



**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY, MAY 14, 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 MARCH 10, 2026.
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
  - A. DISCUSSION AND CONSIDERATION OF PP 25-01 A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR "STERLING RIDGE" AT SOUTHWEST CORNER OF THE INTERSECTION OF MOCKINGBIRD ROAD AND MS HWY 182 IN A TN-N ZONING DISTRICT.
- VIII. ADJOURN



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

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on March 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; Vice Chairman Alexis Gregory, Ward 5, Joe Fratesi, Ward 1; Vicki West, Ward 2; Kelly Prather, Ward 3; and Carl Smith, Ward 4; and Tommy Verdell, Ward 7 were physically present at the meeting. City Planner Daniel Havelin, Assistant City Planner Lyle McCaskey, and City Attorney Berk Huskison 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 March 10, 2026, as presented.

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110 WEST MAIN STREET AT 5:30 PM**

- I. CALL TO ORDER
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- III. ROLL CALL
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- 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

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

**V. CONSIDERATION FOR THE APPROVAL OF MINUTES**

**A. CONSIDERATION OF THE UNAPPROVED MINUTES OF FEBRUARY 10, 2026**

After discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner West, the motion to approve the minutes of the Planning and Zoning Commission for February 10, 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 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.**

City Planner Daniel Havelin presented a request by to expand an existing accessory dwelling unit behind the principal residence at 24 Lindbergh Boulevard in a TN-E zoning district. The structure historically functioned as a dwelling prior to the 2019 UDC adoption. Therefore, it is considered a legal nonconforming ADU. The request allows expansion while formally regulating the use. 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.

#### Review and Approval of a Special Exception

- Site suitability: Expansion remains smaller than the principal dwelling and meets TN-E setbacks.
- Traffic: Only a minor increase in residential intensity; parking available on site.
- Neighborhood impact: ADU located behind the house and does not change the streetscape.
- Public services: Property is served by water, sewer, and utilities. Site plan: Not required for this request.
- Property values: Accessory units support housing flexibility and neighborhood stability.
- Comprehensive Plan: Consistent with infill housing goals.
- Additional standards: One of the additional standards regarding the size of the unit would need to be modified during approval.

#### Request notified accordance with the UDC Section 3.4.3.E.

- 13 property owners within 160 feet notified by mail.
- Legal ad published in the Starkville Daily News on February 22, 2026.
- A sign posted on the property.
- One email inquiry requesting additional information was received.

Staff recommends approval of the request based on the criteria with the following condition:

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

Chairman Dumas opened the public hearing.

Fred Young (the applicant) spoke for 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 Commissioner Smith and duly seconded by Commissioner Verdell, the motion was unanimously approved with the recommendation made by staff.

**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.**

City Planner Daniel Havelin presented the 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. The unit is fully contained within the footprint of the primary structure. Approximately 830 square feet with a separate rear entrance. Therefore, the size limits of the ADU do not apply.

Review and Approval of a Special Exception

1. Site suitability: Addition remains subordinate and meets SD-2 setback requirements.
2. Traffic: Minor increase in residential intensity; parking can be accommodated.
3. Neighborhood impact: ADU located behind the primary dwelling with minimal visual impact.
4. Public services: Property is served by water, sewer, and utilities.
5. Site plan: Not required for this request.
6. Property values: Compatible accessory units support neighborhood stability.
7. Comprehensive Plan: Consistent with housing diversity goals.
8. Additional standards: Request meets applicable standards.

Request notified accordance with the UDC Section 3.4.3.E.

- 11 property owners within 160 feet notified by mail.
- Legal ad published in the Starkville Daily News on February 22, 2026.
- A sign posted on the property.
- One email inquiry requesting additional information was received.

Staff recommends approval of the request based on the criteria

Chairman Dumas opened the public hearing.

Trace Kinard (applicant) spoke for 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 Smith and duly seconded by Commissioner Gregory, the motion was approved unanimously.

**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.**

City Planner Daniel Havelin presented the 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. The lot directly to the west was previously approved for a special exception for a duplex. This request would create four total residential units, two on each property. Approval of this request is not approval of the site plan or layout.

Criteria for Review and Approval

- Site suitability: Both parcels exceed minimum lot size and can meet setbacks and parking.
- Traffic: Four residential units consistent with expected TN-E density.
- Neighborhood impact: Duplex design must resemble single-family homes in scale and appearance.
- Public services: Property is served by water, sewer, and utilities.
- Site plan: Not required for single-lot duplex development.
- Property values: Context-sensitive infill not expected to negatively impact surrounding properties.
- Comprehensive Plan: Supports housing diversity and infill development.
- Additional standards: Proposed units meet bedroom limits and development standards.

