



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, FEBRUARY, 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 JANUARY 13, 2026.
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF RZ 26-01 A REQUEST REZONE APPROXIMATELY 27 FEET OF THE REAR YARD OF 611 SPRUELL PLACE FROM TN-E TO T-5C.
 - B. PUBLIC HEARING AND CONSIDERATION OF SE 26-02 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A DWELLING, ACCESSORY UNIT AT 927 BARNETT DRIVE IN AN SD-2 ZONING DISTRICT.
 - C. PUBLIC HEARING AND CONSIDERATION OF SE 26-03 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A RECREATIONAL VEHICLE PARK AT SOUTHEAST CORNER OF THE INTERSECTION OF OLD WEST POINT ROAD AND EAST GARRAD ROAD WITHIN A C ZONING DISTRICT.
- VIII. ADJOURN

**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



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 26-01 a request rezone approximately 27 feet of the rear yard of 611 Spruell Place from TN-E to T-5C.
Date:	February 10, 2026

The purpose of this report is to provide information regarding a rezoning request by Mark Castleberry on behalf of Paula E. Drungole to rezone approximately 27 feet of the rear yard of 611 Spruell Place from TN-E to T-5C with the parcel number 101D-00-328.00. Please see attachments 1- 3.

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 applicant requests rezoning of approximately 27 feet of the rear portion of the property located at 611 Spruell Place from TN-E (Traditional Neighborhood - Existing) to T-5C. This area is proposed to be incorporated into the existing Cotton Crossing development at 500 Russell Street, which is zoned T-5C.

The primary basis for this request is the correction of a zoning map inconsistency. A final plat with a lot split was approved by the Board of Aldermen on January 6, 2026, which would result in the parcel being split-zoned if the zoning map is not amended. Section 4.3 of the Unified Development Code requires zoning district boundaries to follow lot lines to the greatest extent possible. Allowing the lot to remain split-zoned would conflict with this requirement and create an error on the Official Zoning Map with a need to correct the error.

Amending the zoning designation of this portion of the property to T-5C would align the zoning boundary with the newly established lot line, eliminate the split-zoned condition, and maintain consistency within the Cotton Crossing development. The zoning and use of the remaining portion of the property at 611 Spruell Place would not change, and no changes to the existing residential structure are proposed.

The proposed rezoning also supports the orderly development of the area by allowing accessory parking to serve an existing commercial center in a manner consistent with adopted zoning regulations. This action promotes the public health, safety, and welfare by avoiding nonconforming or irregular zoning patterns and preserving the integrity of the City's zoning map.

The proposed amendment is consistent with the City of Starkville's 2016 Comprehensive Plan, which supports coordinated land use patterns, functional mixed-use development, and zoning practices that reflect established development patterns.

NOTIFICATION

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

1. 17 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 January 23, 2026.
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.

