



**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY, AUGUST 11, 2026  
110 WEST MAIN ST  
AT 5:30 PM**

- I. CALL THE MEETING TO ORDER**
- II. PLEDGE OF ALLEGIANCE AND A 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 JUNE 9, 2026.
- VI. CITIZEN COMMENTS**
- VII. NEW BUSINESS**
  - A. DISCUSSION AND CONSIDERATION OF PP 26-01 A REQUEST FOR APPROVAL OF A PHASED PRELIMINARY PLAT FOR “STERLING RIDGE” AT SOUTHWEST CORNER OF THE INTERSECTION OF MOCKINGBIRD ROAD AND MS HWY 182 IN A TN-N ZONING DISTRICT.
  - B. PUBLIC HEARING AND CONSIDERATION OF SE 26-08 A REQUEST FOR THE USE OF A “DATA CENTER- CRYPTO CURRENCY GENERATION FACILITY” LOCATED ON THE EAST SIDE OF THE INDUSTRIAL PARK ROAD APPROXIMATELY 350 FEET SOUTH OF THE MILEY ROAD INTERSECTION IN AN INDUSTRIAL ZONING DISTRICT.
  - C. PUBLIC HEARING AND CONSIDERATION OF SE 26-09 A REQUEST UNDER UDC SECTION 13.3.2 TO REMOVE THE ADDITIONAL STANDARD PROHIBITING A SPECIAL EVENT FACILITY ON THE FIRST FLOOR OF A BUILDING IN THE T-5D DISTRICT AT 200 SOUTH MONTGOMERY STREET, SUITE C.
- VIII. ADJOURN**

**APPROVED MINUTES OF THE MEETING OF  
THE PLANNING AND ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI, JUNE 9, 2026**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on June 9, 2026, at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

Physically present were Chairman Jeremiah Dumas, Ward 6; Vicki West, Ward 2; Carl Smith, Ward 4, and Tommy Verdell, Ward 7. Absent with cause were Vice Chairman Alexis Gregory, Ward 5; Joe Fratesi, Ward 1; and Kelly Prather, Ward 3. City Planner Daniel Havelin, Assistant City Planner Lyle McCaskey, and City Attorney Berk Huskison were physically present.

Chairman 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 June 9, 2026, as presented.

**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY, June 9, 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 MAY 14, 2026.
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS

- A. PUBLIC HEARING AND CONSIDERATION OF SE 26-06 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR FIVE SPECIAL EXCEPTIONS FOR A PROPOSED MIXED-USE DEVELOPMENT LOCATED AT 128 SOUTH JACKSON STREET IN A T-5D ZONING DISTRICT.
- B. PUBLIC HEARING AND CONSIDERATION OF SE 26-07 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A COTTAGE COURT DEVELOPMENT AT 505, 507, AND 509 SOUTH MONTGOMERY STREET IN AN TN-E ZONING DISTRICT.

VIII. ADJOURN

After a discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner West, the motion to approve the official agenda of the Planning and Zoning Commission for June 9, 2026, received unanimous approval.

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

**A. CONSIDERATION OF THE UNAPPROVED MINUTES OF MAY 12, 2026**

After discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Verdell, the motion to approve the minutes of the Planning and Zoning Commission for March 10, 2026, received unanimous approval with grammatical corrections.

**VI. CITIZEN COMMENTS**

Chairman Dumas opened the meeting for citizen comments.

Citizen Steve Langston spoke in favor of the Jackson 128 project.

Calling for and receiving no comments, the Commission moved to New Business.

## **VII. NEW BUSINESS**

### **A. PUBLIC HEARING AND CONSIDERATION OF SE 26-06 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR FIVE SPECIAL EXCEPTIONS FOR A PROPOSED MIXED-USE DEVELOPMENT LOCATED AT 128 SOUTH JACKSON STREET IN A T-5D ZONING DISTRICT.**

City Planner Daniel Havelin presented a request by Stuart Povall on behalf of Jackson 128, LLC for a proposed mixed-use development located at 128 South Jackson Street within the T-5D Downtown Transect District. The applicant is requesting five Special Exceptions: (1) Approval of a fifth story, (2) a deviation from the first-floor transparency requirement, (3) a deviation from the articulation requirement, (4) a deviation from the maximum building width requirement, and (5) a deviation from the lot frontage buildout requirement. The proposed development consists of ground-floor commercial space with twenty-four condominium units on the upper floors. The project is currently undergoing site plan and architectural review. While the building does not fully meet several form-based design standards, the architectural consultant found the building demonstrates appropriate proportions, architectural character, and generally satisfies the design intent of the UDC. The first-floor transparency 44% where 70% is required, The building width of 135' is being proposed which exceeds where 120' max. The lot frontage buildout that falls slightly below the required standard. Staff finds the building incorporates sufficient architectural detailing, pedestrian-oriented design features, landscaping, screening, and streetscape improvements to satisfy the intent of these standards

- **Site Suitability:** Suitable for mixed-use development in the T-5D District.
- **Traffic:** No undue traffic or pedestrian impacts anticipated.
- **Neighborhood Impact:** Compatible with surrounding downtown development.
- **Public Services:** Adequate infrastructure and services available.
- **Site Plan:** Meets review requirements; subject to final DRC approval.
- **Property Values:** No negative impact anticipated.
- **Comprehensive Plan:** Consistent with downtown redevelopment and mixed-use goals.
- **Additional Standards:** Substantially complies with UDC requirements.

The request was properly noticed in accordance with the Unified Development Code. (22) property owners were notified by mail. A legal advertisement was published in the Starkville Dispatch, a correction notice was subsequently published. A sign was posted on the property. As of this date, staff has received one phone call requesting information and no formal comments in support or opposition.

Chairman Dumas opened the public hearing.



Citizen Steve Langston spoke in favor of the request.

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

After a discussion and upon the motion to approve the request Commissioner Verdell and duly seconded by Commissioner Smith, the motion was unanimously approved with the five recommendations made by staff.

**B. PUBLIC HEARING AND CONSIDERATION OF SE 26-07 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A COTTAGE COURT DEVELOPMENT AT 505, 507, AND 509 SOUTH MONTGOMERY STREET IN AN TN-E ZONING DISTRICT.**

City Planner Daniel Havelin presented a request by Christopher McQueen to allow a Cottage Court Development at 505, 507, and 509 South Montgomery Street within the TN-E zoning district. The applicant proposes to combine three existing lots and remove the existing structures to construct a fourteen-unit Cottage Court Development. The approximately 52,000-square-foot site exceeds the minimum lot area required for this development type and complies with the maximum density permitted in the district. The project consists of detached cottage dwellings organized around two central courtyards, providing a form of Missing Middle Housing within an established residential neighborhood. Parking is located around the perimeter of the site, with access provided from two curb cuts. The development also includes required landscaping, buffering, and a privacy fence along the eastern property line. Staff finds the proposed development is compatible with surrounding residential uses due to the scale of the cottages, courtyard-oriented design, pedestrian-focused layout, and required buffering.

- **Site Suitability:** Staff finds the site has adequate area to accommodate the proposed Cottage Court Development and is suitable for the requested use.
- **Traffic:** Staff does not anticipate the development will create undue traffic or pedestrian safety concerns.
- **Neighborhood Impact:** The proposed cottages are compatible with the surrounding residential character, and required buffering and landscaping will help minimize impacts.
- **Public Services:** Adequate public utilities and municipal services are available to serve the development.
- **Site Plan:** The conceptual site plan provides sufficient information to evaluate the request and will undergo further review during final site plan approval.
- **Property Values:** Staff finds no evidence the development will negatively impact surrounding property values.

- **Comprehensive Plan:** The proposal supports Comprehensive Plan goals related to housing choice, walkability, and compatible infill development.
- **Additional Standards:** Staff finds the development meets the applicable Cottage Court standards, with final compliance to be verified during site plan review.

The request was properly noticed in accordance with the UDC. (22) property owners were notified by mail. A legal advertisement was published, and a sign was posted on the property. As of this date, staff has received no comments regarding 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 Commissioner Verdell and duly seconded by Commissioner West, the motion was unanimously approved.

#### **VIII. ADJOURN**

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on June 9, 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 July 14, 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 McCaskey, Assistant City Planner (662-323-2525 ext. 3130)  
**Subject:** Discussion and consideration of PP 26-01 a request for approval of a phased Preliminary Plat for "Sterling Ridge" at southwest corner of the intersection of Mockingbird Road and MS Hwy 182 in a TN-N zoning district.  
**Date:** August 18, 2026

The purpose of this report is to provide information regarding a phased Preliminary Plat request by Pritchard Engineering on behalf of Charles Morgan for the "Sterling Ridge" subdivision. Please see attachments 1- 7.

**BACKGROUND INFORMATION**

This is a request for phased Preliminary Plat approval for a 156-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 19, 2026, the Board of Aldermen approved a previous version of this plat. After that approval the applicant requested to do the project in phases. A phased plat is reviewed differently than a plat without phases. Section 15.1.2 states "lots may be recorded and public improvements may be constructed in phases as long as each phase is able to stand alone by meeting all City requirements." This was not reviewed as part of the original approval. Therefore, the phased preliminary plat must be reviewed and approved.

On July 22, 2026, the Development Review Committee approved the Preliminary Plat with the following staff recommended conditions of approval:

**Engineering Department**

1. 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.

2. 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.
3. 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.
4. 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 156 lots. The proposed gross density is 3.05 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

| <b>Detached and Attached Duplex Dwelling</b>          |                                         |
|-------------------------------------------------------|-----------------------------------------|
| <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 the Engineering Department:

1. 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.
2. 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.
3. 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.
4. 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

