



**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY, MARCH 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 FEBRUARY 10, 2026.
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
  - A. PUBLIC HEARING AND CONSIDERATION OF SE 26-04 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR AN ACCESSORY DWELLING UNIT AT 24 LINDBERGH BLVD WITHIN A TN-E ZONING DISTRICT.
  - B. PUBLIC HEARING AND CONSIDERATION OF SE 26-05 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR AN ACCESSORY DWELLING UNIT AT 760 EAST LEE BOULEVARD WITHIN A SD-2 ZONING DISTRICT.
  - C. PUBLIC HEARING AND CONSIDERATION OF SE 26-06 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW TWO DUPLEXES, ONE ON EACH OF THE TWO LOTS, LOCATED ON THE NORTH SIDE OF WARE STREET APPROXIMATELY 98 FEET TO THE EAST OF 204 WARE STREET WITHIN A TN-E ZONING DISTRICT.
  - D. PUBLIC HEARING AND CONSIDERATION OF UE 26-01 A REQUEST FOR USE EXCEPTION TO ALLOW FOR THE EXPANSION OF A LEGAL NON-CONFORMING USE OF A WAREHOUSING, DISTRIBUTION, & WHOLESALE SERVICES AS PART OF THE GLO COMPANIES EXISTING OPERATIONS AT 1091 STARK ROAD WITHIN A CN ZONING DISTRICT.
- VIII. ADJOURN



**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.

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Jeremiah Dumas, Chairman

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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 McCaskey, Assistant City Planner (662-323-2525 ext. 3130)  
**Subject:** Public Hearing and consideration of SE 26-04 a request for Special Exception to allow for an Accessory Dwelling Unit at 24 Lindbergh Blvd within a TN-E zoning district.  
**Date:** March 10, 2026

The purpose of this report is to provide information regarding a Special Exception request by Fred Young Jr. to allow for the expansion of an existing building located in the rear of the property and to continue to use as an Accessory Dwelling Unit at 24 Lindbergh Blvd within a TN-E zoning district with the property number 102B-00-131.00. Please see attachments 1- 3.

**BACKGROUND INFORMATION**

The applicant is requesting a Special Exception to allow for the expansion of an existing accessory structure located at the rear of the property that functions as an Accessory Dwelling Unit (ADU). Based on review of tax records, historical aerial imagery, and prior zoning regulations, the detached structure has functioned as a separate residential unit prior to adoption of the Unified Development Code (UDC) on December 17, 2019. Because the structure existed prior to adoption of the UDC, the ADU is considered a legal nonconforming use. Therefore, expansion requires Special Exception approval.

The existing ADU is approximately 720 square feet. The principal residence on the property is approximately 1,526 square feet. The proposed addition is 336 square feet, bringing the total ADU size to 1,056 square feet.

The property is located in the TN-E zoning district. The Use Chart in Section 13.3 of the Unified Development Code identifies "Dwelling, Accessory Unit" as a use that requires 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 and to allow for it to be expanded.

Section 13.5.2 establishes additional standards for Accessory Dwelling Units, including a maximum footprint of fifty percent (50%) of the principal dwelling or six hundred (600) square feet, whichever is less, and a maximum of two (2) bedrooms. However, with the proposed addition, the structure will exceed the maximum size of 50% or less of the principal structure. Section 3.4.1 states that Special Exceptions shall follow additional standards unless specifically removed as part of approval.

Approval of this request would formally recognize an existing ADU and provide a clear regulatory framework for its continued use. If the additional standards for the use are modified as part of this request, the proposed addition would be allowed. 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 analysis of the criteria contained in Section 3.4.1 and the standards in Section 13.5.2 of the Unified Development Code, staff recommends approval with conditions of Special Exception SE 26-04 to allow an ADU at 24 Lindbergh Blvd within a TN-E zoning district, subject to compliance with all applicable provisions of the Unified Development Code. Staff recommends the following condition:

1. The maximum square footage for the ADU footprint cannot exceed 70% of the principal structure or 1,068 square feet.

### **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.

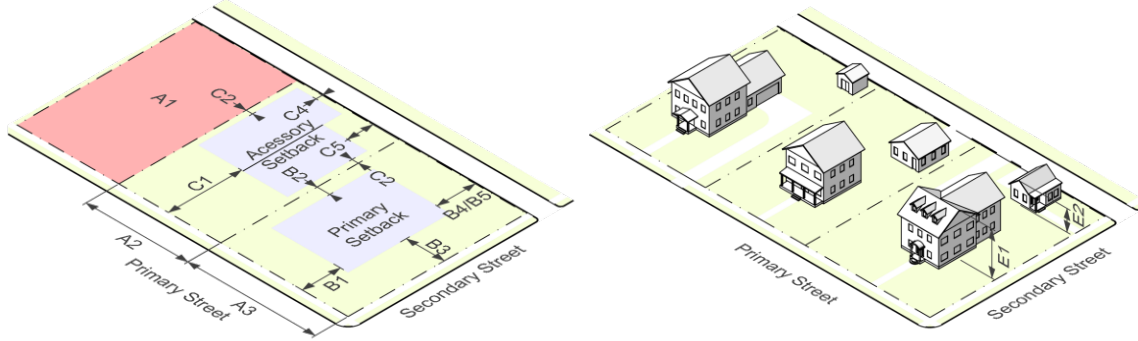
**B. Parking:** One (1) parking space per bedroom for all new construction.

**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**



<b>Detached and Attached Duplex Dwelling</b>	
<b>A. Lot Dimensions</b>	<b>TN-E</b>
A1 Lot size per unit in sq. ft (min.)	5500
A2 Lot width (min.)	45'
A3 Lot width at corner (min.)	55'
<b>B. Principal Building Setbacks</b>	<b>TN-E</b>
B1 Front setback	15' or see infill standards
<b>B. Principal Building Setbacks (cont.)</b>	<b>TN-E</b>
B2 Side setback (min.)	5' or infill standards
B3 Side setback corner lot (min.)	15' or see infill
B4 Rear setback (min.)	15'
B5 Rear setback adjacent to street or alley (min.)	15'
<b>C. Accessory Dwelling Unit/Structure Setbacks</b>	<b>TN-E</b>
C1 Front setback	Behind rear wall of principal building
C2 Side setback	5' min <b>existing structure is +/-20'</b>
C3 Side setback corner lot (min.)	10'
C4 Rear setback	5', minimum of 10' from any structure <b>existing structure is +/-39'</b>
C5 Rear setback adjacent to alley for garages (min.)	15'
C6 Structures housing livestock (min.)	N/A
<b>D. Parking Setbacks</b>	<b>TN-E</b>
D1 From primary street	See infill standards
<b>E. Height</b>	<b>TN-E</b>
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'
<b>F. Pedestrian Access</b>	<b>TN-E</b>
F1 Street-facing primary entrance along street	yes

## 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.

## STAFF ANALYSIS OF CRITERIA FOR APPROVAL

1. **Site Suitability:** The proposed expansion remains subordinate in scale to the principal dwelling and meets required TN-E setbacks. The lot provides adequate area for the addition.
2. **Traffic:** The addition represents a modest increase in residential intensity. Required off-street parking can be accommodated on site.
3. **Immediate Neighborhood Impact:** The ADU is located behind the principal structure and does not alter the streetscape or introduce incompatible uses.
4. **Availability of Public Services:** The property is served by municipal water, sewer, electricity, police, and fire protection.
5. **Site Plan:** Not Required
6. **Impact on Property Values:** Compatible accessory units support housing flexibility and neighborhood stability.
7. **Consistency with Comprehensive Plan:** The Comprehensive Plan supports context-sensitive infill and housing diversity within established neighborhoods.
8. **Additional Standards:** Two of the additional standards will need to be modified as part of the approval.

### 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. 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 February 22, 2026.
3. A sign was posted on the property in a conspicuous location.

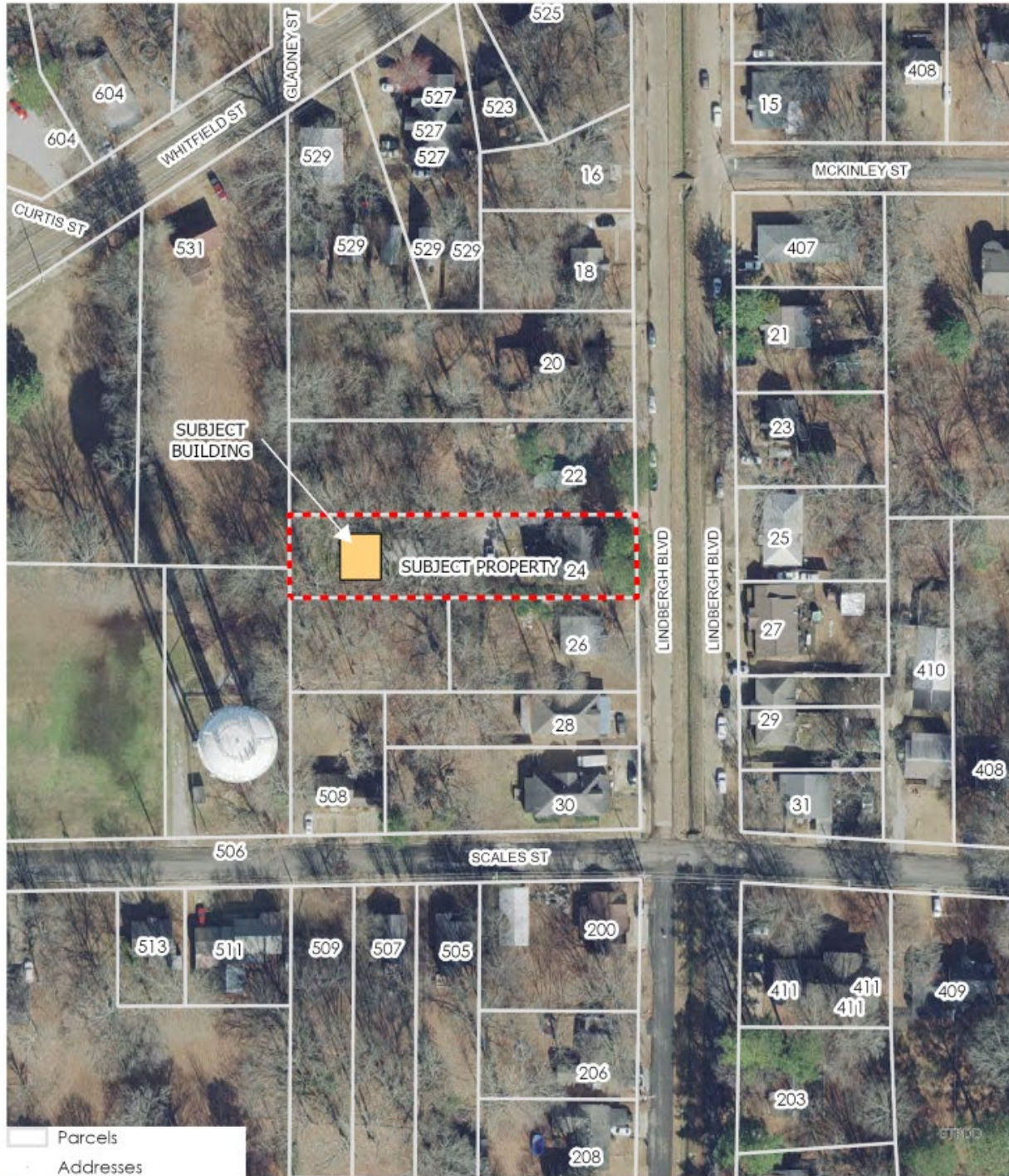
As of this date, the Planning Office has received one email requesting information about the request.

### 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). Staff recommends approval of the Special Exception with the following condition:

1. The maximum square footage for the ADU footprint cannot exceed 70% of the principal structure or 1,068 square feet.

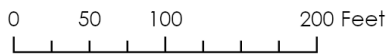
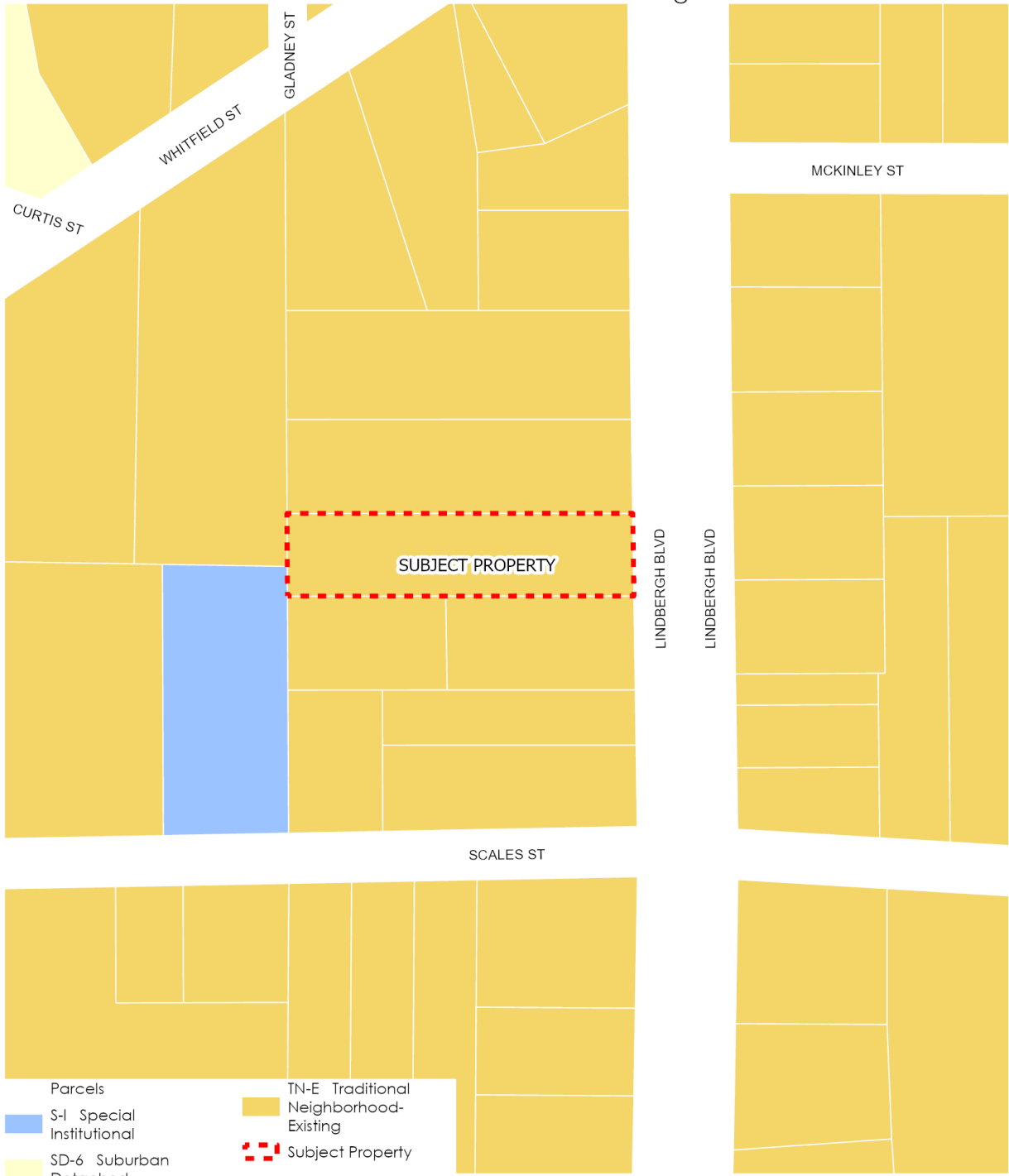
Attachment 1 - SE 26-04 Aerial



