

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI, JANUARY 13, 2026**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on January 13, 2026, at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

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

Chairman Jeremiah Dumas opened the meeting with the Pledge of Allegiance, followed by a moment of silence.

IV. CONSIDERATION OF THE OFFICIAL AGENDA

There came for consideration the matter of approval of the Official Agenda of the Planning and Zoning Commission of January 13, 2026, as presented.

**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

After a discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Smith, the motion to approve the official agenda of the Planning and Zoning Commission for January 13, 2026, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF NOVEMBER 11, 2025

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

VI. CITIZEN COMMENTS

The Chairman opened the meeting for citizen comments.

Calling for and receiving no comments, the Commission moved to New Business.

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.

City Planner Daniel Havelin presented the request by Mike Brent on behalf of Jackson Construction, Inc. for the "The Preserve at Huntington Park - Phase 1 Part 2" subdivision. The Preserve at Huntington Park is located in the rear of the Huntington Park subdivision on the western edge. This part subdivision phase one consists of 18 lots on 7.77 acres with a gross density of 2.13 units per acre. All easements and dedications are provided on the plat. Staff has been provided proof of establishment of a Homeowners Association. The preliminary plat was approved on May 15, 2018. A variance and administrative adjustment have been previously granted and noted on the plat. The Development Review Committee approved the infrastructure plan on August 2, 2018. The Development Review Committee reviewed this plat on December 18, 2025 and is recommending approval of the plat. This request is not part of a public hearing; therefore, no public notification was required. If the request for the Rezoning is recommended for approval or denial, the Board of Aldermen will hear the request at the January 20, 2026, meeting

After a discussion and upon the motion to approve the request by Commissioner Smith and duly seconded by Commissioner Fratesi, the motion was unanimously approved.

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.

City Planner Daniel Havelin presented the request by Under the Bleachers LLC to rezone 101 Dr Martin Luther King Jr Drive West from T-5C to C. The applicant is proposing to reopen a convenience store gas station. That use is not permitted in a T-5C zoning district. That use was also not permitted under the previous T-5 zoning either. The UDC does allow for the continuous operation of a non-conforming use unless the use ceases for more than 3 months. The building has not been used as a convenient store gas station for more than 3 months. Therefore, the use is not permitted to be reestablished. Once the applicant was informed of this, they applied to rezone the property to C (commercial).

The UDC allows for the amendment of the Official Zoning District Map based on the following conditions:

- Error. There is an error in the Code and a need to correct the error.

- 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 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 are 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. 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."

The 2016 Comprehensive Plan shows this area as "Urban Corridors". Urban Corridors are described as building fronting street, parking behind or below building, a connected street network with on-street parking, public spaces of various types." Areas currently zoned C were generally shown as Suburban Centers and Suburban Corridors in the Comprehensive Plan. They have a development form that is described as Auto-oriented form with low-rise buildings fronting parking lots. The closest parcel with a zoning designation of C was designated Suburban Corridor in the Comprehensive Plan. The subject property and surrounding property were designated Urban Corridor in the Comprehensive Plan with zoning designation of T-5D and T-5C. Therefore, the request is not consistent with the adopted Comprehensive Plan. In conclusion, the proposed use has not been permitted for 14 years and has long since passed the reestablishment deadlines. Changing 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.

The request was noticed in accordance with the UDC. 13 property owners of record were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on December 17, 2025. A sign was posted on the property. As of this date, the Planning Office has received no response to the notifications. If the request for the Rezoning is recommended for approval or denial, the Board of Aldermen will hear the request at the January 20, 2026, meeting

Chairman Dumas opened the public hearing.

Waael Alsaedi spoke in favor of the request.

Gabriela Smusz spoke in favor of the request.

Dakota Cadena spoke in favor of the request.

Jeff Hosford spoke in favor of the request.

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

After a discussion and upon the motion to deny the request by Commissioner Smith and duly seconded by Commissioner Gregory, the motion to deny was approved 4 to 1. Commissioner Prather voted in against the motion to deny.

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.

City Planner Daniel Havelin presented the request by The Orchard Church to allow for Place of Worship located at 208 Industrial Park Rd in a I (Industrial) zoning district. This site plan shown in Attachment #3 shows the proposed layout of the place of worship. The proposed use does require major modification to an existing building and site. Therefore, the request is being reviewed as a Special Exception.

The request was noticed in accordance with the UDC. 4 property owners of record were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on December 17, 2025. A sign was posted on the property. As of this date, the Planning Office has received no response to the notifications. If the request for the Special Exception is recommended for approval or denial, the Board of Aldermen will hear the request at the January 20, 2026, meeting

Chairman Dumas opened the public hearing.

Ben Beavers spoke in favor of the request.

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

After a discussion and upon the motion to approve the request by Commissioner Gregory and duly seconded by Commissioner Smith, the motion was unanimously approved.

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..

City Planner Daniel Havelin presented the request by Carolyn Jordan to allow for the use of "Dwelling, Manufactured Home" located on the south side of Butler Road directly west of 710 Butler Rd in a RN zoning district. Initially the applicant had the manufactured home placed on what they believed to be their family's property. After realizing the mistake, the applicant obtained permission from the owner.

The request was noticed in accordance with the UDC. 1 property owners of record were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on December 17, 2025. A sign was posted on the property. As of this date, the Planning Office has received no response to the notifications. If the request for the Special Exception is recommended for approval or denial, the Board of Aldermen will hear the request at the January 20, 2026, meeting

Chairman Dumas opened the public hearing.

Carolyn Jordan spoke in favor of the request.

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

After a discussion and upon the motion to approve the request by Commissioner Gregory and duly seconded by Commissioner Smith, the motion was unanimously approved.

E. 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.

City Planner Daniel Havelin presented the request by TEP Starkville, LLC to deviate from the Development Accessibility Standards of Section 15.3.3.E. The proposed development is located directly east of the Walk-Ons Restaurant on 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. The UDC requires development larger than 20 acres to 2 separate entrances. The current proposal is to construct a public road connecting to Pat Station Road to the north and the southern property line to the south. 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.

The request was noticed in accordance with the UDC. 10 property owners of record were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on December 17, 2025. A sign was posted on the property. As of this date, the Planning Office has received no response to the notifications. If the request for the Special Exception is recommended for approval or denial, the Board of Aldermen will hear the request at the January 20, 2026, meeting

Chairman Dumas opened the public hearing.

Walter Okhuysen spoke against the request.

Alan Gant spoke in favor of the request.

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

After a discussion and upon the motion to approve the request by Commissioner Prather and duly seconded by Commissioner West, the motion was unanimously approved.

VIII. ADJOURN

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on February 10, 2026, 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 February 10, 2026, in the Courtroom located at 110 West Main Street, Starkville, MS, by Commissioner Gregory, duly seconded by Commissioner Fatesi, the motion was unanimously approved.



Jeremiah Dumas, Chairman



Daniel Havelin, City Planner