



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JUNE 9, 2026**

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 MAY 12, 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**

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI, MAY 12, 2026**

Be it remembered that the Planning and Zoning Commission members of the City of Starkville held a meeting on May 12, 2026, at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

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

Vice Chairman Alexis Gregory 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 May 12, 2026, as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, MAY 12, 2026
1ST FLOOR CITY HALL – COURTROOM
110 WEST MAIN STREET AT 5:30 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CONSIDERATION FOR THE APPROVAL OF MINUTES
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES OF MARCH 10, 2026.
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS

- A. DISCUSSION AND CONSIDERATION OF PP 25-01 A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR "STERLING RIDGE" AT SOUTHWEST CORNER OF THE INTERSECTION OF MOCKINGBIRD ROAD AND MS HWY 182 IN A TN-N ZONING DISTRICT.

VIII. ADJOURN

After a discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner Smith, the motion to approve the official agenda of the Planning and Zoning Commission for May 12, 2026, received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF MARCH 10, 2026

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

VI. CITIZEN COMMENTS

The Vice Chairman opened the meeting for citizen comments.

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

VII. NEW BUSINESS

A. DISCUSSION AND CONSIDERATION OF PP 25-01 A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR "STERLING RIDGE" AT SOUTHWEST CORNER OF THE INTERSECTION OF MOCKINGBIRD ROAD AND MS HWY 182 IN A TN-N ZONING DISTRICT.

City Planner Daniel Havelin presented a request By Pritchard Engineering on behalf of Charles Morgan for preliminary plat for Sterling Ridge subdivision located southwest of the intersection of Highway 182 and Mockingbird Road in a TN-N zoning district. 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. The gross acreage is +/- 51.09 with a total of 163 lots. The proposed gross density is 3.19 units per acre. Most of the easements are shown on the preliminary plat. Electrical service will be provided by 4 County. Potable water and sanitary sewer utility services will be provided by Starkville Utilities. The final plat is a Class "C" survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended. The applicant has indicated that this subdivision is not part of any previously platted subdivision, therefore no adversely affected parties. On May 1, 2026 the Development Review Committee approved the Preliminary Plat with several recommended conditions from Utilities and Engineering departments.

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

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

5. All streets within the development are required to install a minimum of a twenty-four inch non-expansive buffer below the soil cement or crushed stone subbase.

Vice Chairman Gregory opened the public hearing.

Peyton Dungan (the applicant) spoke for the request

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

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

VIII. ADJOURN

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on May 12, 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 June 9, 2026, in the Courtroom located at 110 West Main Street, Starkville, MS, by Commissioner Prather, duly seconded by Commissioner Smith, the motion was unanimously approved.

Alexis Gregory, Vice Chairman

Daniel Havelin, City Planner

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public Hearing and consideration of SE 26-06 a request for Special Exception to allow for five special exceptions for a proposed mixed-use development located at 128 South Jackson Street in a T-5D zoning district.
Date: June 9, 2026

The purpose of this report is to provide information regarding a Special Exception request by Stuart Povall on behalf of Jackson 128, LLC to allow for a 5th floor, to deviate from the transparency requirements, articulation requirements, maximum building width, and lot frontage buildout. The property is located at 128 South Jackson Street which is located at the northwest corner of the intersection of South Jackson Street and East Lampkin Street. The property is located in a T-5D zoning district with the property numbers 118P-00-273.00 and 118P-00-274.00. Please see attachments 1- 4.

BACKGROUND INFORMATION

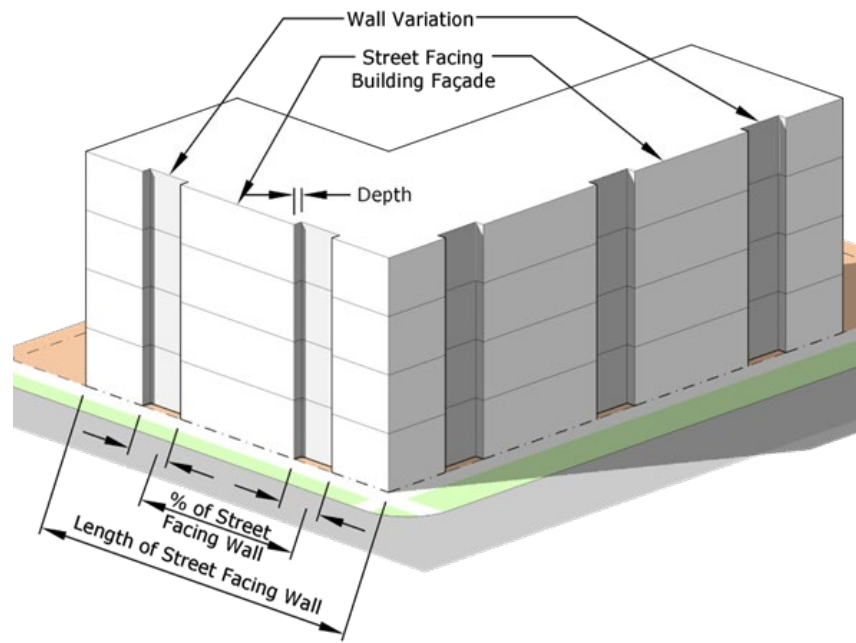
The applicant is seeking a total of five Special Exceptions for a proposed mixed-use building.

