

**MINUTES OF THE MEETING OF
THE BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
MAY 27, 2020**

Be it remembered that the members of the Board of Adjustments & Appeals of the City of Starkville held their regularly scheduled meeting on May 27, 2020 at 4:00 p.m. in the conference room on the 2nd floor of City Hall located at 110 West Main Street, Starkville, MS.

There being physically present were Bill Webb, Chairman, Ward 6, Jerry Jefferson, Ward 2, and Shawn Sullivan, Ward 7. Joining the meeting via Google Meets virtual meeting platform were Bo Richardson, Ward 3, Robert Camp, Ward 4, and Marco Nicovich, Ward 5. Physically present attending the Commissioners was City Planner Daniel Havelin and Community Development Director Dr. Simon Kim.

Chairman Webb opened the meeting.

A CONSIDERATION OF THE WRITTEN AGENDA

**OFFICIAL AGENDA
BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF WEDNESDAY, MAY 27, 2020
2ND FLOOR CITY HALL – COMMUNITY DEVELOPMENT,
110 WEST MAIN STREET, 4:00 PM**

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION OF THE OFFICIAL AGENDA
- IV. NEW BUSINESS
 - A. VA 20-03 REQUEST FOR A VARIANCE FROM SIDEWALK REQUIREMENTS FOR LOT 2 OF THE PROPOSED JAX CORNER SUBDIVISION LOCATED AT THE SOUTHWEST CORNER OF HIGHWAY 12 AND JACKSON STREET IN A C ZONING DISTRICT.
- V. ADJOURN

The Board considered the matter of the approval of the written agenda as amended dated May 27, 2020. Upon the motion of Mr. Nicovich, seconded by Mr. Jefferson, the Board voted unanimously to approve the written agenda as amended.

NEW BUSINESS

A. VA 20-03 REQUEST FOR A VARIANCE FROM SIDEWALK REQUIREMENTS FOR LOT 2 OF THE PROPOSED JAX CORNER SUBDIVISION LOCATED AT THE SOUTHWEST CORNER OF HIGHWAY 12 AND JACKSON STREET IN A C ZONING DISTRICT.

This is a request for a variance from sidewalk requirements by Jason Pepper on behalf of 4J I, LP for the proposed Jax Corner Subdivision located at the southwest corner of Highway 12 and Jackson Street in a C- Commercial zoning district. The request is for proposed lot 2 of the subdivision.

The proposed subdivision consists of 2 lots. Lot 1 will contain the existing Animal Medical Center and adjacent parking lot. Lot 2 will be marketed for development. Section 14.11.1 of the Unified Development Code requires the construction of sidewalks in all newly platted subdivisions. Section 14.11.3 requires the construction of sidewalks for any development or redevelopment that requires site plan approval. The applicant is requesting relief from Section 14.11.1. Thus, transferring the responsibility of constructing the sidewalks for Lot 2 to the future developer of Lot 2 in accordance with Section 14.11.3.

The request was noticed in accordance with Section 3.7.3.E of the Unified Development Code. 23 property owners of record within 160 feet of the subject property were notified directly by mail of the request. A legal ad was published in the Starkville Daily News on May 3, 2020. A sign was posted on the property in a conspicuous location. As of this date the Planning Office has received no phone calls about the request.

In the opinion of the Planning Department the proposed variance request does meet the criteria for variance review and approval. The request is to transfer the requirement of constructing the sidewalks from the property owner to the future developer of the property and not to avoid constructing sidewalks all together. Thus, the intent of the Unified Development Code will be met.

Chairman Webb opened the public hearing to citizen comments.

Nicholas Madison, Mary Madison, and Russell Madison came forward to ask questions about the request.

Call for and receiving no additional comments, Chairman Webb closed the public hearing and opened the item up for discussion.

After a discussion and upon the motion of Mr. Sullivan, duly seconded by Mr. Jefferson, the motion to approve VA 20-03 received unanimous approval.

ADJOURNMENT

After discussion, Mr. Sullivan moved to adjourn which was seconded by Mr. Jefferson, and the Board voted unanimously to adjourn until 4:00 p.m. on June 24, 2020 in the second-floor conference room located at 110 West Main Street, Starkville, MS.

Bill Webb, Chairman

Daniel Havelin, City Planner