

**APPROVED**

**MINUTES OF THE PLANNING AND ZONING COMMISSION  
MEETING OF MARCH 14, 2006  
THE CITY OF STARKVILLE**

The Planning & Zoning Commission of the City of Starkville, Mississippi held its regular scheduled meeting in the Court Room in City Hall on Lampkin Street, Starkville, Mississippi, commencing at 5:30 P. M. Present were Commissioners, Dora Herring, Duane Motsenbocker, Richard Mullenax, , Michael Gann, Patrick Nordin, Rayfield Evins, Jr., Pat Bryan, John Moore, and Larry White. The meeting was called to order by Commission Chairman, Larry White. Attending the Commissioners was Interim City Planner, George Rummel and Community Development Secretary, Sara McHann. Upon the motion of Commissioner Nordin, seconded by Commissioner Herring, the Commissioners voted unanimously to excuse the absences of Commissioners, Gloria Liddell, J. W. Bruce and Lynn Wampler.

**AN ORDER APPROVING THE WRITTEN AGENDA**

1. The Commission considered the matter of approval of the March 14, 2006 agenda. Upon the motion of Commissioner Evins, seconded by Commissioner Moore, the Commission voted unanimously to approve the written agenda.

**AN ORDER APPROVING THE MINUTES OF  
FEBRUARY 14, 2006**

2. The Commission considered the matter of approval of the minutes of the February 14, 2006 meeting. Upon the motion of Commissioner Motsenbocker, seconded by Commissioner Evins, the Commissioners voted to approve said minutes as amended.

**PLANNERS REPORT**

3. Interim City Planner, George Rummel, gave a report on the progress of the Starkville development code. The Starkville development code is a collection of the city ordinances in one binder. Proposed design review ordinance is now in committee.

## **TAX INCREMENT FINANCING REDEVELOPMENT PLAN**

4. Next there came before the Commission Attorney Randy Wall of Watkins Ludlam Winter & Stennis, P. A. to discuss a Tax Increment Financing Redevelopment Plan. Mr. Wall explained the tax plan to Commissioners and answered questions concerning implementation of the plan and the impact it would have on the city. Mr. Wall told Commissioners that a public hearing before the Planning & Zoning Commission was necessary to determine if the Tax Increment Financing Redevelopment Plan was in compliance with the Comprehensive Plan adopted by the city. After discussion and upon the motion of Commissioner Motsenbocker, seconded by Commissioner Mullenax, the Commissioners voted unanimously to recommend implementation of the Tax Increment Financing Redevelopment Plan to the Mayor and Board of Aldermen.

Note: The Tax Increment Financing Redevelopment Plan will be posted on the City of Starkville web site to allow citizens to review the plan before the public hearing to be held by the Mayor and Board of Aldermen on March 21, 2006.

## **REQUEST FOR A ZONING CHANGE FROM AN R-1 (RESIDENTIAL SINGLE FAMILY) ZONE TO A PUD (PLANNED UNIT DEVELOPMENT) ACADEMY PLACE PHASE II**

5. Next there came before the Commission Mr. Charles Morgan of Morgan Construction requesting a zoning change from an R-1 (Single Family) zone to a PUD (Planned Unit Development). Mr. Morgan and Mr. Jason Pepper of Pritchard Engineering presented the request to the Commissioners. Mr. Morgan told Commissioners he has plans to build 123 single family dwellings in the proposed PUD. These homes will be the same size and style of existing homes in Academy Place, Phase I. Ingress and egress is planned through Starr Avenue and after 50% of the development is finished plans are to have an access to the property on Louisville Street. A common area of 50 ft. that separates this proposed development from residents of Timbercove Subdivision would be left. Ownership of this common area would go to the homeowners association to be maintained and left in its natural vegetative state. The majority of the drainage would be channeled into Hollis Creek with the balance of 2 acres in the southeast corner draining in the direction of Timbercove Subdivision. This drainage would be contained in the street collectors. Concerns expressed by Timbercove Subdivision Homeowners Association President, Ms. Dinah Jordan included the 50' common area that separates the subdivision from the proposed development, construction traffic through Oakridge Street and that homes be single family housing.

Mr. Tim Barnett, president of Academy Place Homeowners Association expressed concerns in several areas including traffic flow on Academy Road if Starr Avenue is used as an access street, a buffer between Academy Place and the new development and further asked that the new development not be named Academy Place II. After a lengthy discussion Mr. Morgan agreed to revise the proposed plat and to have the revisions done by March 29, 2006, to allow time for Commissioners and the Planning Department to review the changes. Upon the motion of Commissioner Herring, seconded by Commissioner Nordin, the Commission voted to table the request until the April 11, 2006 meeting of the Planning & Zoning Commission.

**REQUEST BY MR JAMES FRANKLIN WILLIAMS &  
MRS LEIGH ANN WILLIAMS FOR A PRELIMINARY PLAT  
APPROVAL FOR LAUREL VALLEY COURT SUBDIVISION  
LOCATED OFF SOUTH MONTGOMERY STREET**

6. Next there came a request by Mr. James Williams & Leigh Ann Williams for a preliminary plat approval for Laurel Valley Court Subdivision. Mr. Mike Brent of Brent Engineering presented the request. Mr. Brent told Commissioners that the proposed subdivision would consist of 29 R-1 single family lots on 10.41 acres adjacent to Greenbriar Subdivision. The only access road would be through Laurel Hill Drive, which is located next to the development in Greenbriar Subdivision. After discussion and upon the motion of Commissioner Motsenbocker, seconded by Commissioner Mullenax, the Commission voted unanimously to recommend the request to the Mayor and Board of Aldermen.

**REQUEST BY MR LAUREN BELL FOR FINAL PLAT APPROVAL  
OF PEARSON PLACE SUBDIVISION, PHASE I  
LOCATED OFF HOSPITAL ROAD**

7. Next there came a request by Mr. Loren Bell for final plat approval of Pearson Place Subdivision, Phase I. Mr. Loren Bell and Mr. Mike Brent of Brent Engineering presented the request. Mr. Bell told Commissioners that phase I included only 4 lots. The street leading into phase 1 has not been paved due to recent weather conditions. Mr. Bell had a letter of credit from Cadence Bank to insure that the paving project would be completed. Upon the motion of Commissioner Mullenax, seconded by Commissioner Evins, the Commission voted unanimously to recommend approval to the Mayor and Board of Aldermen.

## ADJOURNMENT

8. Commissioner Motsenbocker made a motion that was seconded by Commissioner Mullenax to adjourn the meeting at 8:45 P. M. The next regular meeting is April 11, 2006, at 5:30 P. M. in the Court Room in City Hall.

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Larry White, Chairman

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Interim City Planner, George Rummel