of the Subject Property is essential to provide needed housing for the area and contribute to the City's tax base. According to the City of Starkville's GIS zoning district map, Parcels 2 & 3 above, as well as a portion of Parcel 1 are currently zoned C- Commercial. The majority of Parcel 1, and therefore the majority of the Subject Property, is currently zoned MDU-20 Multi- dwelling Unit. Development of the Subject Property based on current zoning classifications will generate a split zoned lot. This will create an error in the City of Starkville's zoning map making it difficult to develop. We respectfully request that Parcel 2, and portions of Parcel 1 and 3 above currently zoned C-Commercial be rezoned to MDU-20 Multi-dwelling Unit to create a unified zoning classification for the Subject Property. The areas in need of rezoning are shaded in red on the accompanying Rezoning Exhibit. The rezoning action requested should eliminate any errors in the City's Zoning Map related to the development of the Subject Property.

**Note: Tax Parcel 103J-08-001.22 comprises approximately 17.12 acres. Only those portions of such tax parcel that are reflected on the attached/enclosed Rezoning Exhibit Map as "Tract IIA" (comprising +/- 3.57 acres) and "Tract IIB" (comprising +/- .62 acres) are included in the application for rezoning. The balance of Tax parcel 103J-08-001.22, such balance comprising approximately 12.93 acres, is not included as part of the rezoning application, as the applicant desires that such 12.93 acre remainder retain its current "C-Commercial" zoning classification.*

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 25-07 a request for Special Exception to allow for a dwelling, accessory unit at 802 Pine Circle in an SD-2 zoning district.
Date: November 11, 2025

The purpose of this report is to provide information regarding a Special Exception request by Martha Malone to allow for a Dwelling, Accessory Unit located at 802 Pine Circle in a SD-2 zoning district with the property #102H-00-112.00. Please see attachments 1- 4.

BACKGROUND INFORMATION

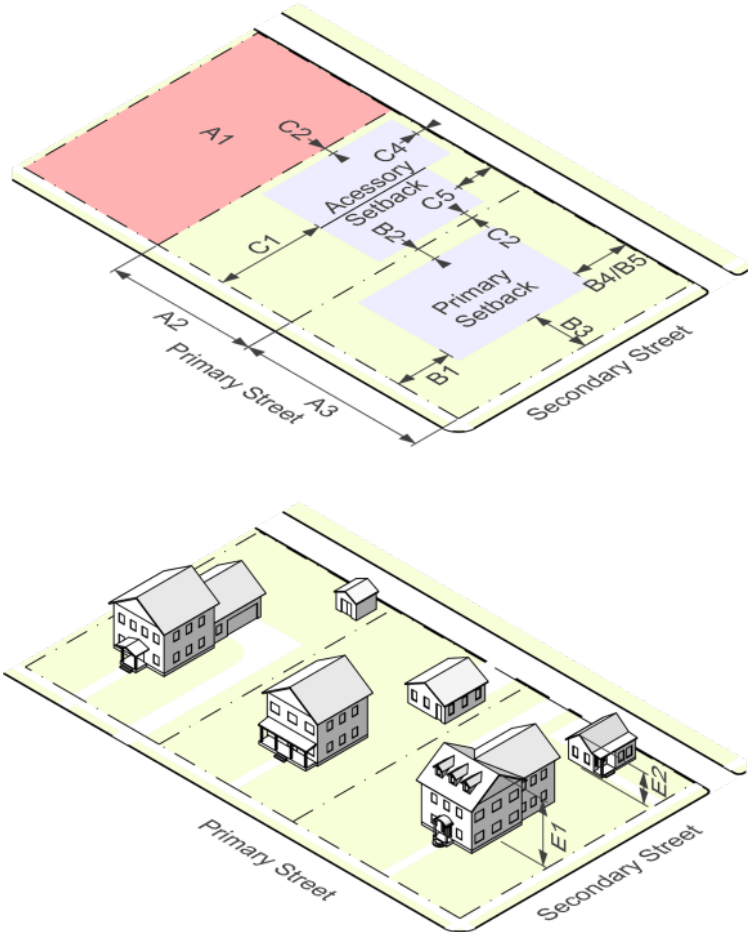
The applicant is seeking a Special Exception to construct a one-bedroom, one-bath accessory dwelling unit in the rear yard of the property. The proposed accessory dwelling unit is approximately 400 Sqft. The Use Chart in Section 13.3 of the Unified Development Code requires a Use Exception or a Special Exception for "Dwelling, Accessory Unit" in a SD-2 zoning district. The proposed use does not 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 meet the additional standards for that use.