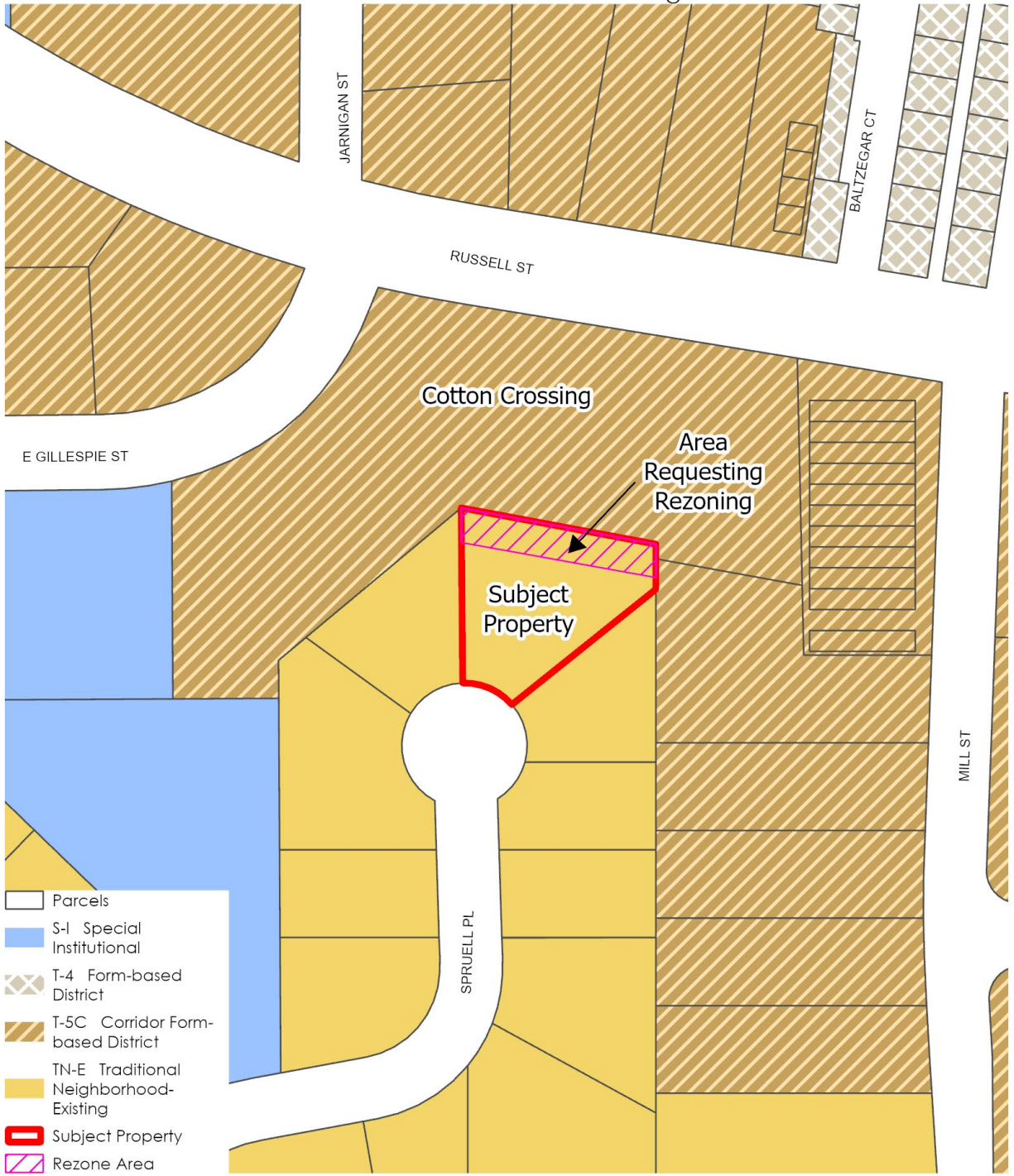
CONDITIONS OF APPROVAL

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).

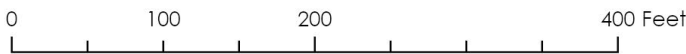
Attachment 1- RZ 26-01 Aerial



Attachment 2- RZ 26-01 Zoning



- Parcels
- S-1 Special Institutional
- T-4 Form-based District
- T-5C Corridor Form-based District
- TN-E Traditional Neighborhood-Existing
- Subject Property
- Rezone Area



Attachment 3- Comparison between the allowed uses

USE CHART- Sec. 13.3

Residential Use Districts	Form-Based Districts
TN-E	T-5C

P = Permitted Use A= Permitted Use with Additional Standards
 UE = Use Exception SE = Special Exception -- =Not Permitted

Residential		
Dwelling, Detached sec.13.5.1	P	--
Dwelling, Accessory Unit sec.13.5.2	SE	--
Dwelling, Attached Duplex sec.13.5.3	SE	--
Dwelling, Attached Triplex sec.13.5.4	--	SE
Dwelling, Townhouse/ Rowhouse sec.13.5.5	SE	--
Dwelling, Multiplex sec.13.5.6	--	--
Dwelling, Apartment sec.13.5.7	--	--
Dwelling, Manufactured and Modular Home sec.13.5.8	--	--
Home Occupations sec.13.5.9	A	A
Mixed-Use Building sec.13.5.10	SE	P
Residential First Floor sec.13.5.11	P	SE
Institutional		
Assisted Living Facility sec.13.6.1	--	--
Care Centers sec.13.6.2	--	--
Care Home sec.13.6.3	A	--
Cemetery sec.13.6.4	--	--
Community and Civic Associations sec.13.6.5	--	UE SE
Convalescent, Rest, and Nursing Homes sec.13.6.6	--	--
Educational Facilities	--	--

sec.13.6.7		
Fraternity and Sorority House sec.13.6.8	--	--
Group Care Home or Facility sec.13.6.9	--	--
Hospital sec.13.6.10	--	--
Life Care Communities sec.13.6.11	--	--
Municipal Buildings and Facilities sec.13.6.12	UE SE	UE SE
Parks, Open Space, and Greenways sec.13.6.13	P	P
Places of Worship sec.13.6.14	UE SE	UE SE
Public Buildings and Facilities sec.13.6.15	UE SE	UE SE
Commercial		
Adult Oriented Business sec.13.7.1	--	--
Animal Boarding Facilities sec.13.7.2	--	--
Animal Hospital, Clinic, or Grooming Facility sec.13.7.3	SE	A
Banks and Financial Institutions sec.13.7.4	--	A
Bed and Breakfast Establishments sec.13.7.5	UE SE	A
Car Title Loan, Payday Advance, or Loan Business sec.13.7.6	--	--
Conference and Convention Center sec.13.7.7	--	UE SE
Convenience Store and Gas Station sec.13.7.8	--	--
Convenience Store and Truck Stop sec.13.7.9	--	--
Eating & Drinking Establishments sec.13.7.10	UE SE	A
Food Truck sec.13.7.11	UE	A
Hotels, Motels, or Inns sec.13.7.12	--	P
Small Batch Distilleries sec.13.7.13		UE SE