The first exception is to allow for a 5th floor. The Unified Development Code (UDC) allows for 4 stories by right and a 5th floor with Special Exception approval. The proposed building has commercial uses on the 1st floor with 24 condominiums on the upper floors. The proposed fifth floor remains within the scale and character envisioned for the T-5D district. The additional residential density supports Comprehensive Plan objectives encouraging mixed-use development and housing opportunities in the downtown area. Public infrastructure capacity has been evaluated during site plan review and is adequate to support the additional units. The fifth story does not create significant adverse impacts on adjacent properties through shadowing, loss of privacy, or incompatibility of scale. The proposed building height is compatible with existing and anticipated downtown development patterns and is specifically contemplated by the UDC through the Special Exception process.

The second exception is to deviate from the transparency requirements on the 1st floor. The purpose of the transparency requirements is to promote high-quality architectural design, visual interest, and pedestrian engagement along the street frontage. The applicant states "Our hope is that though we fall short, there is sufficient amount of transparency and visual interest to get relief on this requirement. The design being a masonry heavy, transitional design, we feel that reaching this 75% threshold would create a visual "soft story" and leave the building feeling "ungrounded"." The proposed transparency percentage on the 1st floor is 44%. The required transparency percentage for the 1st floor is 70%. Despite the deviation, the building incorporates storefront windows, entries, architectural detailing, and pedestrian-oriented design features that maintain visual engagement along the street frontage. The reduction does not materially undermine the walkability objectives of the T-5D district.

The third exception is to deviate from the articulation requirements. The purpose of having minimum articulation standards is to avoid building with facades that only have one uninterrupted wall plane. The applicant states “Our hope is that there is sufficient visual interest to meet the intent of this requirement. We do have such undulation on levels two through four. We are wanting to create a grounded commercial base without such undulation and then a top level as well in order to create the three layers that we feel a five-story building of this style design wants.” While the proposal does not meet the technical articulation requirement, staff finds the facade incorporates recessed wall planes, material changes, window rhythm, and upper-story massing variations that provide visual relief and reduce the appearance of a continuous flat facade.

Figure 4.6-14 of the Unified Development Code illustrating the Articulation in Building Façade requirement

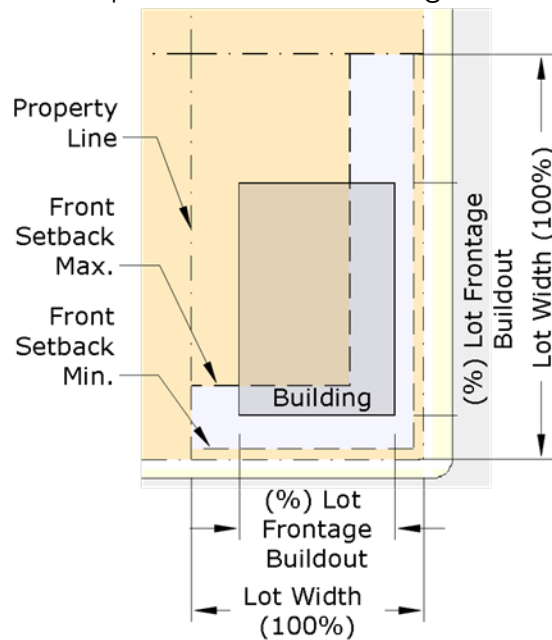


The fourth exception is to deviate from the maximum building width requirement. Buildings in form-based districts, such as this one, are located next to public sidewalks and streets. Buildings that are excessively long can create challenges related to ADA accessibility and may negatively affect the visual character of the streetscape. If the 1st floor's finish floor elevation (FFE) is same along a street with any running slope, the FFE will either be significantly above the sidewalk or below it. To address these concerns, the UDC establishes minimum and maximum first-floor finished floor elevation standards as well as maximum building width requirements. By regulating the building width, FFEs can be easier to manage along the street. The maximum building width requirement for a T-5D zoning district is 120'. The proposed building is 135'. The lots, once aggregated together will be approximately 201' along South Jackson Street. A portion of the width will be used to increase the public sidewalk on the south side and provide onsite parking for the residential units on the north side. The applicant states “We are hoping that given the lot size, we can still maximize the potential for this site. The lot is not large enough to break this building into two sections and so therefore we would be faced with having to shrink the building by 15 feet which would not maximize the lots potential.” Sidewalk grades can still be accommodated. ADA accessibility can be maintained through variation in first-floor finished floor elevations and

compliant accessible building entrances. Entrances are distributed along the façade. Architectural articulation minimizes the perceived building mass. The 135-foot width is proportional to a 201-foot-wide assembled lot.

