



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JANUARY 13, 2026
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 NOVEMBER 11, 2025.
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. DISCUSSION AND CONSIDERATION OF FP 26-01 A REQUEST FOR FINAL PLAT APPROVAL FOR "THE PRESERVE AT HUNTINGTON PARK - PHASE 1 PART 2" LOCATED ON THE WESTERN END OF HUXLEY DRIVE IN A SD-6 ZONING DISTRICT.
 - B. PUBLIC HEARING AND CONSIDERATION OF RZ 25-02 A REQUEST REZONE 101 DR. MARTIN LUTHER KING JR DRIVE WEST FROM T-5C TO C.
 - C. PUBLIC HEARING AND CONSIDERATION OF SE 25-09 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A PLACE OF WORSHIP AT 208 INDUSTRIAL PARK ROAD WITHIN A I (INDUSTRIAL) ZONING DISTRICT.
 - D. PUBLIC HEARING AND CONSIDERATION OF SE 25-10 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE PLACEMENT OF A MANUFACTURED HOME ON THE SOUTH SIDE OF BUTLER ROAD DIRECTLY WEST OF 710 BUTLER RD IN A RN ZONING DISTRICT.
 - E. PUBLIC HEARING AND CONSIDERATION OF SE 26-01 A REQUEST FOR SPECIAL EXCEPTION TO DEVIATE FROM THE DEVELOPMENT ACCESSIBILITY STANDARDS FOR A PROPOSED MIXED-USE DEVELOPMENT LOCATED +/- 450' DUE SOUTHEAST OF THE INTERSECTION OF PAT STATION ROAD AND HIGHWAY 12 EAST WITHIN A C ZONING DISTRICT.
- VIII. ADJOURN

**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
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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



STAFF REPORT

To: Board of Aldermen
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle MeCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Discussion and consideration of FP 26-01 a request for Final Plat approval for "The Preserve at Huntington Park - Phase 1 Part 2" located on the western end of Huxley Drive in a SD-6 zoning district
Date: January 13, 2026

The purpose of this report is to provide information regarding a Final Plat request by Mike Brent on behalf of Jackson Construction, Inc. for the "The Preserve at Huntington Park - Phase 1 Part 2" subdivision. Please see attachments 1- 6.

BACKGROUND INFORMATION

- On May 15, 2018, the Board of Aldermen approved the Huntington Subdivision Phase 9 Preliminary Plat.
- On December 21, 2021, the Board of Aldermen approved a variance request from side setbacks and fence height for front yard of side setback adjacent to the street on a corner lot for lots 301, 307, 308, 314, 315, 321, 322, 328, 345, and 346 within the Preserve at Huntington Park subdivision. The specific dimensions are as follows:
 1. Side setback adjacent to the street 15' for Lots 345 and 346.
 2. Side setback adjacent to the street 20' for Lots 301, 307, 308, 314, 315, 321, 322, and 328.
 3. Fence/Wall height up to 8' within setback adjacent to the street 301, 307, 308, 314, 315, 321, 322, 328, 345, and 346.
- On November 10, 2021, the City Planner approved an Administrative Adjustment in accordance with Section 3.6 of the Unified Development Code for a 2' reduction in the side setback requirements for one side of Lots 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, and 328.
- On August 2, 2018, the Development Review Committee approved IP 18-03 Hunting Park Phase 9 Infrastructure Plan.
- On December 18, 2025, The Development Review Committee reviewed FP 26-01 The Preserve at Huntington Park - Phase 1 Part 2 final plat.

GENERAL INFORMATION

- The proposed subdivision is located at western end of Huxley Drive in a SD-6 zoning district.
- The gross acreage is +/- 7.77 with a total of 18 lots. The proposed gross density is 2.13 units per acre.
- All easements and dedications are provided on the final plat.
- Street numbers will be assigned for construction permitting and utility assignments.
- Electrical service will be provided by 4 County.
- Potable water and sanitary sewer utility services will be provided by Starkville Utilities.
- Staff has been provided proof of establishment of a Homeowners Association (Attachment 6).
- The final plat is a Class "C" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by § 17-1-23 and § 17-1-25 of the Mississippi Code Annotated (1972), as amended.
- The applicant has indicated that this subdivision is not part of any previously platted subdivision, therefore no adversely affected parties.

FINAL PLAT INFORMATION

- Approval of a final plat by the Mayor and Board of Aldermen shall be denoted by the issuance of a letter of minor final plat approval. One (1) paper copy and a digital copy of the approved final plat shall be retained in the Planning Department's files. A deposit in the amount of two hundred dollars (\$200) shall be required to guarantee the return of one (1) signed copy of the final plat to the city planner.
- If the final plat is approved with condition(s) by the Board of Aldermen, the conditions shall run with the land and binding upon the applicants, their heirs, and/or successors.
- Whenever a subdivider has been issued a notice of final plat approval from the Mayor and Board of Aldermen, the staff shall be authorized to execute a certificate of final plat approval.

ZONING DISTRICT INFORMATION

Detached and Attached Duplex Dwelling	
A. Lot Dimensions	SD-6
A1 Lot size per unit in sq. ft (min.)	6000
A2 Lot width (min.)	50'
A3 Lot width at corner (min.)	60'
B. Principal Building Setbacks	SD-6
B1 Front setback	25' or infill standards
B2 Side setback (min.)	5' or infill standards
B3 Side setback corner lot (min.)	25'
B4 Rear setback (min.)	20'
B5 Rear setback adjacent to street or alley (min.)	25'
C. Accessory Dwelling Unit/Structure Setbacks	SD-6
C1 Front setback	Behind rear wall of principal building
C2 Side setback	5' min
C3 Side setback corner lot (min.)	25'
C4 Rear setback	5', minimum of 10' from any structure
C5 Rear setback adjacent to alley for garages (min.)	20'
C6 Structures housing livestock (min.)	N/A
D. Parking Setbacks	SD-6
D1 From primary street	See infill standards
E. Height	SD-6
E1 Principal building(s) (max)	30', 2 story
E2 Accessory Dwelling Unit(s)/Structure(s) (max)	Less than principal building
E3 Accessory structure agricultural use	15'
F. Pedestrian Access	SD-6
F1 Street-facing primary entrance along street	yes

CONDITIONS OF APPROVAL

Any condition attached to the approval of a final plat 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 subdivision.

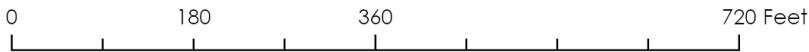
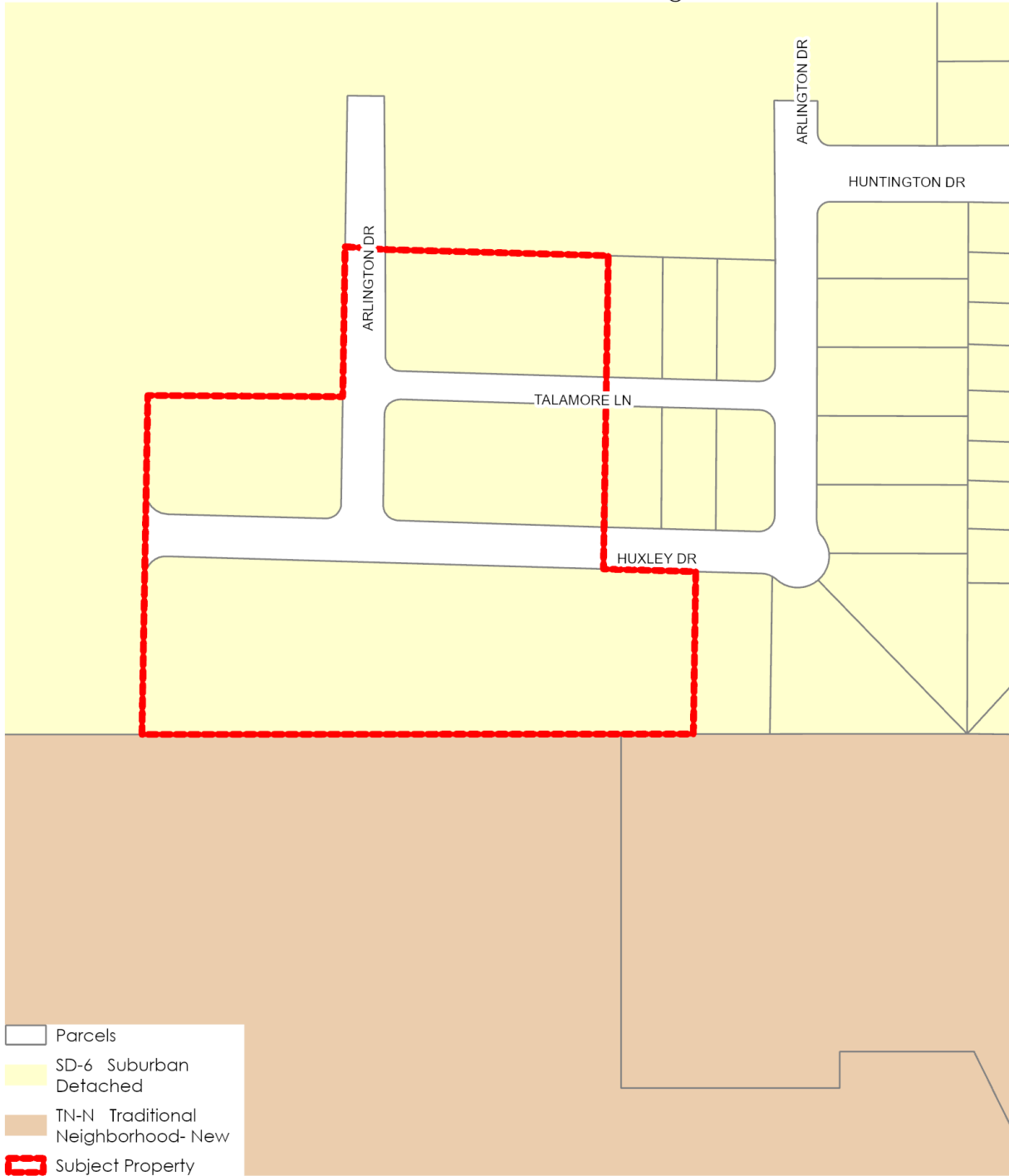
Attachment 1- FP 26-01 Aerial