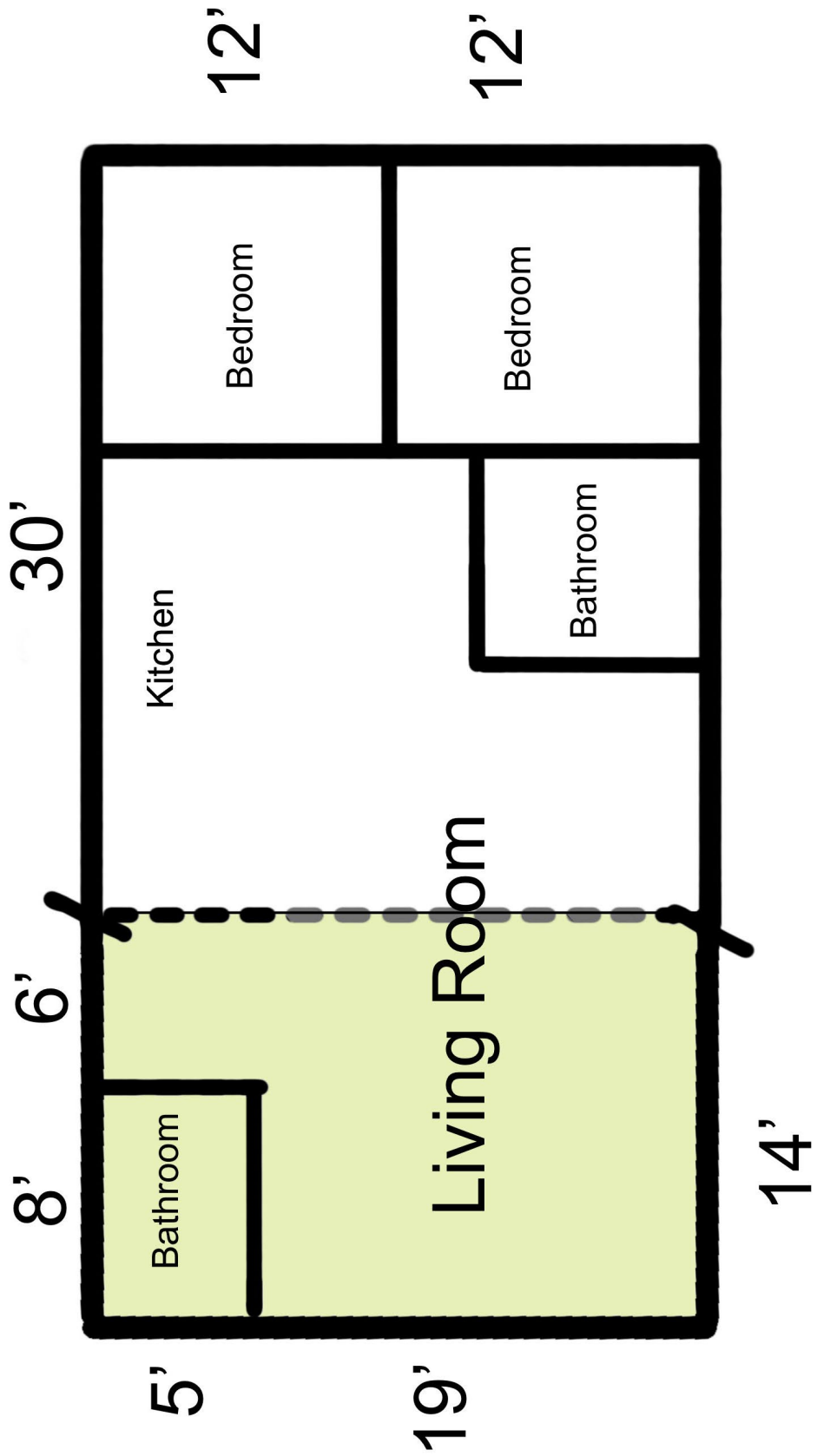
- Parcels
- Addresses
- Subject Property



# Attachment 2 - SE 26-04 Zoning



Attachment 3 – Floor Plan





**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 26-05 a request for Special Exception to allow for an Accessory Dwelling Unit at 760 East Lee Boulevard within a SD-2 zoning district.  
**Date:** March 10, 2026

The purpose of this report is to provide information regarding a Special Exception request by Trace Kinard on behalf of Harold McGarrh for a special exception to allow an accessory dwelling unit (ADU) at 760 East Lee Boulevard within a SD-2 zoning district with the property 117P-36-035.00. Please see attachments 1- 6.

**BACKGROUND INFORMATION**

The applicant is requesting a Special Exception to allow for the basement of an addition to be used as an Accessory Dwelling Unit (ADU). The applicant proposes utilizing the basement level of a rear addition, currently under construction, as an internal ADU. The proposed ADU will be approximately 830 square feet in size and will be fully contained within the footprint of the principal dwelling. The unit will have a separate exterior entrance located at the rear of the structure and will not have an internal connection to the primary dwelling unit. The configuration is studio-style space with one large room that serves as a bedroom and living area with a full bath.

The property is in an 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 a Special Exception.

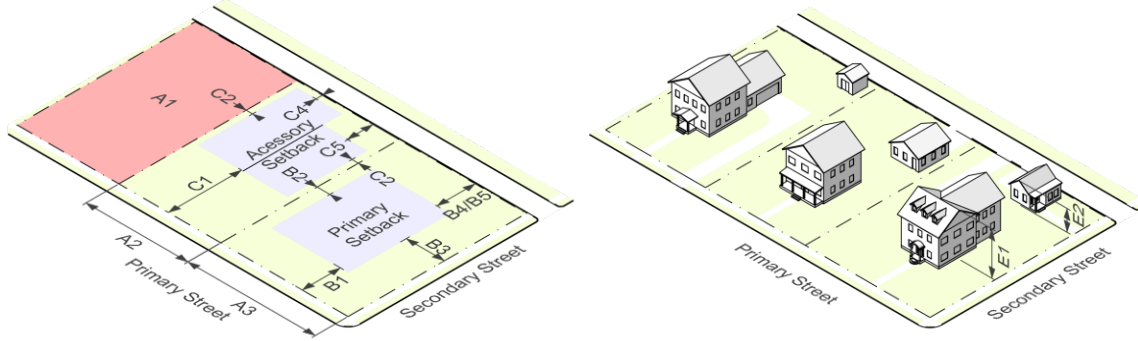
Section 13.5.2 also establishes that an ADU footprint cannot exceed fifty percent (50%) of the footprint of the principal dwelling or six hundred (600) square feet, whichever is less. The proposed ADU is approximately 830 square feet and therefore exceeds 600 square feet. However, the ADU is entirely internal to the principal structure and does not increase building footprint, lot coverage, or building mass on the site. The UDC does not explicitly distinguish between detached accessory dwelling units and internal accessory dwelling units. Because the footprint limitation references building footprint and is situated within accessory structure regulations, staff interprets the limitation as primarily regulating detached accessory structures that increase the physical footprint on a lot.

Based on the analysis of the criteria contained in Section 3.4.1 and the standards in Section 13.5.2 of the Unified Development Code, staff recommends approval of Special Exception SE 26-05 to allow an ADU at 760 East Lee Boulevard within a SD-2 zoning district, subject to compliance with all applicable provisions of the Unified Development Code.

### **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**



<b>Detached and Attached Duplex Dwelling</b>	
<b>A. Lot Dimensions</b>	<b>TN-E</b>
A1 Lot size per unit in sq. ft (min.)	5500
A2 Lot width (min.)	45'
A3 Lot width at corner (min.)	55'
<b>B. Principal Building Setbacks</b>	<b>TN-E</b>
B1 Front setback	15' or see infill standards
<b>B. Principal Building Setbacks (cont.)</b>	<b>TN-E</b>
B2 Side setback (min.)	5' or infill standards
B3 Side setback corner lot (min.)	15' or see infill
B4 Rear setback (min.)	15'
B5 Rear setback adjacent to street or alley (min.)	15'
<b>C. Accessory Dwelling Unit/Structure Setbacks</b>	<b>TN-E</b>
C1 Front setback	Behind rear wall of principal building
C2 Side setback	5' min <b>existing structure is +/-20'</b>
C3 Side setback corner lot (min.)	10'
C4 Rear setback	5', minimum of 10' from any structure <b>existing structure is +/-39'</b>
C5 Rear setback adjacent to alley for garages (min.)	15'
C6 Structures housing livestock (min.)	N/A
<b>D. Parking Setbacks</b>	<b>TN-E</b>
D1 From primary street	See infill standards
<b>E. Height</b>	<b>TN-E</b>
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'
<b>F. Pedestrian Access</b>	<b>TN-E</b>
F1 Street-facing primary entrance along street	yes

## 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.

## STAFF ANALYSIS OF CRITERIA FOR APPROVAL

1. **Site Suitability:** The proposed expansion remains subordinate in scale to the principal dwelling and meets required SD-2 setbacks. The lot provides adequate area for the addition and the proposed use.
2. **Traffic:** The addition represents a modest increase in residential intensity. Required off-street parking can be accommodated on site.
3. **Immediate Neighborhood Impact:** The ADU is located behind the principal structure and does not alter the streetscape or introduce incompatible uses.
4. **Availability of Public Services:** The property is served by water, sewer, electricity, police, and fire protection.
5. **Site Plan:** Not Required
6. **Impact on Property Values:** Compatible accessory units support housing flexibility and neighborhood stability.
7. **Consistency with Comprehensive Plan:** The Comprehensive Plan supports context-sensitive infill and housing diversity within established neighborhoods.
8. **Additional Standards:** The request meets all applicable standards.

### **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.

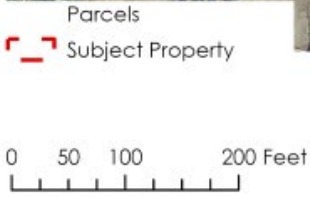
1. 11 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on February 22, 2026.
3. A sign was posted on the property in a conspicuous location.

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

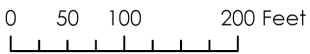
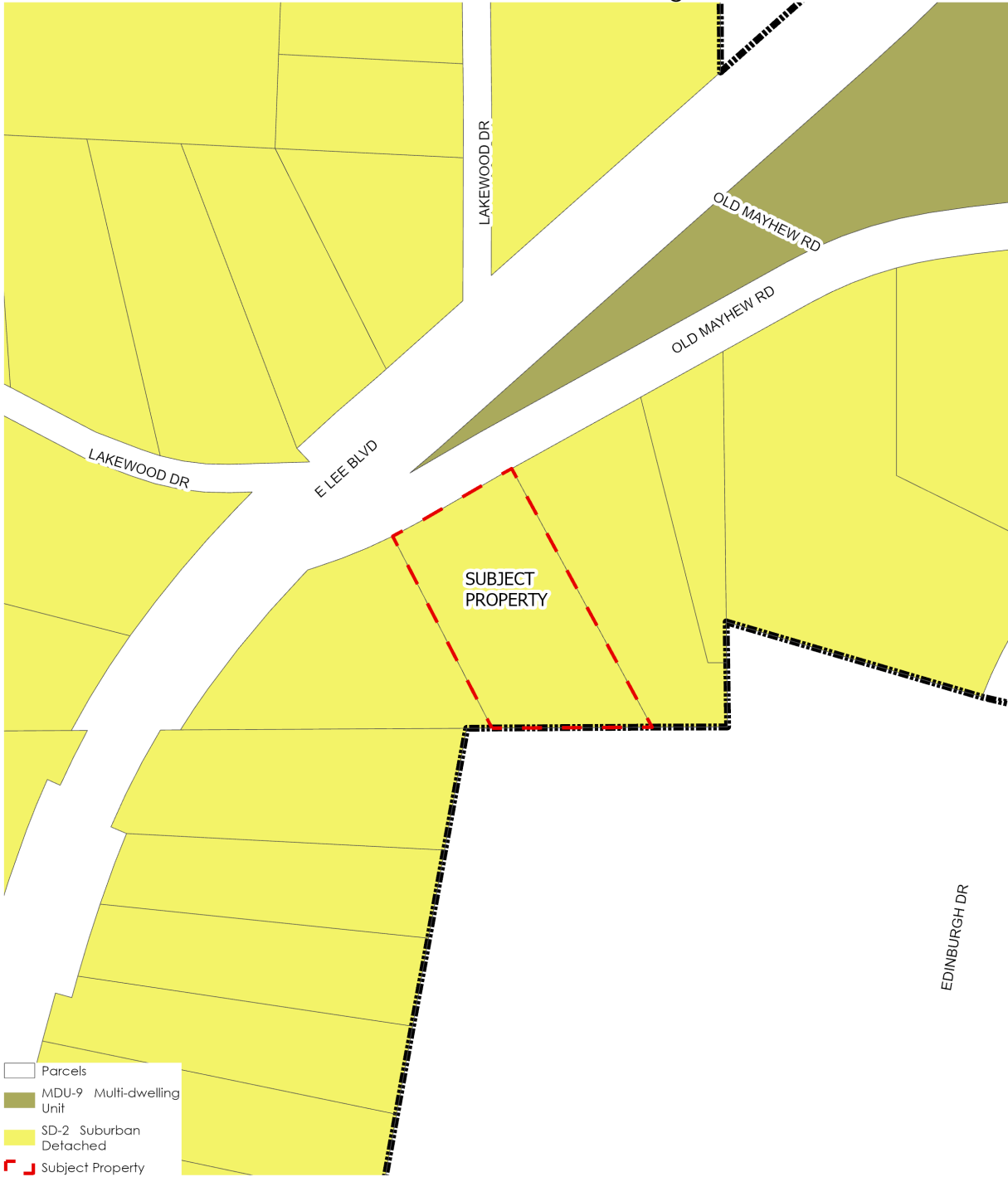
### **CONDITIONS OF APPROVAL**

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). Staff recommends approval of the Special Exception.