Mini-Storage sec.13.7.14	--	--
Mortuaries & Funeral Homes sec.13.7.15	--	--
Offices- Medical sec.13.7.16	--	A
Offices- Professional sec.13.7.17	UE SE	P
Recreational and Entertainment: Indoors - Commercial sec.13.7.18	--	A
Recreational and Entertainment: Outdoors - Commercial sec.13.7.19	--	--
Private Recreational Clubs or Facility sec.13.7.20	--	--
Recreational Vehicle Park sec.13.7.21	--	--
Retail Sales and Services- Inside Only sec.13.7.22	UE SE	A
Retail Sales and Services- with Outside Displays sec.13.7.23	--	UE SE
Studios - Art, Craft, Music, Dance, and Fitness sec.13.7.24	UE SE	A
Theaters sec.13.7.25	--	A
Vehicle Repair and Maintenance sec.13.7.26	--	--
Industrial		
Airport sec.13.8.1	--	--
Heliport sec.13.8.2	--	--
Borrow Pit, Soil Fill Site, and Soil Storage Site sec.13.8.3	--	--
Landfill sec.13.8.4	--	--
Manufacturing and Industrial Heavy sec.13.8.5	--	--
Manufacturing and Industrial Light sec.13.8.6	--	--
Mining and Quarrying sec.13.8.7	--	--
Outdoor Storage sec.13.8.8	--	--

Research and Development Facilities sec.13.8.9	--	--
Salvage Yard sec.13.8.10	--	--
Trades and Skilled Services sec.13.8.11	--	--
Warehousing, Distribution, & Wholesale Services sec.13.8.12	--	--
Other		
Accessory Use or Structure (excluding dwellings) sec.13.9.1	A	A
Agriculture and Forestry sec.13.9.2	A	--
Firing Range sec.13.9.3	--	--
Parking Lots and Garages sec.13.9.4	--	SE
Telecommunication Facilities sec.13.9.5	SE	SE
Temporary Uses sec. 13.9.6	A	A
Portable Telecommunication Facilities sec.13.9.7	A	A
Special Event Facility sec.13.9.8	SE	A
Small Cell Telecommunication Facilities sec.13.9.9	P	P



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 26-02 a request for Special Exception to allow for a dwelling, accessory unit at 927 Barnett Drive in an SD-2 zoning district.
Date: February 10, 2026

The purpose of this report is to provide information regarding a Special Exception request by John Lacy to allow for a Dwelling, Accessory Unit located at 927 Barnett Drive in a SD-2 zoning district with the property #102H-00-066.00. Please see attachments 1- 4.

BACKGROUND INFORMATION

The applicant is requesting a Special Exception to allow an existing accessory structure located at the rear of the property to continue to function as an Accessory Dwelling Unit (ADU) and to permit the installation of a separate electrical meter to serve that structure. According to tax records, the structure contains approximately 462 square feet, is listed as a residential use, and was constructed around 1970. The structure has historically functioned as a small residential dwelling that is accessory to the principal residence on the lot.

Based on available information, the use of the structure as an accessory dwelling unit is considered a legal nonconforming use. As such, the structure may continue to be used as an ADU in its current state. However, changes that expand or intensify a nonconforming use, such as the installation of a separate electrical meter, require additional approval. A separate meter formalizes the use as an independent dwelling.

The property is located in the SD-2 zoning district. The Use Chart in Section 13.3 of the Unified Development Code identifies "Dwelling, Accessory Unit" as a use that requires either a Special Exception.

While the Unified Development Code allows ADUs subject to approval, the purpose of this request is not to establish a new residential use, but rather to formally recognize and regulate an existing legal nonconforming ADU so that it may remain in compliance with current zoning standards.

Section 13.5.2 of the Unified Development Code establishes standards for accessory dwelling units. The structure's footprint of approximately 462 square feet is below the maximum size allowed for an accessory dwelling unit. Only one accessory dwelling unit is proposed on the lot. The structure functions as a complete living space with kitchen and bathroom facilities, meeting the definition of an accessory dwelling unit.