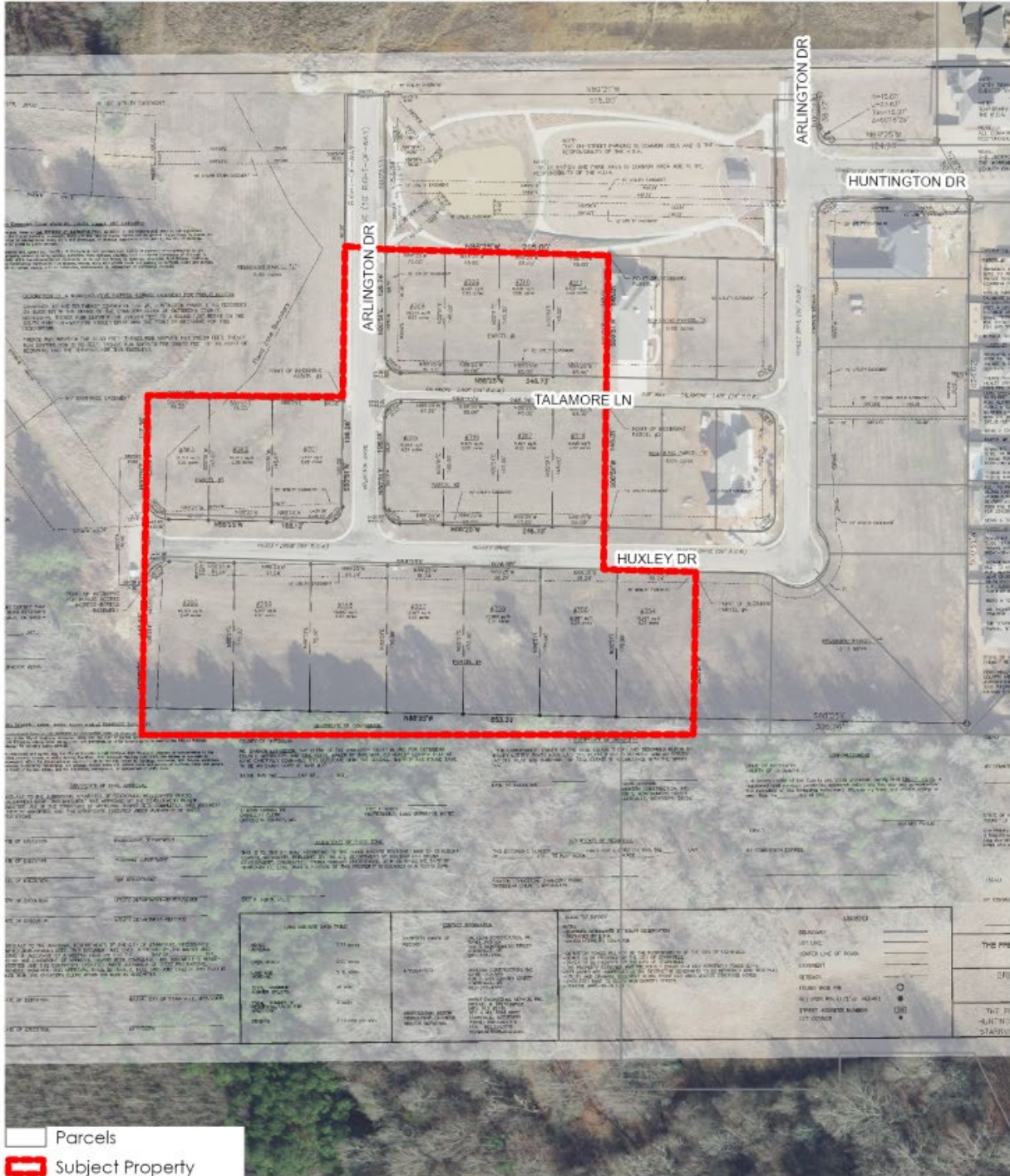
Parcels
Subject Property



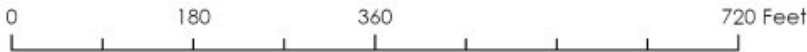
Attachment 2- FP 26-01 Zoning



Attachment 3- FP 26-01 Plat Overlay



- Parcels
- Subject Property




Attachment 6- Proof of HOA Establishment

12-30-2025

To The City of Starkville,

This letter is to confirm the establishment of the Homeowners Association for The Preserve at Huntington Park Phase 1, Part 2.

By: 
Ryan Akers, President
Huntington Homeowner's
Association, Inc.



Michael Watson
SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
HUNTINGTON HOMEOWNER'S ASSOCIATION, INC.	Legal

Business Information

Business Type:	Non Profit Corporation
Business ID:	647317
Status:	Good Standing
Effective Date:	11/01/1997
State of Incorporation:	Mississippi
Principal Office Address:	NO PRINCIPAL OFFICE ADDRESS FOUND

Registered Agent

Name
JANIE B COVIN 105 LAKE POINTE LN STARKVILLE, MS 39759

Officers & Directors

Name	Title
JUDY O BLACK 121 N JACKSON ST STARKVILLE, MS 39759	Incorporator
H RUSSELL ROGERS 121 N JACKSON ST STARKVILLE, MS 39759	Incorporator



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 25-02 a request rezone 101 Dr. Martin Luther King Jr Drive West from T-5C to C.
Date:	January 13, 2026

The purpose of this report is to provide information regarding a rezoning request by Waael Alsaedi on behalf of Under the Bleachers LLC to rezone 101 Dr. Martin Luther King Jr Drive West from T-5C to C with the parcel numbers 118P-00-148.00 and 118P-00-146.00. Please see attachments 1- 7.

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.

Per the application, the subject rezoning request is based on Change in Conditions. In the applicant's statement (Attachment 7), the applicant doesn't specifically state what change in condition or the public need for the requested rezoning. The applicant is proposing to reopen a convenience store with a gas station on the property, but due to the previous and current zoning designation, the use is not allowed.

In December of 2011, the subject property and surrounding areas was rezoned to T5. That zoning designation didn't allow for the use of "Convenience Store and Gas Station". It is unclear if a convenience store with a gas station was being operated at the time of the adoption of that ordinance. If it were being operated as a convenience store with a gas station, it would have been classified as a legal nonconforming use. Under the code at that time, the nonconforming use would have been discontinued once the use ceased for six months. Specifically, the use of the gas station ceasing.