Request notified accordance with the UDC Section 3.4.3.E.

- 17 property owners within 160 feet notified by mail.
- Legal ad published in the Starkville Daily News on February 21, 2026.
- A sign posted on the property.
- No responses had been received as of the staff report date.

Staff recommends approval of the request based on the criteria

Chairman Dumas opened the public hearing.

Lynn Hitt spoke against the request.

Mark Hitt spoke against the request.

Charles Prewitt (applicant) spoke for the request.

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

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

**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.**

City Planner Daniel Havelin presented the request 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 use of warehousing, distribution, and wholesale is not a permitted use in a CN zoning district. The use was allowed in the previous zoning designation of C2. Since use began prior to the adoption of the UDC as a permitted use, it is classified as a legal nonconforming use. The applicant has submitted documentation supporting this classification in the applicant statement in the staff report. The UDC allows for the expansion of a legal nonconforming use with a Use Exception. The existing structure and site features are also considered legal nonconforming elements and are allowed to remain until cost of repair or modification of the structures and site features exceeds 50 percent of the structure's replacement value.

Criteria for Review and Approval

- Site suitability: Existing building and site can accommodate warehouse operations.
- Traffic: No significant new traffic impacts are expected with the expansion of the existing operation.
- Neighborhood impact: The surrounding area contains a mix of commercial and service-related uses along Stark Road.

- Property values: No evidence the expansion would negatively affect nearby properties.
- Comprehensive Plan: Supports economic development and existing commercial areas.
- Additional standards: Must comply with applicable warehouse use standards.

Request notified accordance with the UDC Section 3.5.3.E.

- 17 property owners within 160 feet notified by mail.
- Legal ad published in the Starkville Daily News on February 21, 2026.
- A sign posted on the property.
- No responses had been received as of the staff report date.
- Staff recommends approval of the request based on the criteria.

Chairman Dumas opened the public hearing.

Jeffery Rupp (applicant) spoke for 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 Gregory, the motion was unanimously approved.

### **VIII. ADJOURN**

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on April 14, 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 West, the motion was unanimously approved.

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Jeremiah Dumas, Chairman

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Daniel Havelin, City Planner





STAFF REPORT

To: Planning and Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle MeCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Discussion and consideration of PP 25-01 a request for Preliminary Plat approval for "Sterling Ridge" at southwest corner of the intersection of Mockingbird Road and MS Hwy 182 in a TN-N zoning district.
Date: May 12, 2026

The purpose of this report is to provide information regarding a Preliminary Plat request by Pritchard Engineering on behalf of Charles Morgan for the "Sterling Ridge" subdivision. Please see attachments 1- 5.

BACKGROUND INFORMATION

This is a request for Preliminary Plat approval for a 163-lot single dwelling unit subdivision. The property is located at the southwest corner of the intersection of Mockingbird Road and MS Hwy 182. The lot is zoned TN-N with the property number 103B-00-003.01. Previously the applicant had applied for a Special Exception for the use of townhomes on the property. That request was ultimately denied and has no bearing on the current request.

On May 1, 2026 the Development Review Committee approved the Preliminary Plat with the following staff recommended conditions of approval:

Starkville Utilities

- 1. All lots shown on this Preliminary Plat are subject to an all-encompassing 5-foot utility easement.

Engineering Department

- 2. The Hydrologic & Hydraulic study must be updated to reflect proposed conditions accounting for all fill, final grading, site layout, conveyance and hydraulic structures, and detention systems. The study must model and display the 2, 10, 25, and 100-year inundation lines based on the proposed conditions. The study should include Josey Creek and the two internal tributaries traversing the property. The H&H should identify the floodway boundary.
3. Any proposed buildings located within the 100-year inundation area shall have Finished Floor Elevations (FFE) no less than 2' above the 100-year water surface elevation.

4. The proposed development shall not increase the water surface elevation or inundation footprint on any existing properties south of Josey Creek, as evidenced with a City-approved Hydrologic & Hydraulic study.
5. All streets within the development are required to install a minimum of a twenty-four inch non-expansive buffer below the soil cement or crushed stone subbase.

#### GENERAL INFORMATION

- The proposed subdivision is located at the southwest corner of the intersection of Mockingbird Road and MS Hwy 182 in a TN-N zoning district.
- The gross acreage is +/- 51.09 with a total of 163 lots. The proposed gross density is 3.19 units per acre.
- Most of the easements are shown on the preliminary plat.
- Electrical service will be provided by 4 County.
- Potable water and sanitary sewer utility services will be provided by Starkville Utilities.
- The final plat is a Class "C" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by § 17-1-23 and § 17-1-25 of the Mississippi Code Annotated (1972), as amended.
- The applicant has indicated that this subdivision is not part of any previously platted subdivision, therefore no adversely affected parties.