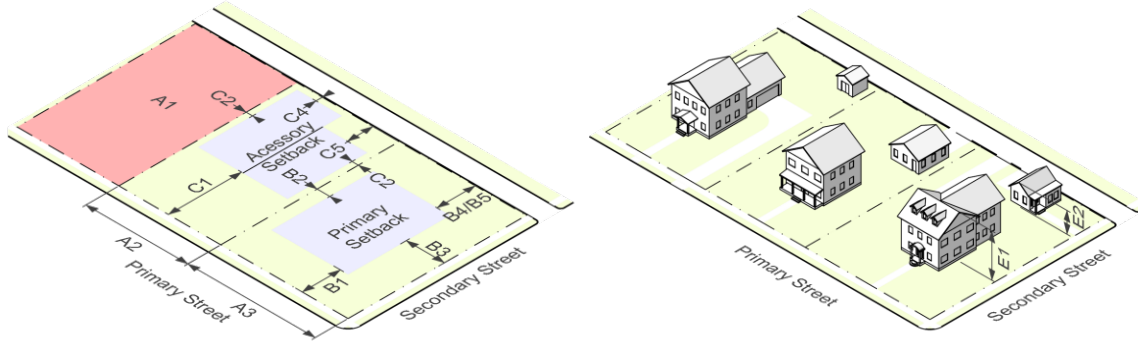
Approval of this request would not increase residential density on the property. Instead, it would formally recognize an existing ADU and provide a clear regulatory framework for its continued use. This action would reduce ambiguity regarding the status of the structure and ensure that future property owners are subject to the same conditions and limitations.

Based on the standards in Section 13.5.2 and the criteria for Special Exception approval in Section 3.4.1, staff recommends approval of the Special Exception.

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. 7 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 January 23, 2026.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received one email requesting information about the request.

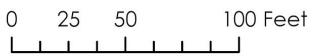
CONDITIONS OF APPROVAL

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).

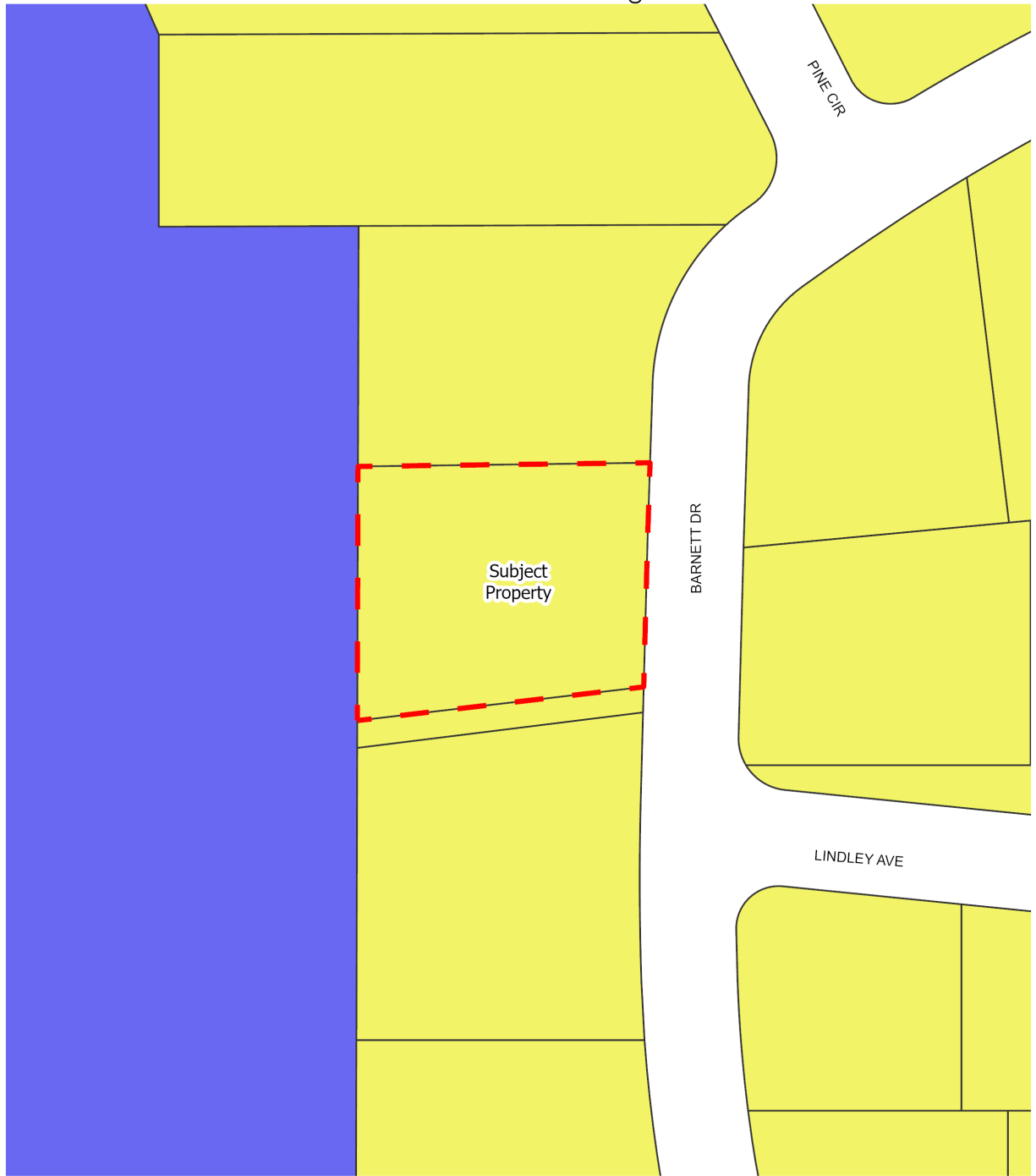
Attachment 1
SE 26-02 Aerial



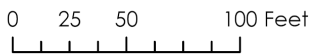
 Subject Property



Attachment 2
SE 26-02 Zoning



-  S-E Special Educational
-  SD-2 Suburban Detached
-  Subject Property



HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN



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 26-03 a request for Special Exception to allow for a Recreational Vehicle Park at southeast corner of the intersection of Old West Point Road and East Garrad Road within a C zoning district.
Date: February 10, 2026