In December of 2019, the subject property and surrounding area's zoning designation was changed from T5 to T5-C with the adoption of the Unified

Development Code (UDC). Per the Use Chart in Section 13.3 of the UDC, the use "Convenience Store and Gas Station" is not permitted in the T5-C zoning district. At the time of the adoption of the UDC, the property was no longer being used as a convenience store with a gas station. Section 3.17.2.d of the UDC states:

A legal nonconforming use, when discontinued or abandoned, shall not be resumed. Discontinuance or abandonment shall be defined as:

- 1. When land used for a legal nonconforming use ceases to be used in a genuine manner for thirty (30) days.*
- 2. When a building designed or arranged for a nonconforming use cease to be used in a genuine manner as a legal nonconforming use for a continuous period of three (3) months.*

The building designed and arranged to be a convenience store and gas station has not been used as such for more than 3 months. Therefore, is not permitted to be reestablished as a convenience store with a gas station.

After being informed of this issue, the applicant requests to rezone the property to C (Commercial) zoning district to allow for the reestablishment of a convenience store with a gas station. The C zoning district was established for "larger scale commercial uses, ranging from "big box" retail to smaller commercial buildings located along major commercial corridors." The majority of C zoned property is along Highway 12 and 25. The closest C zoned property is +/- 0.68 miles away directly to the south. The property to the north, east, and west is zoned T-5C. The property to the south is zoned T-5D.

Rezoning the subject property as requested would meet the definition of Spot Zoning which has consistently been considered illegal in Mississippi. According to *The New Illustrated Book of Development Definitions* by Harvey S. Moskowitz and Carl G. Lindbloom, Spot Zoning is defined as "Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the comprehensive zoning plan." Mississippi courts have repeatedly rejected rezonings that isolate a parcel for the primary benefit of a single landowner when the change is inconsistent with surrounding zoning patterns and the adopted comprehensive plan.

The Comprehensive Plan of 2016 that was updated in 2019, has the area shown as part of the "Urban Corridors" placetype. The development form for that place type is described as "Building fronting street, parking behind or below building, a connected street network with on-street parking, public spaces of various types (as applied to 182/MLK, it should be less urban due to existing patterns)." The areas along Highway 12 are shown as "Suburban Centers" and "Suburban Corridors". Suburban Centers have a development form that "Range from "big box" retail to smaller buildings, auto and pedestrian friendly, generous landscaping". Suburban Corridors have a development form that is "Auto-oriented form with low-rise buildings fronting parking lots, but softened with generous landscaping." The Urban Corridors placetype properties along Dr. Martin Luther King Jr Drive were zoned T-5C

in accordance with the 2016 Comprehensive Plan. Suburban Centers and Suburban Corridor placetypes along Highway 12 were zoned C (Commercial) in accordance with the 2016 Comprehensive Plan. Therefore, changing the zoning designation from T-5C to C would not be consistent with the 2016 Comprehensive Plan and would meet the definition of Spot Zoning.

In conclusion, the proposed use of "Convenience Store and Gas Station" has not been permitted for 14 years and has long since passed the reestablishment deadlines for that use. Change the zoning designation from T-5C to C would be easily considered Spot Zoning and is not supported by the adopted 2016 Comprehensive Plan. The applicant has not provided evidence that there has been a change in condition in the area with an unmet public need for an additional convenience store with a gas station. If this change in zoning designation were to be allowed, the integrity of the zoning district and the Comprehensive Plan could be substantially weakened.

NOTIFICATION

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

1. 13 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 December 17, 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.

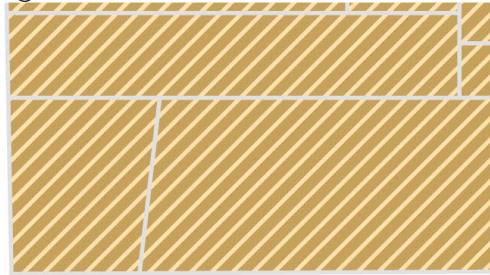
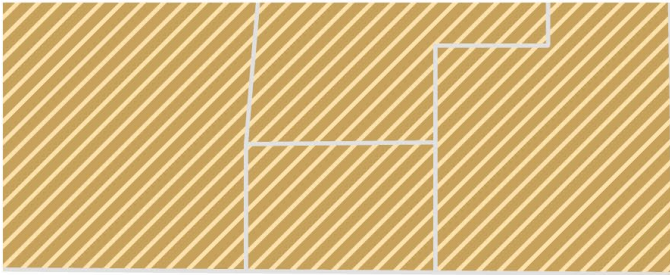
CONDITIONS OF APPROVAL

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 25-02 Aerial

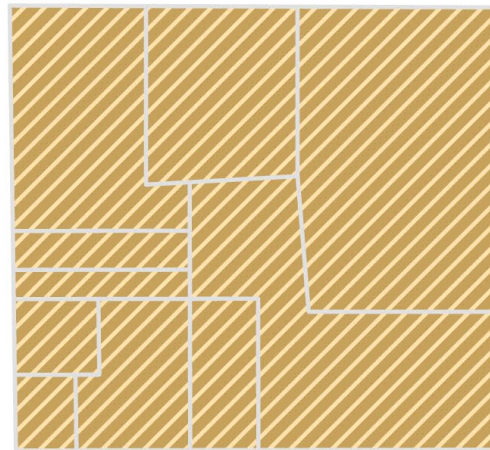
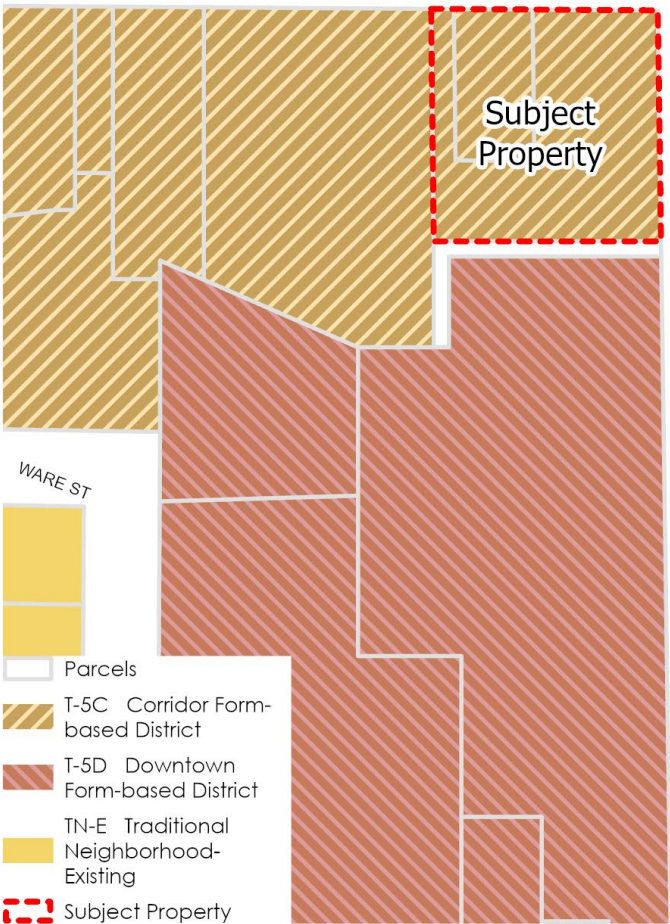


