

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

July 22, 2020

Be it remembered that the members of the Board of Adjustments & Appeals of the City of Starkville held their regularly scheduled meeting on July 22, 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 and Shawn Sullivan, Ward 7. Joining the meeting via Google Meets virtual meeting platform were George Ford, Ward 1, Bo Richardson, Ward 3, Robert Camp, Ward 4, and Marco Nicovich, Ward 5. Physically present attending the Commissioners was 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, July 22, 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. APPROVAL OF THE MINUTES:
 - A. CONSIDERATION OF THE UNAPPROVED MINUTES FOR MARCH 25, 2020
 - B. CONSIDERATION OF THE UNAPPROVED MINUTES FOR MAY 27, 2020
- V. NEW BUSINESS
 - A. VA 20-04 REQUEST FOR A VARIANCE FROM REQUIRED CURB WIDTH, BUILDING SETBACK, RIGHT OF WAY & MEDIAN LIMITS, AND TRAVEL LANE WIDTH FOR PHASE III ADELAIDE SUBDIVISION LOCATED ON THE WEST SIDE OF ADELAIDE PHASE I AND II ON RYAN AVENUE AND BANCROFT AVENUE WITHIN IS A TN-N ZONING DISTRICT WITH THE PARCEL NUMBERS 105-15-007.00 AND 105-22-001.00
 - B. VA 20-05 REQUEST FOR A VARIANCE FROM SIDEWALK REQUIREMENTS LOCATED AT 605 DR. MARTIN LUTHER KING JR. DRIVE EAST IN A S-1 WITH THE PROPERTY #117N-00-001.1
 - C. VA 20-06 REQUEST FOR A VARIANCE FROM PARKING SETBACK, DRIVEWAY WIDTH, ACCESS POINT SPACING, ACCESS POINT LOCATION, ACCESS POINT WIDTH, APPROACH SLOPE OF DETENTION POND, AND BOTTOM SLOPE OF DETENTION POND FOR A PROPOSED CONDOMINIUM DEVELOPMENT LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF GUEST DRIVE AND MALLORY LANE. THE PROPERTY IS LOCATED IN A C ZONING DISTRICT WITH THE PARCEL NUMBERS 103A-00-001.42 AND 103A-00-001.43
- VI. ADJOURN

APPROVAL OF THE MINUTES

After discussion, the motion to approve the minutes as amended of the Board of Adjustments and Appeals for March 25, 2020 and May 27, 2020 received unanimous approval.

NEW BUSINESS

- A. VA 20-04 REQUEST FOR A VARIANCE FROM REQUIRED CURB WIDTH, BUILDING SETBACK, RIGHT OF WAY & MEDIAN LIMITS, AND TRAVEL LANE WIDTH FOR PHASE III ADELAIDE SUBDIVISION LOCATED ON THE WEST SIDE OF ADELAIDE PHASE I AND II ON RYAN AVENUE AND BANCROFT AVENUE WITHIN IS A TN-N ZONING DISTRICT WITH THE PARCEL NUMBERS 105-15-007.00 AND 105-22-001.00**

This is a request for a variance from required curb width, building setback, right-of-way & median limits, and travel lane width by Neel-Schaffer on behalf of Live Adelaide LLC for the proposed Phase III Adelaide Subdivision located on the west side of Adelaide Phase I and II on Ryan Avenue and Bancroft Avenue within is a TN-N zoning district with the parcel numbers 105-15-007.00 and 105-22-001.00.

Saunders Ramsey explained the general design concepts of the existing Phases I and II that are contiguous with the proposed Phase III requesting site-wide consistency. Joshua Davis from Neel-Schaffer requested (1) reduction in curb width from 2.5' to 2', (2) reduction in building setback from 10' to 6', (3) increase in right-of-way & median limits from the required 22' to accommodate and protect the natural stream, and (4) reduction in travel lane width from 12' to 10' to accommodate bulb outs.

Simon Kim, Community Development Director, added that hardships exist due to the presence of the wide natural stream in the middle of the site.

Chairman Webb opened the public hearing to citizen comments.

Call for and receiving no 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. Nicovich, the Board approved VA 20-04 unanimously.

B. VA 20-05 REQUEST FOR A VARIANCE FROM SIDEWALK REQUIREMENTS LOCATED AT 605 DR. MARTIN LUTHER KING JR. DRIVE EAST IN A S-1 WITH THE PROPERTY #117N-00-001.1

This is a request for a variance from required sidewalk construction by Springer Engineering on behalf of Starkville Utilities for the proposed Operation Center at 605 Dr. Martin Luther King Jr. Drive East in a S-1 with the property #117N-00-001.1.

Simon Kim, Community Development Director, explained that hardships exist due to the existing topo on the site, two (2) electrical power substations, and traffic issues due to the major intersection between Highway 182 and 12. He also explained the in-lieu payment.

Upon questions from Mr. Robert Camp regarding the location of potential in-lieu payment spending, Edward Kemp, City Engineer, explained that it would be used in conjunction with the BUILD grant for the areas around the subject site.

Chairman Webb opened the public hearing to citizen comments.

Call for and receiving no 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. Nicovich, the Board approved VA 20-05 unanimously with stipulations that appropriate financial set-asides as required by Ordinance are in place.

C. VA 20-06 REQUEST FOR A VARIANCE FROM PARKING SETBACK, DRIVEWAY WIDTH, ACCESS POINT SPACING, ACCESS POINT LOCATION, ACCESS POINT WIDTH, APPROACH SLOPE OF DETENTION POND, AND BOTTOM SLOPE OF DETENTION POND FOR A PROPOSED CONDOMINIUM DEVELOPMENT LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF GUEST DRIVE AND MALLORY LANE. THE PROPERTY IS LOCATED IN A C ZONING DISTRICT WITH THE PARCEL NUMBERS 103A-00-001.42 AND 103A-00-001.43

Simon Kim, Community Development Director, commented that the item was withdrawn by the applicant.

Chairman Webb opened the public hearing to citizen comments. With no comments, Chairman Webb closed the public hearing. There was no follow-up discussion.

ADJOURNMENT

After discussion, Mr. Sullivan moved to adjourn, which was seconded by Mr. Camp, and the Board voted unanimously to adjourn until 4:00 p.m. on August 26, 2020 in the second-floor conference room located at 110 West Main Street, Starkville, MS.

Bill Webb, Chairman

Dr. Simon Kim, Community Development Director