

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI, FEBRUARY 10, 2026**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on February 10, 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; 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 and Vice Chairman Alexis Gregory, Ward 5. 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 February 10, 2026, as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, FEBRUARY 10, 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 GARRARD ROAD WITHIN A C ZONING DISTRICT.

VIII. ADJOURN

After a discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Fratesi, the motion to approve the official agenda of the Planning and Zoning Commission for February 10, 2026, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF JANUARY 13, 2026

After discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Fratesi, the motion to approve the minutes of the Planning and Zoning Commission for January 13, 2026, 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. 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

City Planner Daniel Havelin presented a 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. The Applicant is requesting to rezone 27 feet of the rear portion of the property located at 611 Spruell Place from TN-E to T-5C. This area is being purchased to add room for additional parking for Cotton Crossing shopping center. The Board of Aldermen approved a final plat showing the subject area being added to the Cotton Crossing lot on January 6, 2026.

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 primary basis for the request is error. 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. 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.

The request was noticed in accordance with Section 3.1.3.G of the Unified Development Code. 17 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 January 23, 2026. 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.

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

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.

City Planner Daniel Havelin presented the request by John Lacy to allow for an Accessory Unit Dwelling located at 927 Barnett Drive in a SD-2 zoning district. 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. The structure is approximately 462 Sqft and was constructed around 1970. It has historically functioned as a small residential dwelling. The structure is legal non-conforming and can continue in its current state. The Special Exception will allow installation of a separate electrical meter. The structure functions as a complete living space with kitchen and bathroom facilities, meeting the definition of an accessory dwelling unit.

The request was noticed in accordance with the UDC. 7 property owners of record were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on January 23, 2026. A sign was posted on the property. As of this date, the Planning Office has received one email requesting information about the request.

Chairman Dumas opened the public hearing.

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 Smith and duly seconded by Commissioner Fratesi, the motion was approved unanimously.

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.

City Planner Daniel Havelin presented the 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 Garrard Road. The applicant is proposing a recreational vehicle park with approximately 72 spaces. The request is for the use and not an approval of the proposed site plan. A pre-application site plan review by Development Review Committee has been conducted and comments issued. The

site is approximately 13.5 acres which exceeds the 3 acre requirement. The existing Parker McGill Road will be extended to Old West Point Road. Common amenities include pickleball courts, a pavilion, and a shower restroom facility.

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 request was noticed in accordance with the UDC.

The request was noticed in accordance with the UDC. 14 property owners of record were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on January 23, 2026. A sign was posted on the property. As of this date, the Planning Office has received one in person visit requesting more information about the request.

Section 3.4.1 of the UDC has the 8 criteria for Special Exception review and approval. Based on compliance with the Unified Development Code, staff recommends approval of the Special Exception, subject to compliance with all applicable development standards and review requirements.

Chairman Dumas opened the public hearing.

Jim Defo spoke in favor of the request.

Morgan William Spoke against the request.

Cam Smith spoke against the request.

Missy Senter spoke against the request.

Jane Loveless spoke against 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 Fratesi, the motion was unanimously approved with the following conditions.

- 1) Physical screening of the RV Park from Old West Point Road and East Garrard Road with a combination of landscaping, berms, and fencing.
- 2) Covenants restricting the placement of any accessory structures on individual RV sites.
- 3) Any outdoor lighting shall be shielded from view from surrounding properties.

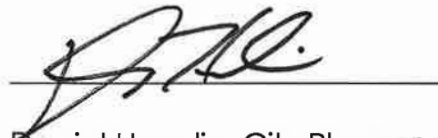
VIII. ADJOURN

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



Jeremiah Dumas, Chairman



Daniel Havelin, City Planner