



**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY, MARCH 12, 2019  
1ST FLOOR CITY HALL – COURT ROOM  
110 WEST MAIN STREET AT 5:30 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CONSIDERATION FOR THE APPROVAL OF MINUTES
  - A. CONSIDERATION OF THE UNAPPROVED MINUTES OF JANUARY 25, 2019
  - B. CONSIDERATION OF THE UNAPPROVED MINUTES OF FEBRUARY 12, 2019
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
  - A. RZ 19-03- REQUEST BY CARPENTER COURT 2019, LP TO REZONE ONE PARCEL FROM C-1 BUSINESS AND R-5 RESIDENTIAL TO R-5 RESIDENTIAL LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LOUISVILLE STREET AND SAND ROAD WITH THE PARCEL NUMBER 105B-00-001.05
- VIII. ADJOURN



**UNAPPROVED MINUTES OF THE REGULAR MEETING OF  
THE PLANNING AND ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI JANUARY 25, 2019**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville met at their regularly scheduled meeting on January 25, 2019 at 12:00 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being present were Michael Brooks, Chairman, Ward 4, Jason Camp, Ward 1, Carl Smith Jr., Ward 2, Tom Walker, Ward 3, Alexis Gregory, Ward 5, and Jeremiah Dumas, Ward 6. Absent from the meeting was Tommy Verdell Jr., Ward 7. Attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Emily Corban, and City Attorney Chris Latimer.

Commission Chairman Michael Brooks opened the meeting with the Pledge of Allegiance followed by a moment of silence.

**CONSIDERATION OF THE OFFICIAL AGENDA**

There came for consideration the matter of the approval of the motion to approve the Official Agenda of the Planning and Zoning Commission of January 25, 2019 as presented.

**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY, January 25, 2019  
CITY HALL - COURT ROOM,  
110 West Main Street, 5:30 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CITIZEN COMMENTS
- VI. NEW BUSINESS
  - A. RZ 19-01 REQUEST BY WILLIAM LEWIS AND MILDRED LOGAN TO REZONE 1 LOT LOCATED AT 308 REED ROAD FROM R-6- MOBILE HOMES TO R3-A- SINGLE FAMILY WITH THE PARCEL NUMBER 118K-00-035.00
- VII. PLANNER'S REPORT
- VIII. ADJOURN

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Smith, the motion to approve the official agenda of the Planning and Zoning Commission for January 25, 2019 received unanimous approval.

### **CITIZEN COMMENTS**

The Chair opened up the meeting for Citizen Comments. Calling for and receiving no other comments, the Commission moved to New Business.

### **NEW BUSINESS**

#### **A. CONSIDERATION OF RZ 19-01 REQUEST BY WILLIAM LEWIS AND MILDRED LOGAN TO REZONE 1 LOT LOCATED AT 308 REED ROAD FROM R-6- MOBILE HOMES TO R3-A- SINGLE FAMILY WITH THE PARCEL NUMBER 118K-00-035.00**

City Planner Daniel Havelin introduced the request by William Lewis and Mildred Logan to rezone 1 lot from R-6- mobile homes to R3-A- single family located at 308 Reed Road with the parcel number 118K-00-035.00. The applicant is seeking to rezone from R-6- mobile homes to R3-A- single family based on a changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

61 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on January 5, 2019 and a sign was posted on the property concurrent with publication of the notice.

Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

Error: There is a Manifest Error in the ordinance and a Public Need to correct the error:

No Error

Change in conditions: Changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

There has been one rezoning within a ½ mile of the site since 2013. The land for the first proposed industrial park site was rezoned from R-1 to M-1 in December of 2014. There has been one new single-family subdivision built in the last ten years. Reed Place subdivision was built in 2011 approximately ½ mile north of the site. The

proposed rezoning would generally be consistent with the goals, objectives and policies found in the City's Comprehensive Plan. The 2016 Comprehensive Plan lists the subject property's placetype as traditional neighborhood-existing. The proposed rezoning would be consistent and compatible with the adjacent land uses in the vicinity. The subject property is bordered to the east and south by a single-family neighborhood.

The Commissioner opened up the public hearing.