Section 13.5.2 Dwelling, Accessory Unit

- A. Definition:** A residential structure containing one (1) dwelling unit that is auxiliary to the principal dwelling unit(s) on the same lot and that have an independent means of entry into the dwelling unit. This includes, but is not limited to dwelling units in guest houses, pool houses, carriage houses, and garage apartments above or beside a garage. An accessory structure shall be considered an accessory dwelling if it includes all of the following: kitchen area, full bathroom, electricity, and is heated or cooled.
- B. Parking:** One (1) parking space per bedroom for all new construction.
- C. Loading:** Loading/unloading areas accommodating delivery of materials to and from the premises are not permitted or required.
- D. Additional Standards:**
 - 1. An accessory dwelling unit footprint cannot exceed fifty percent (50%) of the footprint of the principal dwelling or six hundred (600) square feet, whichever is less.
 - 2. There can be no more than two (2) bedrooms per accessory dwelling unit and only one (1) accessory dwelling unit per lot.
 - 3. An accessory dwelling unit must be a complete living space with both kitchen and bathroom facilities.
 - 4. No more than two adults may reside in an accessory dwelling unit.

5. The design of the accessory dwelling unit shall be in harmony with the principal dwelling in regards to massing, materials, and location.
6. A home occupation is allowed within an accessory dwelling with proper approvals.
7. See zoning district general provisions for density requirements and other standards.
8. See zoning district base dimensional standards for location, setbacks, and height requirements.

Section 6.3.4. Base Dimensional Standards



Detached and Attached Duplex Dwelling	
A. Lot Dimensions	SD-2
A1 Lot size per unit in sq. ft (min.)	17500
A2 Lot width (min.)	100'
A3 Lot width at corner (min.)	100'
C. Accessory Dwelling Unit/Structure Setbacks	
C1. Front setback	Behind rear wall of principal building
C2. Side Setback	5' minimum
C4. Rear Setback	5', minimum of 10' from any structure

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.