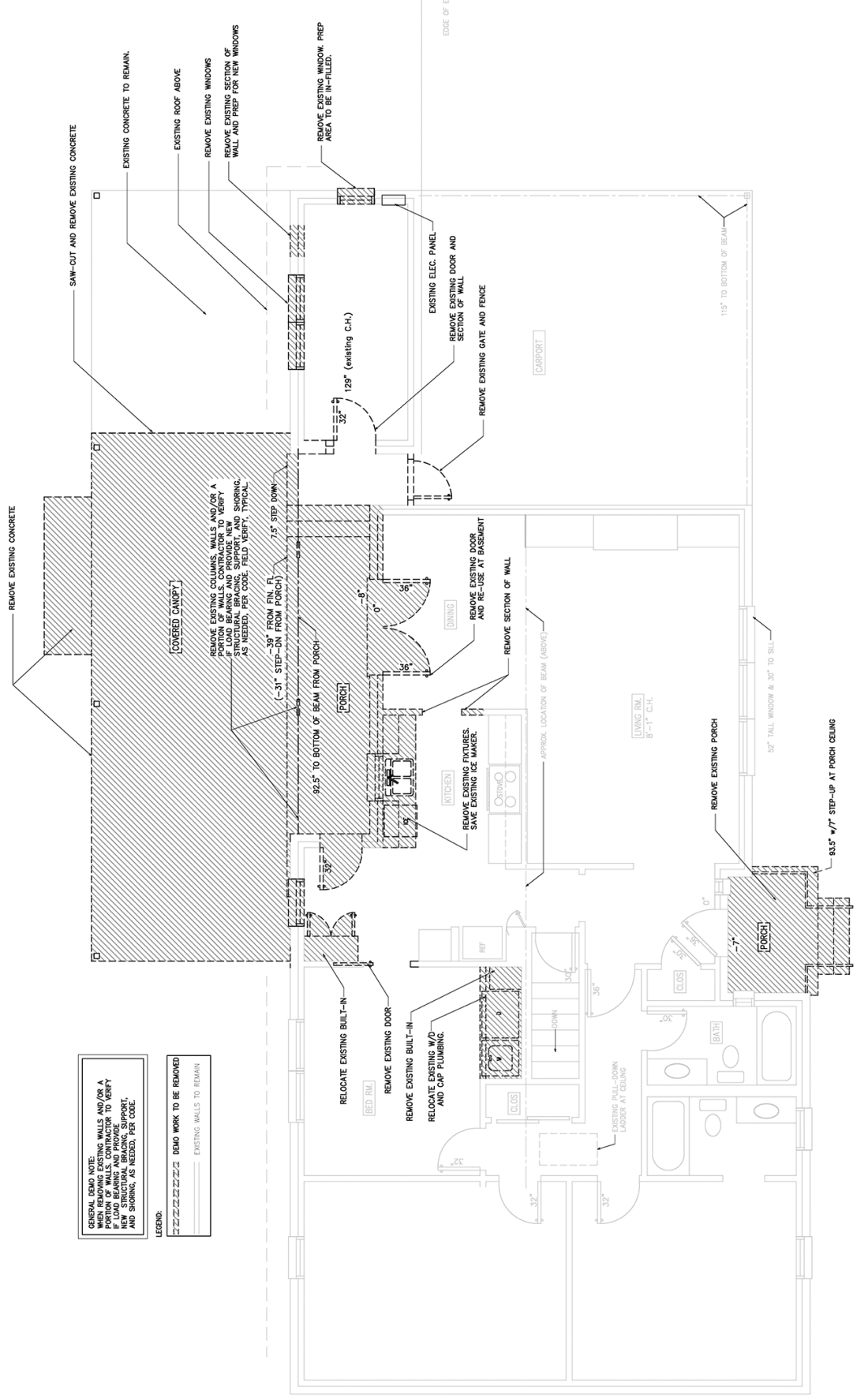
Attachment 1- SE 26-03 Aerial



Attachment 2 - SE 26-03 Zoning



# Attachment 3- Existing Floor Plan

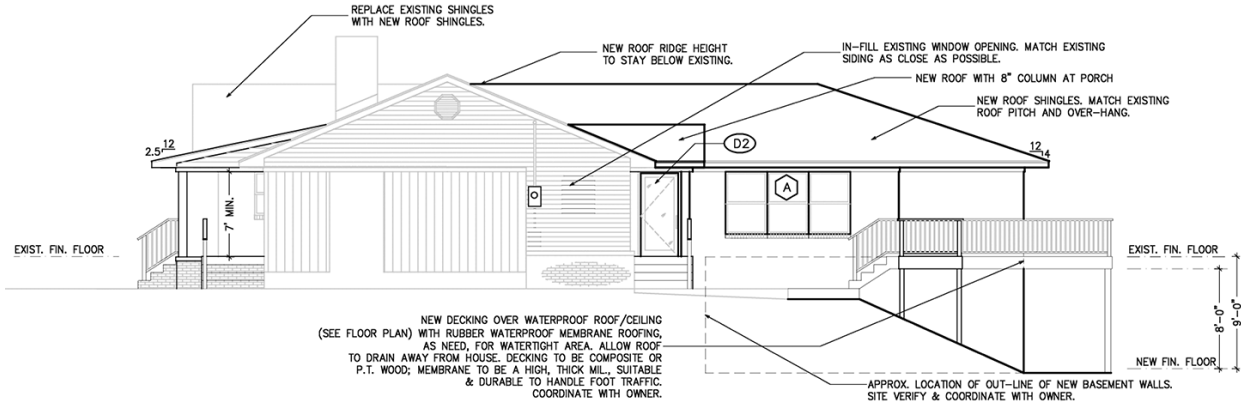


**GENERAL DEMO NOTE:**  
 WHEN REMOVING EXISTING WALLS AND/OR A PORTION OF WALLS, CONTRACTOR TO VERIFY ALL STRUCTURAL BRACING, SUPPORT, AND SHORING, AS NEEDED, PER CODE.

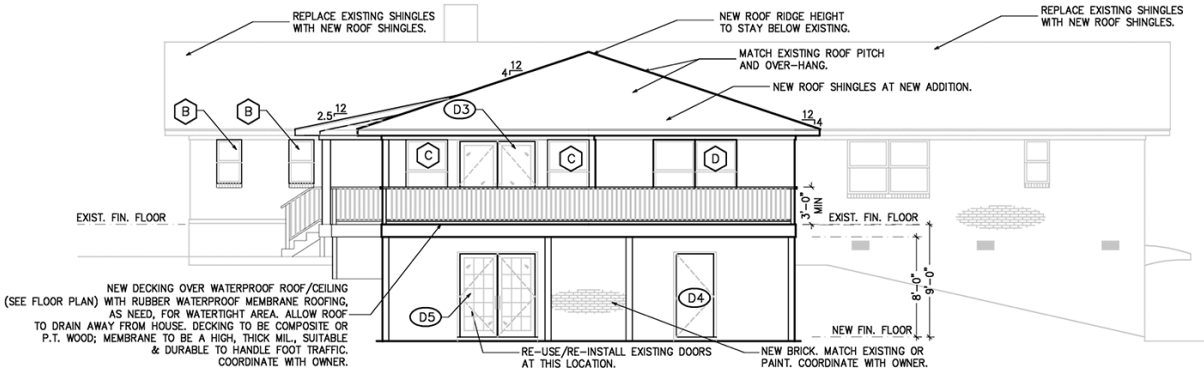
**LEGEND:**  
 DEMO WORK TO BE REMOVED  
 EXISTING WALLS TO REMAIN

**2 DEMO/EXISTING FLOOR PLAN**  
**A-1**  
 Scale: 1/4"=1'-0"

# Attachment 4- Proposed Elevations



**2** NEW RIGHT-SIDE ELEVATION  
**A-1** Scale: 1/8"=1'-0"



**4** NEW REAR ELEVATION  
**A-1** Scale: 1/8"=1'-0"









**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 26-06 a request for Special Exception to allow two duplexes, one on each of the two lots, located on the north side of Ware Street approximately 98 feet to the East of 204 Ware Street within a TN-E zoning district.  
**Date:** March 10, 2026

The purpose of this report is to provide information regarding a Special Exception request by Charles Prewitt to allow for two Dwelling, Attached Duplexes, one on each of the two lots. The subject properties are located on the north side of Ware Street approximately 98 feet to the East of 204 Ware Street within a TN-E zoning district with the property numbers 118P-00-128.00 and 118P-00-127.00. Please see attachments 1- 3.

**BACKGROUND INFORMATION**

The applicant is seeking a Special Exception to build two duplex dwellings. The request is for one duplex on each of the two lots. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Dwelling, Attached Duplex" in a TN-E 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 meets the additional standards for that use.

The applicant has been previously approved on November 4, 2025, for a duplex on the lot directly to the east of parcel 188P-00-128.00. Attachment 3 shows the previously approved lot in green and the two lots in review in red. This site plan is conceptual in nature and is not tied to approval of this request. The site plan will need to meet all requirements of the UDC for that zoning, use, and development type. Additional processes such as a minor subdivision plat may be required depending on the development layout.

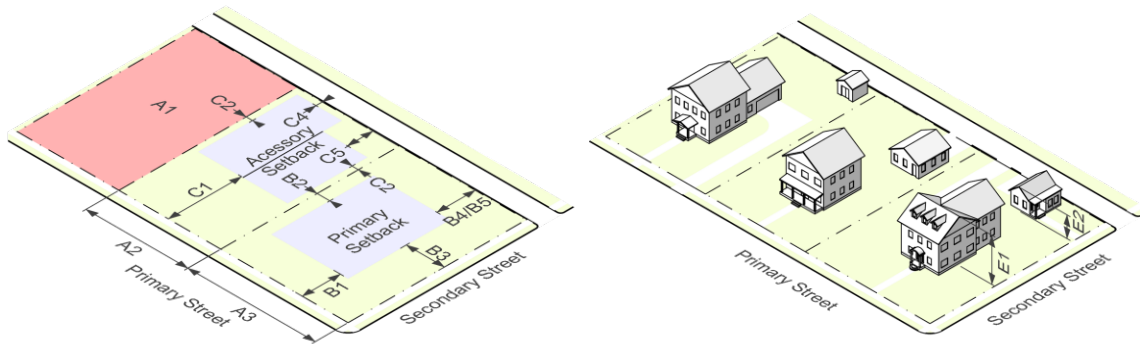
There are several requirements in Section 13.5.3 related to the appearance of the duplex. On the conceptual site plan on Attachment 3, each unit is shown as having only one street facing main entrance and the massing is generally compatible with the existing neighborhood. The layout will be formally reviewed during permit review for complete compliance with Section 13.5.3.

Based on the analysis of the criteria contained in Section 3.4.1 and the standards in Section 13.5.3 of the Unified Development Code, staff recommends approval of Special Exception SE 26-06 to allow two attached duplex dwellings, one on each lot, located on the north side of Ware Street within the TN-E zoning district, subject to compliance with all applicable provisions of the Unified Development Code.

### **13.5.3 Dwelling, Attached Duplex**

1. **Definition:** A residential structure containing two dwelling units within one (1) structure that are either vertically or horizontally integrated.
2. **Parking:**
  1. One (1) parking space per bedroom for all new construction.
  2. See zoning district base dimensional standards for parking location and setback requirements.
3. **Loading:** Loading/unloading areas accommodating delivery of materials to and from the premises are not permitted or required.
4. **Additional Standards:**
  1. Duplexes must have an architectural appearance and massing like a large single unit home common to the neighborhood in which they are located.
  2. For proposed new developments in the traditional neighborhood-new zoning district, up to fifteen percent (15%) of proposed building types may be attached duplexes.
  3. The main entrance to a duplex shall be accessed directly from and face the street. Each ground floor unit must be accessed through a single main entrance except in TN-N districts. Second story units may be accessed through the main entrance or by an exterior stairway that does not face a public street. Duplexes on corner lots shall be designed so that each side facing the public street is a front facade.
  4. In districts where a special exception is required, a maximum of three (3) bedrooms per unit is allowed unless a fourth (4th) bedroom is approved as part of the special exception application. A maximum of four (4) bedrooms per unit is allowed in all zoning districts where permitted.
  5. See zoning district general provisions for density requirements and other standards.
  6. See zoning district base dimensional standards for location, setbacks, and height requirements.

**Section 6.3.4. Base Dimensional Standards**



<b>Detached and Attached Duplex Dwelling</b>	
<b>A. Lot Dimensions</b>	<b>TN-E</b>
A1 Lot size per unit in sq. ft (min.)	5500
A2 Lot width (min.)	45'
A3 Lot width at corner (min.)	55'
<b>B. Principal Building Setbacks</b>	<b>TN-E</b>
B1 Front setback	15' or see infill standards
<b>B. Principal Building Setbacks (cont.)</b>	<b>TN-E</b>
B2 Side setback (min.)	5' or infill standards
B3 Side setback corner lot (min.)	15' or see infill
B4 Rear setback (min.)	15'
B5 Rear setback adjacent to street or alley (min.)	15'
<b>C. Accessory Dwelling Unit/Structure Setbacks</b>	<b>TN-E</b>
C1 Front setback	Behind rear wall of principal building
C2 Side setback	5' min
C3 Side setback corner lot (min.)	10'
C4 Rear setback	5', minimum of 10' from any structure
C5 Rear setback adjacent to alley for garages (min.)	15'
C6 Structures housing livestock (min.)	N/A
<b>D. Parking Setbacks</b>	<b>TN-E</b>
D1 From primary street	See infill standards
<b>E. Height</b>	<b>TN-E</b>
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'
<b>F. Pedestrian Access</b>	<b>TN-E</b>
F1 Street-facing primary entrance along street	yes

## 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.

## STAFF ANALYSIS OF CRITERIA FOR APPROVAL

1. **Site Suitability:** Each subject parcel exceeds the minimum lot size requirement of 5,500 square feet per unit established in Section 6.3.4 for attached duplex dwellings in the TN-E zoning district. The lots provide adequate area for development, required setbacks, and off-street parking
2. **Traffic:** The proposed development would result in four dwelling units across two lots. This level of residential intensity is consistent with development patterns anticipated within the TN-E zoning district and is not expected to create a serious hazard or nuisance to surrounding traffic conditions
3. **Immediate Neighborhood Impact:** Duplex structures in the TN-E district are required to maintain architectural massing and appearance similar to large single-family homes. The proposed development will be required to comply with these standards at the time of building permit review, ensuring compatibility with the surrounding neighborhood.
4. **Availability of Public Services:** The property is served by existing municipal water, sewer, police protection, and fire protection services. No extension of major public infrastructure is required.
5. **Site Plan:** Section 3.9.2.A of the Unified Development Code states that site plan approval is not required for single-lot detached dwellings or single-lot attached

duplex dwellings. Because each proposed duplex will be located on its own lot, the development qualifies for this exemption

6. **Impact on Property Values:** Duplex dwellings are an allowed use within the TN-E district through the Special Exception process. When designed in accordance with architectural compatibility standards, they function as context-sensitive residential infill and are not expected to negatively impact surrounding property values.
7. **Consistency with Comprehensive Plan:** The Comprehensive Plan supports context-sensitive infill and housing diversity within established neighborhoods.
8. **Additional Standards:** Floor plans submitted by the applicant indicate that each dwelling unit contains no more than three bedrooms, which complies with Section 13.5.3 of the Unified Development Code. Ultimately the number of bedrooms will be determined by the availability of on-site parking.

### 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. 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 February 21, 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 26-04 Aerial

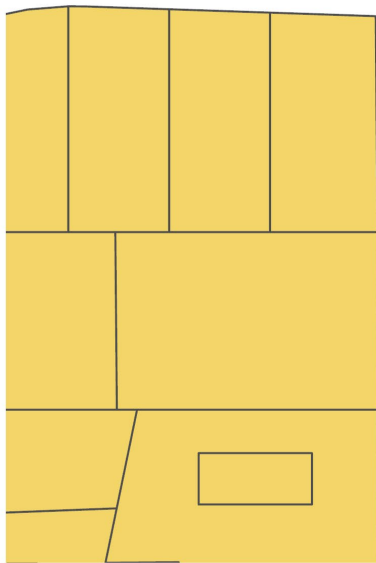


# Attachment 2- SE 26-04 Zoning

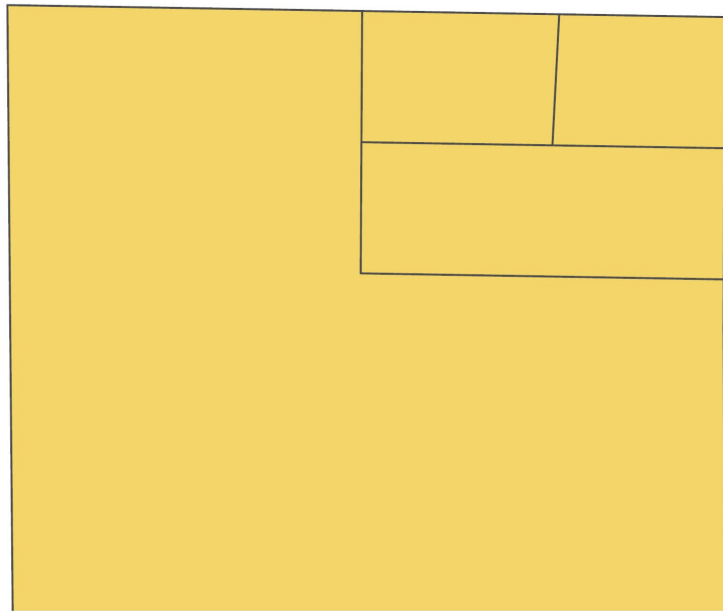
DR MARTIN  
LUTHER KING  
JR DR W



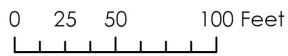
WARE ST



CUSHMAN ST



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







**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 UE 26-01 a request for Use Exception to allow for the expansion of a legal non-conforming use of a Warehousing, Distribution, & Wholesale Services as part of the Glo Companies existing operations at 1091 Stark Road within a CN zoning district.  
**Date:** March 10, 2026

The purpose of this report is to provide information regarding a request for a Use Exception by Vibe LLC to allow the expansion of an existing Warehousing, Distribution, and Wholesale Services use associated with Glo Companies located at 1091 Stark Road. The subject property is located within the CN (Commercial Neighborhood) zoning district and is identified as parcel numbers 103H-00-001.00 and 103H-00-002.00. Please see attachments 1-3.