The applicant, Len Reeves, came forward to speak in support of his request.

Don Eicher came forward to express his concerns regarding the request.

Calling for and receiving no other comments, the Commission Chair closed the public hearing.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Camp, the motion to approve RZ 19-01 was approved unanimously with one recommended condition:

.

#### PLANNER REPORT

#### VIII. ADJOURN

#### **ADJOURN**

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on March 12, 2019, in the Courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Dumas, duly seconded by Commissioner Smith, the motion to adjourn until 5:30 p.m. on March 12, 2019 in in the Courtroom located at 110 West Main Street, Starkville MS, was unanimously approved.

---

Mike Brooks, Commission Chair

---

Daniel Havelin, City Planner

**UNAPPROVED MINUTES OF THE REGULAR MEETING OF  
THE PLANNING AND ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI FEBRUARY 12, 2019**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville met at their regularly scheduled meeting on February 12, 2019 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being present were Michael Brooks, Chairman, Ward 4, Jason Camp, Ward 1, Carl Smith Jr., Ward 2, Tom Walker, Ward 3, Alexis Gregory, Ward 5, Jeremiah Dumas, Ward 6, and Tommy Verdell Jr., Ward 7. Attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Emily Corban, and City Attorney Chris Latimer.

Commission Chairman Michael Brooks opened the meeting with the Pledge of Allegiance followed by a moment of silence.

**CONSIDERATION OF THE OFFICIAL AGENDA**

There came for consideration the matter of the approval of the motion to approve the Official Agenda of the Planning and Zoning Commission of February 12, 2019 as presented.

**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY, February 12, 2019  
CITY HALL - COURT ROOM,  
110 West Main Street, 5:30 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CONSIDERATION OF THE APPROVAL OF MINUTES
  - A. CONSIDERATION OF THE UNAPPROVED MINUTES OF JANUARY 8, 2019
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
  - A. PP 19-02- REQUEST FOR PRELIMINARY PLAT APPROVAL FOR SUBDIVIDING +-0.97-ACRE PARCEL INTO 5 LOTS AT 314 LOUISVILLE ST. AND 300 SCALES ST. IN A R-2 ZONING DISTRICT WITH THE PARCEL NUMBERS 102B-00-051.00 AND 102B-00-052.00
- VIII. PLANNER'S REPORT
- IX. ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Camp, the motion to approve the official agenda as amended of the Planning and Zoning Commission for February 12, 2019 received unanimous approval.

**CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF  
JANUARY 08, 2019**

After discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner Dumas, the motion to approve the Minutes as amended of January 08, 2019 Planning and Zoning Commission received unanimous approval.

**CITIZEN COMMENTS**

The Chair opened up the meeting for Citizen Comments. Calling for and receiving no other comments, the Commission moved to New Business.

**NEW BUSINESS**

**A. CONSIDERATION OF PP 19-02- REQUEST FOR PRELIMINARY PLAT  
APPROVAL FOR SUBDIVIDING +-0.97-ACRE PARCEL INTO 5 LOTS AT 314  
LOUISVILLE ST. AND 300 SCALES ST. IN A R-2 ZONING DISTRICT WITH  
THE PARCEL NUMBERS 102B-00-051.00 AND 102B-00-052.00**

City Planner Daniel Havelin introduced the request by Jason Pepper on behalf of Jay Fowler for Preliminary Plat approval for subdividing two lots totaling 0.97 acres into 5 lots. The proposed subdivision is named "The Oaks". The proposed subdivision is located in a R-2 zoning district. The subject property is located at the northwest corner of the intersection of Louisville Street and Scales Street. The proposed development has a gross density of 5.15 units per acre. The applicant will submit infrastructure plans to the Development Review Committee upon approval of Preliminary Plat. All easements are provided on the Preliminary Plat. There are no proposed roadway dedications.

Jason Pepper came forward to speak in favor of the request.

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Walker, the motion to approve PP 19-02 was approved unanimously with the following recommended conditions:

1. The preliminary plat shall meet the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code of 1972, as amended.
2. The preliminary plat shall meet the minimum requirements for R-2 zoning dimensions.
3. Approval of the preliminary plat shall be tentative, pending the submission of the final plat, as specified in Appendix B, Article IV, Section 3 of the City of Starkville's Code of Ordinances.