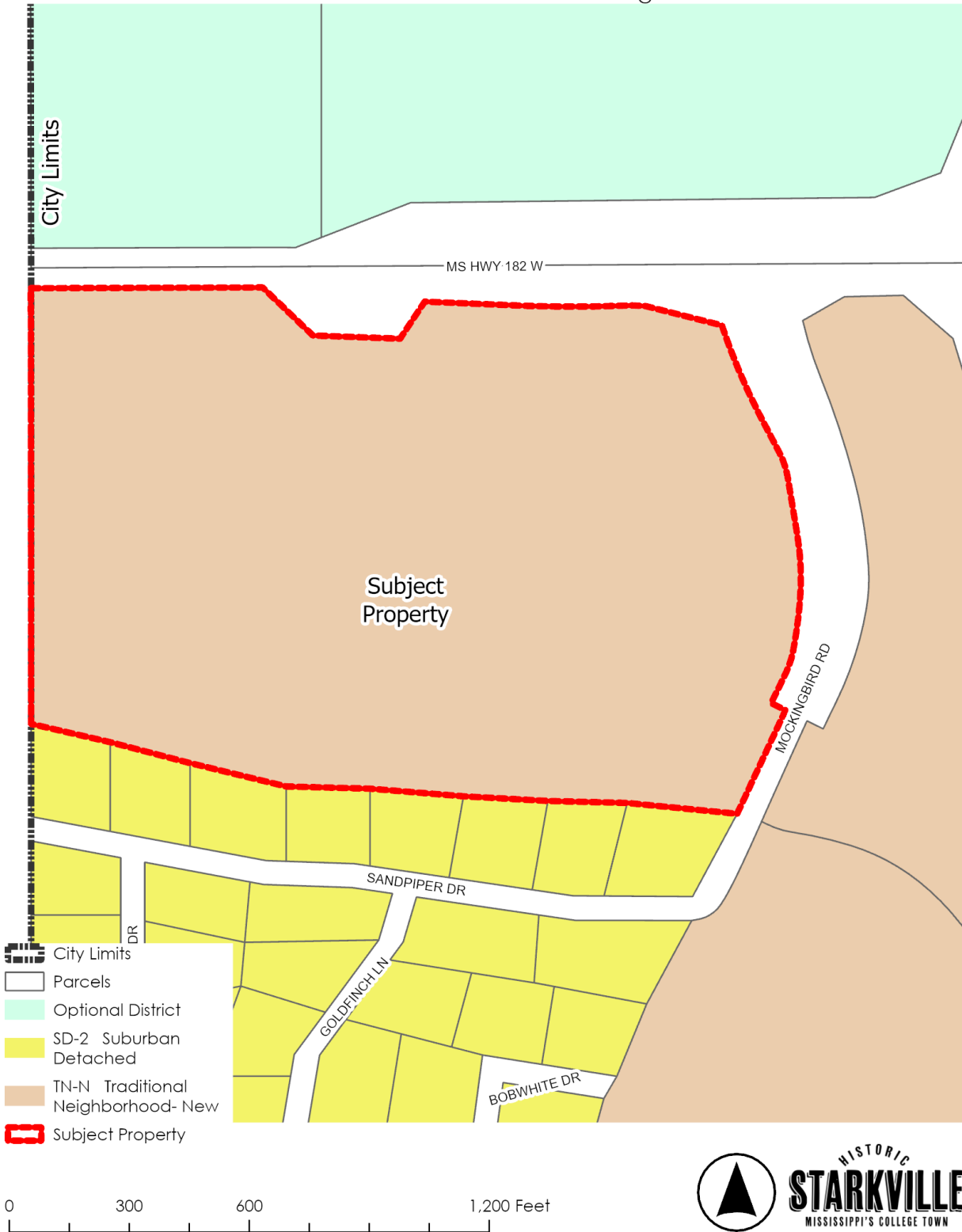


-  City Limits
-  Parcels
-  Subject Property

0 300 600 1,200 Feet



# Attachment 2- PP 25-01 Zoning











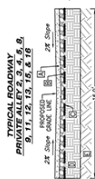
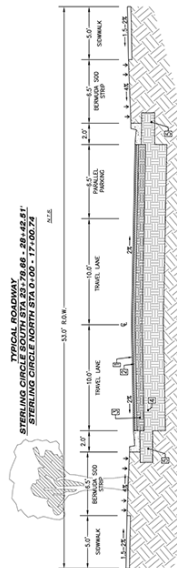
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|       |        | CROSS TABLE |       |        |        |
|-------|--------|-------------|-------|--------|--------|
| CROSS | LOCUS  | LOCUS       | LOCUS | LOCUS  | CROSS  |
| C1    | 34.61  | 49.74       | 54.94 | 57.47  | 38.17  |
| C2    | 34.61  | 49.74       | 54.94 | 57.47  | 38.17  |
| C3    | 55.62  | 48.52       | 52.42 | 56.27  | 53.31  |
| C4    | 55.62  | 48.52       | 52.42 | 56.27  | 53.31  |
| C5    | 55.62  | 48.52       | 52.42 | 56.27  | 53.31  |
| C6    | 55.62  | 48.52       | 52.42 | 56.27  | 53.31  |
| C7    | 55.62  | 48.52       | 52.42 | 56.27  | 53.31  |
| C8    | 55.62  | 48.52       | 52.42 | 56.27  | 53.31  |
| C9    | 55.62  | 48.52       | 52.42 | 56.27  | 53.31  |
| C10   | 55.62  | 48.52       | 52.42 | 56.27  | 53.31  |
| C11   | 55.62  | 48.52       | 52.42 | 56.27  | 53.31  |
| C12   | 55.62  | 48.52       | 52.42 | 56.27  | 53.31  |
| C13   | 55.62  | 48.52       | 52.42 | 56.27  | 53.31  |
| C14   | 55.62  | 48.52       | 52.42 | 56.27  | 53.31  |
| C15   | 247.2  | 75.50       | 144.1 | 167.37 | 244.1  |
| C16   | 247.2  | 75.50       | 144.1 | 167.37 | 244.1  |
| C17   | 60.04  | 49.52       | 58.8  | 56.7   | 60.0   |
| C18   | 60.04  | 49.52       | 58.8  | 56.7   | 60.0   |
| C19   | 60.04  | 49.52       | 58.8  | 56.7   | 60.0   |
| C20   | 60.04  | 49.52       | 58.8  | 56.7   | 60.0   |
| C21   | 60.04  | 49.52       | 58.8  | 56.7   | 60.0   |
| C22   | 60.04  | 49.52       | 58.8  | 56.7   | 60.0   |
| C23   | 154.0  | 62.52       | 153.1 | 62.7   | 153.81 |
| C24   | 62.52  | 62.52       | 153.1 | 62.7   | 60.5   |
| C25   | 62.52  | 62.52       | 153.1 | 62.7   | 60.5   |
| C26   | 62.52  | 62.52       | 153.1 | 62.7   | 60.5   |
| C27   | 60.04  | 49.52       | 58.8  | 56.7   | 60.0   |
| C28   | 60.04  | 49.52       | 58.8  | 56.7   | 60.0   |
| C29   | 60.04  | 49.52       | 58.8  | 56.7   | 60.0   |
| C30   | 56.05  | 36.52       | 54.4  | 37.7   | 55.35  |
| C31   | 22.02  | 36.52       | 54.4  | 37.7   | 22.49  |
| C32   | 22.02  | 36.52       | 54.4  | 37.7   | 22.49  |
| C33   | 22.02  | 36.52       | 54.4  | 37.7   | 22.49  |
| C34   | 27.72  | 13.97       | 13.8  | 14.9   | 27.70  |
| C35   | 44.19  | 30.77       | 13.15 | 30.97  | 43.89  |
| C36   | 14.15  | 78.38       | 13.8  | 54.97  | 14.74  |
| C37   | 44.19  | 30.77       | 13.15 | 30.97  | 43.89  |
| C38   | 60.04  | 49.52       | 58.8  | 56.7   | 60.0   |
| C39   | 60.04  | 49.52       | 58.8  | 56.7   | 60.0   |
| C40   | 107.35 | 33.50       | 14.2  | 34.97  | 107.13 |
| C41   | 51.1   | 43.50       | 13.38 | 37.97  | 51.14  |
| C42   | 51.1   | 43.50       | 13.38 | 37.97  | 51.14  |
| C43   | 51.1   | 43.50       | 13.38 | 37.97  | 51.14  |
| C44   | 51.1   | 43.50       | 13.38 | 37.97  | 51.14  |
| C45   | 51.1   | 43.50       | 13.38 | 37.97  | 51.14  |
| C46   | 20.19  | 13.52       | 14.27 | 16.97  | 19.70  |
| C47   | 51.1   | 43.50       | 13.38 | 37.97  | 51.14  |
| C48   | 178.42 | 50.00       | 8.87  | 54.37  | 177.47 |
| C49   | 31.49  | 31.00       | 32.5  | 36.97  | 31.43  |
| C50   | 31.49  | 31.00       | 32.5  | 36.97  | 31.43  |
| C51   | 52.0   | 50.00       | 5.6   | 54.37  | 51.84  |
| C52   | 52.0   | 50.00       | 5.6   | 54.37  | 51.84  |
| C53   | 22.04  | 36.52       | 13.2  | 37.97  | 22.04  |
| C54   | 22.04  | 36.52       | 13.2  | 37.97  | 22.04  |

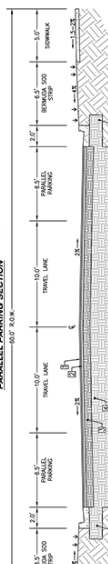
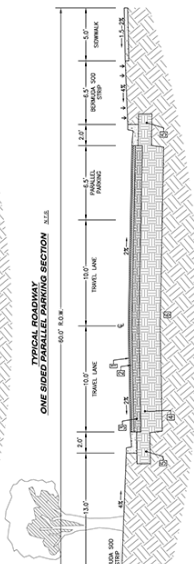
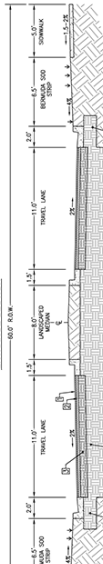
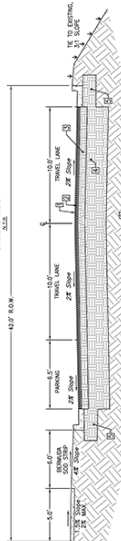
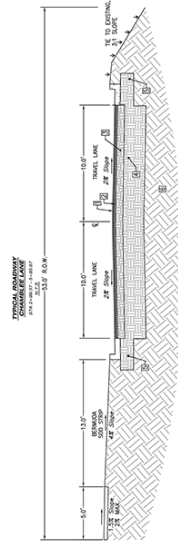
| CHURN TABLE |               |        |     |        |                  |             |           |         |            |
|-------------|---------------|--------|-----|--------|------------------|-------------|-----------|---------|------------|
| customer_id | customer_name | gender | age | tenure | contract_type    | monthly_fee | total_fee | churned | churn_date |
| 1           | John Doe      | Male   | 35  | 12     | Verbal Agreement | \$15        | \$180     | Yes     | 2023-01-15 |
| 2           | Jane Smith    | Female | 28  | 8      | Verbal Agreement | \$12        | \$96      | No      |            |
| 3           | Mike Johnson  | Male   | 42  | 5      | Verbal Agreement | \$20        | \$100     | Yes     | 2023-02-01 |
| 4           | Sarah Brown   | Female | 31  | 10     | Verbal Agreement | \$18        | \$180     | No      |            |
| 5           | David Wilson  | Male   | 45  | 3      | Verbal Agreement | \$25        | \$75      | Yes     | 2023-03-10 |
| 6           | Emily Davis   | Female | 25  | 7      | Verbal Agreement | \$10        | \$70      | No      |            |
| 7           | Chris Miller  | Male   | 38  | 9      | Verbal Agreement | \$16        | \$144     | Yes     | 2023-04-05 |
| 8           | Alice Taylor  | Female | 33  | 6      | Verbal Agreement | \$14        | \$84      | No      |            |
| 9           | Bob Anderson  | Male   | 40  | 4      | Verbal Agreement | \$22        | \$88      | Yes     | 2023-05-20 |
| 10          | Grace White   | Female | 29  | 11     | Verbal Agreement | \$17        | \$187     | No      |            |
| 11          | Kevin Black   | Male   | 48  | 2      | Verbal Agreement | \$30        | \$60      | Yes     | 2023-06-12 |
| 12          | Laura Green   | Female | 36  | 10     | Verbal Agreement | \$19        | \$190     | No      |            |
| 13          | Mark Hall     | Male   | 41  | 7      | Verbal Agreement | \$21        | \$147     | Yes     | 2023-07-08 |
| 14          | Nancy King    | Female | 34  | 9      | Verbal Agreement | \$15        | \$135     | No      |            |
| 15          | Paul Lee      | Male   | 43  | 5      | Verbal Agreement | \$24        | \$120     | Yes     | 2023-08-03 |
| 16          | Quinn Scott   | Female | 27  | 8      | Verbal Agreement | \$11        | \$88      | No      |            |
| 17          | Sam Young     | Male   | 46  | 3      | Verbal Agreement | \$26        | \$78      | Yes     | 2023-09-17 |
| 18          | Tina Adams    | Female | 32  | 10     | Verbal Agreement | \$18        | \$180     | No      |            |
| 19          | Uma Baker     | Female | 37  | 6      | Verbal Agreement | \$16        | \$96      | Yes     | 2023-10-02 |
| 20          | Victor Clark  | Male   | 44  | 4      | Verbal Agreement | \$23        | \$92      | No      |            |
| 21          | Wendy Evans   | Female | 30  | 11     | Verbal Agreement | \$17        | \$187     | Yes     | 2023-11-19 |
| 22          | Xavier Foster | Male   | 47  | 2      | Verbal Agreement | \$28        | \$56      | No      |            |
| 23          | Yara Gibson   | Female | 35  | 9      | Verbal Agreement | \$19        | \$171     | Yes     | 2023-12-07 |
| 24          | Zoe Harris    | Female | 26  | 7      | Verbal Agreement | \$10        | \$70      | No      |            |
| 25          | Adam Ives     | Male   | 49  | 1      | Verbal Agreement | \$35        | \$35      | Yes     | 2024-01-25 |
| 26          | Bella Jones   | Female | 39  | 10     | Verbal Agreement | \$18        | \$180     | No      |            |
| 27          | Charlie King  | Male   | 42  | 5      | Verbal Agreement | \$25        | \$125     | Yes     | 2024-02-18 |
| 28          | Diana Lee     | Female | 31  | 8      | Verbal Agreement | \$14        | \$112     | No      |            |
| 29          | Ethan Miller  | Male   | 45  | 3      | Verbal Agreement | \$27        | \$81      | Yes     | 2024-03-09 |
| 30          | Fiona Scott   | Female | 28  | 11     | Verbal Agreement | \$16        | \$176     | No      |            |
| 31          | George Taylor | Male   | 40  | 7      | Verbal Agreement | \$21        | \$147     | Yes     | 2024-04-01 |
| 32          | Hannah White  | Female | 33  | 9      | Verbal Agreement | \$15        | \$135     | No      |            |
| 33          | Ian Black     | Male   | 43  | 4      | Verbal Agreement | \$24        | \$96      | Yes     | 2024-05-14 |
| 34          | Julia Brown   | Female | 29  | 10     | Verbal Agreement | \$17        | \$170     | No      |            |
| 35          | Kyle Clark    | Male   | 46  | 2      | Verbal Agreement | \$29        | \$58      | Yes     | 2024-06-06 |
| 36          | Liam Davis    | Male   | 41  | 8      | Verbal Agreement | \$20        | \$160     | No      |            |
| 37          | Mia Evans     | Female | 36  | 6      | Verbal Agreement | \$18        | \$108     | Yes     | 2024-07-22 |
| 38          | Noah Foster   | Male   | 44  | 3      | Verbal Agreement | \$26        | \$78      | No      |            |
| 39          | Olivia Gibson | Female | 32  | 10     | Verbal Agreement | \$19        | \$190     | Yes     | 2024-08-10 |
| 40          | Peter Harris  | Male   | 47  | 2      | Verbal Agreement | \$31        | \$62      | No      |            |
| 41          | Quinn Ives    | Female | 34  | 9      | Verbal Agreement | \$16        | \$144     | Yes     | 2024-09-04 |
| 42          | Rachel King   | Female | 27  | 7      | Verbal Agreement | \$11        | \$77      | No      |            |
| 43          | Samuel Lee    | Male   | 48  | 1      | Verbal Agreement | \$36        | \$36      | Yes     | 2024-10-27 |
| 44          | Tina Miller   | Female | 38  | 10     | Verbal Agreement | \$18        | \$180     | No      |            |
| 45          | Uma Scott     | Female | 37  | 6      | Verbal Agreement | \$16        | \$96      | Yes     | 2024-11-13 |
| 46          | Victor Taylor | Male   | 44  | 4      | Verbal Agreement | \$23        | \$92      | No      |            |
| 47          | Wendy White   | Female | 30  | 11     | Verbal Agreement | \$17        | \$187     | Yes     | 2024-12-01 |
| 48          | Xavier Black  | Male   | 47  | 2      | Verbal Agreement | \$28        | \$56      | No      |            |
| 49          | Yara Brown    | Female | 35  | 9      | Verbal Agreement | \$19        | \$171     | Yes     | 2025-01-15 |
| 50          | Zoe Clark     | Female | 26  | 7      | Verbal Agreement | \$10        | \$70      | No      |            |