**BACKGROUND INFORMATION**

The applicant is requesting a Use Exception to allow the expansion of an existing Warehousing, Distribution, and Wholesale Services use. Under the current Unified Development Code (UDC), this use is listed as not permitted in the CN zoning district according to the Use Chart in Section 13.3.

Prior to the adoption of the UDC in December 2019, the property was zoned C2 (General Commercial), where Warehousing and Distribution was a permitted use. Because the use was established before the adoption of the current UDC, it qualifies as a legal nonconforming use.

The applicant provided documentation demonstrating that the use began operating at the site in January 2018. Supporting materials include a letter from the building owner, shipping invoices, purchase orders, commercial account records, and geo-tagged photographs taken prior to December 2019.

Section 3.17.2 of the UDC defines a legal nonconforming use as a use that was lawfully established before the adoption of the current zoning regulations but does not conform to the current zoning district requirements. Section 3.17.2.A states that any expansion of a nonconforming use must be reviewed through the Use Exception process.

The existing structure and site features are also considered legal nonconforming elements. Sections 3.17.3 and 3.17.4 allow the continuation of nonconforming structures and site features unless the cost of repair or modification exceeds 50 percent of the structure's replacement value. At this time, these provisions are not triggered by the proposed request.

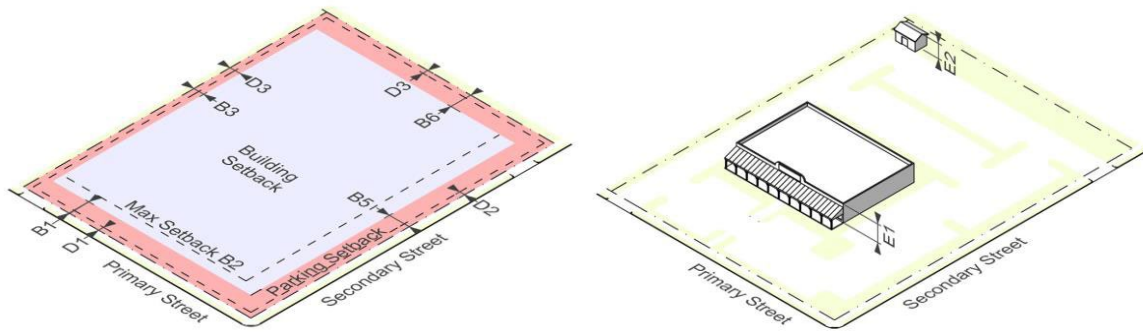
Based on the evidence provided by the applicant and the analysis of the approval criteria in Section 3.5.1 of the Unified Development Code, staff finds that the proposed expansion of the legal nonconforming use is reasonable and compatible with the surrounding area.

Staff therefore recommends approval of Use Exception UE-26-01 allowing the expansion of the existing Warehousing, Distribution, and Wholesale Services use located at 1091 Stark Road, subject to compliance with all applicable provisions of the Unified Development Code.

### **13.8.12 Warehouse, Distribution, And Wholesale Services**

- A. **Definition:** Industrial scale uses that provide large facilities for the transport, storage, and sale of goods to trade customers, but not the retail public, including but not limited to general freight storage and distribution of goods.
- B. **Parking:**
  - 1. One (1) parking space for each six hundred (600) feet of office space, one (1) parking space for every three thousand (3,000) square feet of additional indoor area, and one (1) space for each vehicle operating from the premises.
  - 2. An increase or decrease in the required parking may be required or permitted by the City Planner based on the anticipated use.
  - 3. See zoning district base dimensional standards for parking location and setback requirements.
- C. **Loading:** Trucks delivering materials to and from the premises shall not be permitted to unload on the right-of-way.
- D. **Additional Standards:**
  - 1. Parking and storage of operable semi-trucks, trailers, and shipping containers associated with the business shall be allowed.
  - 2. The use of trailers and shipping containers for storage for more than five (5) contiguous days is not permitted

**Section 6.3.4. Base Dimensional Standards**



<b>Commercial Use</b>	
<b>A. Lot Dimensions</b>	CN
A1. Lot size (min)	*
A2. Lot width (min)	*
<b>B. Building/Structure Setbacks</b>	CN
B1. Front setback min	15'
B2. Front setback max	30'
B3. Side setback	5'
B4. Side setback adjacent to detached residential	50'
B5. Side setback corner lot	15'
B6. Rear setback	20'
B7. Rear setback adjacent to detached residential	50'
<b>D. Parking Setbacks</b>	CN
D1. From primary street	Behind front wall of primary building
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
<b>E. Height</b>	CN
E1. Principal building(s) (max)	30', 2 story
E2. Accessory structures(s) (max)	15', 1 story
<b>F. Pedestrian Access</b>	CN
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 USE EXCEPTION REVIEW AND APPROVAL (Section 3.5.1)

- A. **Site and structure suitability.** The proposed location of the use has adequate space for the use such as but not limited to: parking, available utilities, pedestrian access, vehicle access, loading areas, building size, building type, etc.
- B. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the addition of the proposed use to the area.
- C. **Immediate neighborhood impact.** There is a public need for the proposed use and the 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.
- D. **Impact on property values.** The proposed location of the use will not cause or contribute to a decline in property values of surrounding properties.
- E. **Consistency with Comprehensive Plan.** The proposed use exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
- F. **Additional standards.** All associated additional standards for the proposed use have been adequately provided for on the site plan.

## STAFF ANALYSIS OF CRITERIA FOR APPROVAL

- 1. **Site and structure suitability.** The subject property currently contains a commercial structure used for warehousing and distribution activities associated with the Glo Companies. The site has existing building space, utilities, and vehicle access capable of supporting the continued operation and expansion of the use. The property appears to have adequate space for parking, loading, and circulation associated with the use.
- 2. **Traffic.** The proposed request involves the expansion of an existing operation that has been active on the property since 2018. Because the use is already established, staff does not anticipate that the expansion will create undue nuisance or significant hazards to pedestrian or vehicular traffic in the surrounding area.
- 3. **Immediate neighborhood impact.** The surrounding area contains a mix of commercial and service-related uses along Stark Road. The expansion of an existing warehousing and distribution operation is not expected to introduce impacts beyond those typically associated with commercial activity. Staff does not anticipate excessive noise, vibration, dust, odors, or other nuisances resulting from the request.
- 4. **Impact on property values.** Staff is not aware of evidence indicating that the continued operation and expansion of the existing use would cause or contribute to a decline in surrounding property values. The use has operated on the property since 2018 without documented adverse impacts.
- 5. **Consistency with Comprehensive Plan.** The Comprehensive Plan supports economic development and the continued viability of existing commercial areas. Allowing the reasonable expansion of an established business is consistent with these goals.
- 6. **Additional standards.** The applicant will be required to comply with all applicable additional standards of Section 13.8.12.D of the UDC.

### **ABANDONMENT OR DISCONTINUANCE (Section 3.5.3.K)**

If a use exception is abandoned, discontinued, or ceases for a continuous period of more than three (3) months, the use exception shall become null and void. The use exception shall only be tied to the applicant for that specific location and/or business and cannot be transferred to another entity or location without reapplication. Any use associated with an approved use exception may continue the associated use unless the use is made a nonconformity by any subsequent zoning ordinance and/or action by the Board of Aldermen.

### **NOTIFICATION**

The request was noticed in accordance with Section 3.5.3.E of the Unified Development Code.

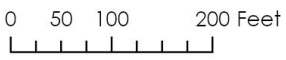
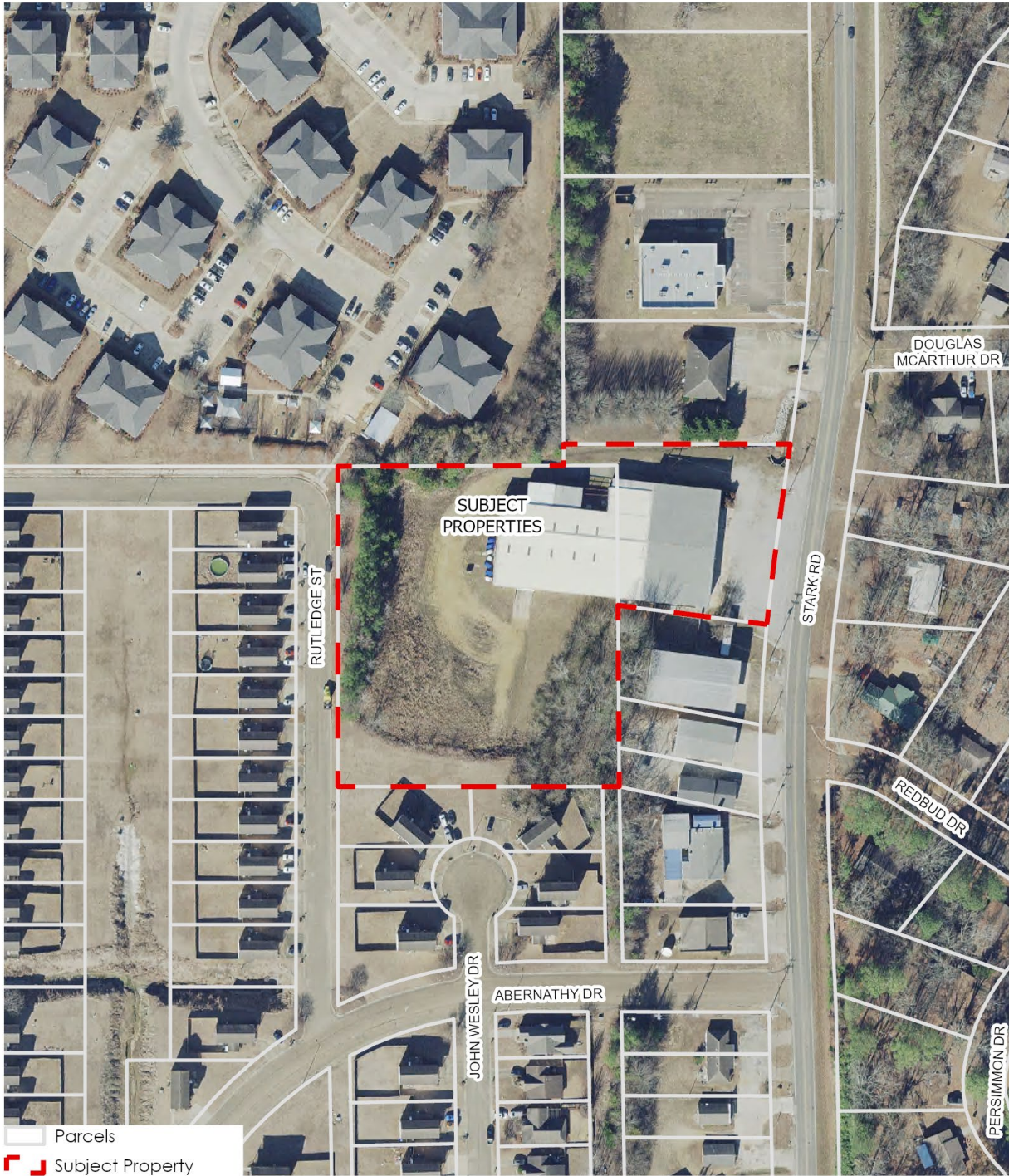
1. 17 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on February 21, 2026.
3. A sign was posted on the property in a conspicuous location.

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

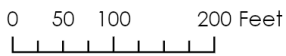
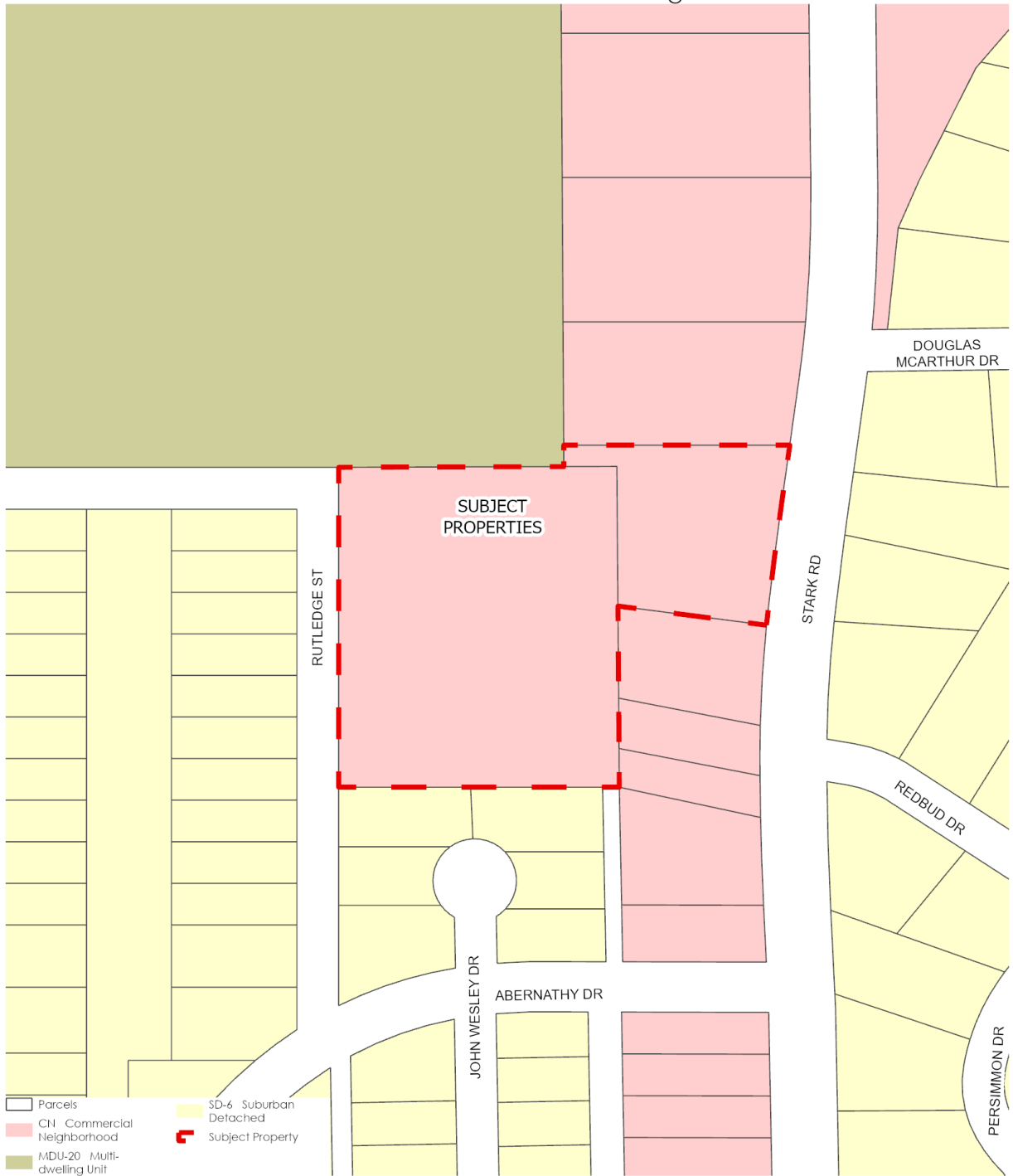
### **CONDITIONS OF APPROVAL**

The Mayor and Board of Aldermen may attach conditions in accordance with the approval. Conditions attached to the approval of a use exception shall run with the applicant for the duration of the use (Section 3.5.3.J).

Attachment 1 -UE 26-01 Aerial



Attachment 2 -UE 26-01 Zoning





## USE EXCEPTION APPLICATION

### APPLICANT STATEMENT

**APPLICANT:** Vibe, LLC d/b/a The Glo Companies

**APPLICANT CONTACT:** Hagan Walker / CEO and Chris Latimer / General Counsel

**PROPERTY ADDRESS:** 1091 Stark Road, Starkville, MS 39759

**PARCEL NUMBERS:** 103H-00-001.00 and 103H-00-002.00

**REQUESTED USE:** 13.8.12 - Warehouse, Distribution, And Wholesale Services

**DATE:** February 8, 2025

### EXECUTIVE SUMMARY

Vibe, LLC d/b/a The Glo Companies respectfully requests a Use Exception to relocate our headquarters, warehouse, and wholesale operations from our current location at 101 W Main Street to 1091 Stark Road in Starkville, Mississippi.