The purpose of this report is to provide information regarding a Special Exception request by HPM Development LLC to allow for a Recreational Vehicle Park at southeast corner of the intersection of Old West Point Road and East Garrad Road within a C zoning district with the property #117F-00-002.09. Please see attachments 1- 3.

BACKGROUND INFORMATION

The applicant is requesting a Special Exception to allow the development of a Recreational Vehicle (RV) Park in C zoning district. The applicant has submitted a conceptual plan for pre-application review with the Development Review Committee. The conceptual plan illustrates approximately 72 RV spaces; however, this number may change during the official site plan review process.

The subject property consists of Lot 4, Lot 5, and a platted right-of-way within the HPM Development, LLC & Joseph A. Gillis subdivision, which was approved by the Board of Aldermen on November 17, 2015. As part of the proposed development, the existing right-of-way will be reconfigured and relocated.

The total site area is approximately 13.5 acres, which exceeds the minimum three-acre requirement for a Recreational Vehicle Park as established by the Unified Development Code (UDC).

The proposed RV Park includes a new public road connection between Parker McGill Road and Old West Point Road. Private internal drives serving individual RV pads. Common amenities including pickleball courts, a pavilion, and a shower/restroom facility.

If individual RV pads are proposed to be sold in the future, the development would be required to be platted as a Condominium Plat in accordance with Section 3.13.1 of the Unified Development Code and applicable state laws. This requirement would be addressed through a separate platting process and is not part of the current Special Exception request.

The subject property is located within the C zoning district. The Unified Development Code permits Recreational Vehicle Parks in this zoning district only with approval of a Special Exception, provided all applicable standards and criteria are met.

The site contains several physical constraints that limit the feasibility of more intensive development:

- Approximately 45% of the site is located within a floodplain
- The entire northern property line lies within a designated floodway
- Approximately 15% of the site contains steep slopes along the southern portion
- A 150-foot-wide TVA power easement runs north to south through the site and occupies approximately 23% of the property, within which no buildings are permitted

Due to these constraints, development options are limited. Recreational Vehicle Parks typically rely on smaller, dispersed pads and fewer permanent structures, making this type of development more compatible with the site's physical characteristics.

The proposed RV Park allows the site to be developed in a manner that responds to these constraints while limiting extensive grading and permanent structural development. The City of Starkville Comprehensive Plan recognizes that areas affected by environmental constraints such as floodplains, steep slopes, and utility easements present limitations on traditional development patterns. The Plan emphasizes the importance of considering these constraints when evaluating development proposals and encourages site design that minimizes environmental impacts and avoids intensive development in constrained areas.

The proposed development is not anticipated to result in a significant increase in traffic compared to other potential permitted uses of the site. Recreational Vehicle Parks typically generate lower daily traffic volumes than traditional residential subdivisions or commercial developments. Additionally, the proposed public road connection between Parker McGill Road and Old West Point Road will improve local circulation and provide an alternative emergency access route, offering a public safety benefit to the surrounding area.

Properties to the west and northwest of the site are zoned for single dwelling residential use. The property immediately to the west is currently undeveloped. Several existing houses are located northwest of the site, across an existing creek. The creek provides a natural buffer between the proposed RV Park and nearby residential properties. With appropriate site design, the proposed use can be compatible with surrounding residential development.

Based on review of the application and applicable standards, staff finds that:

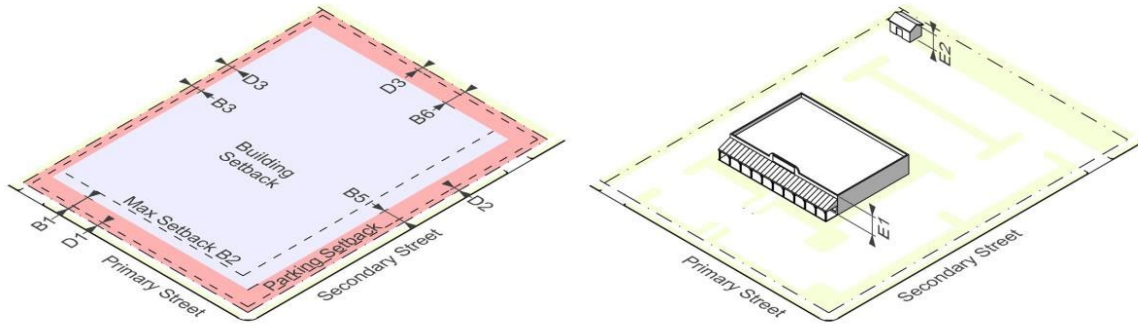
- A Recreational Vehicle Park is a use eligible for consideration as a Special Exception in the zoning district.
- The site meets the minimum acreage requirements and can accommodate the proposed use.
- The physical characteristics of the site make the proposed use appropriate and reasonable.
- The proposed development can be designed to minimize impacts on adjacent residential properties.
- The request is consistent with the City of Starkville Comprehensive Plan.
- The proposed use will not be detrimental to public health, safety, or general welfare.

