

**APPROVED MINUTES OF THE REGULAR MEETING OF  
THE PLANNING AND ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI AUGUST 10, 2021**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on August 10, 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 Chairman Jeremiah Dumas, Ward 6, Kim Moreland, Ward 1, Vicki West, Ward 2, Kelly Prather, Ward 3, Carl Smith, Ward 4, Alexis Gregory, Ward 5 and Tommy Verdell Jr., Ward 7. Physically present attending the Commissioners were City Planner Daniel Havelin and Assistant City Attorney Jason Sharp.

Chairman Dumas 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 August 10, 2021. Chairman Dumas explained the need to add one additional agenda item for a special call meeting for August 31, 2021. Seeing no objections to adding the additional item, the official agenda was modified to as follows:

**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY AUGUST 10, 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 JUNE 9, 2021
  - B. CONSIDERATION OF THE UNAPPROVED MINUTES OF JULY 13, 2021
- VI. **CITIZEN COMMENTS**
- VII. **NEW BUSINESS**
  - A. DISCUSSION AND CONSIDERATION OF PP 20-06 A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR THE "ENCORE SUBDIVISION" LOCATED ON THE NORTH SIDE OF ACADEMY ROAD AND THE SOUTH SIDE OF LYNN LANE DIRECTLY EAST OF STARKVILLE ACADEMY IN A C ZONING DISTRICT WITH THE PARCEL NUMBER 1021-00-013.06.
  - B. PUBLIC HEARING AND CONSIDERATION OF SE 21-04 A REQUEST FOR A SPECIAL EXCEPTION FROM DUMPSTER LOCATION REQUIREMENTS FOR AN OUTPARCEL

FOR THE PROPOSED TRIANGLE CROSSING SHOPPING CENTER LOCATED AT 601 HIGHWAY 12 WEST IN A C ZONING DISTRICT WITH THE PARCEL NUMBER 102F-00-053.00.

- C. CONSIDERATION OF A SPECIAL CALL MEETING ON AUGUST 31, 2021 FOR A SPECIAL EXCEPTION FOR TRIANGLE CROSSING SHOPPING CENTER.

#### **VIII. ADJOURN**

After discussion and upon the motion of Commissioner Prather, duly seconded by Commissioner West, the motion to approve the official agenda as amended of the Planning and Zoning Commission for August 10, 2021 received unanimous approval.

#### **V. CONSIDERATION FOR THE APPROVAL OF MINUTES**

##### **A. CONSIDERATION OF THE UNAPPROVED MINUTES OF JUNE 9, 2021**

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner West, the motion to approve the minutes as amended of the Planning and Zoning Commission for June 9, 2021 received unanimous approval.

##### **B. CONSIDERATION OF THE UNAPPROVED MINUTES OF July 13, 2021**

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner West, the motion to approve the minutes as amended of the Planning and Zoning Commission for June 9, 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.

#### **VI. NEW BUSINESS**

##### **A. DISCUSSION AND CONSIDERATION OF PP 20-06 A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR THE "ENCORE SUBDIVISION" LOCATED ON THE NORTH SIDE OF ACADEMY ROAD AND THE SOUTH SIDE OF LYNN LANE DIRECTLY EAST OF STARKVILLE ACADEMY IN A C ZONING DISTRICT WITH THE PARCEL NUMBER 102I-00-013.06.**

City Planner Daniel Havelin presented the Preliminary Plat request by Encore Development on behalf of Thomas Crown for Preliminary Plat approval of the "Encore Subdivision" subdivision. The subdivision is located in a C zoning district on the north side of Academy Road and the south side of Lynn Lane directly east of Starkville Academy. The entire subdivision has a gross acreage of +/- 24.15 acres with a total of 4 lots. All easements are provided on the Preliminary Plat. The Applicant shall meet the requirements of the electrical service, potable water, and sanitary sewer utility

services provider. The Applicant has provided a Traffic Impact Analysis for the entire subdivision. The Applicant has done some preliminary stormwater calculations. In the opinion of the Planning Department the proposed Preliminary Plat request could meet the criteria for final plat review and approval.

Henry Minor representing Encore Development came forward to speak in favor of the request.

After discussion and upon the motion to approve by Commissioner Smith, duly seconded by Commissioner Prather, the motion was unanimously approved.

**B. PUBLIC HEARING AND CONSIDERATION OF SE 21-04 A REQUEST FOR A SPECIAL EXCEPTION FROM DUMPSTER LOCATION REQUIREMENTS FOR AN OUTPARCEL FOR THE PROPOSED TRIANGLE CROSSING SHOPPING CENTER LOCATED AT 601 HIGHWAY 12 WEST IN A C ZONING DISTRICT WITH THE PARCEL NUMBER 102F-00-053.00.**

City Planner Daniel Havelin presented the Special Exception request by Buckel Design Group LLC on behalf of Castle Starkville LLC to allow for an exception to the dumpster location requirements for Outparcel #1. The applicant is seeking a Special Exception to allow a dumpster to be placed on the side and within 6' of the proposed building. Development Standards Chart in Section 14.6 of the UDC requires dumpster enclosures to be located in behind the building and at least 6' from the building. Section 3.4.1 of Unified Development Code requires that any request to deviate from the development requirements that is non-dimensional requires a Special Exception.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 11 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 July 8, 2021. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has 1 phone call and 1 in person visit requesting information about this request.

In the opinion of the Planning Department the proposed use associated with the Special Exception request could meet the criteria for special exception review and approval.

Luke Castleberry representing Castle Starkville LLC came forward to speak in favor of the request

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

**C. CONSIDERATION OF A SPECIAL CALL MEETING ON AUGUST 31, 2021 FOR A SPECIAL EXCEPTION FOR TRIANGLE CROSSING SHOPPING CENTER.**

There came for consideration, the matter to hold a Special Call meeting on August 31, 2021 at 5:30pm in the Courtroom at City Hall at 110 West Main Street. The purpose of the meeting will be to hold a public hearing for a Special Exception for Triangle Crossing Shopping Center regarding building requirements.

After discussion and upon the motion to approve by Commissioner Verdell, duly seconded by Commissioner Gregory, 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 August 31, 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 August 31, 2021 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Smith, duly seconded by Commissioner West, the motion was unanimously approved.

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Jeremiah Dumas, Commission Chair

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Daniel Havelin, City Planner