[illegible]

| PARCEL LINE TABLE |        |               |
|-------------------|--------|---------------|
| LINE #            | LENGTH | DIRECTION     |
| L1                | 101.16 | N33° 28' 18"W |
| L2                | 106.26 | N20° 19' 44"W |
| L4                | 72.56  | S69° 06' 27"E |
| L5                | 92.21  | N1° 41' 09"E  |



- [illegible]



[illegible]

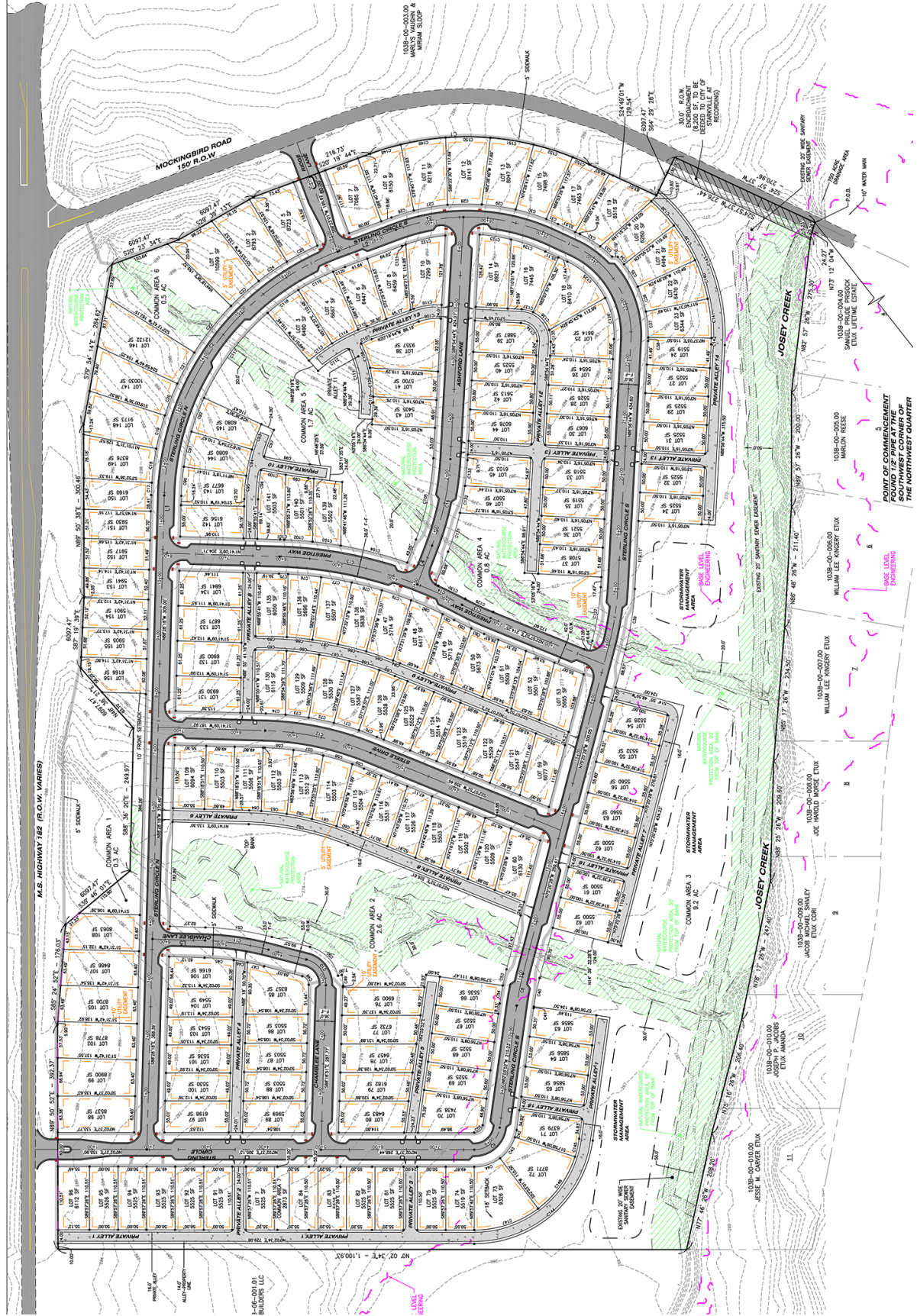


## Page 17 of 60



# Attachment 6- Enlarge Plat

ent maintenance easement over a strip of land twenty (20) feet wide, lying east (10) feet on either side of an underground sewer line.





# Attachment 7- PP 26-02 Map Overlay





**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 26-08 a request for the use of a "Data Center- Crypto Currency Generation Facility" located on the east side of the Industrial Park Road approximately 350 feet south of the Miley Road intersection in an Industrial zoning district.  
**Date:** August 11, 2026

The purpose of this report is to provide information regarding a Special Exception request by Avery Walton, on behalf of Coopers Land LLC, to allow for the use of a "Data Center- Crypto Currency Generation Facility." The facility's location is being proposed on the east side of the Industrial Park Road approximately 350 feet south of the Miley Road intersection in an I (Industrial) zoning district. This report evaluates the request under the Special Exception review criteria contained in Section 3.4.1 of the Unified Development Code (UDC). The property has the parcel number 102N-00-010.01. Please see attachments 1- 3.

**BACKGROUND INFORMATION**

The applicant, Avery Walton, on behalf of Coopers Land LLC, is requesting a Special Exception to establish a "Data Center- Crypto Currency Generation Facility" on an approximately 8.60-acre parcel. The submitted site plan depicts data/mining containers, associated electrical equipment, gravel access and circulation areas, and a storage building. No separate operational narrative has been submitted describing the proposed equipment, projected electrical demand, anticipated water demand, cooling technology, hours of operation, staffing, maintenance activities, anticipated sound levels, or other operational characteristics of the facility. In the absence of these operational specifics, staff cannot establish whether the application complies with the approval criteria in Section 3.4.1 of the UDC.

The property fronts Industrial Park Road on the west and Glen Creek on the east. Existing industrial development is located to the north, including warehouse development and City utility infrastructure. Portions of the southern and eastern boundaries of the subject property adjoin property zoned SD-6, Suburban Detached residential. Based on the information available to staff, the nearest existing residential structure east of the subject property is approximately 1,430 feet from the easternmost portion of the site. Although existing residences are separated from the proposed operational area, the subject Industrial property directly adjoins residentially zoned property. Section 8.2 of the UDC requires a 50-foot side or rear building/structure setback where Industrial zoning adjoins residential zoning. The proposed site plan does appear to meet this requirement. Section 16.2 of the UDC establishes sound standards when the subject use immediately abuts residential zoning.

The subject property also contains significant environmental constraints. The submitted survey identifies portions of the property within FEMA Zone AE, and the civil plans depict the regulatory floodway associated with Glen Creek across a substantial portion of the eastern



and southeastern areas of the parcel. The submitted plans appear to locate the principal mining containers, storage building, and stormwater detention facility west of the mapped floodway. However, final compliance with the City's floodplain and floodway requirements have not been determined by the Floodplain Administrator. The applicant has submitted a Floodplain Development Permit application, which remains under review.

The Engineering Department identified areas shown as potential wetlands on the National Wetlands Inventory and requested that the applicant provide a wetland delineation. No wetland delineation has been submitted as of the date of this report. Section 1.4.1 of the UDC identifies floodplains and wetlands as environmentally sensitive areas and directs development away from such areas. A wetland delineation is therefore necessary for staff to determine whether the development has been appropriately designed around identified environmental constraints and whether additional federal, state, or local review may be required.

Although Starkville Utilities has indicated that system capacity is available to serve the proposed development, staff has not received sufficient operational information to evaluate the proposed utility demands, utility configuration, wastewater characteristics, or compliance with all applicable utility-related review requirements.

The subject property is zoned I, Industrial. Section 8.1 of the UDC identifies Industrial Park Road as one of the City's principal locations for Industrial zoning, and the district is intended to accommodate industrial development consistent with the Comprehensive Plan. The proposed "Data Center–Crypto Currency Generation Facility," however, is not specifically identified as a use in the UDC Use Chart. Pursuant to Sections 13.2, 13.3.6, and 3.4.4 of the UDC, a use that is not specifically listed or that cannot otherwise be classified may be reviewed as a Special Exception when determined appropriate by the City Planner. The City Planner has determined that the proposed use should be reviewed through the Special Exception process.

Accordingly, the Special Exception review does not reconsider whether the property should be zoned Industrial. The property is already zoned I, Industrial, and no zoning-map amendment is requested. The issue before the Planning and Zoning Commission is whether this particular proposed use, at this particular location and with the operational characteristics demonstrated in the application record, satisfies each applicable approval criterion contained in Section 3.4.1 of the UDC.

Springer Engineering initially submitted a site plan on April 13, 2026. The Development Review Committee reviewed the pre-application site plan on April 23, 2026, and departmental comments were provided to the applicant. Revised site plans were submitted on July 10, 2026. Also included in the submittal were a Stormwater Hydraulic Calculations Report, an MDEQ Small Construction Notice of Intent, and a Floodplain Development Permit application. The July 10th site plan depicts two rows of mining/data containers, multiple electrical transformers, a 50 x 100-foot storage building, gravel access and circulation areas, a six-foot chain-link fence, landscaping, and a stormwater detention facility. The site plan remains under review and has not received final site-plan approval.

The submitted stormwater report analyzes the 2, 10, 25, and 100-year storm events. The report indicates that the proposed detention system is designed to reduce modeled post-development peak discharge relative to existing conditions. The downstream impact study likewise reports slightly lower modeled flows at the existing Industrial Park Road box culvert

under post-development conditions. Final technical acceptance of those calculations remains subject to review by the Engineering Department.

Following review of the July 10, 2026 plans, the Engineering Department and Starkville Utilities requested additional information concerning potential wetlands; average and peak water demand; the type, quantity, and disposition of cooling or maintenance water; wastewater quantity and characteristics; the status and location of the proposed utility easement; and the proposed electrical layout and service requirements. As of the date of this report, the requested information has not been provided and the related departmental comments remain unresolved.

Staff has also not received information identifying the anticipated operational sound levels, cooling equipment, fan systems, hours of operation, heat rejection, vibration, or other potentially relevant characteristics of the mining/data containers and associated electrical equipment. Section 3.4.1.C of the UDC requires consideration of noise, vibration, heat, fumes, hours of operation, and similar effects when evaluating immediate neighborhood impact. Section 16.2 of the UDC establishes measurable sound standards applicable to uses located in zoning districts that immediately abut residential zoning. Because no equipment-specific or professionally prepared sound information has been submitted, staff cannot determine whether the proposed operation would comply with the applicable sound standards at the receiving property boundary or otherwise satisfy the immediate-neighborhood-impact criterion.

