

APPROVED

**MINUTES OF THE PLANNING & ZONING COMMISSION
MEETING OF AUGUST 8, 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 Michael Gann, Pat Bryan, J.W. Bruce, John Moore, Lee Beck, Duane Motsenbocker, Dora Herring and Ira Loveless. The meeting was called to order by Commission Chairman, Duane Motsenbocker. Attending the Commissioners was Planner, George Rummel, Planning-Building-Codes-Office Manager, Sara McHann. Commissioner Gloria Liddell was absent. Commissioner J. W. Bruce requested to be excused from the July, 2006 meeting due to a family emergency.

AN ORDER APPROVING THE WRITTEN AGENDA

1. The Commission considered the matter of approval of the August 8, 2006 agenda. Upon the motion of Commissioner Bruce, seconded by Commissioner Moore the Commission voted unanimously to approve the printed agenda.

**AN ORDER APPROVING THE MINUTES
OF JULY 11, 2006**

2. The Commission considered the matter of approval of the minutes of July 11, 2006. Upon the motion of Commissioner Bryan, seconded by Commissioner Herring, the Commission voted to approve said minutes with corrections. Commissioner Beck abstained.

**REQUEST BY DAVIS-DAVIS & SPRINGER FOR A
PRELIMINARY & FINAL PLAT APPROVAL AT
THE LAKES PHASE V**

3. Next there came before the Commission a request by Davis, Davis and Springer for a preliminary & final plat approval at The Lakes Phase V. Upon the motion of Commissioner Herring, seconded by Commissioner Bruce the Commissioners voted unanimously to remove the request from the table. The petitioners requested the Commissioners to remove the request from the agenda.
After discussion and upon the motion of Commissioner Herring, seconded by Commissioner Bruce, the Commission voted unanimously to remove the request from the agenda.

**REQUEST BY DAVIS, DAVIS & SPRINGER FOR A PRELIMINARY PLAT
APPROVAL OF LAKEWOOD SUBDIVISION, LOCATED WEST OF
THE LAKES SUBDIVISION**

4. Next there came before the Commission a request for a preliminary plat approval for Lakewood Subdivision, located west of The Lakes Subdivision.

Upon the motion of Commissioner Moore, seconded by Commissioner Bryan the Commission voted unanimously to remove the request from the table. The petitioners requested the Commissioners to remove the proposal from the agenda.

After discussion and upon the motion of Commissioner Bruce, seconded by Commissioner Herring, the Commissioners voted unanimously to remove the request from the agenda.

PUBLIC HEARING

**REQUEST BY MR. HEWLETT FOR A ZONING CHANGE FROM
AN R-E (RESIDENTIAL ESTATE) ZONE TO A B-1 (BUFFER DISTRICT)
ZONE, LOCATED IN THE SOUTHEAST CORNER OF STARK ROAD AND
HIGHWAY 182 WEST**

5. Next there came before the Commission a request by Mr. Richard Hewlett for a zoning change from an R-E (residential estate) zone to a B-1 (buffer district) zone. This request was tabled at the July 11, 2006 meeting in view of Mr. Hewlett's absence.

Upon the motion of Commissioner Herring, seconded by Commissioner Bruce the Commission voted unanimously to remove the request from the table. Mr. Hewlett had requested through the planning department that the request be table until the next regularly scheduled meeting of the Planning and Zoning Commission on September 12, 2006.

After discussion and upon the motion of Commissioner Herring, seconded by Commissioner Bryan, the Commission voted 7 to 1 to deny the request to table the zoning change until the September, 12, 2006 meeting.

After discussion the Planning & Zoning Commission went forward with a public hearing concerning the request for a zoning change. Residents from Greenoaks Subdivision and Westwood Subdivision expressed their desire for the property to remain an R-E (residential estate) zone. Residents are concerned their property values will drop and drainage will be a problem if the zoning is changed to B-1. Residents also expressed a desire to see a site plan for the proposed development.

After discussion and upon the motion of Commissioner Herring, seconded by Commissioner Moore, the Commission voted unanimously to recommend denial of the request for a zoning change to the Mayor and Board of aldermen based on the belief that the character of the neighborhood has not changed, there is not a public need for a zoning

change, and there would be no benefit to the city to change the zoning. Mr. Hewlett will have 10 days to appeal the decision by the Planning & Zoning Commission. If the recommendation is upheld by the Mayor and Board of Aldermen, Mr. Hewlett will not be able to bring his request for a zoning change from R-E (residential estate) zone to a B-1 (buffer) zone back to the Planning & Zoning Commission for 1 (one) year.

A list of people speaking against the rezoning request is attached to the minutes.

**PUBLIC HEARING
TO AMEND THE TEXT IN THE PLANNED OFFICE DISTRICT
(P O) OVERLAY**

6. Next there came before the Commission a public hearing to amend the text in the Planned Office District (P O) overlay. After discussion and upon the motion of Commissioner Beck, seconded by Commissioner Bruce the Commissioners voted unanimously to recommend approval to the Mayor and Board of Aldermen.

**REQUEST BY TECHNOLOGY MILLS FOR A SITE PLAN REVIEW
FOR PROPERTY LOCATED IN THE THAD COCHARAN RESEARCH,
TECHNOLOGY AND ECONOMIC DEVELOPMENT PARK**

7. Next there came before the Commission a request by Technology Mills for a site plan review for property located in the Thad Cochran Research, Technology and Economic Development Park. Mr. Jimmy Langdon of Technology Mills presented the request. Mr. Langdon told Commission members plans are to construct a 35,000 sq. ft. office building on the property. The site plan included landscaping, parking, and sign requirements. After discussion and upon the motion of Commissioner Beck, seconded by Commissioner Herring, the Commission voted unanimously to recommend approval of the site plan review to the Mayor and Board of Aldermen contingent upon approval of the Planned Office District PO overlay text changes by the Mayor and Board of Aldermen.

ADJOURNMENT

8. Commissioner Bruce made a motion that was seconded by Commissioner Beck to adjourn the meeting at 7:30 P. M. The next regular meeting is September 12, 2006 at 5:30 in the Court Room in City Hall.

Chairman, Duane Motsenbocker

Secretary, Sara McHann

List of residents who spoke out against the zoning change request proposed by Mr. Richard Hewlett.

Robert Ford—West End Subdivision
John Boyle—Plum Road-Greenoaks Subdivision
Susan Tomlinson—Adjacent property owner
Charles Henderson—Pinebrook Rd.
Marnita Henderson—Pinebrook Rd.
Henry Cole—Timbercove Subdivision
Chuck Scarbrough—Greenoaks Subdivision
Diane Palmer—Plum Rd.
Lynn Wampler—Greenoaks Subdivision
Brent Williams—Plum Rd.
Brandy—Mangrove Palm
Carolyn Boyle—Plum Rd.