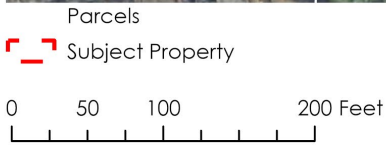
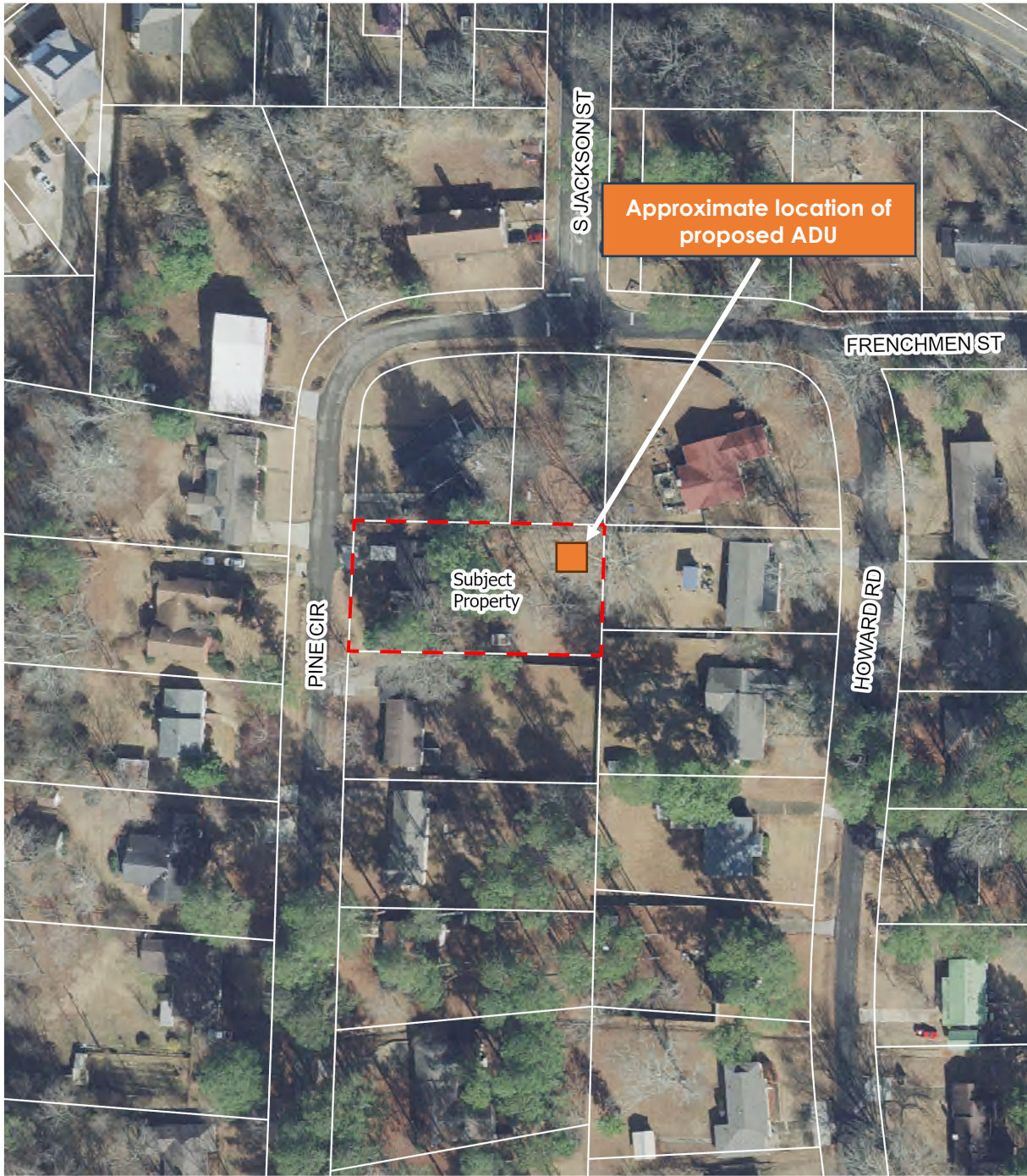
1. 14 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on October 25th, 2025.
3. A sign was posted on the property in a conspicuous location.

