

APPROVED

**MINUTES OF THE PLANNING & ZONING COMMISSION
MEETING OF NOVEMBER 10, 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 P. M. Present were Commissioners Dora Herring, James Hicks, Jerry Emison, Jason Walker, Jeremy Murdock, and Ira loveless. John Moore was absent. The meeting was called to order by Commission Chairman Dora Herring. Attending the Commissioners were City Attorney Chris Latimer, City Planner Ben Griffith and Recording Secretary Sara McHann. Commissioner John Moore requested to be excused due to an illness of a family member. Commissioner Emison made a motion to excuse Commissioner Moore, seconded by Commissioner Hicks; the Commission voted unanimously in the affirmative.

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated November 10, 2009. City Planner called out a typographical error in one of the case numbers on the agenda. After discussion and upon the motion of Commissioner Hicks, seconded by Commissioner Murdock, the Commission voted unanimously to approve the written agenda with corrections.

AN ORDER APPROVING THE MINUTES OF THE OCTOBER 13, 2009, MEETING

The Commission considered the matter of approval of the minutes of the October 13, 2009 meeting. Chairman Herring called out two typographical errors and Commissioner Emison requested that specific comments he made during one of the rezoning cases be included in the minutes. After discussion, and upon the motion of Commissioner Hicks, seconded by Commissioner Emison, the Commission voted unanimously to approve said minutes with corrections.

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 MS. MICHELLE HAN TO ALLOW A
CHURCH/PLACE OF WORSHIP IN AN R-1 ZONE (SINGLE-FAMILY) ZONING
DISTRICT LOCATED AT 1315 LOUISVILLE STREET IN WARD 3**

Next there came before the Commission item #CU09-03: a public hearing requested by Ms. Michelle Han for a conditional use to allow a church/place of worship in an R-1 (Single-Family) zoning district, located at 1315 Louisville Street in Ward 3. The City Planner read a brief introduction and asked if any Commissioners had received any communications from anyone regarding the request. None had.

Ms. Michelle Han presented the request and was joined by Mr. Fengxiang Han. Ms. Han did not make an opening statement, but acknowledged the contents of the staff report and welcomed questions from the Commissioners.

Commissioner Loveless had concerns about a church locating in a residential zone. Commissioner Loveless also questioned if the parking would be sufficient or be a problem for the neighborhood as the church begins to grow. The City Planner told Commissioners that condition #3 addressed the need to revisit the church in two years to see if the conditions had changed and whether or not another conditional use review would be necessary at that time. Commissioner Emison suggested several revisions to the recommended conditions before settling on adding “or if the number of vehicles on the site exceeds twelve for more than two consecutive weeks” at the end of condition #2.

After discussion Commissioner Emison made a motion to recommend the request to the Mayor and Board of Aldermen with additional text to staff condition #2 and a slight revision to staff condition #3. Commissioner Murdock, seconded the motion, and the vote was unanimous in favor of the request, with Commissioner Hicks recusing himself due to a business relationship with the applicant.

PLANNER'S REPORT

City Planner Ben Griffith stated that there would be a rezoning, a conditional use and possibly a plat for the next meeting. He also stated that he would include a 2010 meeting schedule for review and approval. He reminded the Commissioners that the December meeting would be Wednesday, December 2nd and that he would try get the packets out to the Commissioners on Monday, November 23rd before the Thanksgiving holiday. Mr. Griffith also reminded the Commissioners to be mindful of all ex parte communications and to call the Planning Office with any questions regarding any items on the upcoming agenda.

ADJOURNMENT

Commissioner Hicks made a motion, seconded by Commissioner Murdock, to adjourn the meeting at 6:15 PM. The next scheduled meeting will be Wednesday, December 2, 2009 at 5:30 PM in the City Hall Courtroom.

Dora Herring, Chairman

Ben Griffith, AICP, City Planner