Attachment 2
RZ 25-02 Zoning



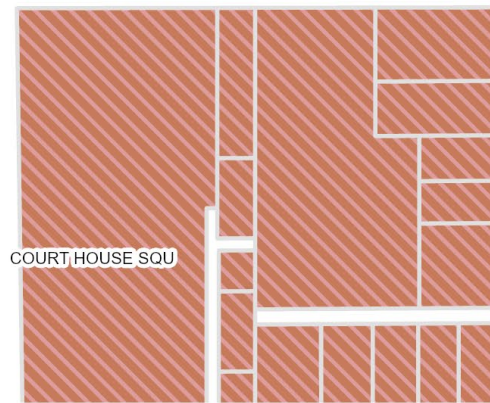
DR MARTIN
LUTHER KING
JR DR W

DR MARTIN
LUTHER KING
JR DR E

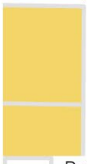


DR DOUGLAS L CONNER DR

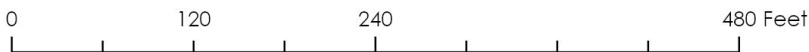
JEFFERSON ST



WARE ST

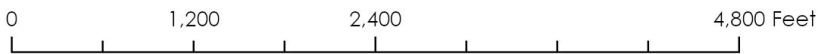
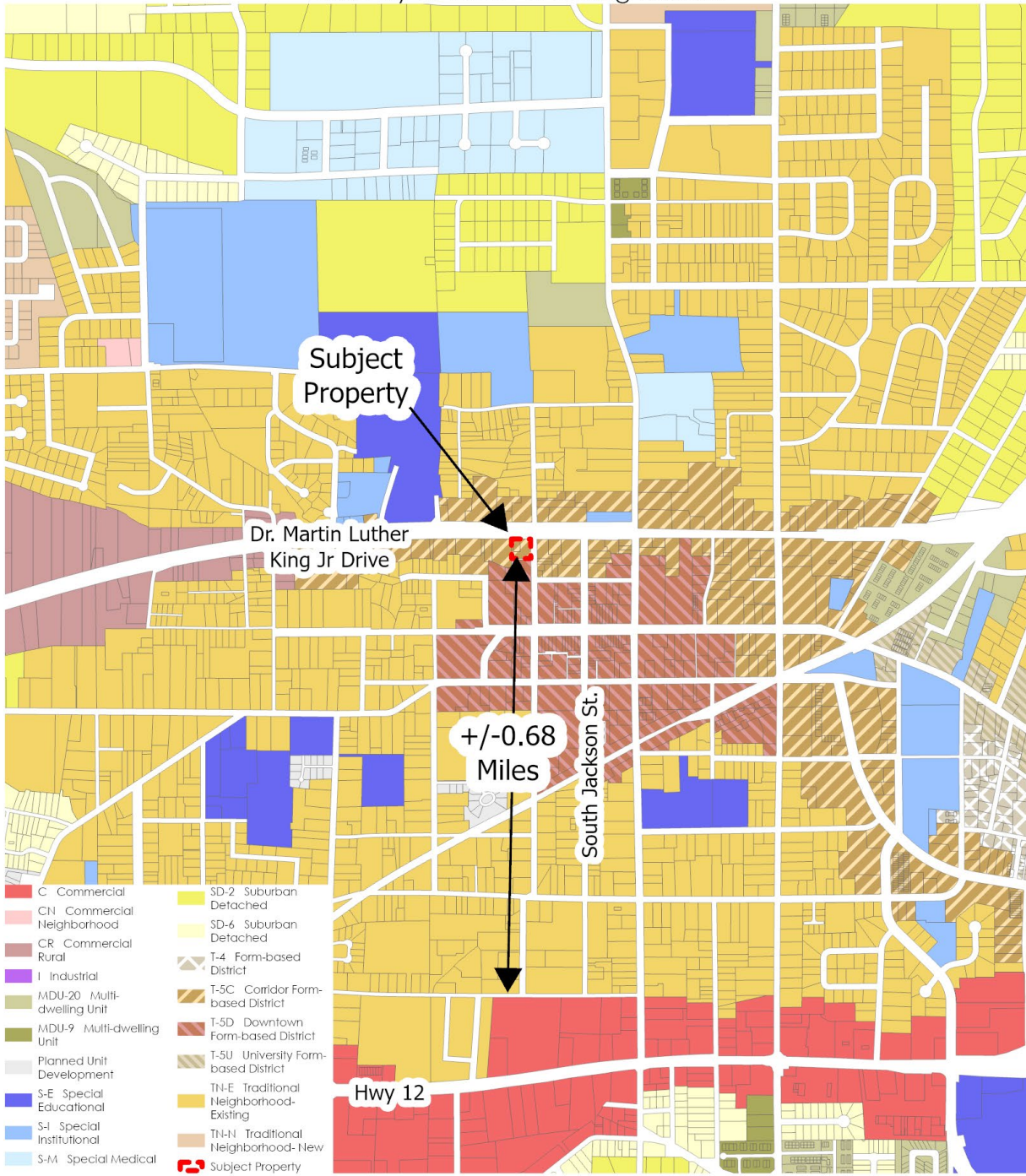


-  Parcels
-  T-5C Corridor Form-based District
-  T-5D Downtown Form-based District
-  TN-E Traditional Neighborhood-Existing
-  Subject Property

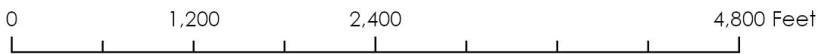
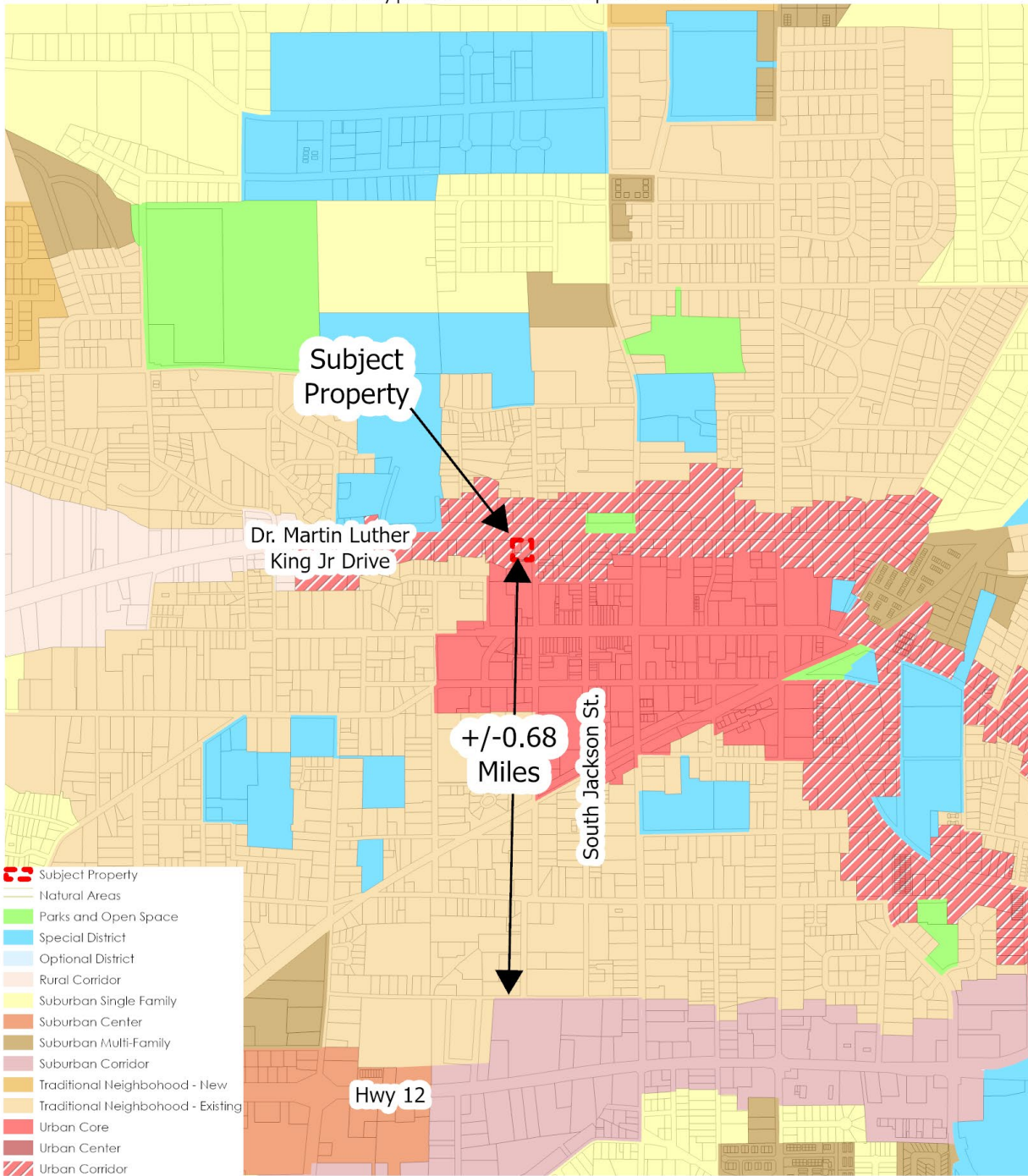


HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Attachment 3
Proximity to Other C Zoning Districts