#### PRELIMINARY PLAT INFORMATION

- Approval of a preliminary plat shall be tentative, pending the submission of the infrastructure plans and final plat.
- Approval of the preliminary plat shall be effective and binding upon the City for one (1) year. An expired preliminary plat may be reapproved at the discretion of the Board of Aldermen.
- Approval of the preliminary plat by the Board of Aldermen is the subdivider's authorization to proceed with infrastructure plan submittal.

## ZONING DISTRICT INFORMATION

Detached and Attached Duplex Dwelling	
<b>A. Lot Dimensions</b>	TN-N
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>	TN-N
B1. Front setback	10' min 15' max
B2. Side setback (min.)	5' or infill standards
B3. Side setback corner lot (min.)	10' min 15' max
B4. Rear setback (min.)	5'
B5. Rear setback adjacent to street or alley (min.)	7' without parking, 18' with parking
<b>C. Accessory Dwelling Unit/Structure Setbacks</b>	TN-N
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.)	7' without parking, 18' with parking
C6. Structures housing livestock (min.)	N/A
<b>D. Parking Setbacks</b>	TN-N
D1. From primary street	Behind front wall of principal building
<b>E. Height</b>	TN-N
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>	TN-N
F1. Street-facing primary entrance along street	yes

## CONDITIONS OF APPROVAL

Any condition attached to the approval of a preliminary plat by the Mayor and Board of Aldermen shall run with the preliminary plat until final plat or expiration of the plat. The following conditions of approval are recommended by Starkville Utilities and the Engineering Department:

1. All lots shown on this Preliminary Plat are subject to an all-encompassing 5-foot utility easement.
2. The Hydrologic & Hydraulic study must be updated to reflect proposed conditions accounting for all fill, final grading, site layout, conveyance and hydraulic structures, and detention systems. The study must model and display the 2, 10, 25, and 100-year inundation lines based on the proposed conditions. The study should include Josey Creek and the two internal tributaries traversing the property. The H&H should identify the floodway boundary.
3. Any proposed buildings located within the 100-year inundation area shall have Finished Floor Elevations (FFE) no less than 2' above the 100-year water surface elevation.
4. The proposed development shall not increase the water surface elevation or inundation footprint on any existing properties south of Josey Creek, as evidenced with a City-approved Hydrologic & Hydraulic study.
5. All streets within the development are required to install a minimum of a twenty-four inch non-expansive buffer below the soil cement or crushed stone subbase.

