

**APPROVED MINUTES OF THE MEETING OF  
THE PLANNING AND ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI, NOVEMBER 11, 2025**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on November 11, 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; Carl Smith, Ward 4; and Tommy Verdell, Ward 7 were physically present at the meeting. Absent was Chairman Jeremiah Dumas, Ward 6. City Planner Daniel Havelin, Assistant City Planner Lyle McCaskey, and Assistant City Attorney 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 approval of the Official Agenda of the Planning and Zoning Commission of November 11, 2025, as presented.

**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

After a discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Verdell, the motion to approve the official agenda of the Planning and Zoning Commission for November 11, 2025, received unanimous approval.

**V. CONSIDERATION FOR THE APPROVAL OF MINUTES**

**A. CONSIDERATION OF THE UNAPPROVED MINUTES OF OCTOBER 14, 2025**

After discussion and upon the motion of Commissioner Fratesi, duly seconded by Commissioner Prather, the motion to approve the minutes of the Planning and Zoning Commission for October 14, 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 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.**

City Planner Daniel Havelin presented the 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 ½ mile North of Old Hwy 12 from C to MDU-20. For a rezoning to take place, one of the following conditions must be established. (1) Error; There is an error in the code and a need to correct the error. (2) Change in conditions; A change in the neighborhood has occurred to such an extent to justify the proposed rezoning and there is a public need for the proposed rezoning. In this case there is an error in the code and a need to correct the error. 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 was noticed in accordance with Section 3.1.3.G of the Unified Development Code. 3 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 October 25, 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 error. The property is being aggregated together. 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 rezoning is consistent with the City's 2016 Comprehensive Plan. 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. If the request for rezoning is recommended for approval or denial, the Board of Aldermen will hear the request at the November 18, 2025, meeting

Vice Chairman Gregory opened the public hearing.

Mr. Jack Wallace 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 Verdell, the motion to approve RZ 25-03 was approved unanimously.

**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.**

City Planner Daniel Havelin presented the request by Martha Malone to allow for a Dwelling, Accessory Unit located at 802 Pine Circle in a SD-2 zoning district. This site plan shows the location of the proposed accessory dwelling unit. The proposed structure is approximately 400 Sqft with one bedroom and one bathroom. The proposed structure does meet the dimensional standards for the zoning district and the additional standards for the use.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 14 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 October 25, 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. If the request for Special Exception is recommended for approval or denial, the Board of Aldermen will hear the request at the November 18, 2025, meeting

Vice Chairman Gregory opened the public hearing.

Martha Malone spoke for the request.

Robert Boyd spoke against the request

Lisa Cox 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 Smith, duly seconded by Commissioner West, the motion to approve SE 25-07 was unanimously approved.

**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.**

City Planner Daniel Havelin presented the 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. 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. 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.

The request was noticed in accordance with Section 3.5.3.E of the Unified Development Code. 11 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 October 25, 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 3.5.1 of the UDC has the 6 criteria for Use Exception review and approval. If the request for Use Exception is recommended for approval or denial, the Board of Aldermen will hear the request at the November 18, 2025, meeting

Vice Chairman Gregory opened the public hearing.

Jane Anna Wade spoke in favor of 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 Smith, duly seconded by Commissioner Prather, the motion to approve UE 25-01 was unanimously approved.

**C. DISCUSSION AND CONSIDERATION OF THE PLANNING & ZONING COMMISSION 2026 MEETING SCHEDULE.**

After a discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Verdell, the motion to approve the planning and zoning commission meeting schedule for 2026 was unanimously approved.

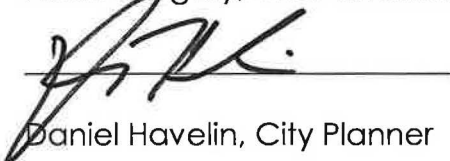
**IX. ADJOURN**

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 December 9, 2025, in the Courtroom located at 110 West Main Street, Starkville, MS, by Commissioner Smith, duly seconded by Commissioner Verdell, the motion was unanimously approved.



Alexis Gregory, Vice Chairman



Daniel Havelin, City Planner