The fifth exception is to deviate from the lot frontage build out. For T-5D zoning districts, the UDC requires the lot frontage build out to a minimum of 85% and a maximum of 100% of the lot width. The purpose behind this requirement is to minimize the "Broken Tooth" effect along the street frontage. The "broken tooth effect" in urban design refers to the visual and functional gap created along a streetscape when vacant lots, empty storefronts, or surface parking lots interrupt a continuous line of buildings. Therefore, any approved deviation must incorporate robust architectural and landscaping mitigations to visually bridge the gap and preserve the pedestrian-oriented environment intended by the UDC. The applicant states "Given the need for ingress and egress, and the need to not have a dead-end parking lot condition, this limits the ability to reach the 85% minimum." When calculating for the building only as shown on the site plan, the buildout is approximately 68%. If the required wall for parking lot screening and the additional area used for public sidewalk are included in the calculation, the building is approximately 83%. While the proposed building frontage does not meet the minimum buildout requirement, the required screening wall, required landscaping, proposed pedestrian improvements, and architectural treatment of the screening elements substantially mitigate the visual impacts associated with the reduced frontage buildout and maintain the intended urban street character.

Figure 4.6-6 of the Unified Development Code illustrating the Lot Front Buildout requirement



The project has already begun site plan review and architectural review. Staff reached out to the City's architectural consultant that is reviewing the project for an opinion of the Special Exception requests. The City's architectural consultant reviewed the proposal and concluded that the building demonstrates good proportions, appropriate architectural character, and generally satisfies the design intent of the UDC. The consultant indicated support for the requested exceptions provided that identified site context concerns are addressed during final site plan review.

Staff has also reviewed these requests and agrees with the City's architectural consultant. The proposed mixed-use development is generally consistent with the Comprehensive Plan by:

- Encouraging mixed-use development in the downtown area.
- Increasing housing opportunities within walking distance of services and employment.
- Supporting pedestrian-oriented urban form.
- Promoting economic development and reinvestment in downtown.
- Advancing attractive development with a strong sense of place.
- Supporting higher-density residential development in areas served by existing infrastructure.

Staff finds that the requested Special Exceptions are compatible with surrounding development, consistent with the purpose and intent of the T-5D district, and will not be detrimental to the public health, safety, or welfare.

Based upon the application materials, submitted plans, architectural review comments, and staff analysis, staff finds that the requested Special Exceptions satisfy the applicable review criteria, remain consistent with the intent of the T-5D zoning district, and are generally consistent with the goals and policies of the Starkville Comprehensive Plan. Staff further finds that the requested deviations will not create significant adverse impacts on adjacent properties or the public realm and that the proposed design incorporates sufficient architectural and site design features to mitigate the effects of the requested deviations.

Therefore, staff recommends approval of the five Special Exception requests.

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1)

1. **Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
2. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
3. **Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
4. **Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
5. **Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.

6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

STAFF ANALYSIS OF CRITERIA FOR APPROVAL

1. **Site suitability.** The proposed mixed-use development is located within the T-5D Downtown Transect District, where mixed-use buildings with ground-floor commercial uses and upper-story residential units are encouraged. The site contains sufficient area to accommodate the proposed structure, required parking, access drives, sidewalks, utilities, landscaping, and other site improvements. The property has frontage along South Jackson Street and benefits from existing public infrastructure and transportation networks. Staff finds the site is suitable for the proposed development and that the building design appropriately responds to site conditions and the surrounding downtown context.
2. **Traffic.** The proposed development is located within the downtown area, where a mix of commercial, residential, and pedestrian-oriented uses are anticipated. Access to the site is provided by existing public streets designed to accommodate urban development. Staff finds the proposed development will not create an undue nuisance or serious hazard to pedestrian or vehicular traffic. Site access, pedestrian connectivity, and circulation patterns will continue to be evaluated through the site plan review process to ensure compliance with applicable standards.
3. **Immediate neighborhood impact.** The proposed mixed-use building is compatible with the existing and planned development pattern of the downtown area. The project incorporates commercial uses at street level and residential uses above, consistent with the mixed-use character envisioned for the T-5D district. Staff finds the proposed development will not be detrimental, injurious, obnoxious, or offensive to neighboring properties. The proposed use is not expected to generate excessive noise, vibration, dust, glare, smoke, fumes, odors, or other impacts beyond those typically associated with downtown mixed-use development.
4. **Availability of public services.** The site is served by existing public water, sanitary sewer, electric, police, fire protection, and other municipal services. Public infrastructure capacity has been evaluated through the development review process and is adequate to serve the proposed development. Stormwater management requirements will be addressed through the engineering and site plan review process. Staff finds adequate public services are available to support the proposed development.
5. **Site Plan.** The applicant has submitted a site plan that has been reviewed by the Development Review Committee as part of the development review process. The submitted plans include building placement, parking areas, access drives, sidewalks, landscaping, screening, and other required site improvements. Staff finds the site plan adequately addresses the elements required for review. Final site plan approval and any required revisions shall remain subject to review and approval by the Development Review Committee.
6. **Impact on property values.** The proposed development represents a significant private investment within the downtown area and is consistent with the development

pattern envisioned by the Unified Development Code and Comprehensive Plan. The building incorporates architectural features, streetscape improvements, and site enhancements intended to contribute positively to the surrounding area. Staff finds the proposed development is not expected to cause or contribute to a decline in surrounding property values and may enhance the overall desirability and economic vitality of the downtown area.

