

**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.

**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

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.

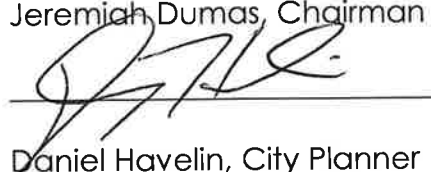
VIII. ADJOURN

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.



Jeremiah Dumas, Chairman



Daniel Havelin, City Planner