Based on compliance with Section 13.7.21 and the Special Exception criteria in Section 3.4.1 of the Unified Development Code, staff recommends approval of the Special Exception for a Recreational Vehicle Park, subject to compliance with all applicable development standards and review requirements.

13.7.21 Recreational Vehicle Parks

- A. **Definition:** A parcel of land on which two (2) or more spaces are available for occasional occupancy by recreational vehicles intended for transient dwelling purposes via rental or ownership method. These requirements do not apply to a manufactured home park.
 - B. **Parking:**
 - 1. See zoning district base dimensional standards for parking location and setback requirements.
 - 2. Each recreational vehicle space must be large enough to provide parking for the recreational vehicle and one (1) additional vehicle on-site.
 - 3. Parking areas shall be designed to prevent obstruction of pedestrian and vehicular circulation within the right-of-way and/or the recreational vehicle park.
 - C. **Loading:** None.
 - D. **Additional Standards:**
 - 1. No structure shall be located in the required setback area of the district. Parking setbacks for the district shall apply to the recreational vehicle.
 - 2. Each recreational vehicle parking area shall be provided with access to water, power, and sanitary sewer. All connections to public utilities shall be in accordance with the utility provider.
 - 3. The minimum lot size for a recreational vehicle park shall be three (3) acres.
 - 4. The owner and/or operator of the recreational vehicle park must file a restrictive covenant stating that no recreational vehicle stored or parked on the premises for more than two (2) weeks will be used as a principal residence or rental residence.
 - 5. Outdoor common areas within a recreational vehicle park shall not be placed adjacent to or within three hundred (300) feet of residential detached dwelling units.
-

Section 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	

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.
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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)

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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 January 23, 2026.
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.

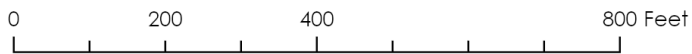
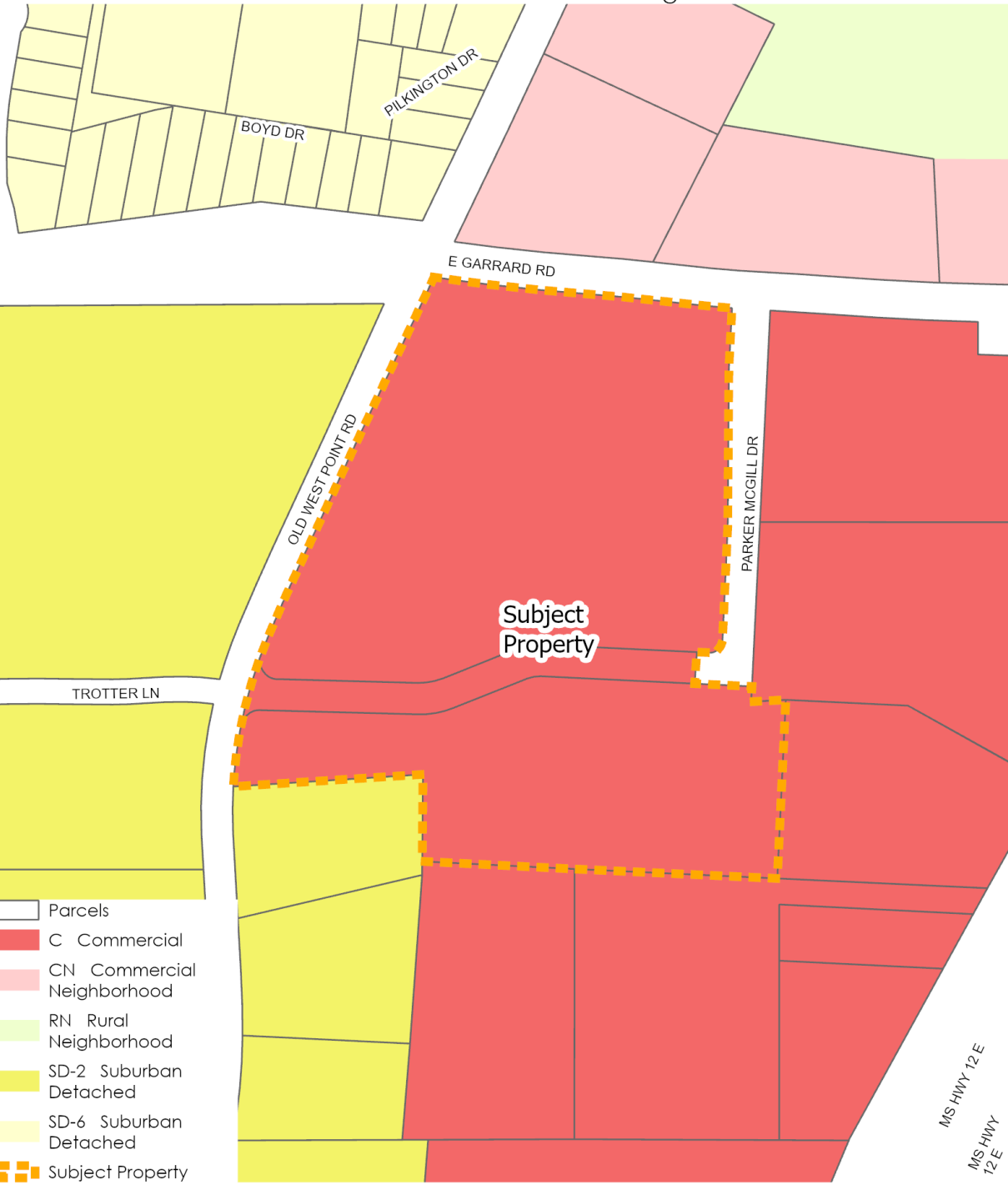
CONDITIONS OF APPROVAL