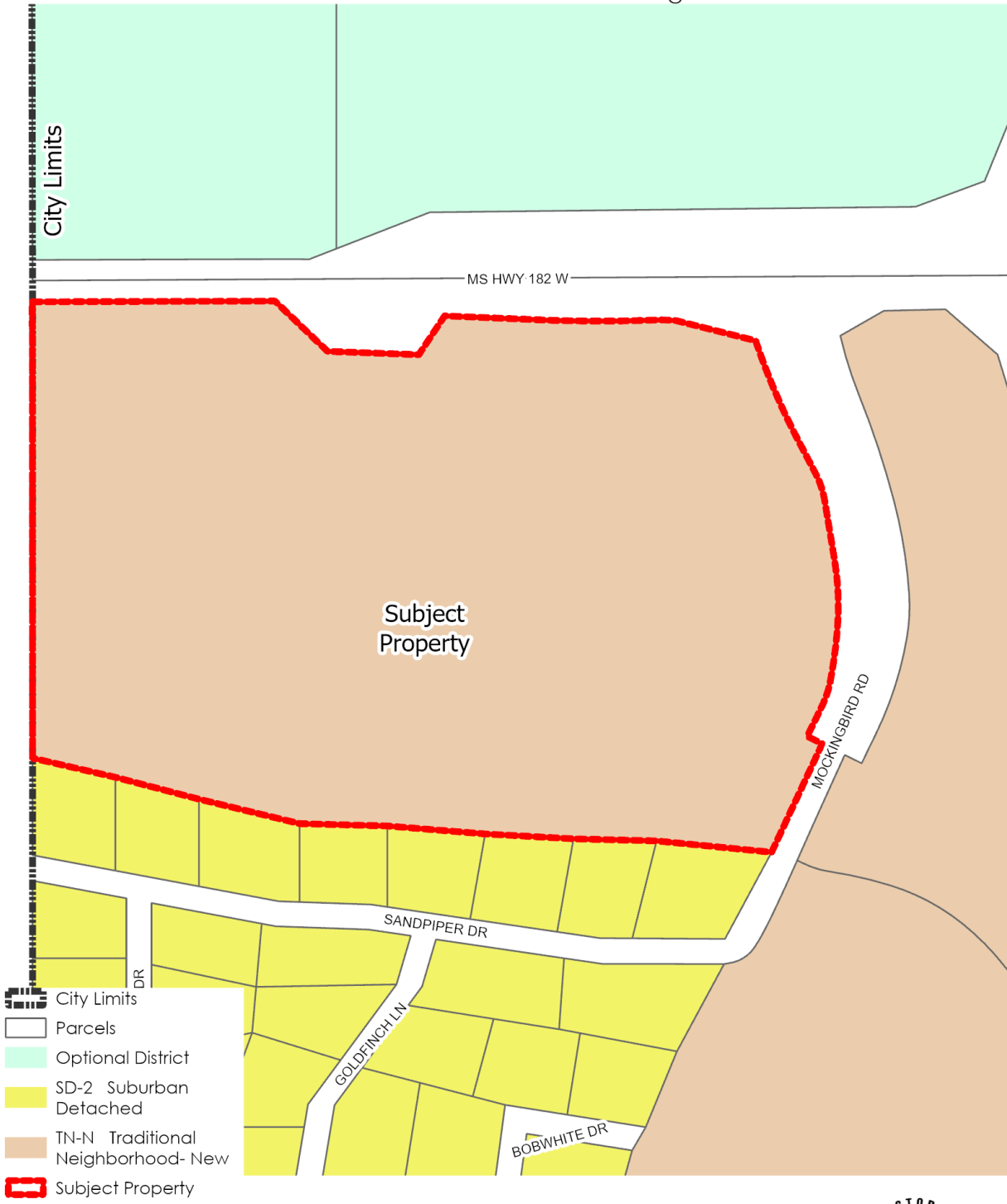
Attachment 1- PP 25-01 Aerial



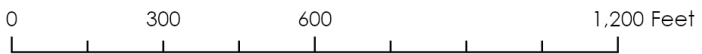
- City Limits
- Parcels
- Subject Property



Attachment 2- PP 25-01 Zoning



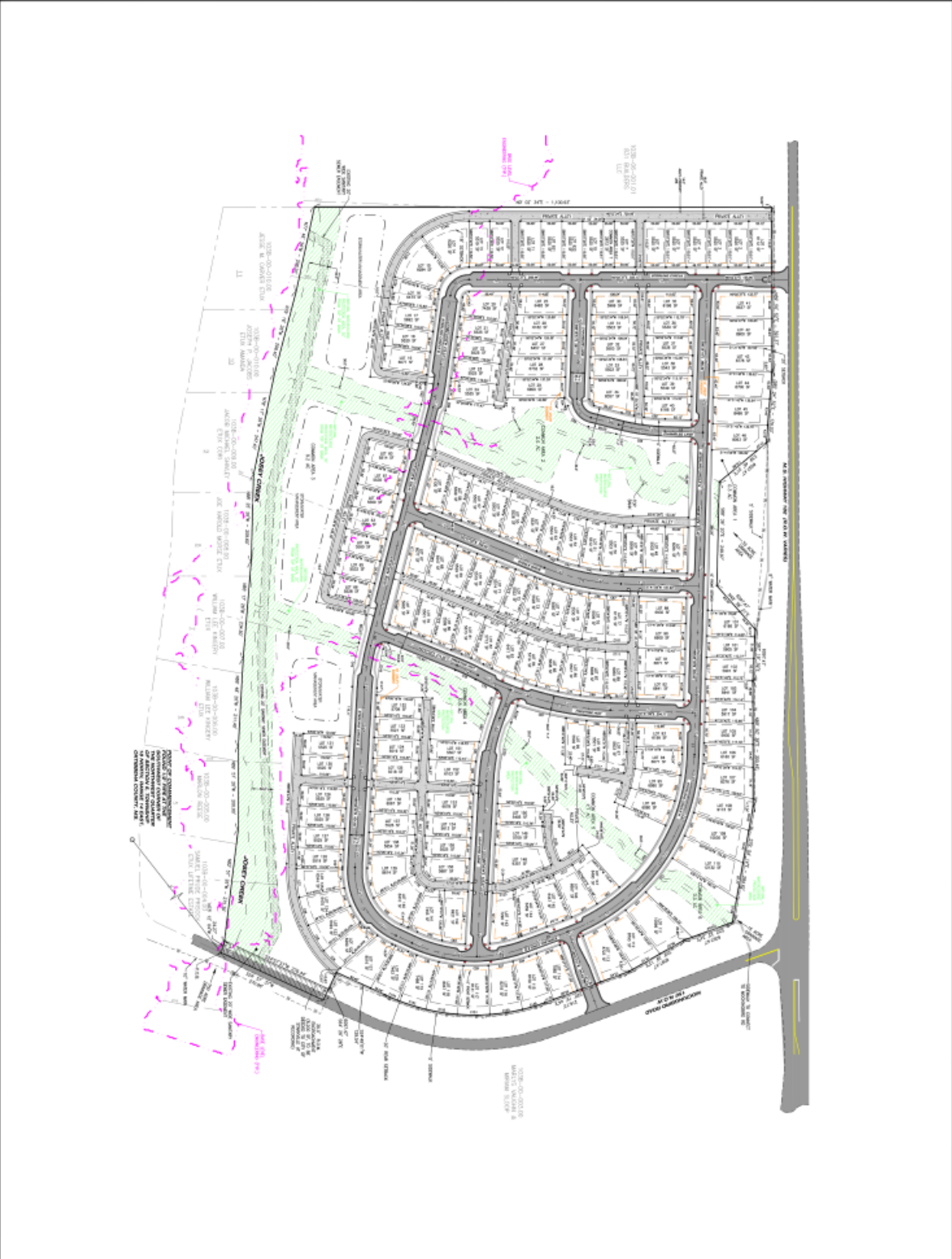
- City Limits
- Parcels
- Optional District
- SD-2 Suburban Detached
- TN-N Traditional Neighborhood- New
- Subject Property