7. **Consistency with Comprehensive Plan.** The proposed mixed-use development is generally consistent with the goals, objectives, and policies of the Comprehensive Plan by:

- Encouraging mixed-use development in the downtown area;
- Increasing housing opportunities within walking distance of services and employment;
- Supporting pedestrian-oriented urban form;
- Promoting economic development and reinvestment in downtown;
- Advancing attractive development with a strong sense of place; and
- Supporting higher-density residential development in areas served by existing infrastructure.

Staff finds the proposed Special Exceptions are consistent with the Comprehensive Plan and further the long-term vision for downtown Starkville.

8. **Additional Standards.** Staff has reviewed the proposed development for compliance with applicable standards of the Unified Development Code, including site design, architectural design, parking, access, landscaping, screening, and other applicable development requirements. Any remaining technical issues identified during the development review process will be addressed through final site plan, engineering, and building permit review. Staff finds the proposed development adequately provides for the applicable standards associated with the use and requested Special Exceptions.

FINDINGS OF FACT

After reviewing the application materials, site plan, architectural plans, staff report, comments from the City's architectural consultant, and all evidence submitted into the record, staff makes the following Findings of Fact:

1. The subject property is located within the T-5D Downtown Transect District, where mixed-use development is encouraged and where the requested fifth story and associated design deviations may be considered through the Special Exception process.
2. The site contains sufficient area to accommodate the proposed mixed-use development, including building placement, parking, pedestrian access, utilities, landscaping, screening, and other required site improvements.
3. The proposed development has adequate access to the public street system and will not create an undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area.
4. The proposed mixed-use building is compatible with the existing and planned character of the downtown area and will not be detrimental, injurious, obnoxious, or offensive to neighboring properties.

5. The proposed development is not expected to generate excessive noise, vibration, dust, glare, smoke, fumes, odors, or other impacts beyond those normally associated with permitted downtown mixed-use development.
6. Adequate public facilities and services, including water, sanitary sewer, electric service, police protection, fire protection, and stormwater management infrastructure, are available to serve the proposed development.
7. The Development Review Committee has reviewed the submitted site plan and determined that the proposal adequately addresses site design elements including building placement, access, parking, landscaping, screening, and pedestrian improvements, subject to final site plan approval.
8. The proposed development represents a substantial private investment in the downtown area and is not expected to cause or contribute to a decline in surrounding property values.
9. The proposed fifth story remains compatible with the scale and character envisioned for the T-5D District, supports additional residential opportunities in the downtown area, and does not create significant adverse impacts on adjacent properties.
10. Although the proposed building does not fully comply with the transparency requirements of the Unified Development Code, the building incorporates storefront windows, entrances, architectural detailing, and pedestrian-oriented design features that maintain visual engagement along the street frontage and satisfy the intent of the standard.
11. Although the proposed building does not fully comply with the articulation requirements of the Unified Development Code, the building incorporates recessed wall planes, material changes, window rhythm, and upper-story massing variations that provide visual relief and satisfy the intent of the standard.
12. Although the proposed building exceeds the maximum building width requirement by fifteen (15) feet, the building width remains proportional to the assembled lot, ADA accessibility can be maintained, and the building design incorporates architectural features that reduce the perceived building mass and maintain compatibility with the surrounding streetscape.
13. Although the proposed lot frontage buildout does not meet the minimum requirement, the required screening wall, landscaping, pedestrian improvements, and architectural treatment of the screening elements substantially mitigate the visual impacts associated with the reduced buildout and preserve the intended urban character of the street frontage.
14. The City's architectural consultant reviewed the proposal and concluded that the building demonstrates appropriate proportions, architectural character, and consistency with the design intent of the Unified Development Code.
15. The proposed development is generally consistent with the goals, objectives, and policies of the Starkville Comprehensive Plan, including encouraging mixed-use development, supporting downtown reinvestment, promoting pedestrian-oriented urban form, increasing housing opportunities, and supporting higher-density residential development in areas served by existing infrastructure.
16. The requested Special Exceptions are compatible with surrounding development, consistent with the purpose and intent of the T-5D District, and will not be detrimental to the public health, safety, or welfare.
17. Strict application of the referenced development standards is not necessary to achieve the intent of the Unified Development Code in this specific case, and the proposed alternative design solutions adequately satisfy the underlying purpose of the standards.

Based upon the foregoing Findings of Fact, staff concludes that the applicant has satisfied the applicable approval criteria for the requested Special Exceptions and recommends 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.

