

APPROVED

**MINUTES OF THE PLANNING & ZONING COMMISSION
MEETING OF JUNE 9, 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 East Lampkin Street, Starkville, Mississippi, commencing at 5:30 PM. Present were Commissioners Dora Herring, James Hicks, Jason Walker, Pat Bryan, Ira Loveless and John Moore. Commissioner Jerry Emison was absent. The meeting was called to order by Commission Chairman, Dora Herring. Attending the Commissioners was City Attorney Rodney Faver, City Planner Ben Griffith and Recording Secretary Sara McHann. Commissioner Bryan made a motion to excuse Commissioner Emison's absence. Commissioner Loveless seconded the motion which was unanimously approved by the Commissioners.

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated June 9, 2009. After discussion and upon the motion of Commissioner Loveless, seconded by Commissioner Bryan, the Commission voted unanimously to approve the written agenda as presented.

AN ORDER APPROVING THE MINUTES OF THE APRIL 14, 2009 MEETING

The Commission considered the matter of approval of the minutes of the April 14, 2009 meeting. After discussion, and upon the motion of Commissioner Moore, seconded by Commissioner Hicks, the Commission voted unanimously to approve said minutes.

CITIZEN COMMENTS

Dr. Will Locke addressed the Commission concerning the request by Mr. Charlie Morgan for a preliminary/final plat approval. Dr. Locke read a statement which addressed a dispute between him and Mr. Morgan over construction of a driveway leading to his residence. Dr. Locke presented the Commissioners with a survey conducted by Nail Engineering showing that he owns a portion of the paved driveway. Although Dr. Locke admitted the dispute between him and Mr. Morgan is a civil matter, he wanted the Commissioners to be aware of the situation.

**A REQUEST BY MR. CHARLIE MORGAN FOR A PRELIMINARY/FINAL
PLAT APPROVAL OF "COURTLAND COVE SUBDIVISION" IN AN R-1 (SINGLE
FAMILY) ZONE, LOCATED AT 105 COURTLAND, IMMEDIATELY SOUTH OF
SHERWOOD ROAD IN WARD 3**

Next there came before the Commission item #FP 09-01: a request by Mr. Charlie Morgan for a preliminary/final subdivision plat approval of “Courtland Cove Subdivision” in an R-1 (Single Family) zone, located at 105 Courtland, immediately south of Sherwood Road in Ward 3. Mr. Charlie Morgan and Mr. Jason Pepper of Pritchard Engineering presented the request. The Commissioners questioned whether or not they could recommend approval of a plat if there was a dispute between adjacent owners over the location of a property line. City Attorney Rodney Faver advised the Commissioners that it would be best not to discuss property disputes between land owners and reminded the Commissioners that there were two criteria they should look for when recommending plat approval. He asked the City Planner, first, if the plat meets all of the City’s requirements, and second, if the property connects to a City street. Mr. Griffith answered “yes” to both questions. After further discussion, Commissioner Walker made a motion to recommend approval of the request to the Mayor and Board of Aldermen with the eight standard conditions proposed by City staff. Commissioner Hicks seconded the motion and the Commission voted unanimously to recommend approval.

**A REQUEST BY MR. DAVID JACKSON FOR A FINAL PLAT APPROVAL OF
“HUNTINGTON PARK SUBDIVISION, PHASE 8---PART 5” IN AN R-4 (ZERO LOT
LINE/CLUSTER DEVELOPMENT) ZONE, LOCATED NORTH OF THE
INTERSECTION OF HUNTINGTON AND KINGWOOD DRIVES IN WARD 3**

Next there came before the Commission item #FP 09-02: a request by Mr. David Jackson for a final plat approval of “Huntington Park Subdivision, Phase 8---Part 5” in an R-4 (Zero Lot Line/Cluster Development) zone, located north of the intersection of Huntington and Kingwood Drives in Ward 3. Mr. Jackson and Mr. Mike Brent of Brent Engineering presented the request. The Commissioners discussed the timing of the acceptance of the streets since City staff had recommended acceptance only upon development of 85% of all the lots located on the street, not just the ones in the final plat. The City Attorney advised the Commission that while this was not normally done, City staff had specifically addressed it in condition #9 of the staff recommendations. After further discussion, Commissioner Bryan made a motion recommend approval of the request to the Mayor and Board of Aldermen with the twelve conditions proposed by City staff. Commissioner Hicks seconded the motion and the Commissioners voted unanimously to recommend approval.

PLANNER’S REPORT

City Planner Ben Griffith reminded the Commissioners about reappointments of Commission seats expected to be made by the Board of Aldermen at their June 23rd meeting. He stated that there would be a rezoning and conditional use request for the July 14th meeting and that the Cotton Mill Marketplace team had not yet set a date for the P&Z workshop. Mr. Griffith asked the Commissioners if they would be willing to reschedule the December meeting to allow him to attend a week-long floodplain management course. After discussion, the Commissioners agreed to reschedule the meeting for Wednesday, December 2nd.

ADJOURNMENT

There being no further business, Commissioner Hicks made a motion to adjourn the meeting at 6:30 PM, which was duly seconded by Commissioner Loveless. The next regularly scheduled meeting will be July 14, 2009 at 5:30 PM in the City Hall Court Room.

Dora Herring, Chairman

Ben Griffith, AICP, City Planner