

**MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI MARCH 09, 2021**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on March 9, 2021 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being physically present were Kim Moreland, Ward 1 and Michael Brooks, Chairman, Ward 4. Joining the meeting via the Google Meets virtual meeting platform were Vicki West, Ward 2, Kelly Prather, Ward 3, Alexis Gregory, Ward 5, Jeremiah Dumas, Ward 6 and Tommy Verdell Jr., Ward 7. Physically present attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Emily Corban, and City Attorney Jason Sharp.

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

IV. CONSIDERATION OF THE OFFICIAL AGENDA

There came for consideration the matter of the approval of the Official Agenda of the Planning and Zoning Commission of March 9, 2021 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, MARCH 9, 2021
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 12, 2021
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS

- A. CONSIDERATION OF CMP 21-01 A REQUEST TO REVIEW A CONCEPTUAL MASTER PLAN AS A PART OF THE OPTIONAL DISTRICT ZONING DESIGNATION AND TO DESIGNATE USE DESIGNATIONS BE C-COMMERCIAL AND CD-CONSERVATION DEVELOPMENT FOR TWO LOTS LOCATED ON HIGHWAY 25 WITH THE PARCEL NUMBERS 119 -29-006.02 AND 119 -32-002.01

VIII. ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner West, the motion to approve the official agenda of the Planning and Zoning Commission for March 9, 2021 received unanimous approval.

V. CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING

A. CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF JANUARY 12, 2021

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Moreland, the motion to approve the minutes as amended of the Planning and Zoning Commission for January 12, 2021 received unanimous approval.

VI. CITIZEN COMMENTS

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

VII. NEW BUSINESS

A. CONSIDERATION OF CMP 21-01 A REQUEST TO REVIEW A CONCEPTUAL MASTER PLAN AS A PART OF THE OPTIONAL DISTRICT ZONING DESIGNATION AND TO DESIGNATE USE DESIGNATIONS BE C-COMMERCIAL AND CD-CONSERVATION DEVELOPMENT FOR TWO LOTS LOCATED ON HIGHWAY 25 WITH THE PARCEL NUMBERS 119 -29-006.02 AND 119 -32-002.01

City Planner Daniel Havelin presented the request by Henry Minor on behalf of 4/JI LP to review a Conceptual Master Plan to determine use designations for two parcels zoned Optional District. The property is located on the east side of Highway 25 +/- 1,100 feet south of Garrard Road with the parcel numbers 119 -29-006.02 and 119 -32-002.01. The request is to designate the use of portions of the two parcels as Optional Conservation Development (O-CD) and Optional Commercial (O-C).

The following are the Criteria for conceptual master plan review and approval;

1. Site and structure suitability. The proposed site configuration has been adequately sized in accordance with the base dimensional standards of section 10 and can be adequately served with public utilities and safety services.
2. Circulation. The proposed location of vehicular and pedestrian access points to public roads and adjacent property is compliant with all access requirements in the Unified Development Code and with all City policies that regulate vehicular and pedestrian access.
3. Connections to adjacent property. The proposed location of all vehicular and pedestrian access points to adjacent properties does not create a current or future hardship to creating connectivity based on the physical features of the area of the proposed vehicular and pedestrian access points.

The request was noticed in accordance with Section 3.3.2.A of the Unified Development Code. 1 property owner of record of adjacent property zoned as Optional District was notified directly by mail of the request. As of this date, the Planning Office has received no response to the notification.

The Engineering Department had several comments relating to the future development of the site as part of the DRC review. There comments are in the staff report.

Chairman Brooks opened the public meeting to citizen comments.

Henry Minor, representing the applicant, came forward to speak in favor of the request.

Calling for and receiving no additional comments, Chairman Brooks closed the public meeting and opened the item up for discussion amongst the Commissioners.

After discussion and upon the motion to approve CMP 21-01 by Commissioner Gregory, duly seconded by Commissioner Prather, the motion was unanimously approved.

VII. ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on April 13, 2021, in the Courtroom of City Hall located at 110 West Main Street, Starkville MS.

After discussion and upon the motion to adjourn until 5:30 p.m. on April 13, 2021 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Dumas, duly seconded by Commissioner Verdell, the motion was unanimously approved.

Michael Brooks, Commission Chair

Daniel Havelin, City Planner