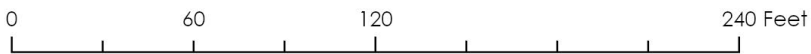
1. 22 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Dispatch on May 23, 2026. A correction to was also ran on June 3, 2026 correcting an error in the street name.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received one phone call requesting information.

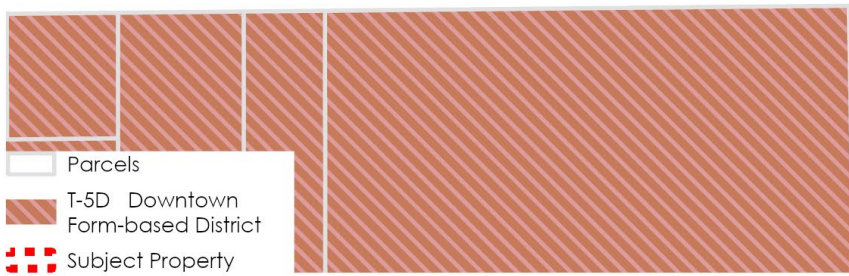
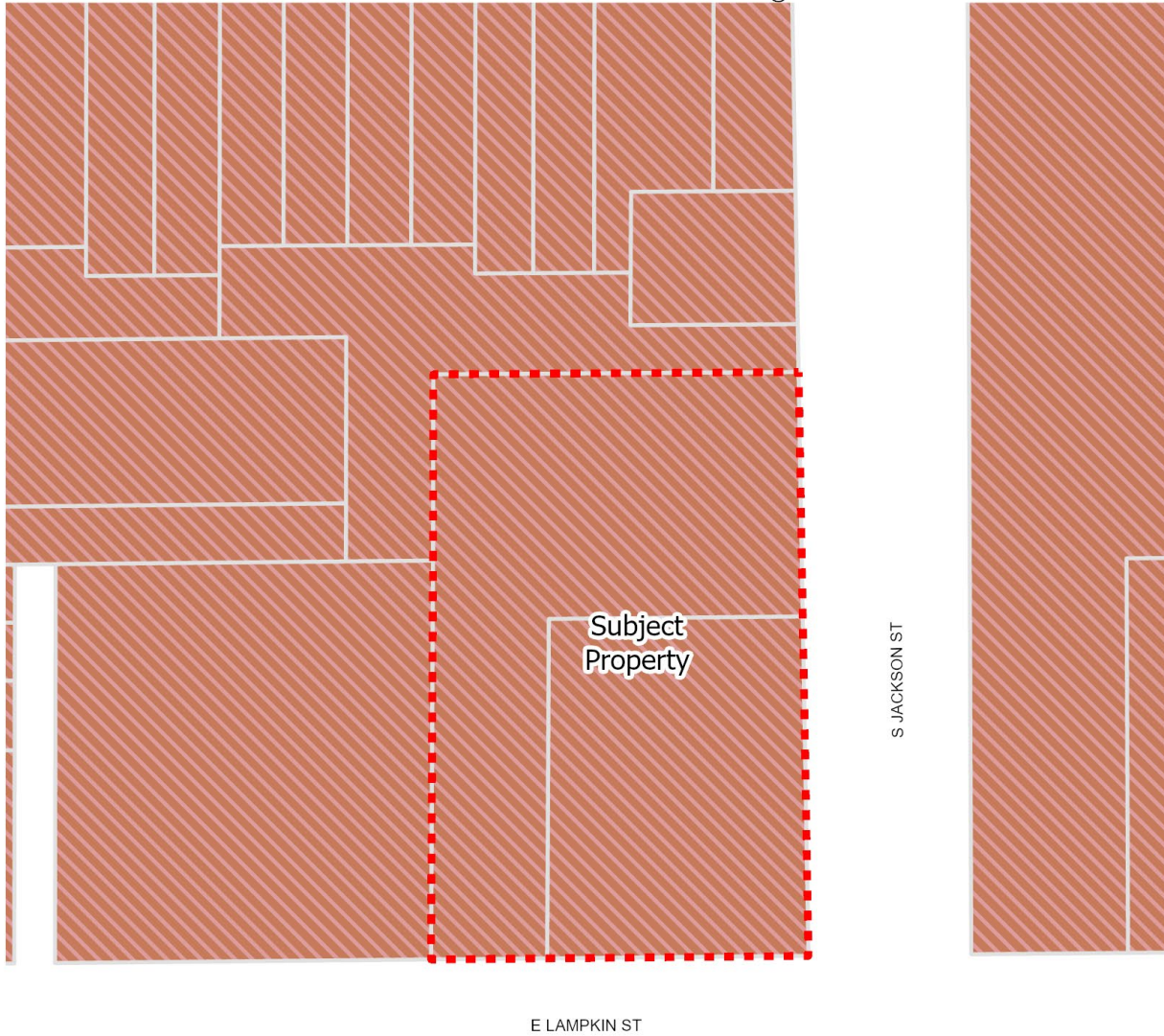
CONDITIONS OF APPROVAL