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

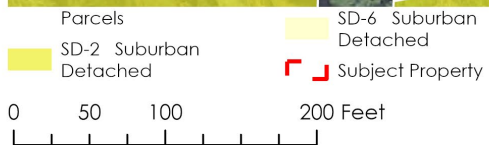
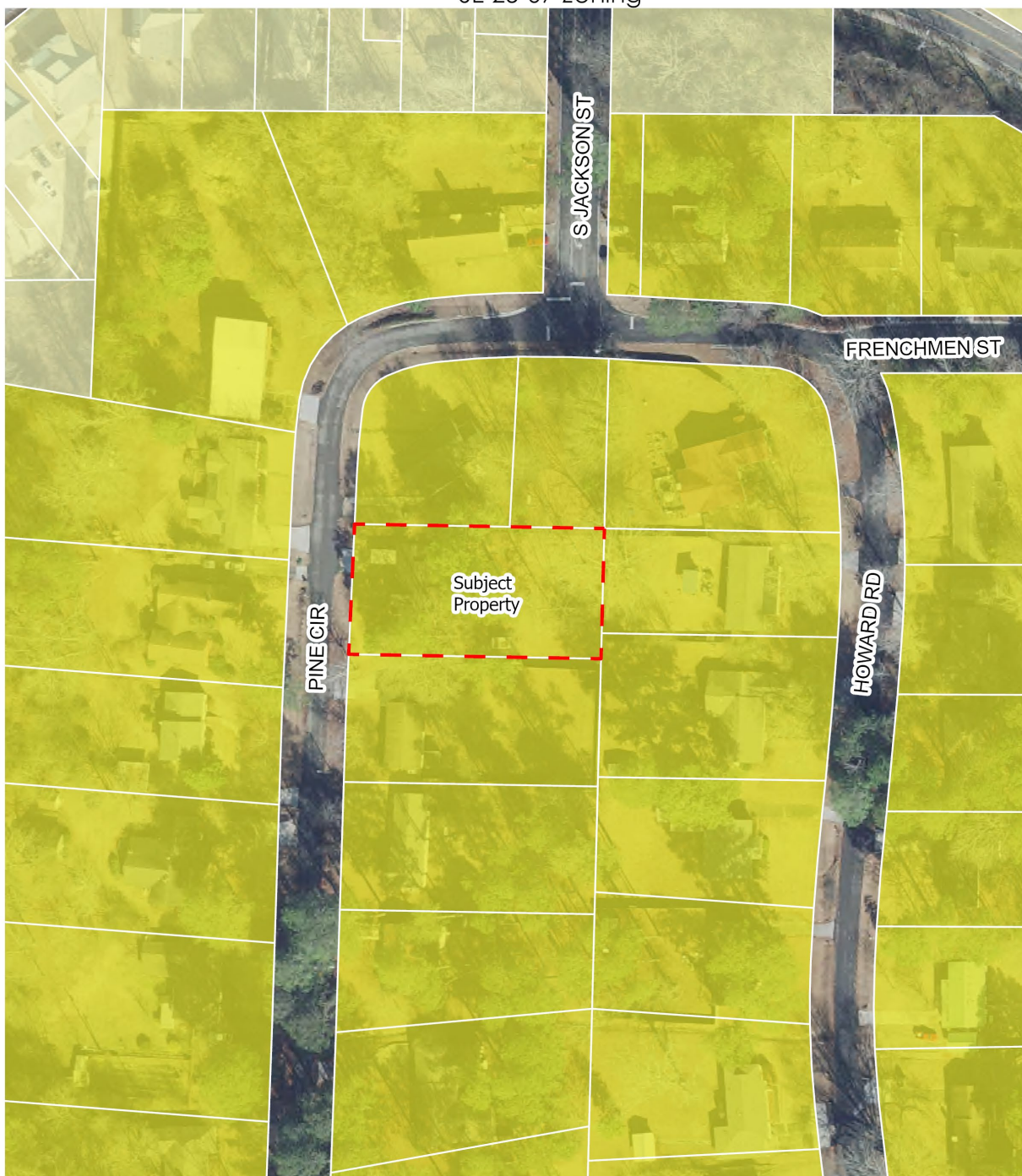
CONDITIONS OF APPROVAL

