

**APPROVED**

**MINUTES OF THE PLANNING & ZONING COMMISSION  
MEETING OF SEPTEMBER 8, 2009  
THE CITY OF STARKVILLE, MISSISSIPPI**

The Planning & Zoning Commission of the City of Starkville, Mississippi held its regularly scheduled meeting in the City Hall Courtroom at 101 E. Lampkin Street, Starkville, Mississippi, commencing at 5:30 PM. Present were Commissioners Dora Herring, James Hicks, Jerry Emison, Jason Walker, Jeremy Murdock, Ira Loveless and John Moore. The meeting was called to order by Commission Chairman Dora Herring. Attending the Commissioners were Ben Griffith, City Planner and Recording Secretary, Sara McHann. The Interim City Attorney was not present.

**AN ORDER APPROVING THE WRITTEN AGENDA**

The Commission considered the matter of approval of the written agenda dated September 8, 2009. After discussion and upon the motion of Commissioner Moore, seconded by Commissioner Loveless, the Commission voted unanimously to approve the written agenda as prepared.

**AN ORDER APPROVING THE MINUTES OF THE AUGUST 11, 2009 MEETING**

The Commission considered the matter of approval of the minutes of the August 11, 2009 meeting. Commissioner Emison recommended that the minutes show that he and Commissioner Murdock abstained from voting for the approval of the July 14, 2009 minutes. After discussion and upon the motion of Commissioner Loveless, seconded by Commissioner Murdock, the Commission voted unanimously to approve said minutes with the recommended correction.

**CITIZEN COMMENTS**

Chairman Herring asked if any member of the public cared to address the Commission, reminding them that there was a public hearing on the agenda and comments regarding that item would be called for at the appropriate time. No one came forward to speak.

**A PUBLIC HEARING REQUESTED BY DAN CAMP FAMILY REAL ESTATE, LLC,  
FOR A ZONING CHANGE FROM R-5 (MULTI-FAMILY, HIGH-DENSITY) TO C-2  
(GENERAL BUSINESS), LOCATED AT 106 MAXWELL STREET IN WARD 4**

Next there came before the Commission item #RZ 09-05: a public hearing requested by Dan Camp Family Real Estate, LLC for a zoning change from R-5 (Multi-Family, High-Density) to C-2 (General Business), located at 106 Maxwell Street in Ward 4. The City Planner read a brief introduction and asked if any of the Commissioners had received any communications from anyone

regarding the request; none had. Mr. Robert Camp presented the request to the Commission. He showed the City's 1978 Official Zoning Map to each of the Commissioners which showed the property with a C-2 zoning designation. No public comments were received. After a very brief discussion, Commissioner Emison made a motion to recommend approval of the request to the Mayor and Board of Aldermen based on a scrivener's error. Commissioner Moore, seconded the motion and the Commission voted unanimously to recommend approval.

**A REQUEST BY THE CREAMERY AT CENTRAL STATION, LLC, FOR A  
PRELIMINARY/FINAL CONDO PLAT APPROVAL OF "THE CREAMERY AT  
CENTRAL STATION PHASE ONE" IN A C-2 (GENERAL BUSINESS) ZONE  
LOCATED AT 200 S. MONTGOMERY STREET IN WARD 5**

Next there came before the Commission item #FP 09-04: a request by The Creamery at Central Station, LLC, for a preliminary/final condo plat approval of "The Creamery at Central Station Phase One" in a C-2 (General Business) zone, located at 200 S. Montgomery Street in Ward 5. The City Planner read a brief introduction of the request, stating that since the staff report had been prepared, the Interim City Attorney had met with the applicant and his attorney. It was decided that the lease agreement providing off-site parking was sufficient for approval of the plat and that condition #4 could be stricken from the staff recommended conditions of approval. Applicant Jeremy Tabor and Attorney Taylor Tucker presented the request to the Commission. Attorney Tucker confirmed the City Planner's statement regarding the meeting between himself and the Interim City Attorney. Mr. Tabor stated that he had not decided on the particular uses of the second phase of the development and therefore would determine the exact number of parking spaces required for that phase at the appropriate time. Commissioner Emison stated that the Planning & Zoning Commission would not act favorably on Phase Two if adequate parking was not provided at that time and requested that his statement be made a part of the meeting minutes. After discussion, Commissioner Murdock 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, striking condition #4 as recommended by the City Planner. Commissioner Hicks seconded the motion and the Commission voted unanimously to recommend approval to the Mayor and Board of Aldermen.

**PLANNERS REPORT**

City Planner Ben Griffith informed the Commissioners that beginning this month, an e-packet would be posted on the City's website no later than the Friday preceding the public hearing. He also stated that revisions had been made to the legal advertisements and notification letters to inform all interested parties. Mr. Griffith reminded the Commissioners to be vigilant of all *ex parte* communications and that the next meeting would be held on Tuesday, October 13, 2009 in the Court Room. He also stated that the December Planning & Zoning Commission meeting would be held on Wednesday, December 2<sup>nd</sup> and reminded the Commissioners to be sure and mark their calendars accordingly.

## **ADJOURNMENT**

Commissioner Emison made a motion, seconded by Commissioner Hick, to adjourn the meeting at 6:10 PM. The next regularly scheduled meeting will be Tuesday, October 13, 2009 at 5:30 PM in the City Hall Courtroom.

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Dora Herring, Chairman

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Ben Griffith, AICP, City Planner