

APPROVED

**MINUTES OF THE PLANNING & ZONING COMMISSION
MEETING OF NOVEMBER 14, 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, J.W. Bruce, Lee Beck, Duane Motsenbocker, Dora Herring, Ira Loveless, Pat Bryan and Gloria Liddell. The meeting was called to order by Commission Chairman, Duane Motsenbocker. Attending the Commissioners was Planner, George Rummel and Planning, Building, Codes, Office Manager, Sara McHann. Commissioner Moore was absent from the meeting.

AN ORDER APPROVING THE WRITTEN AGENDA

1. The Commission considered the matter of approval of the November 14, 2006, agenda. Upon the motion of Commissioner Beck, seconded by Commissioner Bruce, the Commission voted unanimously to approve the printed agenda.

**AN ORDER APPROVING THE MINUTES
OF OCTOBER 10, 2006**

2. The Commission considered the matter of approval of the minutes of October 10, 2006. Upon the motion of Commissioner Bruce, seconded by Commissioner Bryan, the Commission voted unanimously to approve said minutes with necessary corrections.

**PUBLIC HEARING FOR A PROPOSED HISTORIC
DISTRICT ORDINANCE**

3. Next there came before the Commission a public hearing for a proposed Historic District Ordinance. Commissioner J.W. Bruce, Chairman of the ordinance committee gave an overview of the proposed ordinance. Commissioner Bruce told Commissioners having a Historic Ordinance would allow the city to apply for grants to be used in restoring historic property. The Board of Aldermen would create a committee to enforce the ordinance. City Attorney, Rodney Faver told Commissioners that only minor technical changes would need to be made in the text of the ordinance. Mrs. Michelle Jones and Mrs. Jamie Mixon who reside on Greensboro Street spoke in support of the proposed ordinance and encouraged the Commissioners to recommend approval to the

Mayor and Board of Aldermen. After discussion and upon the motion of Commissioner Liddell, seconded by Commissioner Herring, the Commission voted unanimously to recommend approval of the ordinance to the Mayor and Board of Aldermen.

**PUBLIC HEARING FOR A PROPOSED EROSION
CONTROL ORDINANCE**

4. Next there came before the Commission a public hearing for a proposed Erosion Control Ordinance. Commissioner J.W. Bruce, Chairman of the ordinance committee gave an overview of the proposed ordinance. Commissioner Liddell commented that Section G of the ordinance was too broad and needed clarification. Mr. Mark Shankle, Mr. Dennis Daniels and Mr. Charles Henderson addressed the Commission concerning the ordinance. After discussion and upon the motion of Commissioner Bryan, seconded by Commissioner Liddell the Commission voted unanimously to table recommendation of the ordinance to the Mayor and Board of Aldermen. The proposed ordinance will be heard again at the December 12, 2006 meeting. Commissioner Liddell was asked to meet with City Engineer, Bill Webb for clarification of Section G.

**PUBLIC HEARING REQUEST BY MR. MICHAEL KRAKER FOR
A SPECIAL USE EXCEPTION AT 403 HIGHWAY 182 EAST**

5. Next there came before the Commission a request by Mr. Michael Kraker for a special use exception to build multi family dwellings in a C-2 zone. Mr. Slade Kraker spoke to Commissioners concerning the request. Mr. Kraker told Commissioners that a special use exception is needed to build apartments in a C-2 zone. Mr. Kraker plans to build 12 one bedroom units. Mr. James Keller and Mrs. Belle Keller of 408 Chapin Street, Mr. Mark Shankle and Mrs. Heather Shamkle of 202 North Montgomery Street, and Mr. Denzil Causey of 199 North Montgomery Street and Mr. John Shaw of 406 Chapin Street spoke in opposition to the request. After discussion and upon the motion of Commissioner Bruce, seconded by Commissioner Loveless, the Commission voted unanimously to recommend denial of the request to the Mayor and Board of Aldermen.