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 25-07 Aerial



Attachment 2
SE 25-07 Zoning



Attachment 3
SE 25-07 Site Plan

802 Pine Circle - ADU Proposal



9/10/2025, 9:08:43 AM

City Limits

Addresses

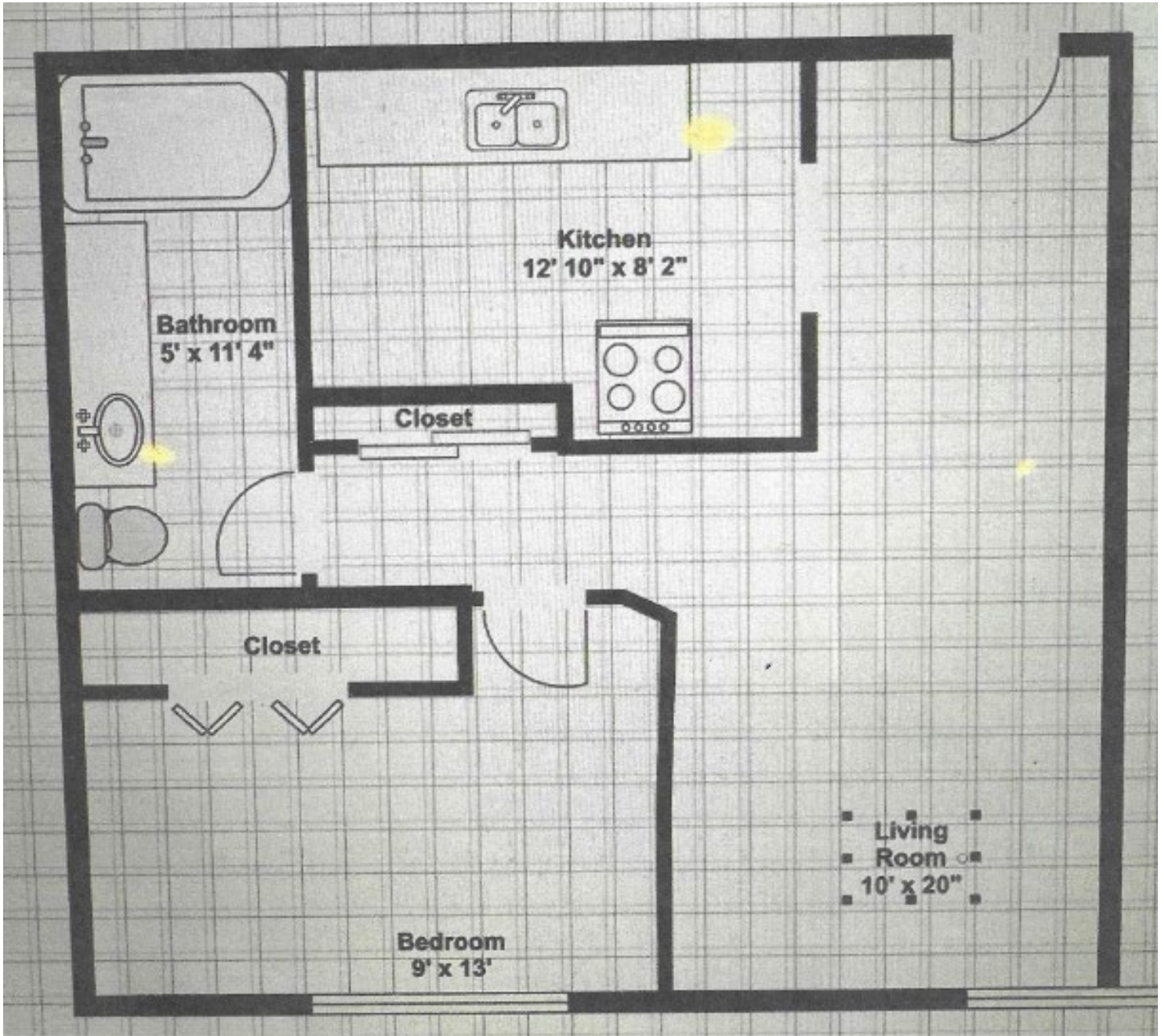
Parcels- City of Starkville

1:495



Maxar, Microsoft

Attachment 4
SE 25-07 Floor Plan





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 UE 25-01 a request for Use Exception to allow the use of "Office- Professional" as part of a mixed-use building at 513 South Montgomery in an Tn-E zoning district.
Date: November 11, 2025

The purpose of this report is to provide information regarding a Use Exception request by Jane Anna Waide to allow for the use of "Office- Professional" as part of a mixed-use building at 513 South Montgomery within a TN-E zoning district with the property 101D-00-237.00. Please see attachments 1- .

BACKGROUND INFORMATION

The applicant is trying to purchase the property and convert the existing building into a mixed-use structure. The proposal is to have a real estate office in part of the structure and a residential rental unit in the other part. Section 13.7.17.D.2 of the Unified Development code states:

"The conversion of an existing building located in a TN-E to another allowed use shall require approval by the Board of Aldermen as a use exception or special exception within the existing building(s). Any expansion of an existing building and/or the addition of new habitable structures shall require approved by the Board of Aldermen as a special exception. Any additional parking shall not be located within the front yard"

The proposed use does not require major modification of the existing structure. Therefore, a Use Exception is required to have the use of Office Professional as part of a Mixed Use building.