Section 1.8 of the UDC places the burden on the applicant to demonstrate that an application or development complies with the applicable review and approval standards. The burden is not on the City, staff, neighboring property owners, or other parties to establish compliance on the applicant's behalf. Accordingly, when the record lacks information reasonably necessary to make an affirmative finding required by Section 3.4.1 of the UDC, staff has identified the applicable criterion as "not established." Such a finding does not mean that staff has affirmatively determined that the proposal will violate the criterion; rather, it means that the present application record is insufficient to demonstrate that the criterion has been satisfied.

Based on the application materials, departmental review comments, findings of fact, and the Special Exception approval criteria contained in Section 3.4.1 of the UDC, staff recommends denial of SE 26-08 based on the record currently before the City. The applicant has not provided sufficient information for staff to make all of the affirmative findings required for approval.

#### 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 site's Industrial zoning supports the general location of an industrial use; however, compliance with the full Site Suitability criterion has not yet been established because the requested wetland delineation and final floodplain review have not been completed.
2. **Traffic.** Staff has not identified evidence of an undue traffic nuisance or serious hazard.
3. **Immediate neighborhood impact.** Portions of the subject property immediately adjoin SD-6 residential zoning. The applicant has not provided equipment specifications, an operational sound analysis, information concerning cooling and fan systems, anticipated heat rejection, vibration characteristics, or proposed hours of operation. These characteristics are directly relevant to the impacts identified in Section 3.4.1.C of the UDC, including noise, vibration, heat, and inappropriate hours of operation. They are also relevant to determining compliance with the sound standards of Section 16.2 of the UDC. Without this information, staff cannot determine that the proposed operation will avoid detrimental, injurious, obnoxious, or offensive impacts on surrounding property. This criterion has not yet been established.
4. **Availability of public services.** Starkville Utilities has indicated that sufficient electrical capacity exists to serve the proposed use. However, Starkville Utilities Water & Sewer and the Engineering Department have requested information concerning average and peak water demand, cooling and maintenance-water use and discharge, wastewater quantity and characteristics, the proposed electrical layout, utility easements, and stormwater compliance. Therefore, this criterion has not yet been established.
5. **Site Plan.** The proposed development is subject to site-plan review, and the site plan has been reviewed by the Development Review Committee. Revised plans were subsequently submitted; however, substantive Engineering and Starkville Utilities comments remain unresolved, and final site-plan approval has not been granted. The Special Exception process may precede final site-plan approval under Section 3.4.1.E of the UDC, but the present record does not establish that all applicable site-



plan elements and departmental requirements have been adequately addressed. This criterion has not been established based on the current plans.

6. **Impact on property values.** No evidence has been submitted to support that the proposed use will not cause or contribute to a decline in surrounding property values. While the Code does not explicitly require a formal appraisal, the record lacks sufficient evidence for staff to make a positive finding. This criterion has not yet been established.
7. **Consistency with Comprehensive Plan.** The Comprehensive Plan supports economic diversification, technology-related development, and appropriate industrial development while also emphasizing efficient use of public infrastructure, protection of environmentally sensitive lands, and compatibility with surrounding development. Although the proposed use may advance certain economic development objectives, the applicant has not provided sufficient information regarding anticipated employment, operational staffing, or the project's overall economic contribution for staff to evaluate the extent to which the proposal advances the Comprehensive Plan's economic development objectives. Additionally, unresolved issues regarding wetlands, floodplain/floodway compliance, operational impacts, and compatibility with adjacent residential zoning prevent staff from determining that the application, as submitted, is fully consistent with the applicable goals, objectives, and policies of the Comprehensive Plan. This criterion has not been established.
8. **Additional Standards.** Although no use-specific additional standards have been established for a "Data Center-Crypto Currency Generation Facility," generally applicable site and development standards remain applicable, including the Industrial district dimensional standards of Section 8.2 and the Type D buffer requirements of Section 14.12 where Industrial development adjoins residential zoning. Because the site plan remains under review and staff has not determined that all applicable site and development standards have been adequately provided, this criterion has not been established.

## FINDINGS OF FACT

Based upon the application, supporting materials, staff review, and the requirements of the Unified Development Code, staff makes the following findings:

1. The subject property consists of approximately 8.60 acres, is identified as Parcel No. 102N-00-010.01, fronts Industrial Park Road, and is zoned I, Industrial.
2. Section 8.1 of the UDC identifies Industrial Park Road as an area in which Industrial zoning is established, and the Industrial district is intended to accommodate industrial development consistent with the Comprehensive Plan.
3. A "Data Center- Crypto Currency Generation Facility" is not specifically identified in the UDC Use Chart. Section 13.2, 13.3.6, and 3.4.4 of the UDC state, an unspecified or unclassified use may be reviewed as a Special Exception when so determined by the City Planner, and the City Planner has determined that the proposed use should be processed as a Special Exception.
4. The submitted site plan depicts two rows of mining/data containers, multiple electrical transformers, gravel access and circulation areas, a 50 x 100-foot storage building, fencing, landscaping, and a stormwater detention facility.
5. A substantial portion of the eastern and southeastern areas of the property is depicted within the FEMA regulatory floodway associated with Glen Creek. The principal operational improvements appear to be shown west of the mapped

floodway; however, the submitted Floodplain Development Permit application remains under review, and no final determination or permit approval by the Floodplain Administrator is contained in the record.

6. The Engineering Department identified potential wetland areas based on National Wetlands Inventory mapping and requested a wetland delineation. No wetland delineation has been submitted as of the date of this report.
7. Portions of the subject property immediately adjoin SD-6 Suburban Detached residential zoning. Section 8.2 of the UDC requires a 50-foot side or rear building/structure setback, as applicable, where Industrial zoning adjoins residential zoning, and Section 16.2 of the UDC establishes sound standards applicable to uses immediately abutting residential zoning.
8. The applicant has not submitted equipment specifications, cooling-system information, anticipated operational sound levels, hours of operation, vibration information, heat-rejection characteristics, or a modeled sound analysis demonstrating anticipated sound levels at applicable receiving-property boundaries.
9. The applicant has not provided all information requested by Engineering and Starkville Utilities concerning average and peak water demand, cooling or maintenance-water requirements and discharge, wastewater quantity and characteristics, or the proposed method of wastewater disposal.
10. The applicant has not submitted the facility's complete electrical layout sufficient for Starkville Utilities to determine the adequacy of electrical service.
11. The submitted stormwater report evaluates the 2, 10, 25, and 100-year storm events and concludes that the proposed detention system would reduce modeled post-development peak runoff relative to existing conditions. Those calculations remain subject to final review and technical acceptance by the City Engineering Department.
12. No information has been submitted specifically addressing whether the proposed use would cause or contribute to a decline in the value of surrounding properties.
13. The Comprehensive Plan supports economic diversification, technology-related development, and appropriate industrial development, while also emphasizing adequate infrastructure, protection of environmentally sensitive areas, buffering of Special District uses from adjacent areas, and compatibility between development and surrounding property.
14. Section 1.8 of the UDC places the burden on the applicant to demonstrate that the application and proposed development comply with the applicable review and approval standards. The burden is not placed on the City or other parties to demonstrate compliance on the applicant's behalf.
15. Based on the application record available as of the date of this report, staff does not have sufficient evidence to make all affirmative findings required under Section 3.4.1 of the UDC. The record does not presently establish the required findings concerning site suitability, immediate neighborhood impacts, availability of public services, site-plan compliance, impacts on surrounding property values, consistency with all applicable Comprehensive Plan policies, and compliance with additional site and development 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. 4 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 Dispatch on July 24, 2026.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received one in-person visit requesting further information in 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 26-08 Aerial

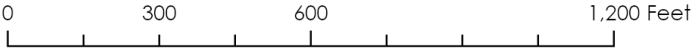


0 300 600 1,200 Feet





Attachment 2- SE 26-08 Zoning



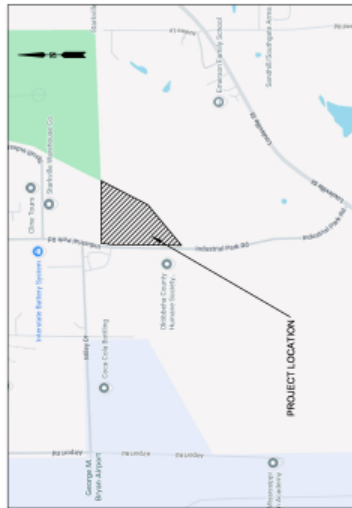
PLANS OF  
**STARKVILLE DATA CENTER**  
STARKVILLE, MISSISSIPPI

**SHEET INDEX**

- 1) COVER SHEET
- 2) BOUNDARY SURVEY
- 3) TOPOGRAPHIC SURVEY
- 4) SITE PLAN
- 5) GRADING PLAN
- 6) UTILITY PLAN
- 7) EROSION CONTROL PLAN
- 8) EROSION CONTROL DETAILS AND NOTES
- 9) LANDSCAPE PLAN
- 10) DETENTION SYSTEM DETAILS AND NOTES
- 11) DETENTION POND DETAILS AND NOTES
- 12) PAVEMENT DETAILS AND NOTES
- 13) UTILITY DETAILS AND NOTES
- 14) CITY EASEMENTS



FOR  
**AVERY WALTON**



**VICINITY MAP**

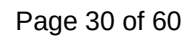


**PREPARED BY:**

**Springer Engineering, Inc.**  
206 Old West Point Road  
Starkville, MS 39759  
Tel.: (662)-323-2296  
Fax: (662)-323-2297  
E-mail: [springerms@bellsouth.net](mailto:springerms@bellsouth.net)  
JANUARY 2026  
REVISED: 07-10-2026



