

APPROVED

**MINUTES OF THE PLANNING & ZONING COMMISSION
MEETING OF APRIL 14, 2009
THE CITY OF STARKVILLE, MISSISSIPPI**

The Planning & Zoning Commission of the City of Starkville, Mississippi held its regularly scheduled meeting in the Court Room in City Hall at 101 Lampkin Street, Starkville, Mississippi, commencing at 5:30 P.M. Present were Commissioners Pat Bryan, Jerry Emison, James Hicks, Ira Loveless, and Jason Walker. Commissioners Dora Herring and John Moore were absent. The meeting was called to order by Commission Vice-Chairman Ira Loveless. Attending the Commissioners was Ben Griffith, City Planner, Rodney Faver, City Attorney and Recording Secretary, Sara McHann. Commissioner Emison made a motion to excuse the absences of Commissioners Herring and Moore. Commissioner Hicks seconded the motion which was unanimously approved by all of the members.

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated April 14, 2009. City Planner Ben Griffith stated that item #PP 09-02 had been requested to be withdrawn by the applicant. After discussion and upon the motion of Commissioner Emison, seconded by Commissioner Bryan, the Commission voted unanimously to approve the written agenda, as amended.

AN ORDER APPROVING THE MINUTES OF THE DECEMBER 9, 2008 MEETING

The Commission considered the matter of approval of the minutes of the December 9, 2008 meeting. After discussion and upon the motion of Commissioner Emison, seconded by Commissioner Hicks, the Commission voted unanimously to approve said minutes with minor typographical revisions.

**A PUBLIC HEARING REQUESTED BY B&P DEVELOPERS OF MS, LLC FOR A
ZONING CHANGE FROM R-1 (SINGLE-FAMILY) TO R-3A (SINGLE-FAMILY,
MEDIUM DENSITY), LOCATED SOUTHEAST OF THE INTERSECTION OF
YELLOW JACKET AND ECKFORD DRIVES IN WARD 3**

Next there came before the Commission item #RZ 09-01: a public hearing request by B&P Developers of MS, LLC for a zoning change from R-1 (Single-Family) to R-3A (Single-Family, Medium-Density), located southeast of the intersection of the intersection of Yellow Jacket and Eckford Drives in Ward 3. The City Planner asked if any of the commissioners had been contacted by anyone regarding the request prior to the public hearing. Commissioner Hicks stated that he had been contacted but had asked them to make their comments at the public hearing. The City

Attorney asked Commissioner Hicks if this in any way would have a negative influence on his decision and Commissioner Hicks answered that it would not. Mr. Frank Brewer presented the request, explaining that he wanted to build a mix of attractive single-family residences of brick construction with small yards and other features, and that he is bound by restrictions included by the seller in the warranty deed. Mr. Brewer then handed out copies of the warranty deed and sketches of proposed house styles and plans to the Commissioners. He concluded his opening comments by stating that he had heard concerns regarding traffic, adding that once to the entrance on Yellow Jacket Drive, a vehicle had the option of four roads (Louisville Street, Eckford Drive, Jackson Street and Montgomery Street) to get around town.

Stan Maynard came forward representing the Pleasant Acres subdivision residents. He presented a petition with 41 signatures opposed to the rezoning. He raised several concerns which were also detailed in the petition. Among these were increased traffic on narrow, congested roadways; preservation of historic residential character of the neighborhood; and concern of degradation of property values. Several other residents on the Pleasant Acres subdivisions raised similar concerns and voiced their opposition to the rezoning.

Mr. Brewer came forward to address the concerns of the residents and provided examples of similar types of development around Starkville. He also stated that he would like to develop an attractive residential community of single-family residences starting at \$170,000-200,000 because he feels that there is a definite need for quality homes in this price range. Mr. Brewer also answered several questions from the Commissioners regarding the property.

After further discussion, Commissioner Bryan made a motion to recommend approval of the request to the Mayor and Board of Aldermen based on changing conditions in the neighborhood. Commissioner Walker, seconded the motion and the Commission voted unanimously to recommend approval.

A REQUEST BY MR. FRANK WILLIAMS FOR A PRELIMINARY PLAT APPROVAL OF "VINE PLACE SUBDIVISION" IN AN R-2 (SINGLE-FAMILY/DUPLEX) ZONE LOCATED ON THE WESTERN SIDE OF VINE STREET, APPROXIMATELY 400 FEET SOUTH OF GILLESPIE STREET IN WARD 7

Next there came before the Commission item #PP 99-01: a request by Mr. Frank Williams for a preliminary plat approval of "Vine Place Subdivision" in an R-2 (Single Family/Duplex) zone, located on the east side of Vine Street, approximately 400 feet south of Gillespie Street in Ward 7. Mr. Williams presented the request. After discussion, Commissioner Emison made a motion to recommend approval of the request to the Mayor and Board of Aldermen with the three standard conditions proposed by City staff. Commissioner Bryan, seconded the motion and the Commission voted unanimously to recommend approval.

PLANNERS REPORT

City Planner Ben Griffith reported that he had included the activity report for the 2008 calendar year in preparation for the annual P&Z report to the Mayor and Board of Aldermen. Commissioner Herring will make the presentation at the next Board meeting on April 21, 2009. Mr. Griffith also reminded the Commissioners that four of them are eligible for re-appointment when their terms expire on June 30th and to submit letters of interest to the City Clerk. Mr. Griffith went on to report that it since it did not appear that there would be any items for the P&Z to review, he had contacted representatives of the Cotton Mill Marketplace to see if they would be interested in conducting a workshop on May 12th. The Commissioners expressed their approval of doing so and Mr. Griffith stated that he would make the necessary arrangements.

ADJOURNMENT

Commissioner Hicks made a motion to adjourn the meeting at 7:00 P.M, which was duly seconded by Commissioner Emison. The next regularly scheduled meeting will be May 12, 2009 at 5:30 P.M. in the Court Room in City Hall.

Ira Loveless, Vice-Chairman

Ben Griffith, AICP, City Planner