CRITERIA FOR USE EXCEPTION REVIEW AND APPROVAL (Section 3.5.1)

- A. Site and structure suitability. The proposed location of the use has adequate space for the use such as but not limited to: parking, available utilities, pedestrian access, vehicle access, loading areas, building size, building type, etc.
B. Traffic. There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the addition of the proposed use to the area.

- C. **Immediate neighborhood impact.** The proposed 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.
- D. **Impact on property values.** The proposed location of the use will not cause or contribute to a decline in property values of surrounding properties.
- E. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
- F. **Additional standards.** All associated additional standards for the proposed use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.5.3.K)

If a use exception is abandoned, discontinued, or ceases for a continuous period of more than three (3) months, the use exception shall become null and void. The use exception shall only be tied to the applicant for that specific location and/or business and cannot be transferred to another entity or location without reapplication. Any use associated with an approved use exception may continue the associated use unless the use is made a nonconformity by any subsequent zoning ordinance and/or action by the Board of Aldermen.

NOTIFICATION

The request was noticed in accordance with Section 3.5.3.E of the Unified Development Code.

1. 11 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 June 16, 2024, and October 25, 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

The Mayor and Board of Aldermen may attach conditions in accordance with the approval. Conditions attached to the approval of a use exception shall run with the applicant for the duration of the use. (Section 3.5.3.J).