4. Approval of the preliminary plat shall be valid for one year, per Appendix B, Article III, Section 2(6)(b) of the City of Starkville's Code of Ordinances.
5. Applicant shall prepare and submit infrastructure plans in accordance with Appendix B, Article III, Sections 3 & 4 of the City of Starkville's Code of Ordinances
6. When infrastructure plans have been approved for construction, a pre-construction conference shall be held with appropriate City staff prior to the commencement of any construction activities at the site.
7. All public utilities shall be in place and any non-conforming conditions noted during final inspection shall be corrected prior to placement on the Planning & Zoning Commission agenda.
8. When a final plat is submitted for review by the City's Development Review Committee, all required improvements must be complete and the applicant shall provide "as-built" drawings of all infrastructure improvements (water, sewer, storm drainage, roadways, sidewalks, etc.) in "AutoCAD" format as well as a paper copy that is signed and sealed by a licensed professional engineer, indicating that the improvements were installed under his/her responsible direction and that the improvements conform to the approved construction plans, specifications and the City's ordinances.
9. A final plat review and approval shall be required prior to the recording of the plat at the Office of the Oktibbeha County Chancery Clerk.

#### PLANNER REPORT

#### VIII. ADJOURN

#### **ADJOURN**

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on March 12, 2019, in the Courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion, and upon the motion of Commissioner Dumas, duly seconded by Commissioner Walker, the motion to adjourn until 12:00 p.m. on March 12, 2019 in in the Courtroom located at 110 West Main Street, Starkville MS, was unanimously approved.

---

Mike Brooks, Commission Chair

---

Daniel Havelin, City Planner





**THE CITY OF STARKVILLE**  
**PLANNING DEPARTMENT**  
**PLANNING AND ZONING COMMISSION**  
 CITY HALL, 110 WEST MAIN STREET  
 STARKVILLE, MISSISSIPPI 39759

**STAFF REPORT**

**To:** Members of the Planning & Zoning Commission  
**From:** Daniel Havelin, City Planner (662-323-2525 ext. 3136)  
 Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)  
**Subject:** RZ 19-01 Request by Carpenter Court 2019, LP to rezone one split zoned parcel from C-1 Business and R-5 Residential to R-5 Residential located at the southeast corner of the intersection of Louisville Street and Sand Road with the parcel number 105B-00-001.05  
**Date:** March 12, 2019

The purpose of this report is to provide information regarding the request by Carpenter Court 2019, LP to rezone one split zoned parcel from C-1 Business and R-5 Residential to R-5 Residential located at the southeast corner of the intersection of Louisville Street and Sand Road with the parcel number 105B-00-001.05. Please see attachments 1- 3

**BACKGROUND INFORMATION:**

The applicant is seeking to rezone from C-1 Business and R-5 Residential to R-5 Residential based on a manifest error in the ordinance and a public need to correct the error.

Zoning Change Subject Property				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
118K-00-035.00	R-1/M-1	C-1/R-5	C-1/R-5	C-1/R-5
Zoning Change Adjacent Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
North	R-1	C-1/R-5	C-1/R-5	C-1/R-5
East	R-1/M-1	R-5	R-1	R-5
South	M-1	R-5	R-5	R-5
West	Not in city limits	C-1	C-1/R-5	C-1
Zoning and land uses adjacent to the subject property				
Direction	Zoning	Current Use		
North	C-1/R-5	Vacant/multi-family		
East	R-5	Multi-family		
South	R-5	Multi-family		
West	C-1	Vacant		

**NOTIFICATION:**

11 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News on February 13, 2019 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone calls inquiring about the request.