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 26-06 Aerial



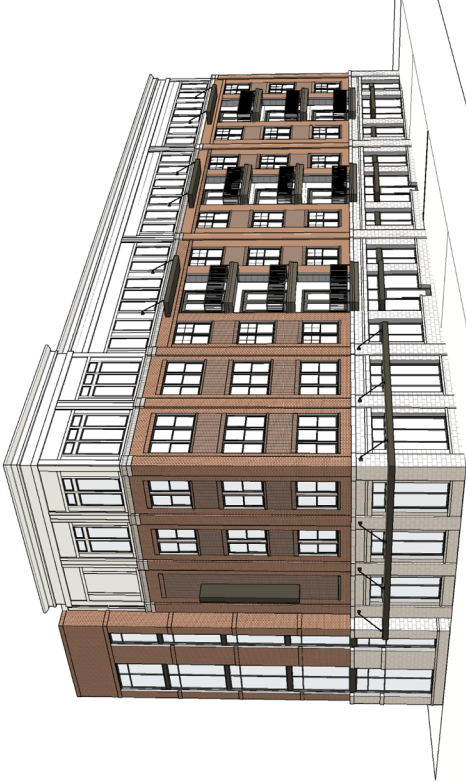
Attachment 2- SE 26-06 Zoning



Attachment 4- Architecture Review Images



② FRONT-LEFT PERSPECTIVE



① SOUTHEAST PERSPECTIVE

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DEVELOP Design Studio, PLLC
Architect # 2314

DESIGN DEVELOPMENT
ISSUE DATE: 4/22/2008

NO.	DATE	DESCRIPTION

3-D VIEWS

A200

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 26-07 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
Date: June 9, 2026

The purpose of this report is to provide information regarding a Special Exception request by Christopher McQueen to allow for a Cottage Court Development at 505, 507, and 509 South Montgomery Street in an TN-E zoning district with the property numbers 101D-00-233.00, 101D-00-234.00, and 101D-00-235.00. Please see attachments 1- 3.

BACKGROUND INFORMATION

The applicant is seeking a Special Exception to build a Cottage Court Development consisting of 14 cottages. This development type is defined a group of small houses centered around a central courtyard. The applicant is proposing to combine the three lots to create two groups of houses centered around two central courtyards. The eastern property line would include a required landscape buffer and privacy fence.

The applicant is proposing to aggregate three existing lots with three existing structures on them. The structures are being proposed to be removed. The combined three lots would be approximately 52,000 sqft which exceeds the minimum of 22,000 sqft. The proposed 14 units would not exceed the maximum allowed density for this development type in a TN-E zoning district. The proposed lot meets the required lot dimensions. All required utility connections, fire access requirements, and emergency service access will be reviewed during final site plan approval.

The proposed cottages as shown on the conceptual plans meet the dimensional requirements and additional site and building design standards. The units along South Montgomery will have facades that face the street and the courtyard. The footprint of each building does not exceed 850 sqft with a maximum of 1200 sqft of gross floor area. Each cottage is adjacent to a courtyard. The cottages vary in appearance from each other as required. Each cottage shall be one (1) detached dwelling unit limited to a maximum of three (3) bedrooms.

The proposed courtyards meet the minimum size requirements. As proposed, they include a pavilion and outdoor gathering space. Stormwater facilities will be reviewed and approved during final site plan review approval.

Parking would be on the northern, eastern, and southern edge of the property. There are two curb cuts being proposed with one-way egress and ingress. That meets the access management requirements. As proposed, parking setbacks are being met. The drive is

being proposed as gravel to reduce the imperviousness of the site. Concrete aprons at the entrance and exit are required to mitigate gravel movement into the street.

The cottages will not be located on individual lots. The development is required to be placed into a condominium association. Parking areas and common areas shall be owned and maintained commonly by the development's residents through a condominium association and shall not be dedicated to or maintained by the City.

The proposed Cottage Court Development represents a form of "Missing Middle Housing," which provides housing types that fall between traditional single-family homes and larger multifamily apartment developments. Missing Middle Housing is characterized by smaller-scale residential buildings that are compatible with existing neighborhoods while offering additional housing choices for individuals, couples, small families, seniors, and workforce residents. The Cottage Court design achieves this objective by utilizing detached cottages organized around shared open space, creating a pedestrian-oriented environment that promotes community interaction while maintaining a residential character. This housing type supports the Comprehensive Plan's goals of expanding housing opportunities, encouraging walkable neighborhoods, and making efficient use of existing infrastructure without introducing the scale or intensity typically associated with conventional multifamily development.

The proposed Cottage Court Development is consistent with the purpose and intent of the Unified Development Code by providing a compact residential housing option while maintaining compatibility with the surrounding neighborhood through building scale, landscaping, courtyard design, and pedestrian-oriented site planning. The development promotes efficient land use and expands housing opportunities within an area served by existing public infrastructure.

