

**APPROVED**

**MINUTES OF THE PLANNING & ZONING COMMISSION  
MEETING OF APRIL 11, 2006  
THE CITY OF STARKVILLE, MISSISSIPPI**

The Planning and 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 Lynn Wampler, Dora Herring, J. W. Bruce, Pat Bryan, Patrick Nordin, Duane Motsenbocker, that Gloria Liddell, Richard Mullenax and Larry White. The meeting was called to order by Commission Chairman, Larry White. Attending the Commissioners was City Attorney, Rodney Faver, Interim City Planner, George Rummel and Building Official, Ken Honeycutt. Absent were Commissioners Rayfield Evins, Michael Gann and John Moore.

**AN ORDER APPROVING THE WRITTEN AGENDA**

1. The Commission considered the matter of approval of the April 11, 2006 agenda. Upon the motion of Commissioner Mullenax, second by Commissioner Wampler, the Commission voted unanimously to approve the printed agenda.

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

2. The Commission considered the matter of approval of the minutes of March 14, 2006. Upon the motion of Commissioner Wampler, seconded by Commissioner Motsenbocker, the Commission voted unanimously to approve said minutes with necessary corrections.

**PLANNERS REPORT**

3. Interim City Planner, George Rummel, told Commissioners that he has finished work on the revision of ordinances and that all the ordinances had been put together in one book called the Starkville Development Code. Having all codes in one book would enable personnel and developers to have all codes accessible at once. Commissioners were asked to review the codes and bring any suggestions and comments to Mr. Rummel. Explanation of the proposed amendments to the text of the Starkville Zoning Ordinance (Article V, Section I. Conditional uses) and (Article II, Section A (definitions)).

**REQUEST BY MR. CHARLES MORGAN FOR A ZONING CHANGE  
FOR ACADEMY PLACE PHASE II FROM AN R-1 ZONE TO A PUD**

4. Next there came before the Commission a request by Mr. Charles Morgan of Morgan Construction Company for a zoning change from an R-1 zone (single family dwelling) to a PUD (planned unit development). This request was tabled for 1 month at the March 14, 2006 Planning and Zoning Commission meeting, to give Mr. Morgan and the residents of Timbercove Subdivision and Academy Place Subdivision an opportunity to meet together and address concerns of both subdivisions. Upon the motion of Commissioner Motsenbocker, seconded by Commissioner Mullenax, the Commissioners voted unanimously to remove the request from the table. Mr. Charles Morgan and Mr. Jason Pepper of Pritchard Engineering presented the request. Timbercove Subdivision Homeowners Association President, Ms. Dinah Jordan, told Commissioners that concerns by the subdivision's residents had been resolved after meetings with Mr. Morgan which included maintaining a 50 ft. natural buffer between the subdivision, restricting construction traffic access to Starr Avenue and the two story homes in the PUD be developed with enclosed garages. Academy Place Homeowners Association President, Mr. Tim Barnette, told Commissioners that in their meeting with Mr. Morgan he had not agreed to the changes requested by Academy Place residents. Concerns of Academy Place Homeowners included a thirty foot (30ft.) natural buffer between the subdivision and the PUD, addressing drainage problems and changing the name of the proposed PUD which Mr. Morgan had planed to call Academy Place Phase II. After discussion Commissioner Mullenax made a motion to table the request to give Mr. Morgan and the Academy Place II Homeowners Association time to meet and resolve the issues between them. Commissioner Motsenbocker seconded the motion and the Commissioners voted as follows:

John Moore—Absent  
J.W. Bruce—Yea  
Pat Bryan—Nay  
Dora Herring—Yea  
Lynn Wampler—Yea  
Rayfield Evins—Absent  
Patrick Nordin—Yea  
Michael Gann—Absent  
Richard Mullenax—Yea  
Duane Motsenbocker—Yea  
Gloria Liddell—Yea

Having received a majority vote the motion was carried.

**PROPOSED AMENDMENT TO THE STARKVILLE ZONING ORDINANCE  
ARTICLE V, SEC. I. (CONDITIONAL USES)  
ARTICLE II, SECTION A. (DEFINITIONS)**

5. Next there came before the Commission a request by the Mayor and Board of Aldermen for the Commissioners to review proposed amendments to the zoning ordinance. Mr. George Rummel, Interim City Planner presented the proposed amendments. Commission members will take the amendments under advisement.

**REQUEST BY DAVIS-DAVIS AND SPRINGER FOR PRELIMINARY  
PLAT APPROVAL FOR LAKEWOOD SUBDIVISION  
LOCATED WEST OF THE LAKES SUBDIVISION**

6. Next there came before the Commission a request by Davis-Davis and Springer for preliminary plat approval for Lakewood Subdivision, located west of The Lakes Subdivision. Upon the motion of Commissioner Liddell, seconded by Commissioner Motsenbocker, the request was removed from the agenda due to no representation by the petitioners.

**REQUEST BY DAVIS-DAVIS AND SPRINGER FOR  
PRELIMINARY/FINAL PLAT APPROVAL FOR  
THE LAKES PHASE V**

7. Next there came before the Commission a request by Davis-Davis and Springer for preliminary/final plat approval for The Lakes Phase V. Upon the motion of Commissioner Liddell, seconded by Commissioner Motsenbocker, the request was removed from the agenda due to no representation by the petitioners.

**ADJOURNMENT**

8. Commissioner Mullenax made a motion that was seconded by Commissioner Liddell to adjourn the meeting at 9:00 P.M. The next regular meeting is May 9, 2006, at 5:30 P.M. in the Court Room in City Hall.

---

Larry White, Chairman

---

George Rummel,