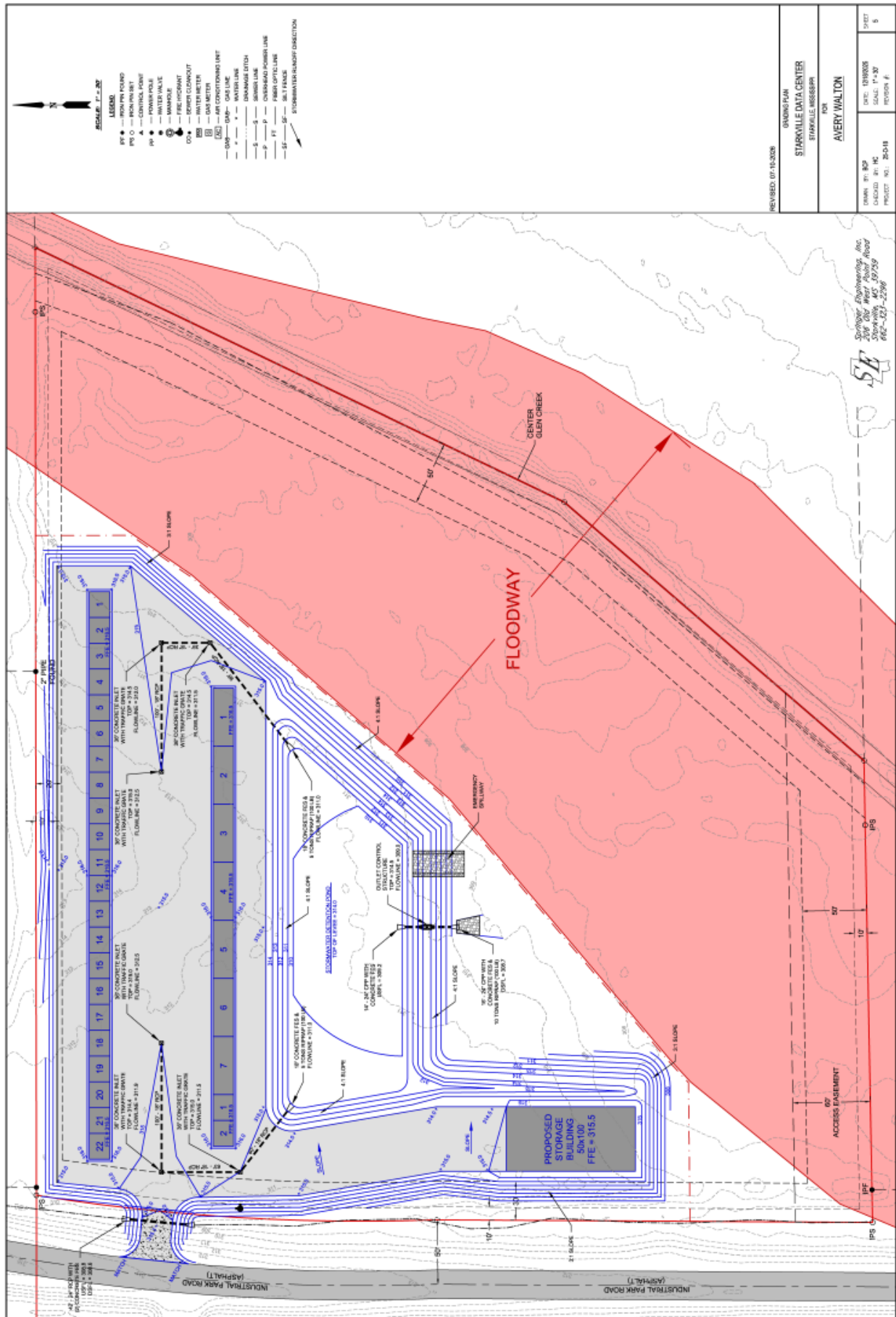
**LOCATION MAP**









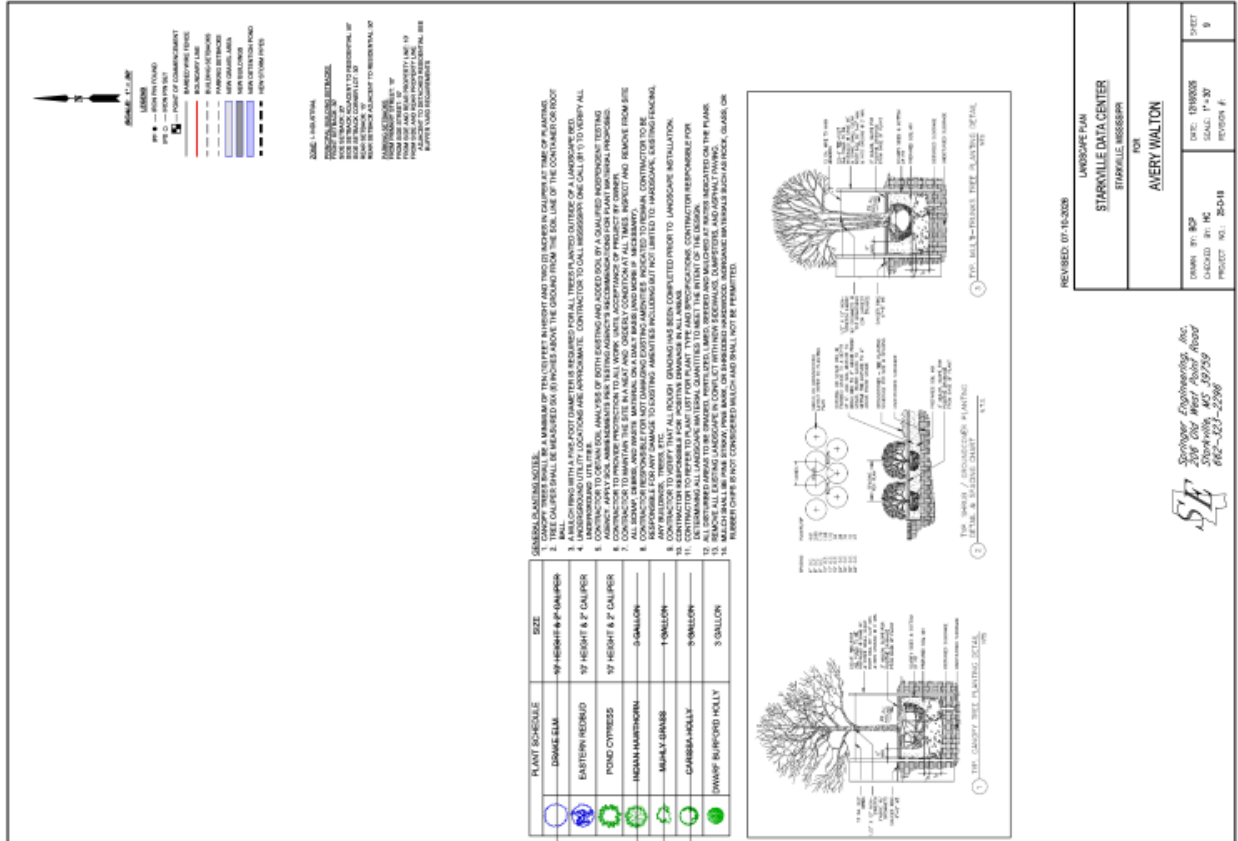
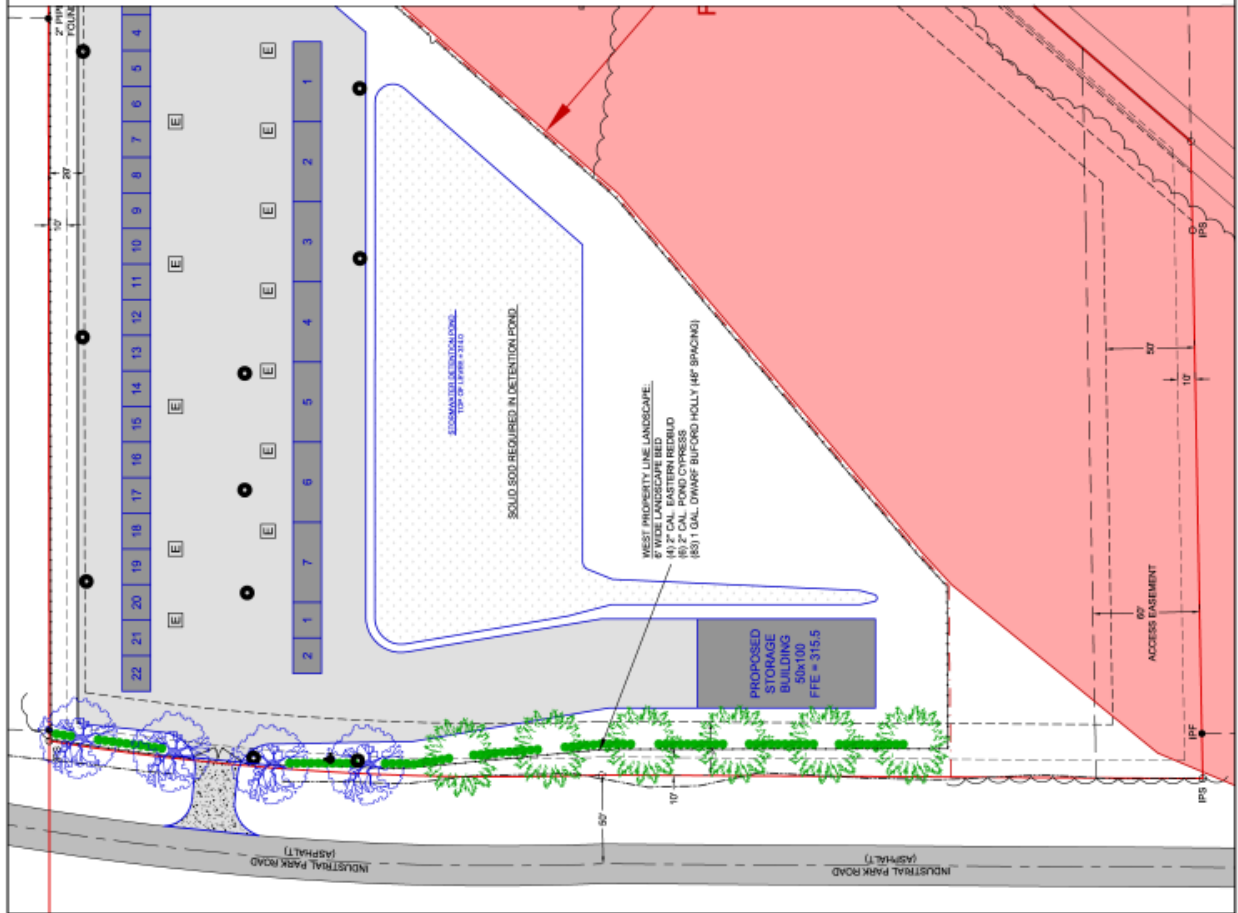


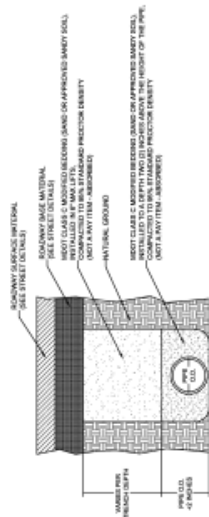








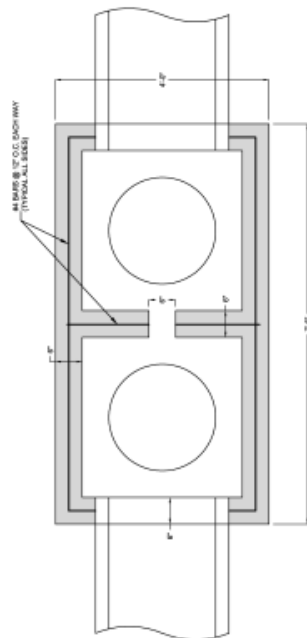




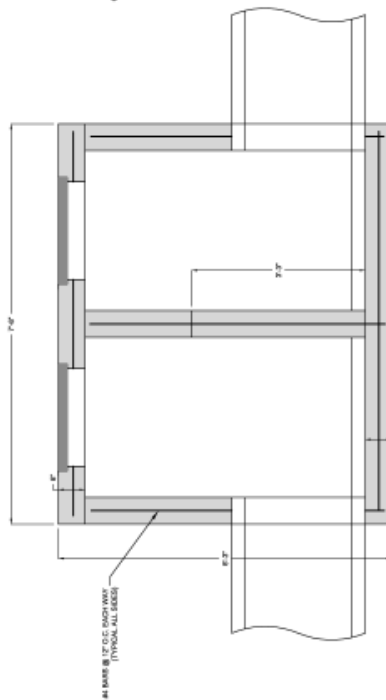
**TYPICAL PIPE EMBEDMENT (UNDER ROADWAY)**  
N.T.S.



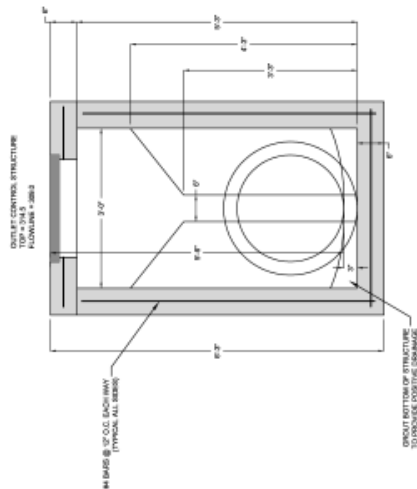
**TYPICAL PIPE EMBEDMENT (NON-ROADWAY)**  
N.T.S.



**PLAN - OUTLET CONTROL STRUCTURE #1**



**PROFILE - OUTLET CONTROL STRUCTURE #1**



**SECTION - OUTLET CONTROL STRUCTURE #1**

- NOTES:**
1. COMPACT TOP 6\"/>
  - 2. ALL CONCRETE TO BE SUBMITTED TO STANDARD PROCTOR (ASTM D 1557) (SEE REPORT OF GEOTECHNICAL ENGINEER) AND TESTED BY STANDARD PROCTOR (ASTM D 1557) (SEE REPORT OF GEOTECHNICAL ENGINEER) PRIOR TO CONSTRUCTION. ALL JOINTS TO BE REPAIRED.
  - 3. ALL CONCRETE TO BE SUBMITTED TO STANDARD PROCTOR (ASTM D 1557) (SEE REPORT OF GEOTECHNICAL ENGINEER) PRIOR TO CONSTRUCTION. ALL JOINTS TO BE REPAIRED.
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REVISED: 07-18-2020

OUTLET CONTROL STRUCTURE  
STARKVILLE DATA CENTER  
STARKVILLE, MISSISSIPPI

BY  
AVERY WALTON

Starkville Engineering, Inc.  
200 Oak Hill Road  
Starkville, MS 39359  
662-323-2286

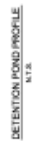


SECTION - OUTLET CONTROL STRUCTURE #1

PROFILE - OUTLET CONTROL STRUCTURE #1

|                    |                  |           |
|--------------------|------------------|-----------|
| DESIGN: E. WALTON  | DATE: 12/18/2019 | SHEET: 10 |
| CHECKED: B. MC     | SCALE: 1"=1'     |           |
| PROJECT: NC - 2018 | REVISION #:      |           |

1. ALL SEDIMENT SHALL BE REMOVED FROM SEDIMENT POND AFTER FINAL STABILIZATION OF PROJECT.
2. SEDIMENT POND TO BE PROVIDED, GRADED TO DRAIN SEDIMENT AND FERTILIZED AT THE COMPLETION OF PROJECT.
3. ALL DETENTION POND SIDE SLOPES SHALL BE 4:1.