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).

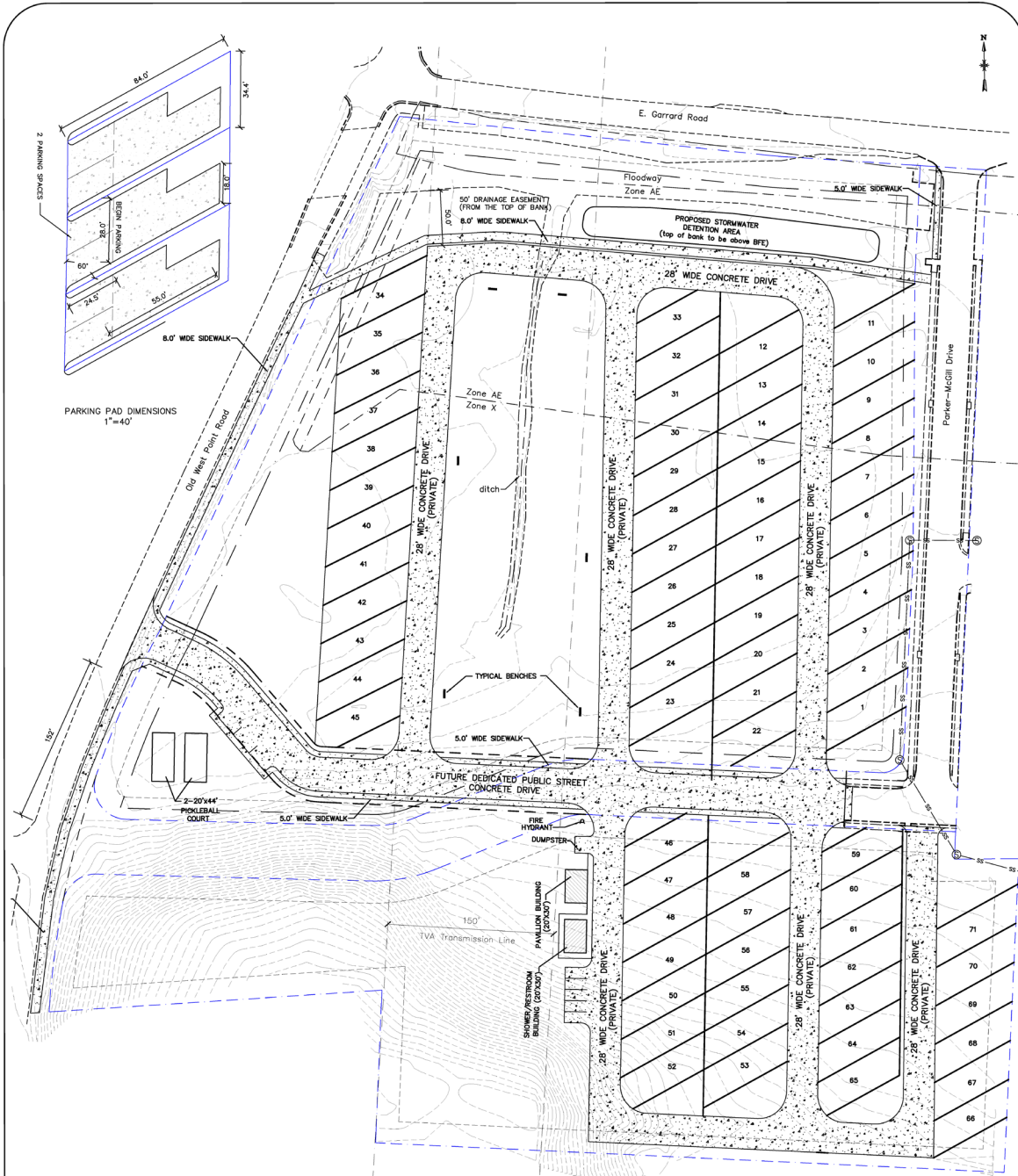
Attachment 1- SE 26-03 Aerial



Attachment 2- SE 26-03 Zoning



Attachment 3- Conceptual Plans



- NOTES:
- ALL DISTURBED GRASSED AREAS SHALL BE SEEDED UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL CONTACT COUNTY ENGINEERING AND RIGHT-OF-WAY DEPARTMENTS AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
 - THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES AS REQUIRED BY TCEQ.
 - CONSTRUCTION PHASE DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER SITE AS NEEDED, OR AS DIRECTED BY ENGINEER TO MAINTAIN ADEQUATE DUST CONTROL.
 - ANY AND ALL DESIGN, ERECTION, PERMIT FEES AND APPLICATION PERTAINING TO ANY AND ALL WORK ZONE TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.
 - BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND-CLAY STRUCTURAL FILL PER GEOTECHNICAL REPORT REQUIREMENTS.
 - ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
 - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NEEDED PERMITS AND LICENSES.
 - SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT CONNECTIONS TO EXISTING PAVEMENT AND CURBS.
 - TOPOGRAPHIC SURVEY PREPARED BY BAIRD ENGINEERING, INC.
 - CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION EXCAVATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
 - CONTRACTOR SHALL COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
 - DURING CONSTRUCTION, CONTRACTOR SHALL CHECK THE EROSION CONTROL FACILITIES DAILY, AND MAKE REPAIRS OR MODIFICATIONS AS NEEDED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF PROJECT, THIS SHALL BECOME THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL INSPECT ALL STORM DRAINS, ON A MONTHLY BASIS AND REMOVE ANY SILTATION AS NEEDED.