**This is not a new business or a new use being introduced to Starkville.** The Glo Companies is an established, successful local business that has operated in Starkville since 2019. We have outgrown our current facility and require additional warehouse space to support our continued growth. Rather than relocating outside of Starkville, we are seeking to move our existing operations to a larger, more suitable building that was previously used for similar commercial purposes.

#### Key Facts:

- Established Starkville business operating since 2016 (10 years!)
- State-registered wholesale merchant (Mississippi Secretary of State, NAICS 423920)
- City-licensed business (Starkville Business License #1922)
- 36 total employees, with approximately 18 at this location
- Products in major retailers including Walmart and Target
- Professional corporate headquarters growing in the city that has supported the company from the very beginning

#### What We're Requesting:

Permission to relocate our wholesale merchant operations from 101 W Main Street to 1091 Stark Road. This building is well-suited for our needs, has been underutilized for years, and was previously used for similar commercial operations. Our use will activate this property, generate economic activity, and preserve local jobs.



## I. COMPANY BACKGROUND & OPERATIONS

### A. About The Glo Companies

The Glo Companies is a Starkville-based manufacturer and distributor of innovative children's toys and educational products. Our flagship brand, Glo Pals, produces award-winning light-up sensory toys that are sold through major retailers worldwide.

#### Company Highlights:

- Founded: 2016 in Starkville, Mississippi
- Headquarters: Currently at 101 W Main Street, Starkville
- Products: Glo Pals light-up bath toys, Light-Up Library interactive books
- Distribution: 60+ countries worldwide
- Major Retail Partners: Walmart, Target, Amazon, specialty toy retailers
- Recognition: Fast Company's #2 Best Workplace for Innovators (2025)
- Team: 36 employees total, approximately 18 at this warehouse location

### B. Current Operations at 101 W Main Street

#### Business Registrations:

**Mississippi Secretary of State:** The Glo Companies, registered as "Toy and Hobby Goods and Supplies Merchant Wholesalers" (NAICS 423920) at 101 W Main Street (filed January 22, 2025)

**Starkville Business License:** License #1922 for "Retail Miscellaneous" issued to VIBE LLC at 101 W Main Street (issued January 28, 2025)

#### Current Operations Include:

- Corporate headquarters and administrative offices
- Wholesale sales to retail partners and trade customers
- Order fulfillment and shipping operations
- Product development and sample storage
- Approximately 18 employees working normal business hours (Monday-Friday, 8:00 AM - 5:00 PM)

### C. Why We're Relocating

**Business Growth:** Our company has experienced significant growth since 2016. We have outgrown our current facility at 101 W Main Street and desperately need additional space for our team, expanding product range, distribution operations, and future growth.

**Space Requirements:** Our current location cannot accommodate:

- Growing inventory levels as we expand into new retail channels
- Efficient wholesale operations with proper racking and organization
- Adequate shipping/receiving areas for commercial deliveries
- Proper office space for our growing administrative team

#### Why 1091 Stark Road:

- Building Size: The 30,000 sq ft building provides the warehouse space we need
- Previous Commercial Use: The building was previously used for mercantile/commercial operations



- Availability: The building has sat underutilized for years with limited viable tenant options
- Location: Accessible from Stark Road, a commercial corridor well-suited for our operations
- Affordability: The lease structure makes this financially viable for our growing business

**Commitment to Starkville:** We are a Starkville company. Our founders live here, our employees live here, and we want to continue growing here. This relocation allows us to stay in Starkville and continue contributing to the local economy.

## II. PROPOSED USE AT 1091 STARK ROAD

### A. Use Classification

**Proposed Use:** 13.8.12 - Warehouse, Distribution, And Wholesale Services

**UDC Definition (Section 13.8.12):** "Industrial scale uses that provide large facilities for the transport, storage, and sale of goods to trade customers, but not the retail public, including but not limited to general freight storage and distribution of goods."

#### **Why This Classification Is Most Suitable (but not perfect):**

- It appears the Unified Development Code defines this akin to the new Amazon Distribution Facility in the Industrial Park. We are not, that, however, we also realize that we are not typical inside retail. Our needs are a bit of a hybrid.
- We are officially classified as wholesale, a subclass of retail. Mississippi Secretary of State registers us as "Merchant Wholesalers" (NAICS 423920)
- We believe that our use is much less stringent than the Unified Development Code's definition of Warehouse, Distribution, and Wholesale Services, but it is the most appropriate of the options from which there are to choose. In the below sections, we will detail our use and why it is seemingly perfect for both the city as well as our company.

### B. Proposed Activities

#### **What Will Occur at the Stark Road Campus:**

##### **1. Corporate Headquarters (Office Functions)**

- Administrative offices for executive team, finance, operations, customer service
- Product development and sample review
- Sales and marketing coordination with retail partners
- Approximately 8-10 office employees

##### **2. Wholesale Operations (Primary Function)**

- Inbounding and outbounding of finished goods inventory (toys, books, display materials)
- Inventory management and organization using industrial racking
- Quality control and inspection
- Order picking and packing for wholesale and retail orders
- Approximately 5-7 warehouse employees

##### **3. Shipping & Receiving**



- Receiving inbound shipments from manufacturing partners
- Outbound shipping to wholesale customers, retailers, distributors
- Scheduled commercial deliveries during business hours
- Typical truck traffic: 2-4 deliveries per week

#### 4. Trade Customer Access

- Occasional visits by wholesale buyers to view product samples and conduct business
- Trade customer visits do occur, especially for regional customers
- Light walk-in consumer traffic, small retail purchasing area

#### What Will NOT Occur:

- No mass-manufacturing operations (R&D, some packaging assembly)
- No outdoor storage of materials or products
- No heavy industrial processes, chemicals, or hazardous materials
- No late-night or weekend operations

### C. Operational Details

**Hours of Operation:** Monday through Friday, 8:00 AM to 5:00 PM. No weekend operations, no night shifts or 24-hour operations.

**Employees:** Approximately 18 employees at this location, all arriving/departing during normal commute hours, no shift work or unusual traffic patterns.

#### Traffic Generation:

- Employee vehicles during morning/evening commute
- 2-4 commercial truck deliveries per week (scheduled during business hours)
- Occasional trade customer visits (minimal - 1-2 per month)
- Light customer walk-in traffic

## III. RESPONSE TO USE EXCEPTION CRITERIA FOR 1091 STARK ROAD

### A. SITE AND STRUCTURE SUITABILITY

**Criterion:** *"The proposed location of the use has adequate space for the use such as but not limited to: parking, available utilities, pedestrian access, vehicle access, loading areas, building size, building type, etc."*

The property at 1091 Stark Road is exceptionally well-suited for our wholesale sales and distribution operations. This is not a marginal fit - this building was designed for commercial operations similar to ours.

#### 1. Building Size & Type

**Building:** ±30,000 square feet of warehouse/commercial space

#### Adequate for Our Needs:

- Retail / Showroom: As we have now at Rex Theater to accommodate customer sales and customer order pickup



- Warehouse Space: Approximately 22,000 sq ft for stocks of goods, shipping/receiving, quality control
- Room for Growth: Sufficient space to accommodate business growth over the next 3-5 years

### **Building Characteristics:**

- Warehouse-style construction with high ceilings suitable for material handling
- Commercial-grade flooring capable of supporting shipping needs
- Loading dock areas for truck access (existing infrastructure)
- Adequate electrical service for warehouse lighting, office equipment, HVAC - no industrial 480V electrical service. We can't do "industry" here as is.
- Previous commercial use demonstrates building suitability for our operations

### **2. Parking**

The property has existing parking areas with capacity for 15-20 employee vehicles, visitor parking for occasional trade customers, and commercial vehicle maneuvering during deliveries.

**Parking Requirements (UDC 13.8.12.B):** "One (1) parking space for each six hundred (600) feet of office space, one (1) parking space for every three thousand (3,000) square feet of additional indoor area, and one (1) space for each vehicle operating from the premises."

### **Our Calculation:**

- Office space (3,000 sq ft):  $3,000 \div 600 = 5$  spaces required
- Warehouse space (27,000 sq ft):  $27,000 \div 3,000 = 9$  spaces required
- Company vehicles: 2-3 spaces required (company delivery van, pickup truck)
- Total Required: 16-17 spaces

**Existing Parking:** The property has more than adequate parking to meet code requirements and accommodate our 15 employees plus occasional visitors. Most vehicles can be parked in the rear.

### **3. Utilities**

**Water:** Public water service available and adequate for restroom facilities for 15 employees, break room/kitchen area. No industrial water use required.

**Sewer:** Public sewer service available and adequate for standard office/warehouse operations.

**Electric:** Existing electrical service adequate for office equipment, computers, lighting, warehouse lighting and HVAC, forklift charging station, and standard commercial electrical loads (no heavy industrial equipment). No upgrades needed. No 480V industrial service installed.

**Natural Gas:** Existing gas service adequate for HVAC use only.



**Telecommunications:** Fiber/broadband internet available for business communications.

All utilities are already connected to the building and adequate for our operations.

#### 4. Vehicle Access

##### Site Access:

- Direct access from Stark Road, a commercial corridor designed for business traffic
- Existing curb cuts and driveways adequate for employee vehicles and commercial trucks
- Sufficient on-site circulation for trucks to enter, maneuver, and exit safely
- No backing into Stark Road required

##### Loading Areas:

- Building has existing loading dock areas on rear/side of building
- Adequate space for semi-truck access and maneuvering
- Loading areas not visible from Stark Road (screened by building)
- All truck loading/unloading occurs on private property, not in right-of-way

**Conclusion:** The property at 1091 Stark Road is ideally suited for our wholesale warehouse and distribution operations. The building size, layout, utilities, parking, loading areas, and vehicle access all meet or exceed our operational requirements and is less invasive than other buildings on the same street (loading docks for Lowe's, former Sears building, among others, can be seen directly from the street and have MUCH higher delivery demand)

## B. TRAFFIC

**Criterion:** *"There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the addition of the proposed use to the area."*

Our wholesale warehouse and distribution operations will generate minimal traffic and will not create any undue nuisance or traffic hazard. In fact, our traffic generation will be significantly less than many retail uses that could occupy this building.

### 1. Traffic Generation Analysis

#### Daily Traffic:

- 18 employees arriving and departing during normal commute hours (8am and 5pm)
- Minimal overlap with traffic - employees in morning, leave in afternoon - no constant traffic that inside retail would bring.
- No shift changes - single day shift only, no multiple waves of employee traffic

#### Commercial Deliveries:

- ~2 commercial truck deliveries per week (scheduled during business hours)
- Deliveries scheduled to avoid peak traffic times
- Trucks use existing loading areas on side/rear of building



- No trucks blocking Stark Road or backing into public street

#### **Total Daily Trip Generation:**

- Employee vehicles: ~30 trips per day (15 arrivals + 15 departures)
- Commercial trucks: Negligible (less than 1 per week, average)
- Trade customers: Negligible (less than 1 per week, average)

### **2. No Increase to Total Starkville Traffic**

**Critical Point:** This is a relocation of existing operations, not the introduction of new traffic to Starkville.

Before Relocation: 18 employees commute to 101 W Main Street daily, commercial deliveries arrive at 101 W Main Street - these trips already occur within Starkville. Additionally, the corporate box truck resides directly behind the 101 W Main Street location.

After Relocation: Same 18 employees commute to 1091 Stark Road daily, same commercial deliveries arrive at 1091 Stark Road. Total traffic in Starkville remains the same - just redistributed.

**Net Traffic Impact on Starkville: Zero increase.**

### **3. Comparison to Alternative Uses**

Our traffic generation is significantly lower than many permitted uses that could occupy this building:

**Retail Store (30,000 sq ft):** Could generate 500-1,000+ customer vehicle trips per day, peak traffic during evenings and weekends, constant in-and-out traffic throughout operating hours.

**Restaurant:** Could generate 200-400+ customer vehicle trips per day, peak traffic during lunch and dinner hours, drive-through queuing and stacking issues.

**Our Wholesale Warehouse:** ~30 employee vehicle trips per day (arrivals + departures), negligible commercial truck deliveries per day (scheduled, predictable), minimal customer walk-in traffic, business hours only - no nights, no weekends.

Our operations generate a fraction of the traffic that alternative commercial uses would generate.

**Conclusion:** Our wholesale warehouse and distribution operations will not create any undue nuisance or serious hazard to traffic in the area. Minimal traffic generation, no net increase to Starkville traffic, appropriate location on Stark Road commercial corridor, much lower than alternative retail uses, safe operations with adequate sight distance and on-site maneuvering.



## C. IMMEDIATE NEIGHBORHOOD IMPACT

**Criterion:** *"There is a public need for the proposed use and the use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood."*

Our wholesale warehouse and distribution operations will be a quiet, professional, indoor-only operation with no negative impacts on neighboring properties. This will be one of the most compatible commercial uses that could occupy this building.

### 1. Public Need for This Use

There is a clear public need and benefit for allowing this use:

**Retaining Local Business & Jobs:** The Glo Companies is an established, successful Starkville business. 18 local jobs at this location serving Starkville residents and families. Without adequate space, we may be forced to relocate outside Starkville. Starkville benefits from retaining a growing company headquartered locally.

**Economic Development:** Growing company founded and headquartered in Starkville. National/international reach with Starkville address. Positive reputation builder for the city (products in Walmart, Target, 60+ countries).

**Property Activation:** 1091 Stark Road has sat underutilized for years. Current zoning has limited viable tenant options. Our use represents the best opportunity to return this building to productive use. Building will be improved, maintained, and generate activity rather than sitting vacant.

### 2. No Detrimental Impacts to Neighborhood

We will operate a quiet, professional business with no detrimental impacts to surrounding properties:

**No Excessive Noise:** Indoor warehouse operations only - no outdoor activities. No heavy machinery, manufacturing equipment, or industrial processes. No outdoor loudspeakers, alarms, or public address systems. All noise contained within building during business hours (M-F, 8:00 AM to 5:00 PM).

**No Smoke, Fumes, Gas, or Odors:** We sell finished toys - nothing hazardous. No manufacturing, painting, or chemical processes. We store plastic toys and cardboard boxes - completely inert, non-odorous products.

**Appropriate Hours:** Monday-Friday, 8:00 AM to 5:00 PM. No early morning activity disturbing neighbors. No late night/overnight operations. No weekend operations - quiet Saturday and Sunday.

**Conclusion:** Public need exists - retaining local business, jobs, and activating underutilized property. No detrimental impacts - quiet indoor operations with zero nuisances. Our operations will be an exemplary neighbor.



## D. IMPACT ON PROPERTY VALUES

**Criterion:** *"The proposed location of the use will not cause or contribute to a decline in property values of surrounding properties."*

Our wholesale warehouse and distribution operations will have a positive or neutral impact on surrounding property values. We will not cause or contribute to any decline in property values - in fact, our presence will likely enhance property values in the area.

### 1. Positive Factors Supporting Property Values

**Substantial Capital Investment:** We are making a significant financial investment to improve and maintain this property through building improvements, site improvements, long-term lease commitment, and professional maintenance.

**Building Rehabilitation & Activation:** 1091 Stark Road has sat underutilized for years. Vacant or underutilized commercial buildings create perception of economic decline, attract vandalism, deteriorate physically, and depress surrounding property values. We will transform this property from underutilized to active, productive, well-maintained commercial use.

**Professional Operations:** The Glo Companies is a professional corporate operation with well-trained employees, clean organized facility, no outdoor storage, quality signage and branding, and responsible property stewardship.

Impact: A well-maintained, actively-used commercial building supports higher property values than a deteriorating, vacant, or underutilized building.

### 2. No Negative Factors That Would Depress Property Values

We will not create nuisances, generate excessive traffic, introduce incompatible uses, or create safety or health concerns. All of these negative factors that could depress property values are absent from our operations.

**Conclusion:** Our wholesale warehouse operations will not cause or contribute to a decline in property values. Our presence will likely enhance property values through substantial capital investment, professional operations, building activation, financial stability, and economic contribution.