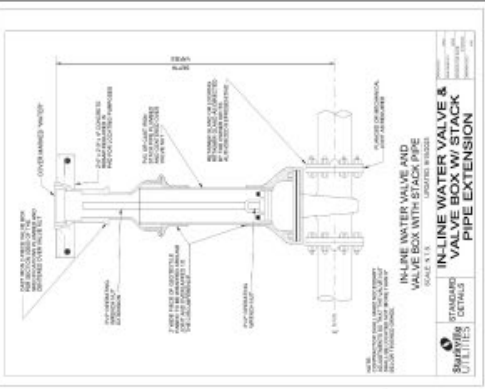
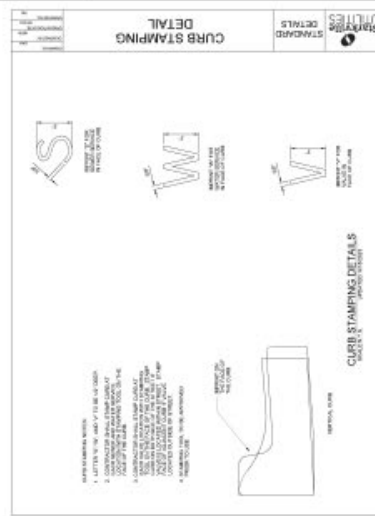
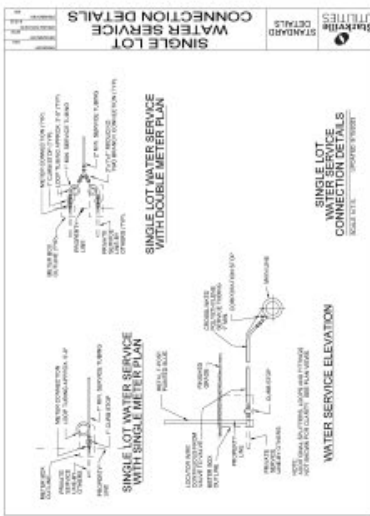
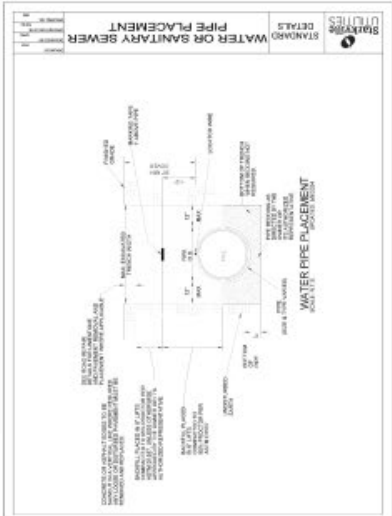
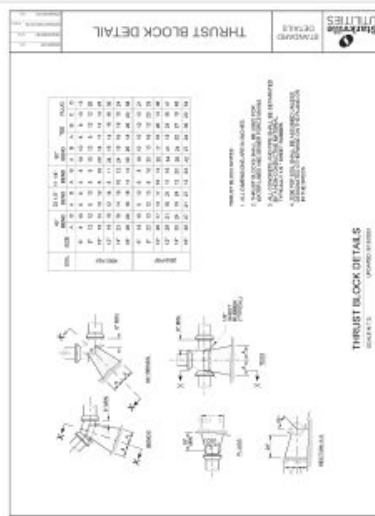
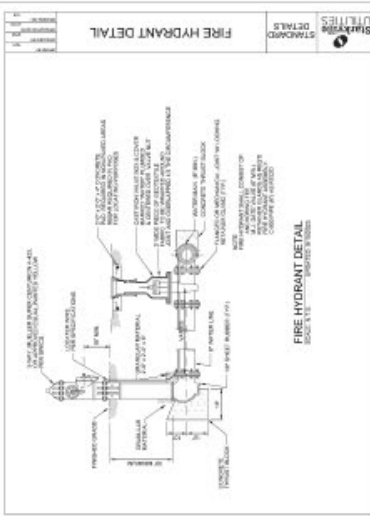


Springer Engineering, Inc.  
308 Old West Point Road  
Starkville, MS 39759  
662-323-2296

REVISED: 07-12-2005  
DETENTION POND DETAILS AND NOTES  
STARKVILLE DATA CENTER  
STARKVILLE, MISSISSIPPI







- NOTES**
1. The City of Jacksonville, Department of Water and Sewer Distribution, Division of Public Utilities, has been contacted to determine if these rates and specifications conform to those in effect. In the event of a conflict, the rates and specifications of the Department of Water and Sewer Distribution will prevail.
  2. The City of Jacksonville, Department of Water and Sewer Distribution, Division of Public Utilities, has been contacted to determine if these rates and specifications conform to those in effect. In the event of a conflict, the rates and specifications of the Department of Water and Sewer Distribution will prevail.
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| WINTER AND SEWER DETAILS AND NOTES<br><b>STARKVILLE DATA CENTER</b><br>STARKVILLE, MISSISSIPPI | FOR<br><b>AVERY WALTON</b> | DRAWN BY: BJS<br>CHECKED BY: JH<br>PROJECT NO.: 20-018 | DATE: 12/19/2006<br>SCALE: N.T.S.<br>REGION: N. | SHEET<br>13 |
|------------------------------------------------------------------------------------------------|----------------------------|--------------------------------------------------------|-------------------------------------------------|-------------|



Springer Engineering, Inc.  
206 Old West Abol Road  
Shoreville, MS 39759  
662-323-2296



Attachment 4- Special Exception Application

**SPECIAL AND USE EXCEPTION  
APPLICATION**

City of Starkville

110 West Main Street

Starkville, MS 39759

Ph:662.323.2525

Email: [planning@cityofstarkville.org](mailto:planning@cityofstarkville.org)



**APPLICANT'S INFORMATION**

Name: Avery Walton Phone: \_\_\_\_\_

Company Name: Coopers Land LLC

Email: \_\_\_\_\_

Address: \_\_\_\_\_

**PROPERTY OWNER'S INFORMATION (IF NOT APPLICANT)**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

**PROPERTY INFORMATION**

Property Address: Industrial Park Road

Parcel Number: 102N-00-010.01 Current Zone District: I

**PROJECT INFORMATION**

Project Name: Starkville Data Center

|               |                                        |                                                |                                    |
|---------------|----------------------------------------|------------------------------------------------|------------------------------------|
| Proposed Use: | <input type="checkbox"/> Residential   | <input type="checkbox"/> Commercial            | <input type="checkbox"/> Mixed Use |
|               | <input type="checkbox"/> Institutional | <input checked="" type="checkbox"/> Industrial | <input type="checkbox"/> Other     |

If Commercial, Proposed Number of Units: \_\_\_\_\_

If Residential, Proposed Number of Dwelling Units: \_\_\_\_\_

If Multi-Unit Residential, Proposed Number of Bedrooms: \_\_\_\_\_

**Project Description:**

This project will consist of the construction of a crypto currency generation facility. Construction will include a gravel drive, data containers and a storage building.

|                                            |                                   |
|--------------------------------------------|-----------------------------------|
| Applicant's Signature: <u>Avery Walton</u> | Property Owner's Signature: _____ |
| Date: <u>07/18/2026</u>                    | Date: <u>07/18/2026</u>           |



**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 26-09 a request under UDC Section 13.3.2 to remove the Additional Standard prohibiting a Special Event Facility on the first floor of a building in the T-5D district at 200 South Montgomery Street, Suite C.  
**Date:** August 11, 2026

The purpose of this report is to provide information regarding a Special Exception request by Bonner Whittington, on behalf of Boardtown Venue Co LLC dba Boardtown VIP, to remove the Additional Standard requirement that prevents the use "Special Event Facility" on the first floor in a T-5D zoning district. The property is located at 200 South Montgomery Street Suite C in the former location of Boardtown Bikes. The property has the parcel number 118P-00-384.00. Please see attachments 1- 8.

**BACKGROUND INFORMATION**

The applicant rented a space at 200 South Montgomery Street Suite C. The leased area is part of the Creamery at Central Station Condominium. The building was formerly the Borden Milk Plant (Borden Condensery). It was purchased and redeveloped into a mixed-use commercial and residential development. Suite C was the former site of Boardtown Bikes.

In 2009 the Development Review Committee approved the site plan for the development. The parking lot layout of the development is shown in the approved site plan. An enlargement of the site plan from page 4 is included as attachment 3.

In 2010 the first phase of the development was condominium platted. That phase includes suite C. An enlargement of the phase I condominium plat from the first page of the plat is included as attachment 4.

In 2011 the second phase of the development was condominium platted. This phase includes residential units on the second floor with some of the units directly above Suite C. An enlargement of the phase II condominium plat from the first page of the plat is included as attachment 5.

The proposed use of the space is a Special Event Facility. That use is defined in the Unified Development Code (UDC) as "A facility or venue where both public and private special events such as a celebration, ceremony, wedding, reception, corporate function, or similar activity for the benefit of someone other than the property owner that takes place on a regular basis, involving the gathering of individuals assembled for the common purpose of attending a special event. Facilities may operate entirely within a structure, outside of a structure, or both inside and outside a structure. The facility where special events are permitted to occur is subject to a use agreement between a private group or individual

and the facility owner and the facility may or may not charge a fee for the use of the facility such as for a fundraiser or a charitable non-profit event."

The applicant lists the event types that they intend to host on page two of their application statement seen in Attachment 6. The typical events are listed as: Small Intimate Weddings a (50-100 people), Wedding receptions, corporate meetings, Nonprofit fundraisers, Business networking events, Community outreach programs, educational workshops, Baby and Bridal showers, and Birthday and Anniversary celebrations. The application further states "Events will occur only when reserved by clients. Most rentals are expected to take place during evenings and weekends, with occasional daytime business meetings, educational workshops, nonprofit functions, and community events. There will not be daily high-volume events or continuous operations like a nightclub or entertainment venue."

Currently the condominium units within the building are leased out or privately owned. The western portion of the building is currently two different businesses. The western most is Central Station Grill with Southing Southern Inc. directly west of the subject property. The area to the east of the subject property is primarily storage units. Directly above the subject property is residential units. To the south of the lot that the subject property is located on is multi-unit and single unit residential. To the west of the lot is multi-unit residential. To the north and west of the lot are commercial uses.

Although a Special Event Facility is a permitted use within the T-5D Urban Center District, Section 13.9.8 of the Unified Development Code (UDC) prohibits it on the first floor of buildings in T-5D, T-5C, and T-5U districts.

Under UDC Section 13.3.2, such Additional Standards apply unless specifically waived as a condition of approval through the Special Exception or Use Exception process. Therefore, the request is not authorizing the use itself, but to remove the restriction against operating on the first floor in this zoning district. If the additional standard is not removed, the use is not permitted.

Other additional standards that will need to be followed include on-site parking and hours of operation. The occupancy established by the Fire Marshall with table and chairs is 225 people. Based on the other uses within the condominium, the minimum parking requirements can be met onsite. However, depending on the event being held, parking may be limited. A letter of opposition to this use was received on August 3, 2026 (Attachment 8). The primary objection from the business owner was parking.

The hours of operation are another additional standard that the use must adhere to if approved. Directly to the southeast of the subject property's lot is single dwelling unit neighborhood. That would limit the hours of operation. Section 13.9.8.F.5 states "The hours of operation for a special event facility shall be from 8:00 am to 12:00 am. The hours of operation for a special event facility adjacent to single detached residential neighborhoods shall be from 9:00 am to 10:00 pm."

#### 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.

#### REMOVAL OF ADDITIONAL STANDARD

Section 13.3.2 authorizes the Board to consider removal of an Additional Standard as part of the Special Exception process. The Board's consideration in this case is therefore limited to whether sufficient evidence has been presented to justify removal of the adopted first-floor restriction applicable to Special Event Facilities in the T-5D District. The burden of demonstrating that removal of the Additional Standard is appropriate and that the applicable Special Exception criteria are satisfied rests with the applicant.

#### STAFF ANALYSIS OF CRITERIA FOR APPROVAL

1. **Site suitability.** Although the minimum parking requirement can be met based on the approved occupancy, the applicant has not demonstrated that adequate parking will remain available during periods when multiple businesses within the development operate simultaneously or during high-demand community events. Staff therefore cannot conclude that the site has demonstrated adequate space to accommodate the proposed use under all anticipated operating conditions.
2. **Traffic.** The applicant has not submitted a traffic management plan demonstrating orderly vehicle circulation, emergency access, or parking management as required by Section 13.9.8.F.3. Accordingly, staff cannot determine that the proposed use will not create undue nuisance or hazards to vehicular or pedestrian traffic.
3. **Immediate neighborhood impact.** While the applicant has proposed operational practices intended to reduce noise and other impacts, the application does not demonstrate that event operations, patron arrivals and departures, or other event-related activities will not adversely affect the residential condominium units located directly above the proposed venue or nearby residential properties. Therefore, staff

cannot conclude that the proposed use is compatible with the immediate neighborhood.