Attachment 4
Placetypes in 2016 Comprehensive Plan



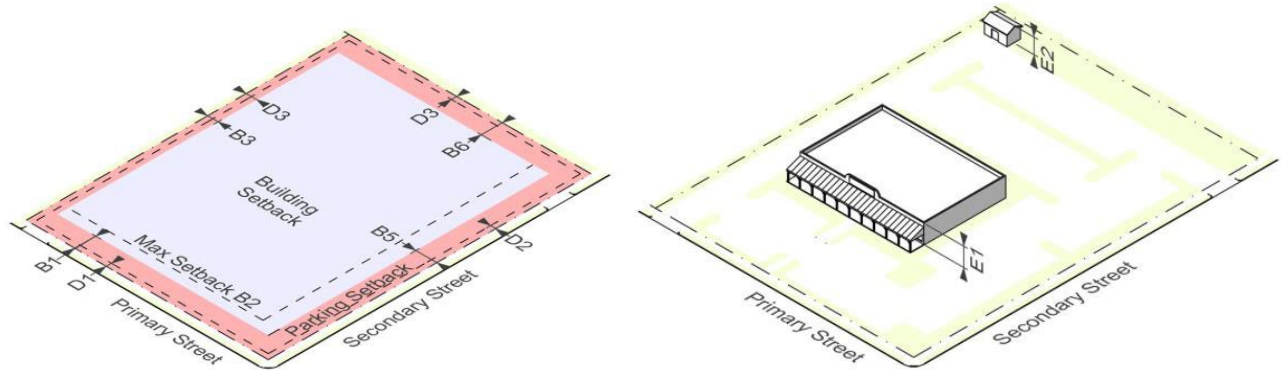
Attachment 5- Comparison between the allowed uses

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

Mortuaries & Funeral Homes	A	--
Offices- Medical	P	A
Offices- Professional	P	P
Recreational and Entertainment:	P	A
Indoors-Commercial		
Recreational and Entertainment:	UE/SE	--
Outdoors-Commercial	SE	
Private Recreational Clubs or Facility	P	--
Recreational Vehicle Park	SE	--
Retail Sales and Services-	A	A
Retail Sales and Services-	A	UE/SE
with Outside Displays		SE
Studios - Art, Craft, Music,	A	A
Dance, and Fitness		
Theaters	P	A
Vehicle Repair and Maintenance	A	--
Industrial	C	T-5C
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	C	T-5C
Accessory Use or Structures (excluding dwellings) or Structures	A	A
Agriculture and Forestry	--	--
Firing Range	--	--
Parking Lots and Garages	SE	SE
Telecommunication Facilities	SE	SE
Temporary Uses	A	A
Portable Telecommunication Facilities	A	A
Special Event Facility	A	A
Small Cell Telecommunication Facilities	P	P

Attachment 6- Comparison between the base dimension standards

Section 7: Commercial Use Districts
7.2 Base Dimensional Standards



Commercial Use	
A. Lot Dimensions	C
A1. Lot size (min)	*
A2. Lot width (min)	*
B. Building/Structure Setbacks	C
B1. Front setback min	20'
B2. Front setback max	N/A
B3. Side setback	10'
B4. Side setback adjacent to detached residential	50'
B5. Side setback corner lot	20'
B6. Rear setback	20'
B7. Rear setback adjacent to detached residential	50'
D. Parking Setbacks	C
D1. From primary street	5'
D2. From side street	5'
D3. From side and rear property line	5'
D4. From side and rear property line adjacent to detached residential	See buffer yard requirements
E. Height	C
E1. Principal building(s) (max)	50', 4 story
E2. Accessory structures(s) (max)	15', 1 story
F. Pedestrian Access	C
F1. Street-facing primary entrance along street	yes
F2. Sidewalk connection to street from each entrance	yes
*lots must be of a sufficient size to accommodate the proposed use and meet all subsequent development standards	
**see use chart and additional standards	

Section 5: Form-Based Districts
5.2 Base Dimensional Standards

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

I1. Percentage lot frontage buildout at front setback (min/max)	65/85%
I2. Percentage of frontage buildout at side setback corner lot (min/max)	65/85%
J. Building Width- Special Exception required to vary from maximum	
J1. Street facing building width (max)	90'
K. Transparency	
K1. 1st floor residential (min)	30%
K2. 1st floor commercial (min)	55%
K1. Upper floors (max)	50%
L. Orientation	
L1. Building(s)	Face primary frontage. Corner lots must face both frontages.
L2. Secondary building(s)	Face primary frontage or interior courtyard. Corner lots must face frontage
L3. Accessory dwelling unit	--
M. Secondary Building(s) Requirements	
M1. minimum lot depth for secondary buildings	100'
M2. The lot shall be of sufficient size to accommodate any proposed secondary structure without requiring a variance from development standards	yes
N. Ground Floor Elevation	
N1. 1st story residential (min/max)	16"/5'
N2. 1st story commercial (min/max)	0/2'
O. Pedestrian Access	
O1. Street-facing primary entrance along street	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	

Attachment 7- Applicant Statement

Statement Regarding Reopening of Gas Station and Convenience Store

101 Martin Luther King Jr. Drive, Starkville, Mississippi

The gas station located at 101 Martin Luther King Jr. Drive has served the Starkville community for more than twenty years. This location has long been recognized by residents as a convenient and reliable site for fueling and local services.

In recent years, the surrounding area has seen substantial improvements, including new roadway infrastructure, curbing, landscaping, and other enhancements that have increased accessibility and overall community appeal. These improvements make the area particularly well suited for continued commercial use and neighborhood convenience.

The property has already undergone substantial refurbishing and interior renovations, and a pending contract with Sunoco will provide additional upgrades, including new light fixtures, a rebuilt canopy, new fuel dispensers, fresh concrete, and updated branding.

Given its long history as a gas station, rezoning the site is both appropriate and consistent with its established character. Public utilities, including water, sewer, electricity, and emergency services, are fully available to support operations. The ongoing 182 Revitalization Project is upgrading the roadway and landscape in front of the property, incorporating infrastructure improvements that align with our design, which fully complies with all applicable requirements.

Traffic flow has been carefully planned to prevent congestion or hazards. The site has two designated entrances and exits to ensure safe movement for vehicles and pedestrians. Fuelman fleet card payments will accommodate city department vehicles, and diesel service will meet the needs of local commercial and municipal vehicles.

Reopening this site as a modern gas station and convenience store would not only restore a longstanding service location but also contribute to local growth by providing fuel, essential goods, and quality food options to residents, workers, and travelers alike. The proposed addition of freshly prepared food items—such as NYC-style hot dogs, personal pizzas, Boar's Head sandwiches, and a variety of breakfast offerings—would make the business a local destination in its own right. Similar to the way “chicken on a stick” has become an iconic and well-loved attraction in Oxford, this location has the potential to offer both convenience and a memorable local food experience.

By redeveloping this property, we aim to enhance visual appeal, support local economic activity, and improve community access to fueling and convenience services. The project will positively affect property values by replacing a deteriorated site with a modern, well-maintained facility. By renovating and beautifying this corner, we are helping improve the appearance and character of the surrounding properties, many of which are in poor condition, aligning with the city's goals for revitalization and economic development.

This project aligns with the City's broader objectives of promoting economic development, enhancing the quality of life for residents, and supporting small business investment within Starkville.



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 25-09 a request for Special Exception to allow for a Place of Worship at 208 Industrial Park Road within a I (Industrial) zoning district.
Date: January 13, 2026

The purpose of this report is to provide information regarding a Special Exception request by The Orchard Church to allow for a "Place of Worship" located at 208 Industrial Park Rd in a I (Industrial) zoning district with the property #103L-00-002.00. Please see attachments 1-3.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to locate The Orchard Church at 208 Industrial Park Rd. The Use Chart in Section 13.3 of the Unified Development Code requires a Use Exception or a Special Exception for "Place of Worship" in a I (Industrial) 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 meet the additional standards for that use.

USE STANDARDS

13.6.14 Places of Worship

- A. Definition: A facility principally used for people to gather together for public worship, religious training, or other religious activities.
- B. Parking:
 - 1. In form-based districts no parking minimums are established. In all other zoning districts, one (1) parking space is required for each four (4) seats in the main assembly room.
 - 2. See zoning district base dimensional standards for parking location and setback requirements.
- C. Loading:
 - 1. A loading space may be required by the City Planner.
 - 2. Loading docks shall not be visible from the street.
 - 3. Trucks delivering materials to and from the premises shall not be permitted to unload on the right-of-way unless in a T-5D, T-5C, and T-5U zoning districts. Deliveries shall be scheduled to not interfere with peak traffic times.
- D. Additional Standards:
 - 1. The structure height limitations of these regulations shall not apply to church spires, belfries, or cupolas.
 - 2. One (1) detached dwelling unit for the housing of the pastor or similar leader of the church and their family will be considered customary and incidental as a part of this use shall be permitted.