## **REZONING REQUEST:**

The subject property rezoning request is from C-1 Business and R-5 Residential to R-5 Residential. Differences between C-1 and R-5 zones are:

## **Current Zoning District:**

*Sec. K. - C-1 business (local shopping) zoning district regulations.*

*These [C-1 business (local shopping)] districts are intended to be composed mainly of neighborhood (local) shopping and services facilities that supply the daily household needs of surrounding residential neighborhoods. Often located on one or more arterial streets, these districts are small and are located within convenient walking distance of most of the areas they will serve. To protect surrounding areas certain yard and area standards are required. [The following regulations apply to C-1 districts:]*

- 1. See chart for uses permitted.*
- 2. See chart for uses which may be permitted as an exception.*
- 3. Minimum lot size: It is the intent of this ordinance that lots of sufficient size be used for any business or service use and to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.*
- 4. Minimum yard size: Front, 35 feet; rear, 20 feet; side, ten feet, except on a lot adjoining along its side lot line a lot which is in a residential district, there shall be a side yard not less than that required by the residential district.*
- 5. Maximum height of building or structures: 35 feet.*
- 6. Off-street parking: One space for each 200 square feet of retail or office building area. See article VIII of this ordinance for requirements for other uses.*
- 7. Off-street loading and unloading: The required rear or side yard may be used for loading and unloading.*
- 8. All building facades that are visible from public right-of-way or adjacent property zoned residential shall meet these requirements.*
  - a) The following materials are allowed for use on a building façade: brick, wood, fiber cement siding, stucco, natural stone, and split faced concrete masonry units that are tinted and textured. Architectural metal panels may be used as long as the panels make up less than 40 percent of an individual façade.*
  - b) The following materials are not allowed for use on a building facade: smooth faced concrete masonry units, vinyl siding, tilt-up concrete panels, non-architectural steel panels (R Panels), and EIFS (exterior insulation and finish systems). EIFS is permitted to be used for trim and architectural accents.*
  - c) The primary facade colors shall be low reflectance, subtle, neutral or earth tones. The use of high intensity, metallic flake, or fluorescent colors is prohibited.*
- 9. All parking lots adjacent to public right-of-way shall be paved either entirely or with a combination of the following: asphalt, concrete, porous pavement, concrete pavers, or brick pavers. Gravel can be used temporarily as a parking surface for a period of no longer than twelve months upon the approval of the community development director. All temporary gravel lots must provide ADA accessible parking and access ways in accordance with the ADA guidelines.*

## **Proposed Zoning District:**

### *Sec. G. - R-5 residential zoning regulations.*

*These [R-5 residential] districts are intended to be composed mainly of multifamily dwellings, although a wide range of dwelling types is also permitted. Mobile homes, mobile home parks, and mobile home subdivisions are also permitted under certain special conditions. Appropriate supporting facilities to accommodate higher density multifamily districts are permitted and the character of this residential district is protected by requiring certain yard and area standards to be met. [The following regulations apply to R-5 districts:]*

- 1. See chart for permitted uses.*
- 2. See chart for uses which may be permitted as a special exception.*
- 3. Required lot area and width, yards, building areas and height for residences:*
  - a) Minimum lot area, per unit: 1,800 square feet.*
  - b) Minimum lot width at building line:*
    - Single-family and multifamily dwelling of less than eight units: 50 feet.*
    - Townhouse dwelling: 16 feet.*
    - Multifamily dwelling of eight units or more: 100 feet.*
  - c) Minimum depth of front yard: 25 feet.*
  - d) Minimum width of side yard: 5 feet.*
  - e) Minimum depth of rear yard: 20 feet.*
  - f) Maximum height of structure: 45 feet.*

*Mobile homes on individual lots shall comply with the provisions of article VII, section E. Mobile home parks and mobile home subdivisions shall comply with provisions of article VII, section H.*

- 4. Off-street parking requirements: See article VII of this ordinance for requirements for other uses.*
- 5. All building facades that are visible from public right-of-way or adjacent property zoned residential shall meet these requirements.*
  - a) The following materials are allowed for use on a building façade: brick, wood, fiber cement siding, stucco, natural stone, and split faced concrete masonry units that are tinted and textured. Architectural metal panels may be used as long as the panels make up less than 40 percent of an individual façade.*
  - b) The following materials are not allowed for use on a building facade: smooth faced concrete masonry units, vinyl siding, tilt-up concrete panels, non-architectural steel panels (R Panels), and EIFS (exterior insulation and finish systems). EIFS is permitted to be used for trim and architectural accents.*
  - c) The primary facade colors shall be low reflectance, subtle, neutral or earth tones. The use of high intensity, metallic flake, or fluorescent colors is prohibited.*
- 6. All parking lots adjacent to public right-of-way shall be paved either entirely or with a combination of the following: asphalt, concrete, porous pavement, concrete pavers, or brick pavers. Gravel can be used temporarily as a parking surface for a period of no longer than twelve months upon the approval of the community development director. All temporary gravel lots must provide ADA accessible parking and access ways in accordance with the ADA guidelines.*