4. **Availability of public services.** While adequate public utilities and municipal services are available, the applicant has not demonstrated through a traffic management plan that emergency vehicle access will remain unobstructed during special events.
5. **Site Plan.** Pursuant to Section 3.4.1(5) of the Unified Development Code, the City Planner determined that a site plan is not required because no exterior modifications, site improvements, changes to circulation, parking layout, landscaping, buffering, signage, or other site modifications are proposed as part of this request. Accordingly, Development Review Committee review was not required
6. **Impact on property values.** No evidence has been presented indicating the development will positively or negatively impact surrounding property values.
7. **Consistency with Comprehensive Plan.** The applicant has not demonstrated why removal of the adopted first-floor Additional Standard remains consistent with the Comprehensive Plan.
8. **Additional Standards.** The applicant requested removal of the first-floor restriction under Section 13.3.2. Although other Additional Standards would remain in effect if approved, the application does not provide sufficient information to determine compliance with key operational requirements, specifically traffic management measures and proposed hours of operation. Consequently, staff cannot find that the Additional Standards criterion has been met

## FINDINGS OF FACT

Based upon the application, supporting materials, staff review, and the requirements of the Unified Development Code, staff makes the following findings:

1. The subject property is located at 200 South Montgomery Street, Suite C, is identified as Parcel No. 118P-00-384.00, and is zoned T-5D Urban Center District.
2. The proposed use is a Special Event Facility, which is an allowed use within the T-5D zoning district; however, Section 13.9.8.F.12 prohibits the use on the first floor of a building located within the T-5D district unless the Additional Standard is removed through the Special Exception process pursuant to Section 13.3.2.
3. The request before the Planning and Zoning Commission is limited to consideration of removing the first-floor Additional Standard and is not a request to establish whether the use is otherwise permitted within the zoning district.
4. The subject tenant space occupies the first floor of the Creamery at Central Station Condominium development. Residential condominium units are located directly above the subject tenant space.
5. The City Planner determined, pursuant to Section 3.4.1(5), that a site plan review by the Development Review Committee was not required because no exterior improvements or site modifications are proposed as part of this request.
6. The Fire Marshal has established a maximum occupancy of 225 persons for the space with tables and chairs. The applicant states an operational limit of 175 occupants but has not requested that this limitation be incorporated as a condition of approval.
7. The application does not include the Traffic Management Plan, traffic control procedures, or parking attendant information required by Section 13.9.8.F.3, nor does it identify proposed operating hours demonstrating compliance with the applicable Additional Standards.



8. One written letter of opposition was received expressing concerns regarding parking availability, traffic congestion, and impacts to existing businesses and nearby residents.
9. Pursuant to Section 1.8 of the Unified Development Code, the burden of demonstrating that removal of the Additional Standard and the requested Special Exception satisfy the applicable approval criteria rests with the applicant. Staff finds that the information submitted does not provide sufficient evidence to support all required affirmative findings for 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. 30 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 Dispatch on July 24, 2026.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received one emailed letter against the request.

#### **CONDITIONS OF APPROVAL**

Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.4.3.J).

Attachment 1- SE 26-09 Aerial

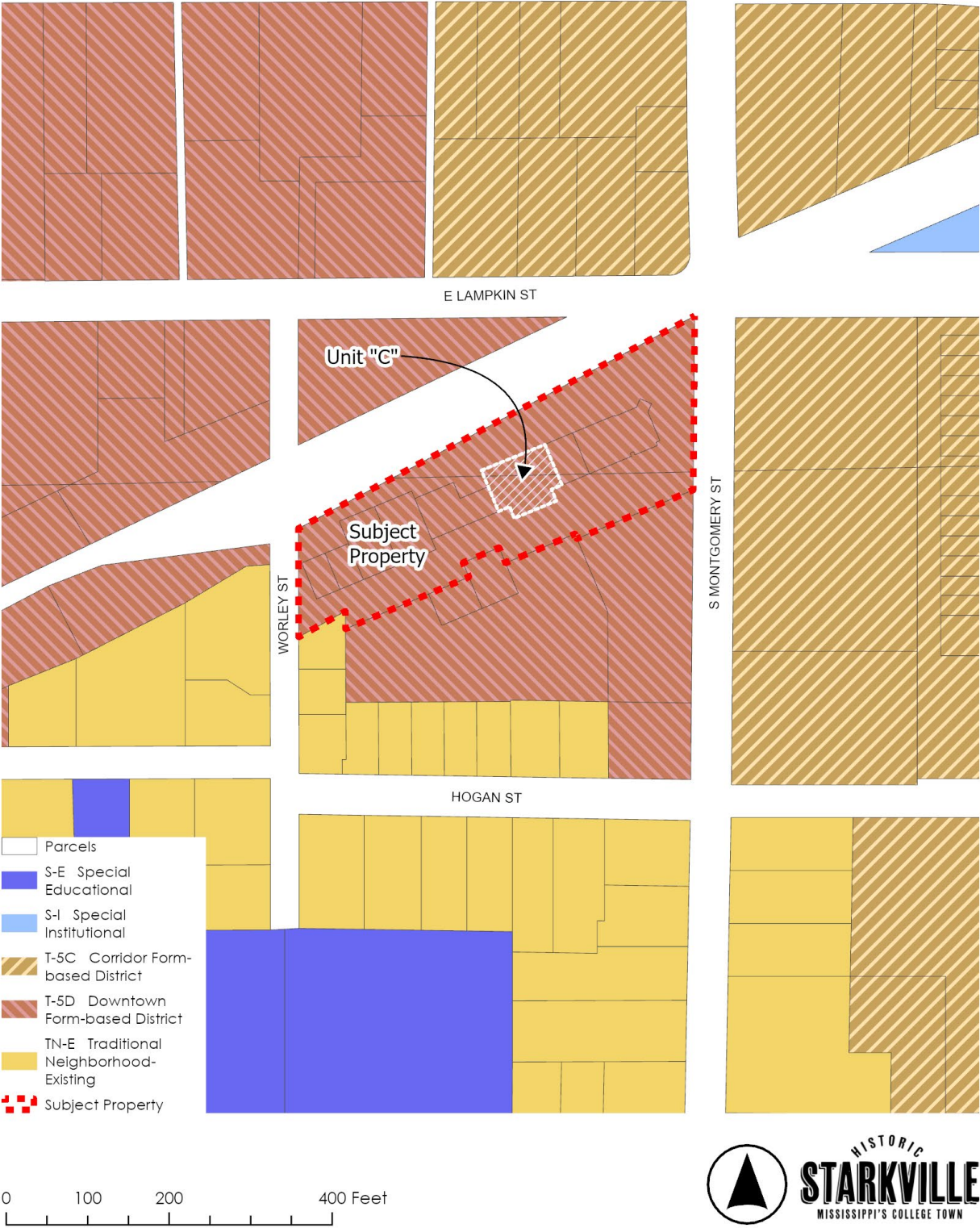


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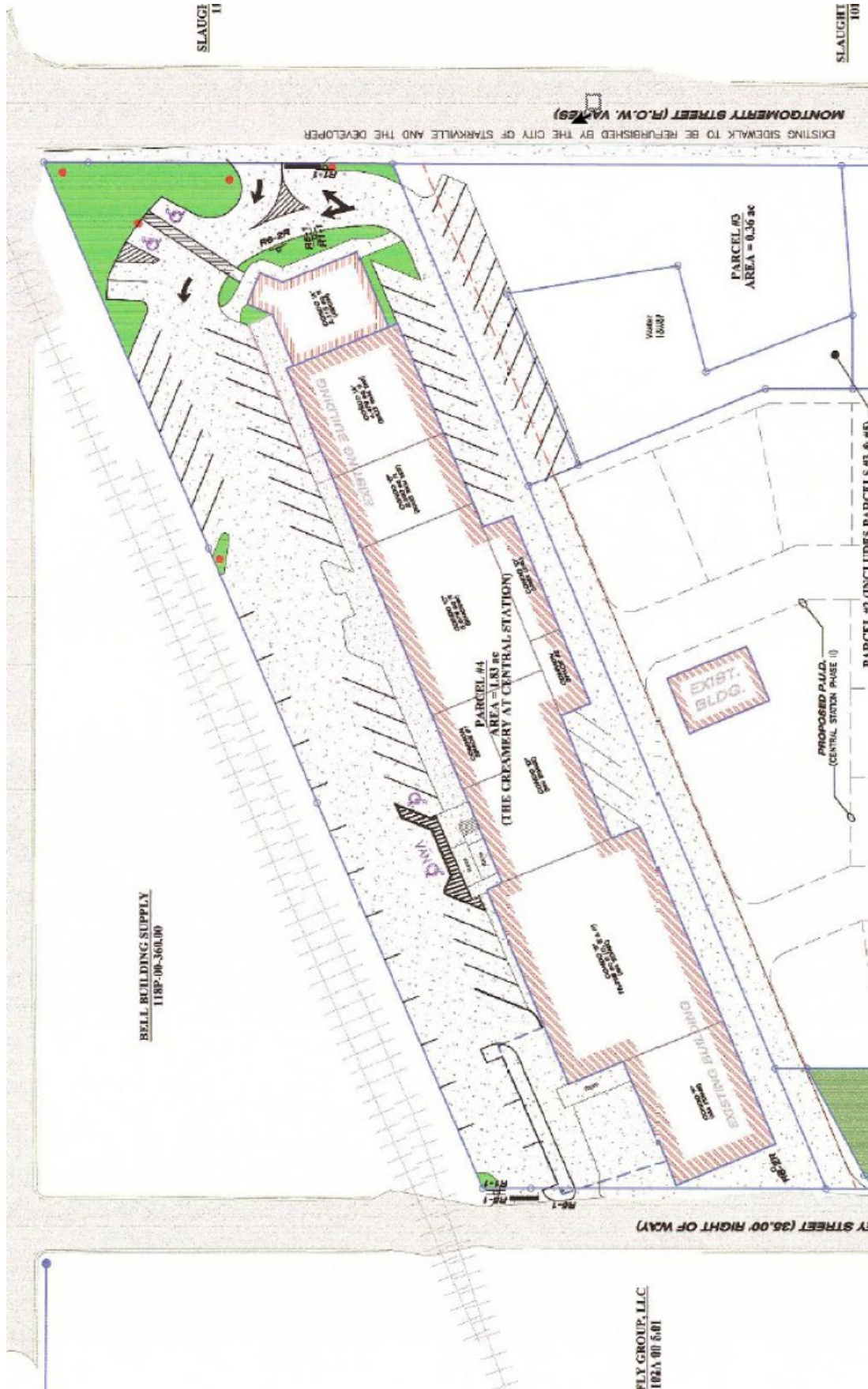




Attachment 2- SE 26-09 Zoning



# Attachment 3- Enlargement of Site Plan



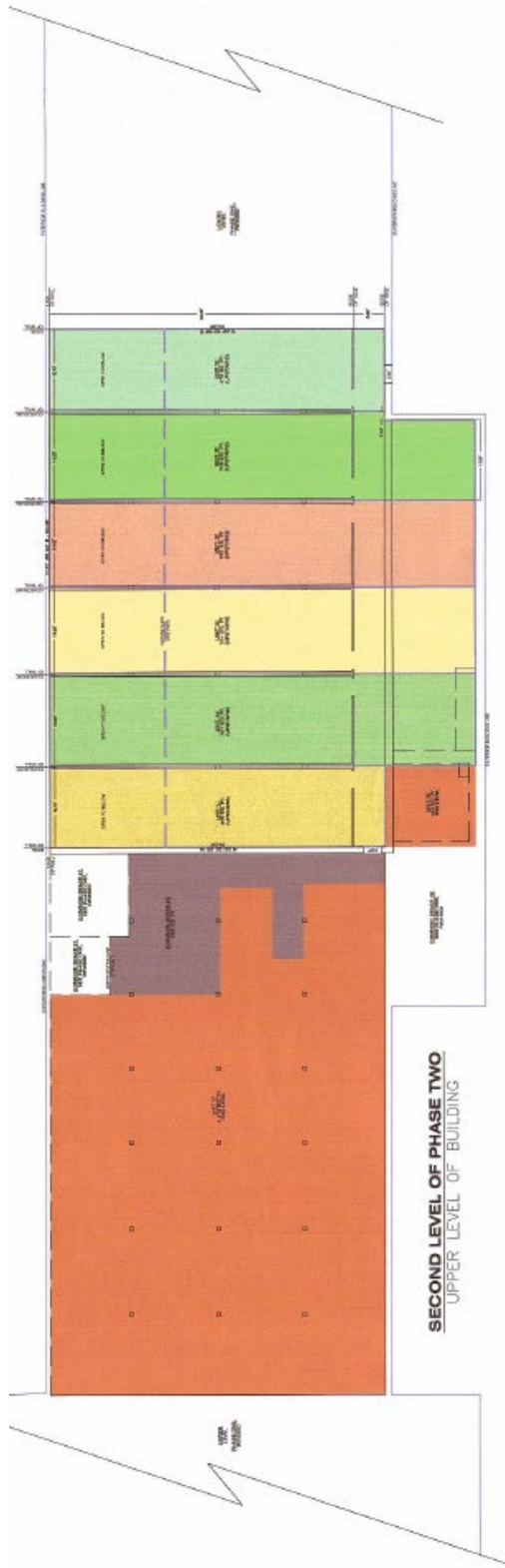


# Attachment 4- Enlargement of Phase I Condo Plat





# Attachment 5- Enlargement of Phase II Condo Plat



**Subject Unit  
Suite C**



used as part of this survey and the plat should not be construed as a warranty of the accuracy of the information provided. The survey was conducted by a professional surveyor and the plat should not be construed as a warranty of the accuracy of the information provided. The survey was conducted by a professional surveyor and the plat should not be construed as a warranty of the accuracy of the information provided.