3. Newly constructed places of assembly seating more than six hundred (600) people must have direct vehicular access to a major vehicular thoroughfare as determined by the City Engineer.
4. A residential monastery or convent or similar communal residential religious facility may be allowed as an accessory use to places of worship by special exception.
5. Accessory uses such as administrative offices, bookstores, community centers, multi-purpose facilities, outdoor recreational facilities, and care centers on the same site or sites contiguous to the principal use shall be permitted as follows:
 - a. Similar uses on non-contiguous sites or on a site separated from the principal use by a public street shall be considered principal uses in their own right and will be regulated as such.
 - b. No merchandise or merchandise display shall be visible from outside a building.
 - c. Business or identification signs pertaining to an accessory use shall be limited to one (1) sign and the total square footage must not exceed two (2) square feet.
 - d. Television stations, radio stations, printing presses, and sports complexes shall only be permitted as accessory uses if such uses are also permitted as principal uses in the zoning district in which they are located.
6. For any special exception and/or use exception to allow for a place of worship in a C, CR, O-C, O-TND, TN-N, TN-E, T-5D, T-5C, and T-5U zoning District with an allowed commercial use, a waiver from the minimum distance criterion shall be required upon request for any current or future business within the state mandated minimum distance for the duration of the use as a place of worship. A copy of the waiver shall also be submitted to the Planning Department upon approval of the use.

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.

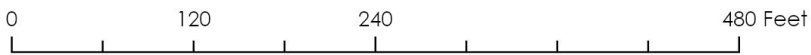
1. 4 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on December 17, 2025.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received no response for or against request.

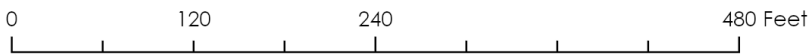
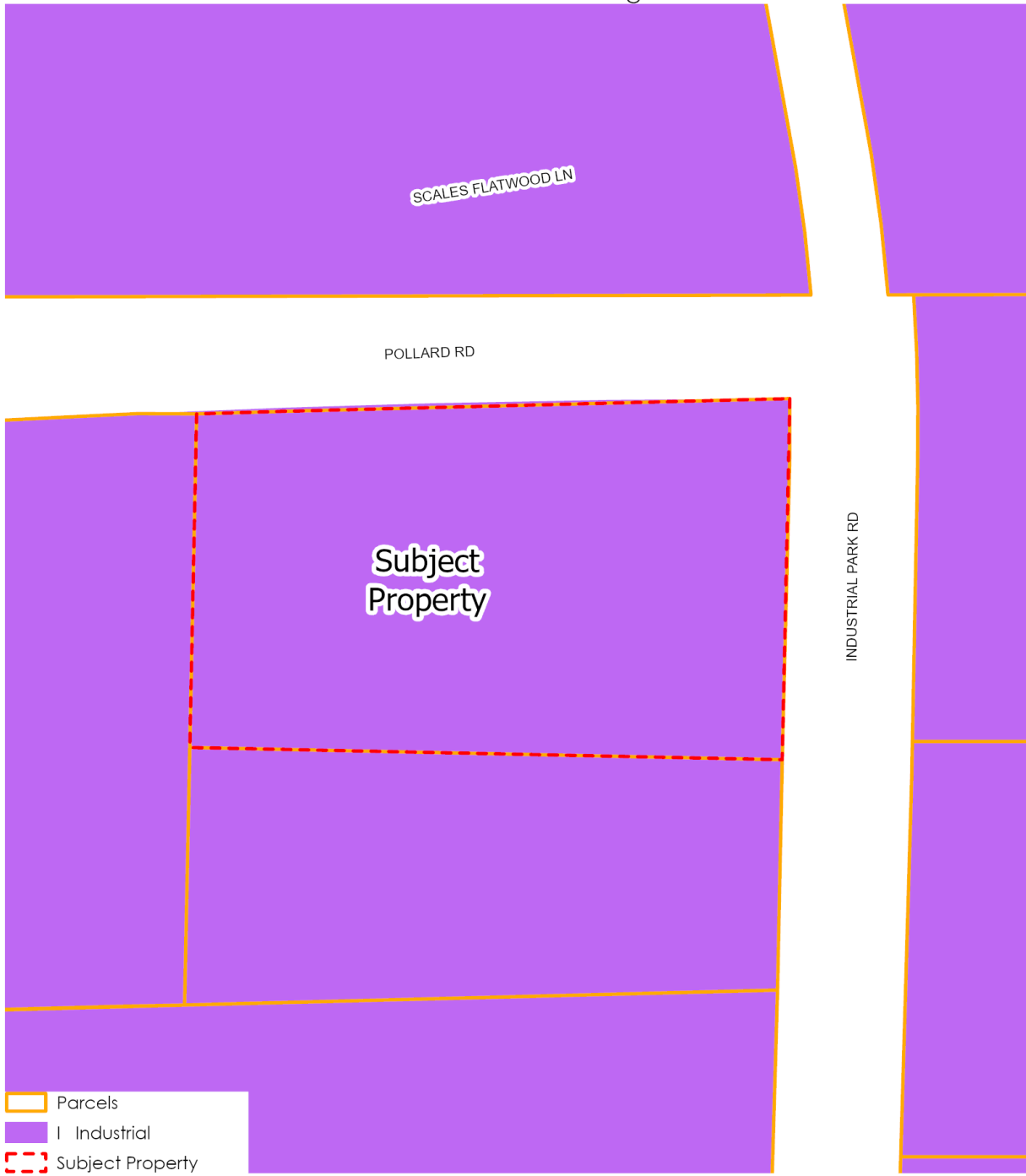
CONDITIONS OF APPROVAL

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 25-09 Aerial



Attachment 2
SE 25-09 Zoning



Attachment 3- Conceptual Site Plan

Starkville, MS
BEHNS
 STUDIO
 PLLC

Starkville
The Orchard

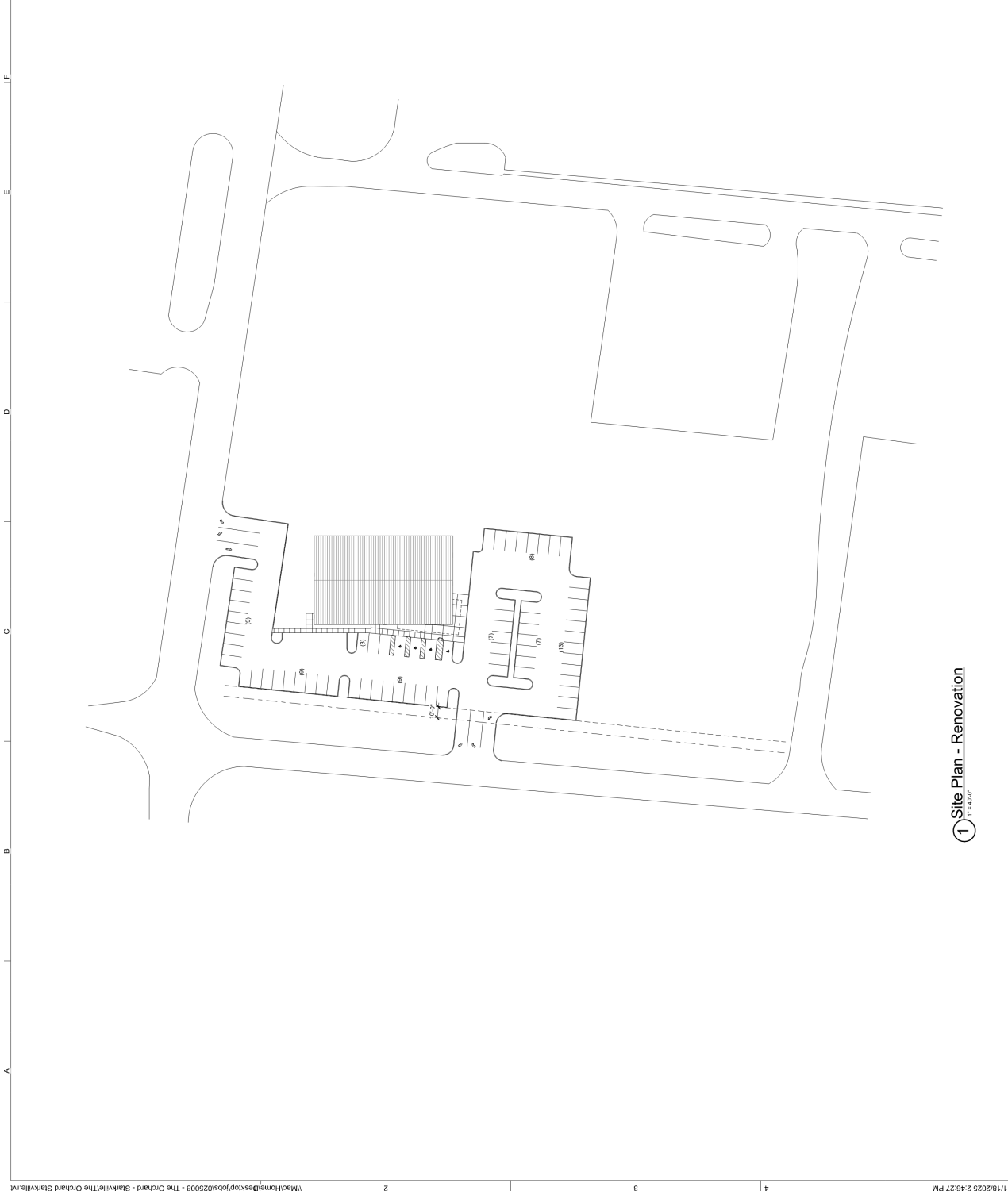
Project No:
 025008
 Project Status:
 111825
 Revised:

Num	Description	Date



BEHNS
 1000 A. South Green Street
 Starkville, MS 39222
 Phone: 662.322.7400
 Fax: 662.322.7405
 www.bhnstudio.com

A102 1" = 40' 0"
 Site Plan - Renovation



1 Site Plan - Renovation
 1" = 40' 0"

STAFF REPORT

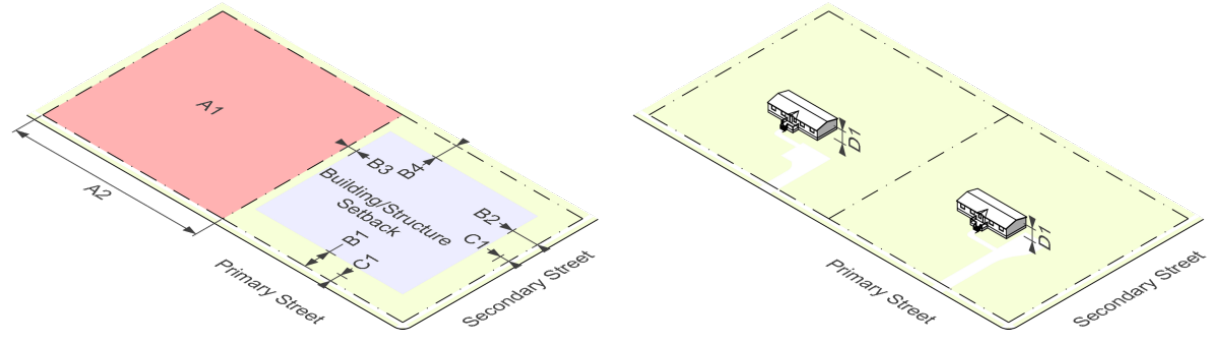
To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
 Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public Hearing and consideration of SE 25-10 a request for Special Exception to allow for the placement of a manufactured home on the south side of Butler Road directly west of 710 Butler Rd in a RN zoning district.
Date: January 13, 2026

The purpose of this report is to provide information regarding a Special Exception request by Carolyn Jordan to allow for a Manufactured Home located on the south side of Butler Road directly west of 710 Butler Rd in a RN zoning district with the property #116-23-005.02. Please see attachments 1- 2.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to allow for the placement of a manufactured home. Initially the applicant had the manufactured home placed on what they believed to be their family's property. They realized that it wasn't their property and got owners approval for the potential placement of the manufactured home. When they applied for an address, they were notified of the requirement for a special exception. 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 a RN 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 meet the additional standards for that use.

6.3.4 Base Dimensional Standards (RN: Manufactured and Modular Home)



A. Lot Dimensions	
A1. Lot size per unit (min)	40000 sq. ft.
A2. Lot width	100'
B. Building/Structure Setbacks	

B1. Front setback	30'
B2. Side setback corner lot	30'
B3. Side setback	10'
B4. Rear setback	25'
C. Parking Setbacks	
C1. From primary street	10'
D. Height	
D1. Principal building(s) (max)	1 story

13.5.8 Dwelling, Manufactured And Modular Home

A. Definition:

1. Manufactured home- A factory-built single-unit structure that is manufactured under the authority of 42 U.S.C., Sec. 5401, the National Federal Manufactured Home Construction and Safety Standards Act, is transportable in two (2) or more sections, is built on a permanent chassis, and is used as a place of human habitation; but which is not constructed with a permanent non-removable hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site, and which does not have non-removable wheels or hitch-axles, permanently attached to its body or frame. Manufactured homes shall not include travel trailers, camper trailers, campers, self-contained motor homes, or camper buses. A mobile home shall be defined as a residential dwelling that was fabricated in an off-site manufacturing facility, designed to be a permanent residence, and built prior to enactment of the Federal Manufactured Home Construction and Safety Standards. Mobile homes shall not be placed or moved to another lot within the city limits of Starkville. Manufactured homes with more than one (1) unit within one (1) structure are not permitted in any zoning district.
2. Modular home- A dwelling built and delivered to a site in two (2) or more sections, meeting City's current adopted building codes when connected to the required utilities.

B. Parking:

1. One (1) parking space per bedroom for all newly placed manufactured or modular home.
2. See zoning district base dimensional standards for parking location and setback requirements.

C. Loading: Loading/unloading areas accommodating delivery of materials to and from the premises are not permitted or required.

D. Additional Standards:

1. Homes shall be anchored according to International Building Code requirements.
2. Homes shall bear the FMHCCS Label or Seal of Compliance.
3. Homes shall have horizontal siding. At a minimum, the exterior siding shall consist predominantly of vinyl or aluminum lap siding whose reflectivity does not exceed that of flat white paint, wood or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
4. Homes shall have a minimum of a 3/12 roof pitch with asphalt shingles.
5. All homes shall be placed on the lot in harmony with the existing site-built structures. Where no neighboring structures are available for comparison, it

shall be sited with the front running parallel to the street providing access to the site.

6. The towing tongue, wheels, and hitch-axle shall be removed upon final placement of the unit.
7. All manufactured homes shall be placed on permanent masonry foundations with appropriate screening of the foundations. The foundation shall not be visible from the street or adjacent properties.
8. All manufactured homes shall have either a deck or porch with steps at each entrance constructed and installed in accordance with the standards set forth by the International Building Code. The minimum square footage of the floor of such porch or deck shall measure at least thirty-six (36) square feet.
9. No manufactured and modular home more than ten (10) years old may be relocated or moved onto any lot within the city limits of Starkville.
10. See zoning district general provisions for density requirements and other standards.

See zoning district base dimensional standards for location, setback, and height requirements.

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.

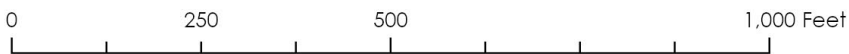
1. (1) property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on December 17, 2025.
3. A sign was posted on the property in a conspicuous location.