## E. CONSISTENCY WITH COMPREHENSIVE PLAN

**Criterion:** *"The proposed use exception is consistent with the goals, objectives, and policies of the Comprehensive Plan."*

Our wholesale warehouse and distribution operations are strongly aligned with multiple goals and objectives of Starkville's Comprehensive Plan.

### 1. Economic Development Goals

Comprehensive Plan Goal: Support local business growth, job creation, and economic vitality



### How Our Use Supports This:

- Retaining & Growing Local Business - The Glo Companies is an established Starkville business since 2016, globally recognized company choosing to stay and grow in Starkville
- Quality Job Creation - 18 local jobs at this location, competitive wages, professional work environment
- Economic Base Strengthening - Products sold in 60+ countries with Starkville headquarters, export-oriented business
- Entrepreneurship & Innovation - Local entrepreneurial success story, award-winning innovative products

### 2. Land Use & Development Goals

Comprehensive Plan Goal: Efficient use of existing buildings and infrastructure, preventing sprawl and blight

### How Our Use Supports This:

- Adaptive Reuse - Utilizing existing 30,000 sq ft building rather than requiring new construction
- Preventing Blight - Building has been underutilized for years, our occupancy activates the building
- Appropriate Commercial Corridor Use - Stark Road is designated as commercial corridor
- Avoiding Sprawl - Relocating to existing building in developed area

**Conclusion:** Our wholesale warehouse operations are strongly consistent with Starkville's Comprehensive Plan goals for economic development, land use, transportation, community character, and sustainability.

## F. ADDITIONAL STANDARDS

**Criterion:** "All associated additional standards for the proposed use have been adequately provided for on the site plan."

We are committed to complying with all applicable additional standards for the "Warehouse, Distribution, And Wholesale Services" use (UDC Section 13.8.12) and all other relevant code requirements.

### 1. Use-Specific Standards (UDC 13.8.12.D)

**Section 13.8.12.D.1:** "Parking and storage of operable semi-trucks, trailers, and shipping containers associated with the business shall be allowed."

Our Compliance: We will not have overnight parking of semi-trucks, trailers, or shipping containers on site. Delivery trucks arrive, unload, and depart during business hours. No permanent storage of trailers or containers.

**Section 13.8.12.D.2:** "The use of trailers and shipping containers for storage for more than five (5) contiguous days is not permitted."

Our Compliance: We will not use trailers or shipping containers for storage. No outdoor storage of any kind.



## 2. Parking Standards

Required Parking: One (1) parking space for each six hundred (600) feet of office space, one (1) parking space for every three thousand (3,000) square feet of additional indoor area, and one (1) space for each vehicle operating from the premises.

Our Calculation: Office space (~3,000 sq ft): 5 spaces; Warehouse space (~27,000 sq ft): 9 spaces; Company vehicles: 2-3 spaces; Total Required: 16-17 spaces.

Compliance: We will meet all parking requirements. The property has adequate parking to meet or exceed this requirement. There is also room in the rear for most employees to park

## 3. Loading Standards

Section 13.8.12.C: "Trucks delivering materials to and from the premises shall not be permitted to unload on the right-of-way."

Our Compliance: All truck loading/unloading will occur on private property using existing loading dock areas. Loading areas are located on side/rear of building, not adjacent to Stark Road. No trucks will block sidewalks, streets, or public right-of-way.

**Conclusion:** We are committed to full compliance with all additional standards for this use including no outdoor storage of trailers/containers/equipment, adequate parking meeting code requirements, all loading on private property using designated areas, compliance with all development standards, and willingness to work with city departments through pre-application process.

## IV. SUPPORTING DOCUMENTATION

The following documents are included with this application to support our request:

- Preamble: Mississippi House Of Representatives Resolution Number 37, detailing the basis of Glo as a Starkville, Mississippi company accompanied by photos showing our Main Street ribbon cutting and the interior of our Main Street wholesale operations, which were allowed in a more restrictive district.
- Attachment A: Site Plan Renders – Showing building footprint and architectural renders.
- Attachment B: Photos of Before and After – showing the current state of the building and how it can look \*note: these are renders, subject to change.
- Attachment C: State Business Registration - Mississippi Secretary of State registration for The Glo Companies as "Toy and Hobby Goods and Supplies Merchant Wholesalers" (NAICS 423920) at 101 W Main Street (filed January 22, 2025)
- Attachment D: State Business Retail Sales Tax Permit – Mississippi Department of Revenue stating the permit authorizes the holder to engage in the business of selling tangible personal property or performing services from the permit location.
- Attachment E: Starkville Business License - City of Starkville Business License #1922 for "Retail Miscellaneous" issued to VIBE LLC at 101 W Main Street (issued January 28, 2025)
- Attachment F: Supporting Documents of Use – Showing Glo's continued use of 1091 Stark Road since late 2018.



- Attachment G: Letter from Glo Chief Operating Officer detailing traffic and logistics usage – that usage will be lower than comparable buildings in the area, and, in fact, lower than the use when the building existed as a furniture wholesale store.

## V. CONCLUSION

### Summary of Request

The Glo Companies respectfully requests a Use Exception to relocate our wholesale warehouse and distribution operations from 101 W Main Street to 1091 Stark Road. This is a straightforward relocation of an existing, successful Starkville business to a more suitable facility.

### Why This Request Should Be Approved

#### 1. We Meet ALL Use Exception Criteria:

- Site Suitability: Building perfectly suited for our warehouse operations
- Traffic: Minimal traffic, no increase to Starkville total, appropriate location
- Neighborhood Impact: Quiet indoor operations with zero nuisances, public benefit from job retention
- Property Values: Investment and activation of underutilized building supports values
- Comprehensive Plan: Strongly aligned with economic development, land use, sustainability goals
- Additional Standards: Committed to working mutually with City for mutual benefit

#### 2. This Is Good for Starkville:

- Retains local jobs - 18 employees at this location
- Keeps successful business in Starkville - global company staying and growing locally
- Activates underutilized building - transforming deteriorating property into productive use
- Generates economic activity - employees, spending, tax revenues
- Zero negative impacts - quiet, professional, indoor-only operations
- Proven track record - operating responsibly in Starkville since 2019 with zero violations

#### 3. This Is the Right Use for This Building:

- Building was previously used for commercial operations
- 30,000 sq ft warehouse space meets our exact needs
- Restrictive zoning has limited viable tenant options for years
- Our use represents the best opportunity to return building to productive commercial use

### The Bottom Line

The Glo Companies is exactly the type of business Starkville should support: local company choosing to stay and grow here, quality jobs for local residents, professional



operations with proven track record, and economic contribution and positive reputation for the city.

This building at 1091 Stark Road is exactly the right facility for our needs: adequate size and layout for warehouse operations, previous commercial use demonstrates suitability, and has sat underutilized for years needing the right tenant.

This is a win-win-win: Win for The Glo Companies (we get the space we need to continue growing), Win for Starkville (retains local business, jobs, and activates underutilized property), and Win for the property (capital investment, stable tenant, productive use).

### Our Commitment

We commit to:

- Operating professionally and responsibly as we have in Starkville since 2016
- Maintaining the property to high standards
- Complying with all code requirements and conditions of approval
- Being good neighbors and contributing members of the Starkville business community
- Working collaboratively with city departments throughout the process

### Request for Approval

We respectfully request that the Planning and Zoning Commission recommend approval, and the Board of Aldermen grant approval, of this Use Exception to allow The Glo Companies to relocate our wholesale warehouse and distribution operations to 1091 Stark Road.

**This is the right use, in the right building, for the right reasons.**

Thank you for your consideration.

Respectfully submitted,

**Hagan Walker**

Co-founder and CEO  
The Glo Companies

hagan@glo.co  
(662) 889-9051  
101 W Main Street  
Starkville, MS 39759

# PREAMBLE

# STATE OF MISSISSIPPI



## HOUSE RESOLUTION NO. 37

**A RESOLUTION COMMENDING THE STARKVILLE, MISSISSIPPI-BASED COMPANY GLO AND ITS FOUNDERS, MS. ANNA BARKER AND MR. HAGAN WALKER, FOR GENERATING POSITIVE ATTENTION FOR THE STATE OF MISSISSIPPI THROUGH THEIR VISION, CREATIVITY, PHILANTHROPY AND COMMUNITY LEADERSHIP.**

**WHEREAS, founded in 2015, in Starkville, Mississippi, by Mississippi State University graduates Ms. Anna Barker and Mr. Hagan Walker, Glo creates products that spark imagination and fun by intersecting light, liquid and learning; and**

**WHEREAS, within a few years, Glo became a leading innovator in children's sensory toys with the introduction of Glo Pals light-up bath toys, which were inspired by a child with autism who overcame his fear of water with the help of Glo's light-up technology; and**

**WHEREAS, since 2015, Glo has sold more than 3 million products to customers in nearly 40 countries while donating a portion of profits to the Blair E. Batson Hospital for Children, a part of Children's of Mississippi in Jackson, Mississippi; and**

**WHEREAS, outstandingly, Glo has teamed with Sesame Workshop, the nonprofit media and educational organization behind Sesame Street, to introduce Glo Pals toys based on beloved Sesame Street characters Julia, a Muppet with autism, and the iconic Muppet, Elmo; and**

**WHEREAS, Julia and Elmo Glo Pals will debut in April 2021, during National Autism Acceptance Month as part of the "Sesame Street and Autism: See Amazing in All Children" initiative; and**

**WHEREAS, the new Sesame Street Glo Pals shine a colorful light on the legacy of Mississippi's own Jim Henson, whose beloved Muppets help fill the world with joy, laughter, compassion and a love for learning; and**

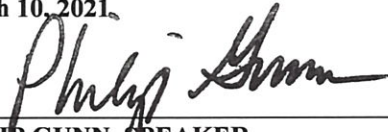
**WHEREAS, Ms. Barker and Mr. Walker have chosen to invest in the future of Mississippi by growing their business in Starkville and contributing to downtown revitalization and the community's economic development and entrepreneurial growth, as they partnered in the renovation of the Rex Theater, a historic building in downtown Starkville that had stood dark and vacant for decades and now serves as headquarters for Glo; and**

**WHEREAS, it is the policy of the House of Representatives to honor Mississippians, such as Ms. Anna Barker and Mr. Hagan Walker, who are committed to improving the lives and health of children and families while helping build a brighter future for Mississippi:**

**NOW, THEREFORE, BE IT RESOLVED BY THE HOUSE OF REPRESENTATIVES OF THE STATE OF MISSISSIPPI, That we do hereby commend the vision, creativity, philanthropy and community leadership of Glo, and its founders, Ms. Anna Barker and Mr. Hagan Walker, as they embark on an exciting new partnership with Sesame Workshop in April 2021, during National Autism Acceptance Month and wish them continued success in their entrepreneurial endeavors, as they help to improve the lives of families and children across Mississippi and beyond.**

**BE IT FURTHER RESOLVED, That copies of this resolution be furnished to Ms. Anna Barker and Mr. Hagan Walker, and to the members of the Capitol Press Corps.**