**PUBLIC HEARING REQUEST BY MR. MARCUS WATT FOR A
ZONING CHANGE FROM A C-1 (NEIGHBORHOOD/COMMERCIAL) ZONE
TO AN R-2 (RESIDENTIAL/DUPLEX) ZONE,
LOCATED AT 1417 LOUISVILLE STREET**

6. Next there came before the Commission a request by Mr. Marcus Watt for a zoning change from a C-1 zone to an R-2 zone, located at 1417 Louisville Street. Mr. Watt told Commissioners that he planned to build a single family dwelling on the property, but after contacting the building department he discovered that single family

dwellings are not allowed in a C-1 zone. After discussion Commissioner Herring made a motion to recommend approval of the request to the Mayor and Board of Aldermen based on the belief that the character of the neighborhood had changed the motion was seconded by Commissioner Beck, the Commission voted unanimously in the affirmative.

**REQUEST BY SOUTHERN DEVELOPMENT OF MISSISSIPPI, INC.
FOR A SITE PLAN REVIEW, LOCATED AT 831 HIGHWAY 12 WEST**

7. Next there came before the Commission a request by Southern Development of Mississippi, Inc. for a site plan review at 831 Highway 12 West. After discovering that no one was present to represent the request and upon the motion of Commissioner Beck, seconded by Commissioner Liddell, the Commission voted unanimously to remove the request from the agenda.

**REQUEST BY MR. JIM DEFOE OF CKK CONSTRUCTION
FOR A SITE PLAN REVIEW, LOCATED ON OLD WEST POINT ROAD**

8. Next there came before the Commission a request by Mr. Jim Defoe of CKK Construction for a site plan review. Mr. Defoe told Commissioners he plans to construct 9 one bedroom condominium units on this lot. Commissioners asked Mr. Defoe to allow the First Presbyterian Church access to the cemetery which adjoins the property. Mr. Defoe said he had spoken with the church group and planned to give vehicular access to the cemetery. After discussion and upon the motion of Commissioner Liddell, seconded by Commissioner Beck the Commission voted unanimously to recommend approval of the request to the Mayor and Board of Aldermen.

**REQUEST BY CVS PHARMACY FOR A SITE PLAN REVIEW,
LOCATED AT 401 HIGHWAY 12 EAST**

9. Next there came before the Commission a request by CVS Pharmacy for a site plan review, located at 401 Highway 12 East. CVS representative Mr. George Rendon addressed the Commission concerning the request. Mr. Rendon told Commissioners that CVS Pharmacy will acquire the West half of the Ramada Inn and demolish that portion of the hotel. The pharmacy will be a new structure built on that space. After discussion and upon the motion of Commissioner Beck, seconded by Commissioner Liddell the Commission voted unanimously to recommend approval of the request to the Mayor and Board of Aldermen.

**REQUEST BY MR. JOHNNY ARNOLD OF TAG INVESTMENTS
FOR A PRELIMINARY PLAT APPROVAL FOR A RESIDENTIAL
SUBDIVISION, LOCATED AT THE CORNER OF HOGAN STREET AND
WORLEY STREET**

10. Next there came before the Commission a request by Mr. Johnny Arnold of Tag Investments for a preliminary plat approval. Mr. Arnold told Commissioners the residential subdivision is located on a part of the property known as “Eagle Family Foods”. A zoning change was granted in October, 2006 from a C-2 (general business) zone to an R-4 (residential zero lot line/cluster development) zone. The residential subdivision will consist of 8 single family residential lots. After discussion and upon the motion of Commissioner Liddell, seconded by Commissioner Bruce, the Commission voted unanimously to recommend approval to the Mayor and Board of Aldermen.

**REQUEST BY MR. LOREN BELL OF PEARSON PLACE SUBDIVISION TO
AMEND THE FINAL PLAT OF PHASE II AND PRELIMINARY PLAT OF
PHASE III**

11. Next there came before the Commission a request by Mr. Loren Bell of Pearson Place Commercial Subdivision to amend the final plat of Phase II and the preliminary plat of Phase III. After discussion and upon the motion of Commissioner Liddell, seconded by Commissioner Beck the Commission voted unanimously to recommend approval to the Mayor and Board of Aldermen.

ADJOURNMENT

12. Commissioner Liddell made a motion that was seconded by Commissioner Beck, to adjourn the meeting at 8:45 P.M. The next regular scheduled meeting will be December 12, 2006 at 5:30 P.M. in the Court Room in City Hall.

Duane Motsenbocker, Chairman

Sara McHann, Secretary