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

CONDITIONS OF APPROVAL

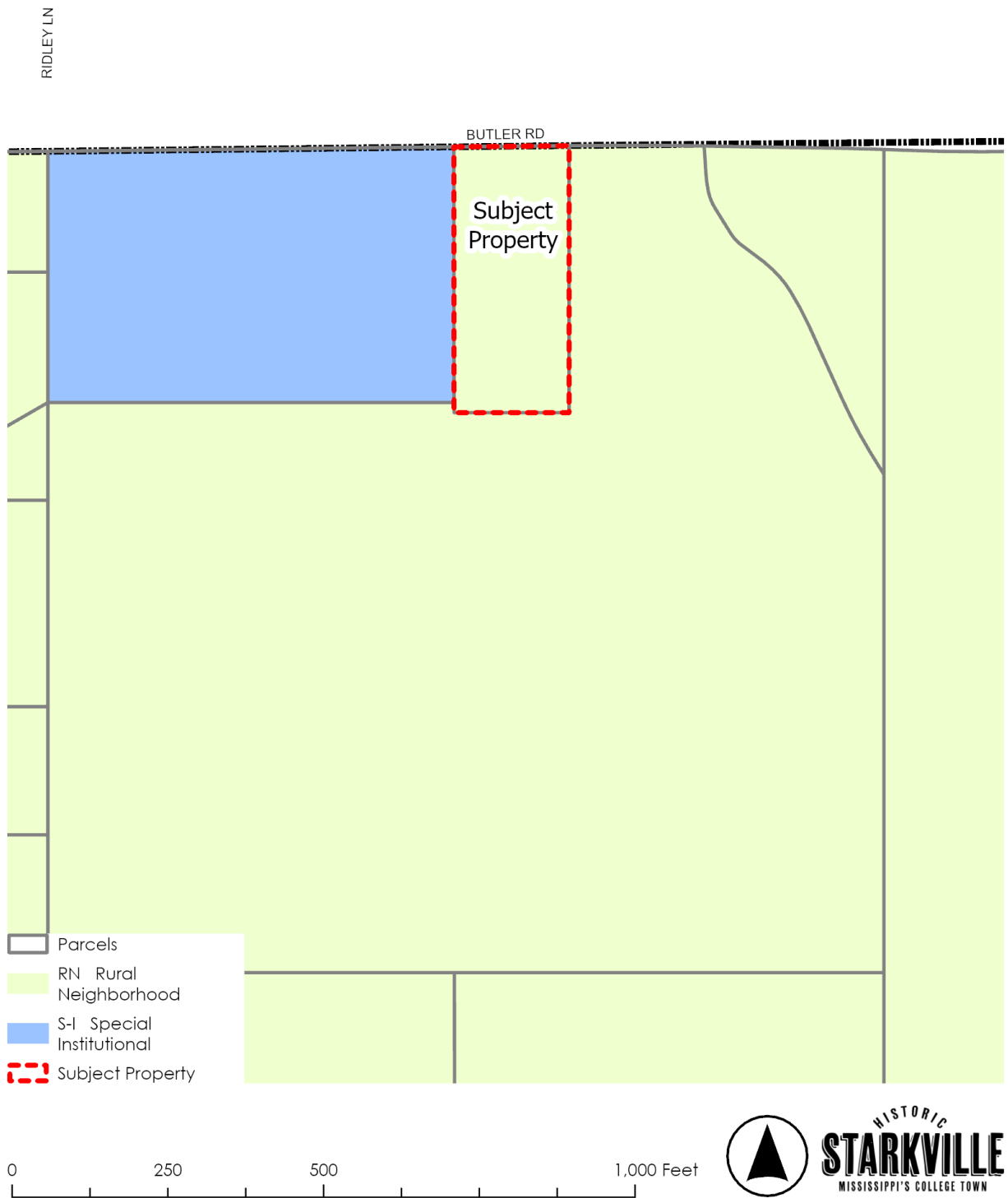
Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.4.3.J).

Attachment 1
SE 25-10 Aerial



HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

Attachment 2
SE 25-10 Zoning



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 26-01 a request for Special Exception to deviate from the Development Accessibility standards for a proposed mixed-use development located +/- 450' due southeast of the intersection of Pat Station Road and Highway 12 East within a C zoning district.
Date: January 13, 2026

The purpose of this report is to provide information regarding a Special Exception request by TEP Starkville, LLC to deviate from the Development Accessibility Standards of Section 15.3.3.E of the Unified Development Code for a proposed mixed use development located +/- 450' due southeast of the intersection of Pat Station Road and Highway 12 East within a C zoning district with the parcel numbers 117-25-021.00, 117-25-006.00, and 117F-00-001.00. Please see attachments 1- 3.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception deviate from the Development Accessibility standards. Specifically, to only have one entrance into a proposed mixed-use development. The development is located directly east of the Walk-Ons Restaurant located at 996 Highway 12 East. The proposed development will have a hotel as part of phase one and multi-unit residential development as part of a future phase. Section 15.3.3.E.1 of the Unified Development Code states "Any residential development with eighty (80) or more homes, more than two-hundred and fifty (250) bedrooms, or a development larger than twenty (20) acres shall have at least two (2) separate access roads. All phases of development should be considered". With the future multi-unit residential use and the size of the property, more than on access point is required. The current proposal is to construct a public road accessing the development from the north from Pat Station Road and connect to the southern property line at the southwest corner of the development. Eventually, this public road will extend to Market Street. That connection will be the responsibility of the developer of the property to the south of the subject property. 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." The request is non-dimensional in nature. Therefore, the request will be reviewed as a Special Exception.

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.

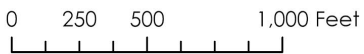
1. 10 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on December 17, 2025.
3. A sign was posted on the property in a conspicuous location.

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

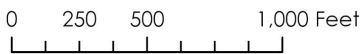
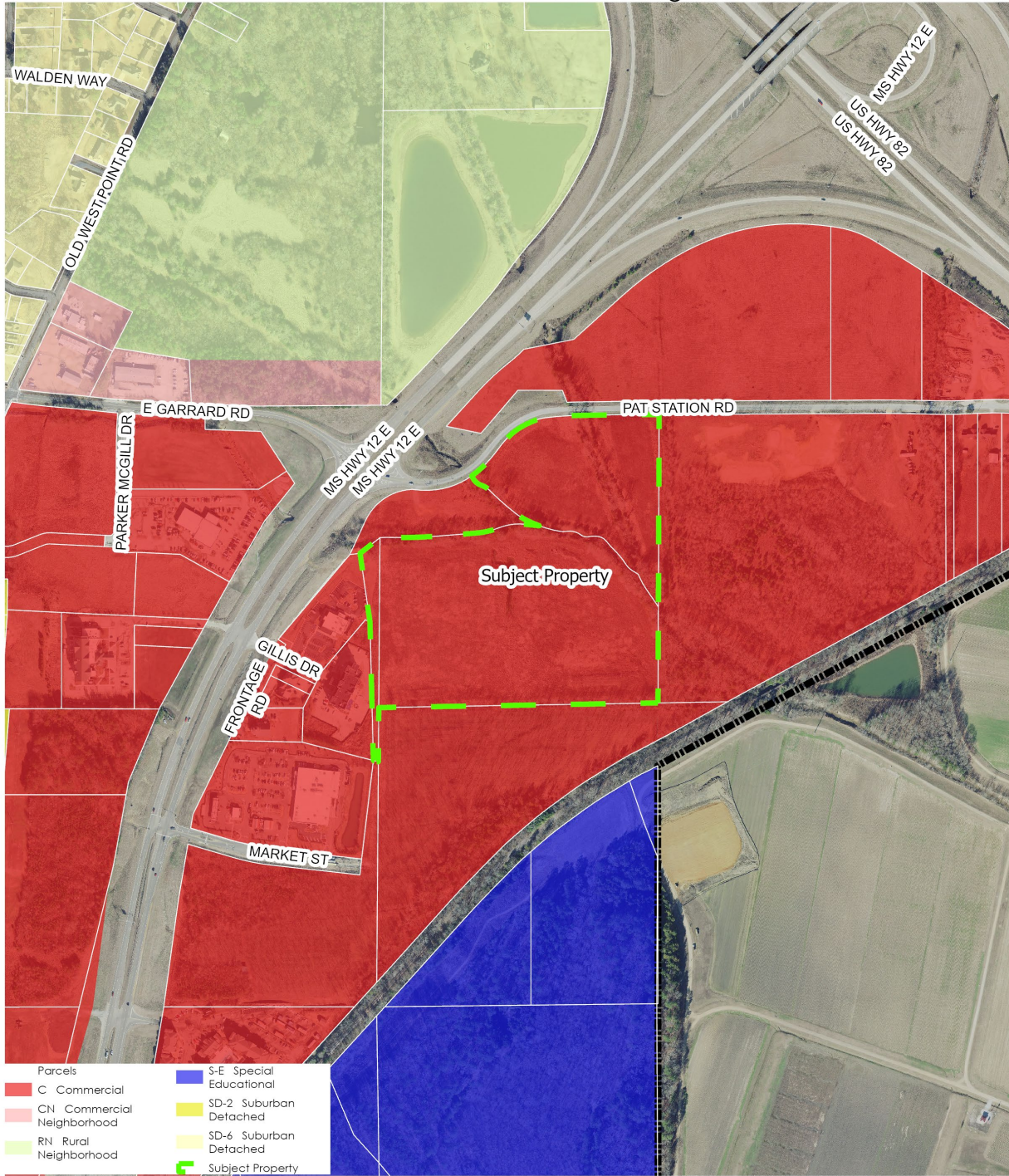
CONDITIONS OF APPROVAL

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 2- SE 26-01 Zoning



Attachment 2- SE 26-01 Zoning



Attachment 3- Proposed Site Plan