**ADOPTED BY THE HOUSE OF REPRESENTATIVES  
March 10, 2021,**



**PHILIP GUNN, SPEAKER  
HOUSE OF REPRESENTATIVES**



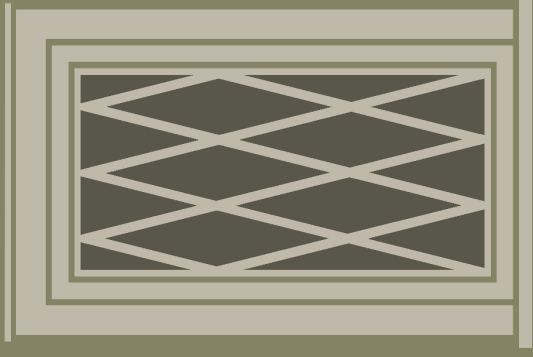
**LOYD B. (ROB) ROBERSON II, DISTRICT 43  
HOUSE OF REPRESENTATIVES**





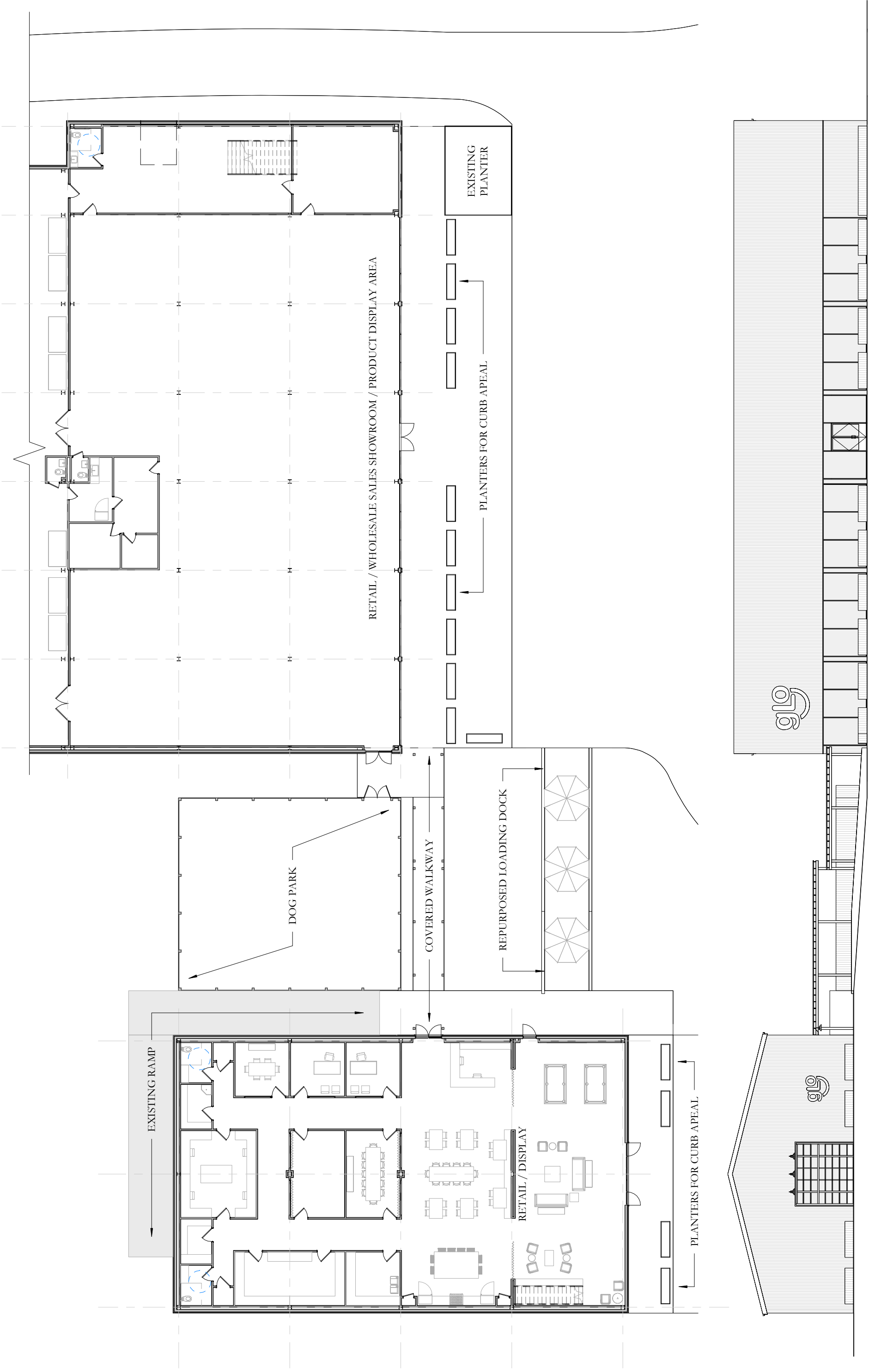


ATTACHMENT A

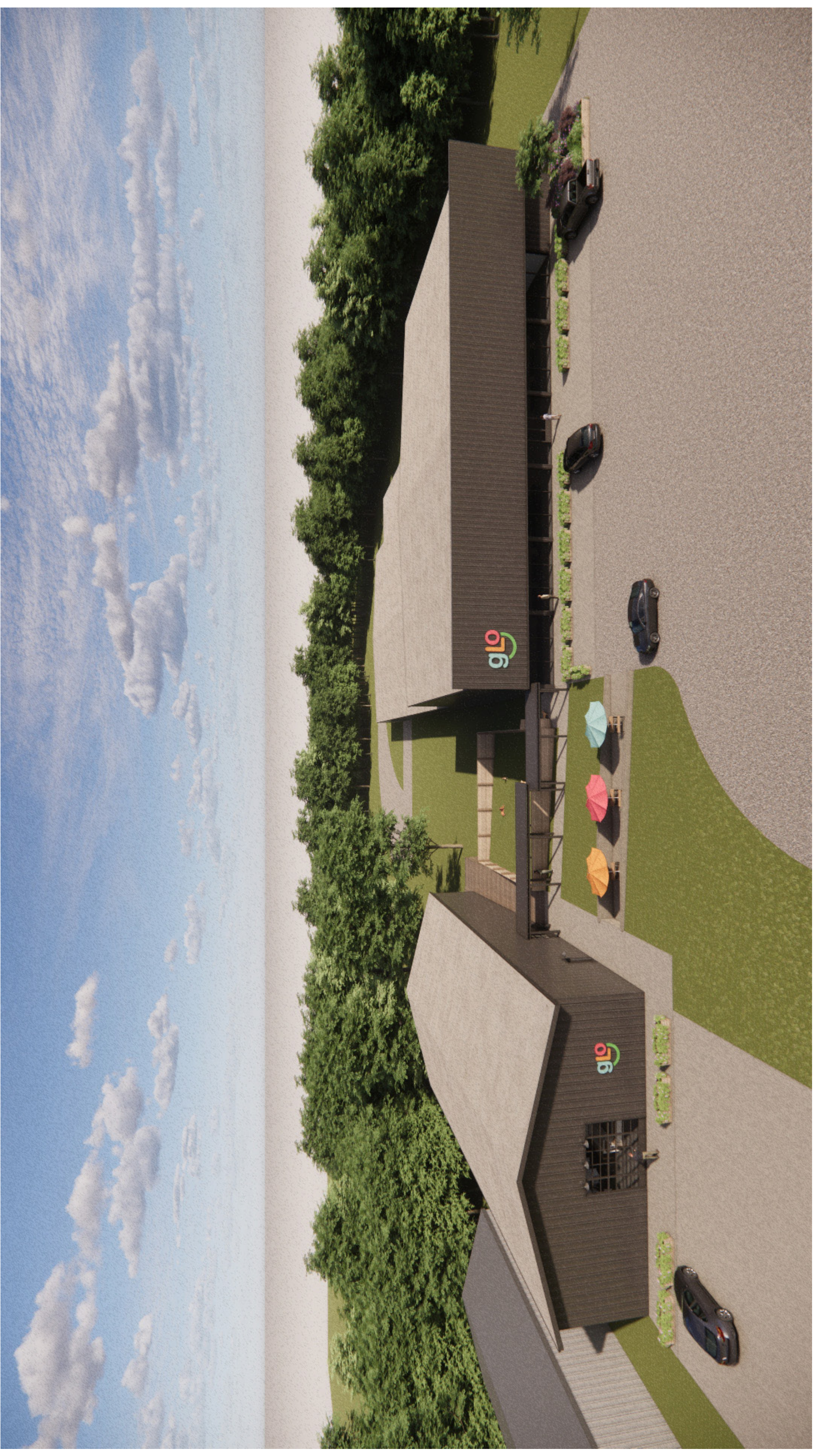


WADDELL & WILLCUTT

*architecture + design*



1 FRONT ELEVATION & SITE  
1" = 20'-0"



Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering

## ATTACHMENT B

### Supplemental visual context showing building transformation - Primary



Stark Road – Primary Building (current)



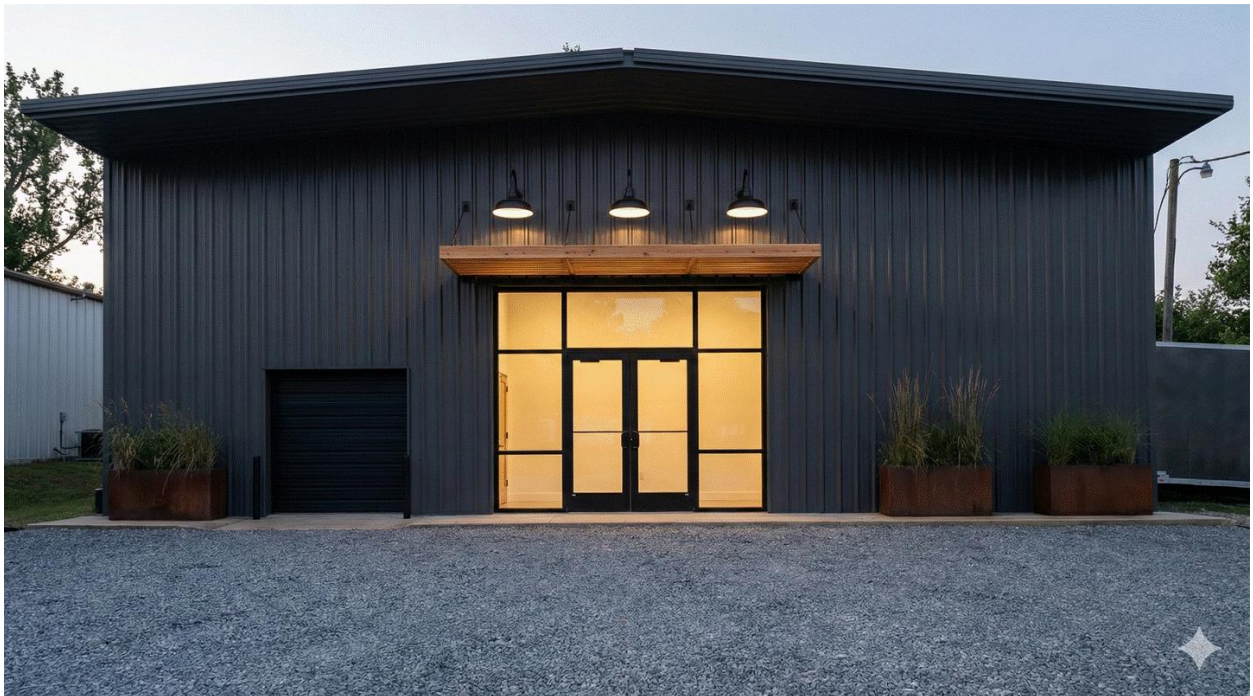
Stark Road – Primary Building (conceptual rendering)\*

\* Conceptual before/after comparison showing approximate visual improvement to building facade. Detailed architectural plans attached separately.

## Supplemental visual context showing building transformation - Secondary



Stark Road – Secondary Building (current)



Stark Road – Secondary Building (conceptual rendering)\*

\* Conceptual before/after comparison showing approximate visual improvement to building facade. Detailed architectural plans attached separately.

**F0070**  
**Fee: \$ 25**



**Michael Watson**  
SECRETARY OF STATE

**2025043773**

Business ID: 1063277  
Filed: 01/22/2025 02:04 PM  
Michael Watson  
Secretary of State

P.O. BOX 136  
JACKSON, MS 39205-0136  
TELEPHONE: (601) 359-1633

## Fictitious Business Name Registration

### Business Information

**Business ID:** 1063277  
**Legal Name:** Vibe, LLC  
**Business Type:** Limited Liability Company

### Fictitious Business Name Information

**Fictitious Business Name:** The Glo Companies  
**NAICS Code:** 423920 - Toy and Hobby Goods and Supplies Merchant Wholesalers

### Street Address(es) of Business Using Name

101 W Main Street  
Starkville, MS 39759

### Signature

The Applicant, through its undersigned authorized representative, is familiar with the provisions of Mississippi Code Annotated §75-93-1 et seq. and understands that filing this form creates no exclusive rights in or to the Fictitious Business Name which is the subject of this application as of this day **01/22/2025**.

**Name:**  
Hagan Walker  
President

**Address:**  
101 W Main Street  
Starkville, MS 39759



## ATTACHMENT D



HAGAN WALKER  
VIBE, LLC  
101 W MAIN ST  
STARKVILLE MS 39759-2822

Date: August 20, 2021  
Letter ID: L0501859008

Enclosed is your Retail Sales Tax Permit.

Please examine the document to make sure that all information is correct. Display your permit in a prominent and conspicuous spot at the business.

You can view and reprint these permits on your TAP account. If you are not registered, go to [www.dor.ms.gov](http://www.dor.ms.gov) and click on Taxpayer Access Point. From there, follow instructions to sign-up for online access.

If you have any questions, you may contact us at the number or address below.

Sincerely,

Tax Administrator

Enclosure: Permit

# STATE OF MISSISSIPPI

## RETAIL SALES TAX PERMIT

Issued To: HAGAN WALKER  
VIBE, LLC  
101 W MAIN ST  
STARKVILLE MS 39759-2822

Permit Number: 200-07185-8  
Sales Account: 1338-0384  
Business Name: VIBE LLC

Permit Location:  
101A W MAIN ST  
STARKVILLE, MS 39759

**This permit authorizes the holder to engage in the business of selling tangible personal property or performing services from the permit location.**

The permit holder may purchase materials or services **for resale** exempt from tax. Purchases of property or services for the use by the permit holder are not exempt from tax.

This permit is issued as a privilege to operate the above named business in Mississippi. The condition of this privilege is that the holder must collect, report, and pay all taxes due by law. The permit holder is required to keep adequate records that are available for inspection by the Department of Revenue at any time.

This permit is not transferable. You must obtain a new permit if there is a change of ownership, location or business name.

The permit is issued in accordance with Title 27, Chapter 65, Mississippi Code of 1972 and is valid until cancelled or revoke for cause.

Letter ID: L0501859008

Date Issued: August 16, 2021

Issued By: \_\_\_\_\_



Chris Graham, Commissioner

**NOT TRANSFERABLE**

This permit shall not make lawful any act or thing declared to be unlawful by the State of Mississippi.



ATTACHMENT E

This License is Granted to:

VIBE, LLC  
101 WEST MAIN ST  
STARKVILLE MS 39759

Date Issued: 1/28/2025  
Expires: 2/28/2026  
Business License #: 1922  
Class: RETAIL  
Location: 101 WEST MAIN ST



5445 RETAIL MISCELLANEOUS

\$ 440.00

THIS LICENSE DOES NOT AUTHORIZE A BUSINESS TO CONFLICT WITH THE CITY ZONING ORDINANCES. THIS LICENSE SHALL NOT MAKE LAWFUL ANY ACT OR THING DECLARED TO BE UNLAWFUL BY THE STATE OF MISSISSIPPI.

*Lesa Davis Hardin*

AUTHORIZED SIGNATURE

THIS LICENSE MUST BE DISPLAYED IN A CONSPICUOUS PLACE, IS NON-TRANSFERABLE, NON-REFUNDABLE, GOOD AND USABLE ONLY BY PERSON TO WHOM ISSUED

DETACH OR FOLD ABOVE PRIOR TO POSTING THIS BUSINESS LICENSE

NON-TRANSFERABLE  
NON-REFUNDABLE

Total Fees Paid \$ 440.00  
Penalty Paid \$ 0.00

HAGAN WALKER  
VIBE, LLC  
101 WEST MAIN ST  
STARKVILLE MS 39759

## ATTACHMENT F

To Whom It May Concern:

I am writing to confirm the occupancy history of the building located at 1091 Stark Road, Starkville, Mississippi, which I own.

My son, Rick Underwood, operated Rick's Furniture from this location for many years. In January 2018, Vibe, LLC (operating as Glo or The Glo Companies) began using warehouse space in the rear portion of the building for product storage and distribution. At that time, Rick was Glo's landlord at their primary location at 419 E. Lampkin Street, and he permitted them to use the additional warehouse space at 1091 Stark Road as an extension of their existing lease arrangement.

Rick's Furniture continued to operate retail sales from the front portion of the building while Glo used the warehouse area in the back. This arrangement continued until Rick's Furniture ceased operations in 2020 due to the COVID-19 pandemic.

Glo has continuously used the warehouse portion of the building from January 2018 to present. In 2021, after Rick moved away and I took over management of the property, Glo and I entered into a formal written lease agreement for their continued use of the space. However, their occupancy and use of the building for warehousing and distribution began in January 2018 with our family's knowledge and permission.

Sincerely,



Barbara Underwood

Property Owner  
1091 Stark Road  
Starkville, MS 39759

# Progressive Packaging, Inc.

## CREDIT APPLICATION FOR A BUSINESS ACCOUNT

Title	CEO	Date business commenced	5/2015
Company name	VIBE	<input type="checkbox"/> Sole proprietorship	
Phone   Fax	866-996-2156	<input type="checkbox"/> Partnership	
E-mail	hagan@getglo.com	<input checked="" type="checkbox"/> Corporation	
Registered company address City, State ZIP Code	419 E Lampkin Street Starkville, MS 39759	<input type="checkbox"/> Other	

### BUSINESS AND CREDIT INFORMATION

City, State ZIP Code	Starkville, MS 39759	Bank name:	Rerasant Bank
How long at current address?	2 years	Primary business address City, State ZIP Code	419 E Lampkin Street Starkville, MS 39759
Phone	866-996-2156	Phone	80C-680-1601
Fax		Account number	084201294
E-mail	hagan@getglo.com	Type of account	<input type="checkbox"/> Savings <input checked="" type="checkbox"/> Checking <input type="checkbox"/> Other

### BUSINESS/TRADE REFERENCES

Company name	Renasant Bank	Phone	662-338-1214
Address	500 E Lampkin Street	Fax	
City, State ZIP Code	Starkville, MS 39759	E-mail	bjores@renasant.com
Type of account	Primary Banking	Other	
Company name	Kaplan Early Learning Co	Phone	33C-712-3469
Address	1310 Lewisville Clemmons Road	Fax	
City, State ZIP Code	Lewisville, NC 27023	E-mail	kbest@kaplanco.com
Type of account	Vendor	Other	
Company name	R&R Underwood Properties	Phone	662-418-7737
Address	1091 Stark Road	Fax	
City, State ZIP Code	Starkville, MS 39759	E-mail	
Type of account	<input type="checkbox"/> Savings <input type="checkbox"/> Checking <input checked="" type="checkbox"/> Other	Other	Warehouse Lease

### AGREEMENT

- All invoices are to be paid 60 days from the date of the invoice.
- Claims arising from invoices must be made within seven working days.
- By submitting this application, you authorize Progressive Packaging, Inc. to make inquiries into the banking and business/trade references that you have supplied.

### SIGNATURES

Signature	/Hagan D. Walker/	Signature	/Anna K. Barker/
Name and Title	Hagan D. Walker, CEO	Name and Title	Anna K. Barker, VP of Development
Date	8/21/2019	Date	8/21/2019





Fill out the form, select the "Submit Form" button at the bottom of the page.

Or fax completed form back to 678-686-5350

**OFFICIAL SHOW CARRIER**

Form must be accompanied by an AmericasMart Logistics credit card form

**Inbound Order Form For The January 2019 Atlanta International Gift and Home Furnishings Market**

- AmericasMart Logistics is the official transportation provider for The Atlanta International Gift and Home Furnishings Market. Exhibitors utilizing AmericasMart Logistics for their inbound shipping are entitled to waived drayage charges. To qualify for waived drayage charges, your shipment must be picked up by AmericasMart Logistics and delivered into the advanced warehouse between Nov. 12 and Dec. 21. We encourage you to ship early to ensure your shipment arrives on time. We recommend a pick up date no later than Dec. 14.
- The warehouse will be closed on weekends, November 22-23, December 24-25, January 1.