 - ACCESS MANAGEMENT POLICY, 13.01-C STATES THAT THERE SHOULD BE ONE ACCESS POINT FOR EVERY ACCUMULATIVE 200 FEET OF FRONTAGE. THERE IS 1,500 FEET OF FRONTAGE (BOTH SIDES) OF THE PROPOSED PUBLIC ROAD PASSING THROUGH THE SUBJECT PARCEL. THEREFORE, WE ARE ALLOWED 7.5 DRIVES FOR THIS PROJECT.
- ORIGINAL SETBACK LIMITS:
 FRONT: 20 FEET
 SIDE: 20 FEET
 REAR: 20 FEET
- GRAPHIC SCALE
 1"=40'

C 1.0	OVERALL SITE PLAN TRADITIONS MOTORCOACH PARK STARKVILLE, MISSISSIPPI	Project No.: 12500 Date: 09/22/2015 Scale: 1"=40' Drawn By: [Name] Check By: [Name]	BAIRD ENGINEERING, INC. 506 Jefferson Street, Clinton, MS 39006 Phone: (601) 321-2015	No.	Revisions:	By:	Date:



VICINITY PLAN
NOT TO SCALE

Concept for TRADITIONS MOTORCOACH PARK - Starkville, Mississippi

SCHMATIC DESIGN

12.16.25 | Page 2 of 2

Project Number: 253559-001





The original plat indicates the internal drive aligned with Trotter Lane. Due to the roadway curvature, existing vegetation, and adjacent hillside, visibility at this location is limited. The proposed alignment shifts the drive approximately 150 feet north to increase visibility and eliminate visibility concerns.

SITE PLAN ENLARGEMENT
Scale: 1" = 50'

Concept for TRADITIONS MOTORCOACH PARK - Starkville, Mississippi



LANDSCAPE DESIGN NOTE:
 PLANTINGS SHOWN WITHIN RENDERINGS FOR DESIGN INTENT PURPOSES ONLY. FINAL DESIGN DRAWINGS SHALL BE SUBMITTED DURING PERMITTING PROCESS AND SHALL MEET OR EXCEED MINIMUM DESIGN STANDARDS

AERIAL VIEW 1

Concept for TRADITIONS MOTORCOACH PARK - Starkville, Mississippi

SCHEMATIC DESIGN

12.16.25 | Page 2 of 2

Project Number: 255659-001





Concept for TRADITIONS MOTORCOACH PARK - Starkville, Mississippi



Concept for TRADITIONS MOTORCOACH PARK - Starkville, Mississippi

PARKER MCGILL
ROAD

DOG PARK

OLD WEST POINT
ROAD

AERIAL VIEW 3