## **Permitted and Conditional Uses:**

### **C-1**

The following uses are permitted by right in the C-1 zoning district:

1. Accessory dwelling unit
2. Assisted Living Facility
3. Child Care
4. Government Facilities
5. Parks & Recreation, Active
6. Parks & Recreation, Passive
7. Public Spaces
8. Transportation
9. Business Offices
10. Conference/Convention Center
11. Eating & Drinking Establishments
12. General Retail & Services
13. Personal Services

The following uses are allowed by conditional use in the C-1 zoning district:

1. Bed & Breakfast Inn
2. Boarding/Rooming House
3. Dwelling, live/work
4. Dwelling, single family, detached
5. Dwelling, multi-family
6. Dwelling, 3 & 4-family
7. Dwelling, 2-family
8. Fraternity/Sorority House
9. Personal Care/Group Home
10. Community Services
11. Family Child Care
12. Education Facilities
13. Institutional and Health Care Facilities
14. Places of Worship
15. Utilities
16. Funeral Home
17. Parking Lots & Garages
18. Recreation and Entertainment, Indoor
19. Vehicular Sales & Service
20. Visitor Accommodations & Services
21. Trades & Skilled Services
22. Warehousing & Distribution
23. Farm Support

## **R-5**

The following uses are permitted by right in the R-5 zoning district:

14. Accessory dwelling unit
15. Assisted Living Facility
16. Dwelling, live/work
17. Dwelling, single family, detached
18. Dwelling, multi-family
19. Dwelling, 3-4 family
20. Personal Care/Group Home
21. Family Child Care
22. Parks & Recreation, Passive
23. Business Offices

The following uses are allowed by conditional use in the R-5 zoning district:

1. Bed & Breakfast Inn
2. Boarding/Rooming House
3. Dormitory
4. Dwelling, 2-family
5. Fraternity/Sorority House
6. Manufactured Homes
7. Mobile Homes
8. Community Services
9. Education Facilities
10. Government Facilities
11. Institutional and Health Care Facilities
12. Parks & Recreation, Active
13. Places of Worship
14. Public Spaces
15. Utilities
16. Conference/Convention Center
17. Eating & Drinking Establishments
18. General Retail & Services
19. Parking Lots & Garage
20. Personal Services

## **STATE REZONING CRITERIA**

Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

1. **Error:** There is a Manifest Error in the ordinance and a Public Need to correct the error:
  - Error- The property is split zoned R-5 and C-2.
2. **Change in conditions:** Changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

**Consistency with Comprehensive Plan:** The proposed rezoning would generally be consistent with the goals, objectives and policies found in the City's Comprehensive Plan. The 2016 Comprehensive Plan lists the subject property's place type as suburban center. Multi-family is a listed possible use in suburban center placetype.

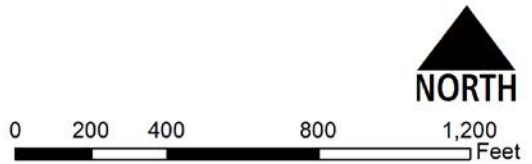
**Land Use Compatibility:** The proposed rezoning would be consistent and compatible the adjacent land uses in the vicinity. The subject property is bordered to the east and south by a multi-family development.