Attachment 1
UE 25-01 Aerial

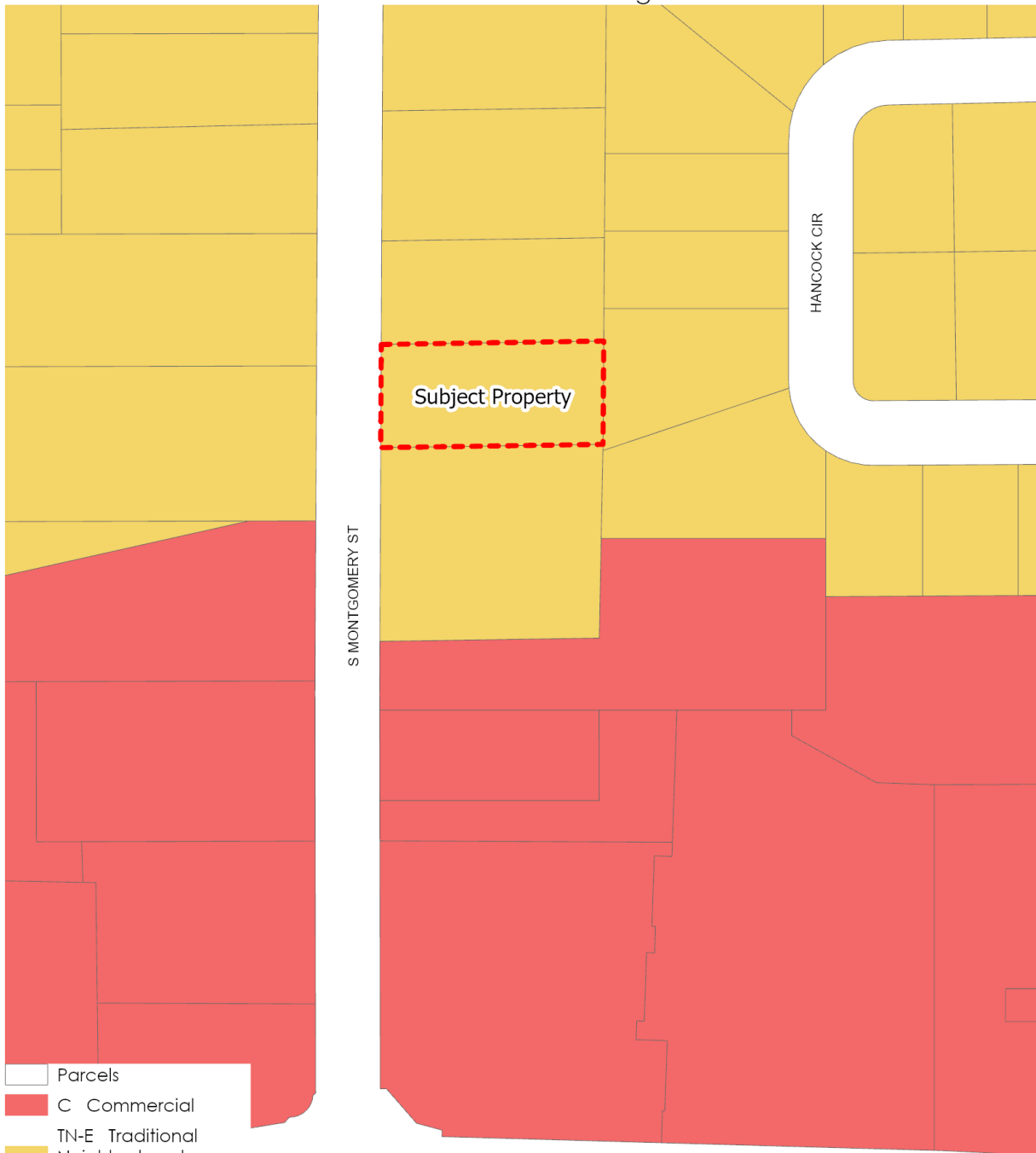


- Parcels
- Subject Property

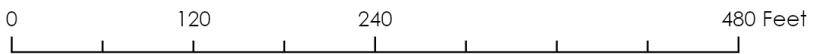
0 120 240 480 Feet



Attachment 2
UE 25-01 Zoning



-  Parcels
-  C Commercial
-  TN-E Traditional Neighborhood-Existing
-  Subject Property





Planning & Zoning Commission

2026 Meeting Schedule

Submittal Type Deadline			Meeting Date
Public Hearing: Rezoning (Sec. 3.1) Special Exception (Sec. 3.4) Use Exception (Sec. 3.5) PUD (Sec. 3.2)	Non-Advertised Public Meeting: Preliminary Plat (Sec. 3.12) Final Plat (Sec. 3.12)	Non-Advertised Public Meeting: Conceptual Master Plan (Sec. 3.3)	Meeting Date
Wednesday, December 17, 2025	Tuesday, December 30, 2025	Wednesday, December 24, 2025	Tuesday, January 13, 2026
Wednesday, January 14, 2026	Tuesday, January 27, 2026	Friday, January 23, 2026	Tuesday, February 10, 2026
Wednesday, February 11, 2026	Tuesday, February 24, 2026	Friday, February 20, 2026	Tuesday, March 10, 2026
Wednesday, March 18, 2026	Tuesday, March 31, 2026	Friday, March 27, 2026	Tuesday, April 14, 2026
Wednesday, April 15, 2026	Tuesday, April 28, 2026	Friday, April 24, 2026	Tuesday, May 12, 2026
Wednesday, May 13, 2026	Tuesday, May 26, 2026	Friday, May 22, 2026	Tuesday, June 9, 2026
Wednesday, June 17, 2026	Tuesday, June 30, 2026	Friday, June 26, 2026	Tuesday, July 14, 2026
Wednesday, July 15, 2026	Tuesday, July 28, 2026	Friday, July 24, 2026	Tuesday, August 11, 2026
Wednesday, August 12, 2026	Tuesday, August 25, 2026	Friday, August 21, 2026	Tuesday, September 8, 2026
Wednesday, September 16, 2026	Tuesday, September 29, 2026	Friday, September 25, 2026	Tuesday, October 13, 2026
Wednesday, October 14, 2026	Tuesday, October 27, 2026	Friday, October 23, 2026	Tuesday, November 10, 2026
Wednesday, November 11, 2026	Tuesday, November 24, 2026	Friday, November 20, 2026	Tuesday, December 8, 2026
Wednesday, December 16, 2026	Tuesday, December 29, 2026	Thursday, December 24, 2026	Tuesday, January 12, 2027
Submittals requiring Development Review Committee review and approval, will only be considered submitted after the requirements of Development Review Committee have been met in accordance with Section 3.			
Meetings begin at 5:30 pm at the City Hall Courtroom located on the first floor at 110 West Main Street unless otherwise noticed			