**LEGEND**  
NOTE: ALL UTILITIES IN THIS LEGEND MAY NOT BE LINED ON THIS PLAN.

<ul style="list-style-type: none"> <li>--- SURVEY CONTROL POINT</li> <li>--- EXISTING SPOT ELEVATION</li> <li>--- EXISTING CURBLINE</li> <li>--- DRAINAGE</li> <li>--- CONCRETE</li> <li>--- ASPHALT</li> </ul>	<ul style="list-style-type: none"> <li>--- SANITARY SEWER LINE</li> <li>--- STORM SEWER LINE</li> <li>--- WATER LINE</li> <li>--- HYDRANT TAPPED</li> <li>--- UNDERGROUND POWER</li> <li>--- GAS LINE</li> <li>--- UNDERGROUND TELEPHONE</li> <li>--- OVERHEAD POWER &amp; TELEPHONE</li> <li>--- TELEPHONE SERVICE</li> </ul>	<ul style="list-style-type: none"> <li>--- TELEPHONE FEEDLINE</li> <li>--- DRIVE YIELD</li> <li>--- UTILITY POLE</li> <li>--- GROUND SERVICE</li> <li>--- METER</li> <li>--- POINT-OF-WAY MARKER</li> <li>--- POWER HIGH VOLT</li> <li>--- SET BACK PIN</li> <li>--- CONGRUITY</li> </ul>	<ul style="list-style-type: none"> <li>--- CLEANOUT</li> <li>--- SPRINKLER HEAD</li> <li>--- MAN HOLE</li> <li>--- HOSE VALVE</li> <li>--- FIRE HYDRANT</li> <li>--- VALVE</li> <li>--- SIGN</li> <li>--- WATER SERVICE</li> <li>--- GAS SERVICE</li> </ul>	<ul style="list-style-type: none"> <li>--- HOSE BOX</li> <li>--- SOIL BORING LOCATION</li> <li>--- FIRE TREE</li> <li>--- HARBORCED TREE</li> <li>--- AVE OVERLOOK UNIT</li> </ul>
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**REVISIONS:**

DATE	DESCRIPTION

<p>PROJ. # K080-114-03 SHEET # 2 OF 3</p> <p>FILE NAME: PRIMARY PLACING DATE: 4/23/2028</p> <p>DRAWN BY: V. CLARK REVISION:</p> <p>CHECKED BY: C. FRECHAS SCALE: AS SHOWN</p> <p>5227 S. FRONTAGE ROAD COLUMBUS, MS 39701</p>	<p>PRELIMINARY PLAT 1</p> <p><b>STERLING RIDGE SUBDIVISION</b></p> <p>STARBUCKLE, MS</p>	<p><b>MORGAN CONSTRUCTION COMPANY</b></p> <p>STARBUCKLE, MS</p>	<p><b>MORGAN CONSTRUCTION COMPANY</b></p> <p>STARBUCKLE, MS</p>	<p><b>PRITCHARD ENGINEERING</b></p> <p>962.324.2205</p>
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