Attachment 1  
RZ 19-02 Aerial

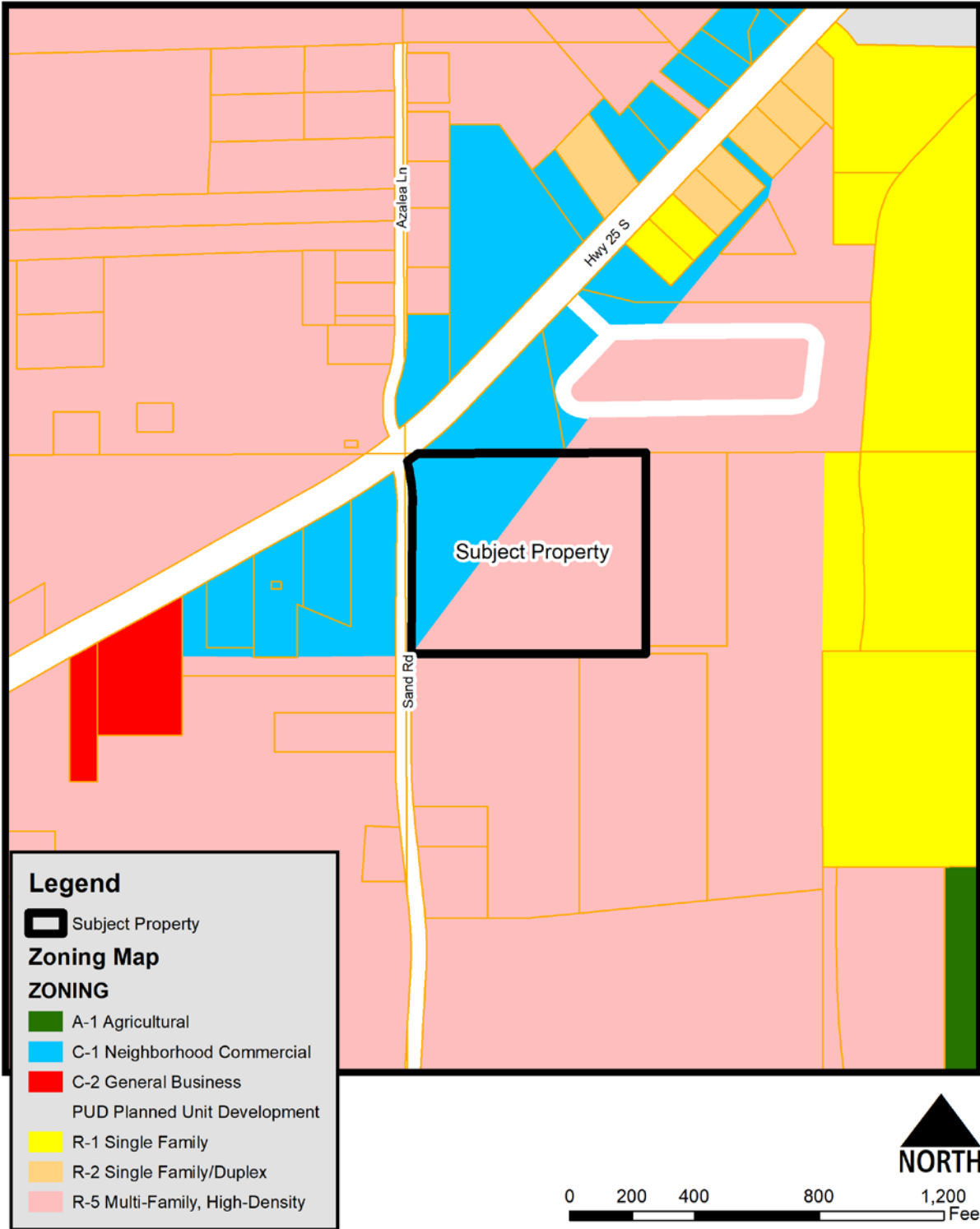


**Legend**

 Subject Property



Attachment 2  
RZ 19-02 Zoning





THE PLAN

PLACE TYPES: SUBURBAN AREAS

CENTERS

**Suburban Centers**

Locations

Key points along suburban corridors, as well as on Hwy. 12 in the NE corner of town and at the intersection of N. Jackson and Garrard

Spatial Form

Various scales and somewhat nodal

Land Uses

Primarily commercial, but also offices and multi-family residential

Density / Intensity

Moderate to high density

Development Form

Range from "big box" retail to smaller buildings, auto and pedestrian friendly, generous landscaping

Street Types

Boulevards, Avenues and Local