The proposed development is consistent with the Comprehensive Plan's planning principles encouraging a variety of housing types, walkable neighborhoods, efficient use of existing infrastructure, and attractive development with a strong sense of place. The Cottage Court design incorporates shared open space, pedestrian-oriented courtyards, varied architectural character, and a housing type that expands residential choices within the community. The proposed development advances several adopted Comprehensive Plan principles, including:

- Foster Walkable Neighborhoods Offering a High Quality of Life.
- Create a Range of Housing Opportunities and Affordable Choices.
- Promote Attractive Development with a Strong Sense of Place.

The proposed development is compatible with surrounding residential development due to the small scale of the individual cottages, orientation of buildings toward both the street and internal courtyards, required landscape buffering along the eastern property line, and installation of a privacy fence. The site design minimizes visual impacts associated with parking by locating parking areas around the perimeter of the development and emphasizing pedestrian-oriented common open space. The proposed development provides a transition in scale between traditional single-family residential development and more intensive residential forms through the use of detached cottages, shared open space, and enhanced buffering.

The proposed development will not adversely affect public health, safety, or welfare. The property is served by existing public infrastructure, parking is provided in accordance with ordinance requirements, access management standards are met through the proposed ingress and egress design, and stormwater management will be reviewed during final site plan approval. Emergency access and utility service requirements will also be evaluated during subsequent development review processes.

The subject property is located within an urbanized area served by existing streets, utilities, emergency services, and municipal infrastructure. No evidence has been presented indicating that the proposed development will overburden public facilities or services. The redevelopment of three existing residential lots within an established neighborhood promotes infill development and efficient utilization of existing public infrastructure and services.

Staff finds that the proposed Cottage Court Development satisfies the applicable requirements of Section 6.7.7 of the Unified Development Code and meets the standards for approval of a Special Exception. The development provides a compatible form of missing middle housing, expands residential choice, promotes efficient use of existing infrastructure, and is consistent with the goals and policies of the Starkville Comprehensive Plan.

Based upon the findings presented herein, Staff recommends approval of the requested Special Exception to allow a fourteen (14) unit Cottage Court Development, subject to compliance with all applicable requirements of the Unified Development Code and final site plan 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 subject property contains sufficient area to accommodate the proposed Cottage Court Development, including required courtyards, parking, buffering, and access. The site meets the applicable dimensional requirements and appears suitable for the proposed use.
2. **Traffic.** The proposed development includes two access points and internal circulation that meet applicable access management requirements. Staff does not anticipate the development will create an undue nuisance or hazard to pedestrian or vehicular traffic.
3. **Immediate neighborhood impact.** The proposed development consists of detached residential cottages that are compatible with the surrounding residential character. Required landscaping, buffering, and site design features help mitigate impacts on adjacent properties.
4. **Availability of public services.** The property is served by existing public utilities and municipal services. Stormwater management, utility connections, and emergency access requirements will be reviewed during final site plan approval.
5. **Site Plan.** The conceptual site plan has been reviewed by the Development Review Committee and contains the information necessary to evaluate the Special Exception request. Additional review may be required during final site plan approval.
6. **Impact on property values.** The proposed development complies with the Cottage Court standards and incorporates landscaping, buffering, and compatible building design. No evidence has been presented indicating the development will negatively impact surrounding property values.
7. **Consistency with Comprehensive Plan.** The proposed Cottage Court Development supports the Comprehensive Plan's goals of expanding housing choices, encouraging walkable neighborhoods, and promoting compatible infill development. The project represents a form of Missing Middle Housing that provides additional residential options within an established neighborhood.
8. **Additional Standards.** The proposed development satisfies the applicable Cottage Court standards related to site design, building placement, parking, courtyards, and architectural requirements. Final compliance will be verified during site plan review.

FINDINGS OF FACT

1. The subject property consists of approximately 52,000 square feet and exceeds the minimum lot area required for a Cottage Court Development.
2. The proposed development consists of fourteen (14) detached cottage dwelling units organized around two central courtyards and complies with the applicable Cottage Court Development standards of the Unified Development Code.
3. The proposed density does not exceed the maximum density permitted for a Cottage Court Development within the TN-E zoning district.
4. The proposed development provides adequate space for buildings, courtyards, parking, access drives, landscaping, buffering, and utility infrastructure.

5. The proposed access and circulation plan meets applicable access management requirements and is not expected to create an undue hazard to pedestrian or vehicular traffic.
6. The proposed development incorporates required landscape buffering and screening measures to promote compatibility with adjacent properties.
7. The proposed use is residential in nature and is not expected to generate excessive noise, vibration, dust, glare, smoke, odors, or other impacts that would be detrimental to surrounding properties.
8. Public utilities and municipal services, including water, sewer, electric, police, fire, and emergency services, are available to serve the development.
9. Stormwater management, utility connections, and emergency access requirements will be reviewed during final site plan and construction plan approval.
10. The Development Review Committee has reviewed the conceptual site plan and additional review will occur during final site plan approval.
11. No evidence has been presented demonstrating that the proposed development will cause or contribute to a decline in surrounding property values.
12. The proposed Cottage Court Development provides a form of Missing Middle Housing that expands housing choice while maintaining compatibility with the surrounding neighborhood through building scale, site design, landscaping, and shared open space.
13. The proposed development promotes infill development and efficient utilization of existing public infrastructure and services within an established neighborhood.
14. The proposed development is consistent with the goals and policies of the Starkville Comprehensive Plan, including fostering walkable neighborhoods, expanding housing opportunities, promoting attractive development, and encouraging efficient use of existing infrastructure.
15. Based upon the submitted application, conceptual site plan, and staff review, the proposed Cottage Court Development satisfies the Special Exception criteria and applicable requirements of the Unified Development Code.