**Project Requirements**  
Commercial - 40,000 sq. ft. (1000 sq. ft. - 1000 sq. ft.)  
Residential - 6 Units (1000 sq. ft. - 1000 sq. ft.)  
22 Spaces  
13 Spaces  
40 Spaces

## **Support of a Special Exception**

**Boardtown VIP**  
**200 South Montgomery Street, Suite 2C**  
**Starkville, Mississippi**

### **Request for Special Exception**

Boardtown VIP respectfully requests approval of a Special Exception to permit the operation of a Special Event Facility on the first floor of 200 South Montgomery Street, Suite 2C.

This request is not for a variance from building or fire safety requirements. The Fire Marshal has established an occupant load for the space, and Boardtown VIP is committed to complying below that limit (no more than 175 people) with all applicable life safety, occupancy, accessibility, parking, and building code requirements. The request before the Board is solely to allow the proposed use at this location through the Special Exception process.

Boardtown VIP is a locally owned event planning and event production company that will provide professionally managed event space for weddings, receptions, business meetings, nonprofit fundraisers, educational workshops, networking events, family celebrations, community outreach programs, and other private functions.

### **Why would the City grant this Special Exception?**

The purpose of the Special Exception process is to allow the City of Starkville to evaluate whether a proposed use is appropriate for a specific property based on its unique circumstances.

Boardtown VIP believes this request satisfies that purpose because of the proposed use:

- Activates an existing commercial space without requiring new construction.
- Supports downtown businesses by bringing visitors who also dine, shop, and stay in Starkville.
- Creates opportunities for local caterers, florists, photographers, musicians, rental companies, and other small businesses.
- Provides much-needed indoor space for nonprofit organizations, civic groups, educational programs, and private events.
- Encourages investment in downtown while remaining compatible with surrounding commercial uses.

Granting this Special Exception would allow a locally owned small business to serve the community while strengthening the economic vitality of downtown Starkville.

## **What makes Boardtown VIP different from a Nightclub?**

Boardtown VIP is not intended to operate as a nightclub, bar, concert venue, or late-night entertainment establishment.

Our business operates by reservation only. Events are scheduled in advance through private rental agreements and are professionally managed by Boardtown VIP.

Typical events include:

- Small Intimate Weddings a( 50-100 people)
- Wedding receptions
- Corporate meetings
- Nonprofit fundraisers
- Business networking events
- Community outreach programs
- Educational workshops
- Baby and Bridal showers
- Birthday and Anniversary celebrations

The venue is not designed for open public admission or continuous entertainment. It is an event space for organized private gatherings.

## **How Often Will Events Occur?**

Events will occur only when reserved by clients. Most rentals are expected to take place during evenings and weekends, with occasional daytime business meetings, educational workshops, nonprofit functions, and community events. There will not be daily high-volume events or continuous operations like a nightclub or entertainment venue.

## **Noise Management**

Boardtown VIP recognizes the importance of being a good neighbor.

To minimize impacts:

- All events will be conducted indoors.
- Exterior amplified music will not be permitted.
- Doors will remain closed during amplified entertainment except for normal entry and exit.
- Staff will monitor events throughout their duration.
- Guests will be encouraged to leave respectfully at the conclusion of each event.
- Event contracts will include provisions requiring compliance with venue rules regarding noise and conduct.

## **Parking**

Parking will be provided through existing parking resources serving the property, including approved overflow parking arrangements.

Guests will receive parking instructions before events to minimize congestion and maintain safe traffic flow.

## **Alcohol Service**

Alcohol will not be sold by Boardtown VIP.

When permitted by law, clients may choose to provide alcohol during private events in accordance with all applicable state and local regulations.

If alcohol is present, Boardtown VIP will require compliance with all applicable licensing requirements and responsible service practices. Mostly by contracting local bar services (Rosey Baby's) or bartenders who are licensed and bonded to serve at events.

## **Impact on Neighboring Businesses**

Boardtown VIP believes the proposed use will positively benefit neighboring businesses.

Visitors attending weddings, receptions, meetings, and community events frequently patronize nearby restaurants, coffee shops, hotels, retailers, and other downtown businesses before and after events.

The venue will increase pedestrian activity and economic investment while maintaining a professionally managed environment that is compatible with surrounding commercial uses.

Rather than competing with downtown businesses, Boardtown VIP intends to partner with them by utilizing local vendors, promoting nearby restaurants, and encouraging visitors to experience all that downtown Starkville has to offer.

## **Conclusion**

Boardtown VIP respectfully requests approval of this Special Exception because the proposed use is compatible with the surrounding area, supports downtown economic development, provides valuable space for community and private events, and will be operated in a safe, professional, and responsible manner.

We appreciate the opportunity to present this request and respectfully ask for your favorable consideration.



## Attachment 7- Section 13.9.8 Special Event Facility

### **13.9.8 Special Event Facility**

- A. **Definition:** A facility or venue where both public and private special events such as a celebration, ceremony, wedding, reception, corporate function, or similar activity for the benefit of someone other than the property owner that takes place on a regular basis, involving the gathering of individuals assembled for the common purpose of attending a special event. Facilities may operate entirely within a structure, outside of a structure, or both inside and outside a structure. The facility where special events are permitted to occur is subject to a use agreement between a private group or individual and the facility owner and the facility may or may not charge a fee for the use of the facility such as for a fundraiser or a charitable non-profit event.
- B. Uses that are accessory to a single detached dwelling residential use including private parties, gatherings, and similar activities that are not subject to a use agreement between a private individual or groups and the homeowner are not defined as a special event and are not regulated under this section.
- C. Special event facilities located in a common building or club house as part of a subdivision or a private recreational club or facility in an SD-2 or SD-6 zoning district shall be permitted as a commercial use and held to additional standards.
- D. **Parking:** One (1) space per four (4) seats or one (1) space for every four (4) persons based upon maximum facility occupancy, whichever is greater.
- E. **Loading:**
1. Loading docks shall not be visible from the street.
  2. Trucks delivering materials to and from the premises shall not be permitted to unload on the right-of-way
- F. **Additional Standards:**
1. The request for a special exception for the use as a special event venue shall include a detailed site plan, description of all uses, an exhibit map showing the location and distance of the facility to the closest surrounding sensitive receptors such as single unit residences and other housing types
  2. Facilities must include improvements to accommodate special events, including access and circulation improvements, parking areas, water supplies, sewer systems, gathering areas, and other physical improvements necessary to accommodate special events.
  3. Traffic Management Plan:
    - a. Adequate parking should be provided on-site. In the event that adequate parking cannot be provided on-site, a parking use agreement must be provided for any parking access off-site.
    - b. Adequate ingress and egress shall be provided for all emergency vehicles.
    - c. A traffic control plan to ensure an orderly and safe arrival, parking, and departure of all vehicles and to ensure that traffic will not back-up or block private easements, intersections, or driveways
    - d. A parking attendant(s) shall direct traffic into the facility and towards available parking during the arrival of guests. Attendants shall direct traffic leaving the facility at the conclusion of the event.

4. No special event facility shall be allowed to exceed an attendance level of five hundred (500) people.
5. The hours of operation for a special event facility shall be from 8:00 am to 12:00 am. The hours of operation for a special event facility adjacent to single detached residential neighborhoods shall be from 9:00 am to 10:00 pm.
6. No event facilities shall be located closer than fifty (50) feet from a property line of a single detached residential neighborhood, unless a greater distance is required under the zoning requirement or a greater distance is identified as being necessary as a part of the special use request to ensure compatibility with surrounding sensitive areas.
7. A Type D landscape buffer shall be required if special event facility is adjacent to a single detached residential neighborhood.
8. All outdoor lighting associated with the special event shall be turned off no later than 10:00 pm for a special event facility adjacent to single detached residential neighborhood. Parking lot lighting may remain on for a longer period if specified under the special exception request. Outdoor lighting shall be located, adequately shielded, and directed such that no direct light falls outside the property line, or into the public right-of-way.
9. A non-internally lit monument sign type is allowed for Special Event Facility in RN, SD-2, SD-6, TN-N, TN-E, and O zoning district, but shall be limited to thirty-two (32) square feet in sign area and 5 feet in height. Location and Additional Requirements standards for monument signs shall be adhered to.
10. Overnight stays are prohibited unless approved as a bed and breakfast.
11. A violation of any of these provisions is subject to nuisance abatement.
12. Special Event Facility shall not be permitted as a use on the first floor of any building located in a T-5D, T-5C, or T-5U zoning district.
13. If located within a residential zoning district, the Section 7 Commercial Use Districts dimensional standards CN (Commercial Neighborhood) and Section 14 Development Standards for CN (Commercial Neighborhood) shall be followed.

## Attachment 8- Letter of Opposition- John Bean August 3, 2026



August 3, 2026

John Bean  
CEO  
Eat With Us Group  
104 3<sup>rd</sup> Street S, Columbus, MS 39701

Dear Members of the Starkville Planning and Zoning Commission,

My name is John Bean, and I am one of the owners and the Managing Member of Central Station Grill, located within the Central Station development.

I understand that the Commission is considering a request from Boardtown Venues for a Special Exception to operate a special event venue at Central Station. I respectfully ask that you deny this request because the development simply does not have enough parking to support this type of use without negatively affecting the existing businesses and residents.

Central Station currently has approximately 56 parking spaces on the north side of the development and 29 parking spaces on the south side, for a total of approximately 85 parking spaces. This includes all handicap parking. These spaces are shared by all of the businesses, their employees, customers, residents, and visitors.

The space leased by Boardtown Venues is approximately 5,349 square feet. Based on the occupancy calculations in the 2024 International Building Code, the space could accommodate approximately 356 occupants for a banquet and as many as 1,069 occupants for a standing reception. We understand that the City's Building Official and Fire Department will establish the final legal occupancy during the permitting process, and those numbers may differ. However, even at the lower occupancy estimate, the parking demand would far exceed what is available at Central Station.

The City's Unified Development Code recognizes this issue by requiring Special Event Facilities to provide one parking space for every four occupants based on the facility's maximum occupancy. Using the conservative estimate of 356 occupants, the venue alone would require approximately 89 parking spaces. That is more parking than exists in the entire Central Station development, before considering the needs of the restaurant, the other businesses, their employees, customers, residents, and visitors.

The City's development standards also require that a Special Event Facility have adequate parking and that it not create traffic problems or negatively impact neighboring properties. I believe those standards exist to ensure that new uses fit within their surroundings and do not place an unreasonable burden on existing businesses or the public.

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My concern is not with Boardtown Venues as a business. I appreciate what they hope to bring to Starkville and wish them success. My concern is simply that Central Station is not an appropriate location for a high-occupancy event venue because the available parking cannot support that use. Customers who cannot find parking may choose to eat elsewhere, employees may struggle to find parking during busy events, residents may lose access to parking near their homes, and overflow parking could create congestion and safety concerns throughout the development and neighborhood.

Central Station Grill and the other businesses in the development have invested significant time and resources into building successful operations at this location. Approving a use that has the potential to overwhelm the available parking would place those existing businesses at a substantial disadvantage and diminish the experience of our customers.

For these reasons, I respectfully ask the Commission to deny the requested Special Exception. I appreciate your time, your service to our community, and your careful consideration of this request.

Respectfully,

John Bean  
Managing Member  
Central Station Grill

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