Exhibiting company name	Glo Pals	Contact name	Hagan Walker
Phone number	662-889-9051	Email address	hagan@getglo.com
Booth location (building#, floor#, booth#)	Bldg 3, Floor 5, Booth 712		

Requested pick up date	12/19/2018		
Address 1	1091 Stark Road		
Address 2			
Pick up city, state, zip code	Starkville, Mississippi, 39759		
Loading dock at pick up address	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Residential pick up address:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lift gate service required at pick up	<input type="checkbox"/> Yes (Fee applies) <input checked="" type="checkbox"/> No		

Choose a delivery location	<input checked="" type="checkbox"/> Advanced warehouse – <b>Must be received between Nov. 12 and Dec. 21</b>
	<input type="checkbox"/> Show site building 1 – <b>Must deliver on Jan. 3<sup>rd</sup>, 4<sup>th</sup> 7<sup>th</sup> or 8<sup>th</sup></b>
	<input type="checkbox"/> Show site building 2 – <b>Must deliver on Jan. 3<sup>rd</sup>, 4<sup>th</sup> 7<sup>th</sup> or 8<sup>th</sup></b>
	<input type="checkbox"/> Show site building 3 – <b>Must deliver on Jan. 3<sup>rd</sup>, 4<sup>th</sup> 7<sup>th</sup> or 8<sup>th</sup></b>

Choose a delivery service	<input checked="" type="checkbox"/> Standard deferred service – 3-5 days <b>non-guaranteed</b>
	<input type="checkbox"/> 2 day expedited – Guaranteed - Additional fees apply
	<input type="checkbox"/> 1 day expedited – Guaranteed - Additional fees apply

# of crates		DIMS. (LxWxH)		Weight	
# of pallets	1	DIMS. (LxWxH)	48x40x60	Weight	300
# of trunks/cases		DIMS. (LxWxH)		Weight	
# of rolled carpets		DIMS. (LxWxH)		Weight	
# of cartons		DIMS. (LxWxH)		Weight	
Other packaging		DIMS. (LxWxH)		Weight	
Total Weight					300

**DECLARED VALUE – FEES APPLY - \$4.00 PER \$100 DECLARED**      VALUE \$ 2500      ADDITIONAL FEES \$ 100

**Special instructions:** PICK UP FROM LOADING DOCK BEHIND RICK'S FURNITURE. CALL WHEN 30-60 MINUTES AWAY.

I agree to the terms and conditions of contract and understand that I will be charged based on the estimated weight and that I am subject to additional charges or a refund based on the actual weight of my shipment and/or any accessorial fees incurred.

*Hagan Walker*  
Digitally signed by Hagan Walker  
 DN: cn=Hagan Walker, o=Vibe, LLC,  
 ou=Engineering, email=hagan@vibe.com,  
 c=US  
 Date: 2018.12.12 12:47:18 -0600

Hagan Walker  
 Printed Name

**Submit Form**

<b>AML USE ONLY</b>	<b>SV #:</b>	Estimated weight:	Quote: \$
		Actual weight:	Actual cost: \$
		Accessorial fees: \$	Additional due: \$
		Declared value: \$	Total cost: \$

**Vibe, LLC**  
 419 E Lampkin Street  
 Starkville, MS 39759  
 Phone: 8669962156

**Purchase Order**

Number: 021819

Date Issued: Feb 19 2019

Date Required: Apr 01 2019

To:
Dongguan Longstargift Co., Ltd. 11A1 Lucky Building Changan Dongguan, Guangdong 511700

Ship To:
Vibe, LLC 1091 Stark Road  Starkville, Mississippi 39759

Ship Via:	Account No:	Terms:
EXW		

QTY	UoM	Item	Description	Unit Cost	Amount
23760	Each	GP-CARTON-YELLOW	Yellow Glo Pals Cubes	\$0.32	\$7603.20
71280	Each	GP-CARTON-GREEN	Green Glo Pals Cubes	\$0.32	\$22809.60
79200	Each	GP-CARTON-PURPLE	Purple Glo Pals Cubes	\$0.32	\$25344.00
59400	Each	GP-CARTON-RED	Red Glo Pals Cubes	\$0.32	\$19008.00
27720	Each	GP-CARTON-BLUE	Blue Glo Pals Cubes	\$0.32	\$8870.40
<b>Total:</b>					<b>\$83635.20</b>

Note:

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Authorized Signature



## Commercial Account Application and Agreement

### GENERAL BUSINESS INFORMATION

<input type="checkbox"/> New FedEx Customer	<input checked="" type="checkbox"/> Existing FedEx Customer	If Existing Customer, please provide Account No.
Legal Company Name VIBE		
Trade Names VIBE LLC		Number of Years in Business 3
Limitation of Liability: <input type="checkbox"/> Corporation/Listed Company/Multinational <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Company		
Business Registration Certificate No. and Expiry Date		Tax ID No. 47-3553814
Anticipated Freight Charges Per Month \$3,000	Anticipated Duty Charges Per Month \$500	Desired Credit Line \$10,000
Please indicate preferred payment method: <input checked="" type="checkbox"/> Electronic Funds Transfer <input type="checkbox"/> Check <input type="checkbox"/> Cash		
Please indicate whether you intend to participate in the following: <input checked="" type="checkbox"/> U.S. Customs Direct ACH <input checked="" type="checkbox"/> Direct Freight Payment		

### CONTACT INFORMATION

Name Hagan Walker		Position/Department CEO	
Phone Number 662-889-9051		Fax Number N/A	
Address 419 E Lampkin Street			
City Starkville	State MS	Zip 39759	Email Address hagan@getglo.com
Have you, or a business controlled by you, ever declared bankruptcy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

### BANK REFERENCE (please provide a photocopy of most recent bank statement)

Name Renasant Bank		Account Number(s) 8011154230	
Address 550 E Lampkin Street		City/State/Zip Starkville, MS 39759	
Telephone 662-338-1214	Contact Person/Position Brad Jones		

### COMMERCIAL TRADE REFERENCES (please include additional pages if needed)

Name Da Bomb Bath Fizzers		Account Number(s)	
Address 7476 West 78th Street		City/State/Zip Minneapolis, MN 55439	
Telephone 612-924-3499	Contact Person/Position Sarah Deimel		
Name Rick's Furniture		Account Number(s)	
Address 1091 Stark Road		City/State/Zip Starkville, MS 39759	
Telephone 662-418-7737	Contact Person/Position Rick Underwood		


Applicant authorizes FedEx Trade Networks Transport & Brokerage, Inc. (hereinafter "FedEx Trade Networks") to contact their bank and trade references in order to establish the creditworthiness of the applicant. It is the applicant's responsibility to contact bank and trade references and authorize the release of credit information by telephone.

By signing this commercial account application and agreement, you agree to pay for FedEx Trade Networks services and anticipated advances in accordance with this agreement. Applicant agrees to pay the total shown on FedEx Trade Networks invoice upon receipt. If any payment is not made timely by Applicant, any other unpaid accounts with FedEx Trade Networks may, at its option, be declared and become fully due and payable immediately. Unpaid balances will be deemed delinquent 15 days after date of invoice and may be subject to interest at 15%, or the maximum rate allowed by law, whichever is lower.

Full disclosure and complete information is required or processing will be delayed and/or credit may be denied.

For credit with FedEx Trade Networks, please provide the following: 1. Dun & Bradstreet Number 2. Photocopy of current audited financial statement 3. Photocopy of most recent bank statement	Send completed application and other material to: FedEx Trade Networks Transport & Brokerage, Inc. ATTN: Finance Department Fax: 1.716.879.1130	Questions? 1.800.249.2953
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By signing this document, you agree to FedEx Trade Networks Terms and Conditions found at [ftn.fedex.com](http://ftn.fedex.com) which are incorporated herein by reference. FedEx Trade Networks reserves the right to revise these terms and conditions at any time without notice. See [ftn.fedex.com](http://ftn.fedex.com) for current terms.

Hagan Walker Authorized Company Representative (Please print)	CEO Title
 Authorized Company Signature	6/13/2018 Date

Digitally signed by Hagan Walker  
DN: cn=Hagan Walker, o=Vibe, LLC, ou=Engineering,  
email=hagan@getdrinks.com, c=US  
Date: 2016.06.13 09:48:36 -05'00'

Geo-Tagged Photos from 1091 Stark Road (2018 and 2019)

**AMERITT** 043 1854968

**AMERITT** BILL OF LADING - Original-Not Negotiable

Customer B/L Copy OUR DRIVING FORCE IS PEOPLE  
 This shipment is subject to the Uniform Bill of Lading, the liability limitations, and all other applicable provisions of this carrier's individual and collective tariffs, including current tariff 100.

5 Neal Street • P.O. Box 3145 • Cookeville, TN 38502-3145  
 1-800-AVERITT (1-800-283-7488) • www.averittpart.com

**THE POWER OF ONE** One Contact. Many Services. One Invoice. Zero Problems.

**SHIPPER**  
 Name: VIBE LLC (GLO PALS)  
 Address: 1091 STARK ROAD  
 City: STARKVILLE State: MS ZIP: 39759  
 Country: United States Customer No.:

**CONSIGNEE**  
 Name: CRACKER BARREL  
 Address: 900 HUTCHINSON PLACE  
 City: LEBANON State: TN ZIP: 37090  
 Country: United States Telephone: 615-443-9633

**BILL-TO**  
 Name: Cracker Barrel Old Country Sto  
 Address: C/O Williams and Associates  
 405 East 78th Street  
 City: BLOOMINGTON State: MN ZIP: 55420  
 Country: United States

**TERMS**  
 FREIGHT CHARGES:  
 Prepaid  Collect  
 Freight Prepaid unless Collect box is marked

**GUARANTEE**  
 Standard LTL Guarantee\*  
 \*Additional charges shall apply

**C.O.D.**  
 COD AMT. \$ \_\_\_\_\_ Cash or Certified Funds  (CCR)  
 COD Fee: PPD  Collect  Customer Check  (CCA)  
 Remit to: \_\_\_\_\_  
 Street: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Shipper's Reference No. \_\_\_\_\_ Shipment ID# 1024044  
 Consignee's Reference/PO No. 415582

**ALWAYS LIST HAZARDOUS MATERIALS FIRST IN DESCRIPTION OF ARTICLES COLUMN**

No. of Pieces	HM *	(Kind of Package) Description of Articles, Special Marks and Exceptions (Subject to Correction)	NMFC#	CLASS Subject to Correction	Weight Subject to Correction
2		SK-GLO PALS SENSORY TOYS	-	65	1200

Shipper Entered BOL

**TOTAL: 2** ADDITIONAL SHIPMENT INFORMATION: Must Deliver On or Before 02/28/2019

ACCESSORIALS: TOTAL: 2400

\* Mark X to designate Hazardous Materials as defined in DOT Regulations

Declared Excess Value WARNING: Additional and/or Maximum Liability Limitations or other restrictions may supersede declared value or excess value request. Refer to AVRT 100 rules tariff for further details.

NOTE: (1) Where the rate is dependent on value, shippers are required to state specifically in writing the agreed property as follows: The agreed or declared value of the property is hereby specifically stated by the shipper to be not exceeding \_\_\_\_\_ per \_\_\_\_\_

Signature of Consignor \_\_\_\_\_

NOTE: (2) Liability Limitation for loss or damage on this shipment may be applicable. See USC Section 14(c)(1)(A) and (B).

NOTE: (3) RECEIVED and mutually agreed by the Shipper, his assigns and any additional party with an interest to any of said property hereto and by the Carrier of all of any of said property over all or any portion of said route to destination. This every service to be performed hereunder shall be subject to the National Motor Freight Classifications (NMF 100 Series) including the Rules, packaging, the Uniform Bill of Lading Terms and Conditions, applicable regulations of the US Department of Transportation (DOT), Carrier's Rules Tariff - AVRT 100 Series. Carriers pricing schedules, terms and conditions, and rules maintained at Carrier's general offices all of which are in effect as of the date of issue of the Bill of Lading. Carrier's rules tariff is made publicly available at www.AverittExpress.com/ResourceCenter. This is to certify that the above named materials are properly classified, described, packaged, marked and labeled and are in proper condition for transportation according to the applicable regulations of the Department of Transportation. Shipper further certifies that the consigned merchandise is properly weighted, destined as indicated, in apparent good order except as noted (contents and conditions of contents of packages unknown), and in proper condition for transportation according to the DOT and NMF 100 Series. The shipper hereby certifies that he is familiar with all terms and conditions of contents of packages and conditions on the back hereof, and that said terms and conditions are agreed to by the shipper and accepted for himself and his assigns. Carrier (Carrier defined throughout this contract as meaning any person or corporation in possession of the property whose this contract) agrees to carry to said destination, if on its route, or otherwise to deliver to another carrier on the route to said destination. Carrier liability shall be not exceeded the limitation of liability or the relevant valuation in the current AVRT 100 Rules Tariff or NMF 100 with the lowest valuation being applicable. To receive valuation in excess of the maximum liability per pound up to \$100,000 per commodity, shipper total dollar amount of valuation in Note 1 above. The party responsible for payment of the freight charges will be responsible for excess valuation. In no event shall Carrier be liable for loss of profit, income, interest, attorney fees, or any

NOTE: (4) Commodities requiring special or additional care or attention in handling or storing must be so marked and packaged as to ensure safe transportation with ordinary care. See Sec 2(e) of NMFC Item 360.

DATE 2/20/19 PICKUP TIME 16:17

SHIPPER SIGNATURE \_\_\_\_\_

CARRIER SIGNATURE \_\_\_\_\_

DATE 2-21-19 No. OF HANDLING UNITS 254  
 (If over 25 units, use Tally on back of Part 2.)

Averitt Original PT-F0011 Rev. 12/16  
 page 1 of 1

February 20, 2019



February 8, 2019



February 21, 2019



January 2, 2018



September 10, 2018

# ATTACHMENT G



January 30<sup>th</sup>, 2026

## Subject: Semi-Truck Traffic Volume Summary — 1091 Stark Road

To Whom It May Concern:

This letter provides historical traffic data and forward-looking estimates demonstrating that operations at 1091 Stark Road generate minimal and stable semi-truck traffic, with no material increase anticipated based on current operations and foreseeable business needs. The Glo Companies operates a warehousing and light fulfillment facility at 1091 Stark Road. The purpose of this correspondence is to address questions related to dry van (semi-truck) traffic volume associated with the site.

### Historical Traffic Volume

Semi-truck traffic at this location is limited in frequency and has remained consistent year over year. Based on operational records, total annual dry van activity is summarized below:

<i>Year</i>	<i>Incoming</i>	<i>Outgoing</i>	<i>Total</i>
2024	11	10	<b>21</b>
2025	14	12	<b>26</b>
2026	16	13	<b>29 (est.)</b>

This reflects an average of **approximately two to three semi-truck movements per month**.

### Operational Characteristics

Inbound deliveries consist of standard dry van containers associated with international imports. Approximately 70% of inbound containers are 20-foot units, with the remaining shipments utilizing 40-foot containers.

Deliveries are handled efficiently and within short timeframes. **Inbound containers are typically unloaded within one to two hours**, as required under standard carrier agreements. These time constraints are required to avoid demurrage fees, thus creating a business motivation to minimize unloads.

Outbound dry van shipments are limited in scale, generally consisting of one to four pallets, and are typically loaded and released within **approximately 20 minutes**. At no time does the facility experience truck staging or queuing, and such an event would be extraordinary circumstance.

### Future Traffic Expectations

Growth at the Starkville facility is expected to occur primarily through small-parcel e-commerce shipments handled by carriers such as UPS, FedEx, and DHL. Due to the company's current supply-chain structure — including direct shipments from overseas manufacturers to third-party fulfillment centers — no material increase in dry van traffic is anticipated over a five-year planning horizon, based on current operations and foreseeable business needs.

### Summary

- Semi-truck traffic volume is low and infrequent
- Truck presence on site is short in duration
- Activity levels have remained stable year over year
- No meaningful increase in semi-truck traffic is anticipated under current operating conditions

This letter is provided for informational purposes only to describe typical operating conditions. If additional clarification or documentation is needed, I would be happy to provide it.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Alan Hill'.

**Eric Alan Hill**  
*Chief Operating Officer*  
The Glo Companies