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.

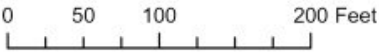
1. 22 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Dispatch on May 23, 2026.
3. A sign was posted on the property in a conspicuous location.

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

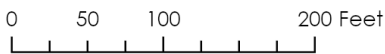
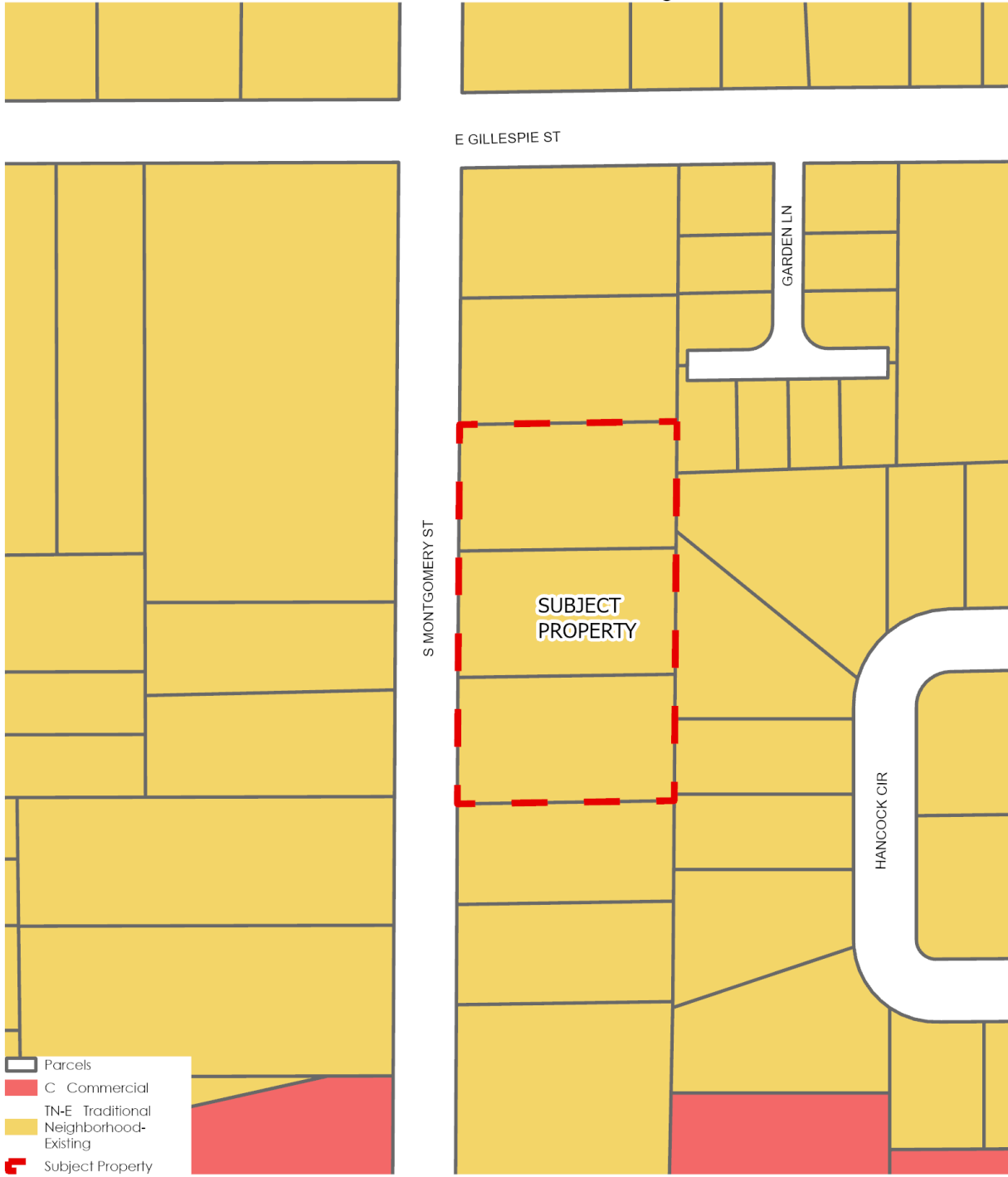
CONDITIONS OF APPROVAL

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 26-07 Aerial



Attachment 2- SE 26-07 Zoning



Attachment 3- Concept Graphics



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STARKVILLE, MS

THE MEADOWS AT SOUTH MONTGOMERY



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