

**APPROVED MINUTES OF THE SPECIAL CALL MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI AUGUST 31, 2021**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held a special call meeting on August 31, 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, and Alexis Gregory, Ward 5. Tommy Verdell Jr., Ward 7 was absent. 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 special call meeting of the Planning and Zoning Commission of August 31, 2021 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
SPECIAL CALL MEETING OF TUESDAY AUGUST 31, 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 AUGUST 10 2021
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 21-05 A REQUEST FOR A SPECIAL EXCEPTION FROM DEVELOPMENT STANDARDS RELATED TO THE FAÇADE COLORS AND ROOFTOP EQUIPMENT SCREENING 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.
- VIII. ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Prather, the motion to approve the Official Agenda of the special call meeting of the Planning and Zoning Commission for August 31, 2021 received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF AUGUST 10, 2021

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Prather, the motion to approve the minutes of the Planning and Zoning Commission for August 10, 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. PUBLIC HEARING AND CONSIDERATION OF SE 21-05 A REQUEST FOR A SPECIAL EXCEPTION FROM DEVELOPMENT STANDARDS RELATED TO THE FAÇADE COLORS AND ROOFTOP EQUIPMENT SCREENING 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 MJM Architects on behalf of Castle Starkville LLC to allow for an exception from development standards related to the façade colors and rooftop equipment screening of the proposed Triangle Crossing Shopping Center located at 601 Highway 12 West. The applicant is seeking a Special Exception from the development standards to allow the use of bright orange awnings as part of the building façade. The awning color is part of the branding for the proposed tenant Ulta retail store. The City Planner indicated that he has received a request by the applicant since creating the staff report to withdraw the request to not provide rooftop equipment screening. The applicant has decided to add parapets to the roof to screen the equipment.

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 August 14, 2021. A sign was posted on the property in a conspicuous location. As of this date, the Planning Office has received no response from the notifications.

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

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

Sam Berry representing Rise Partnership joined the meeting virtually to speak in favor of the request.

Matt Root representing MJM Architects joined the meeting virtually to speak in favor of the request.

Mark Castleberry representing Castle Properties Starkville LLC joined the meeting virtually to speak in favor of the request.

Matt Phillips representing Rise Partnership joined the meeting virtually to speak in favor of the request.

After discussion and upon the motion to deny by Commissioner Gregory, duly seconded by Commissioner Prather, the motion was approved 3-2.

VII. ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on September 14, 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 September 14, 2021 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Gregory, duly seconded by Commissioner Moreland, the motion was unanimously approved.

Jeremiah Dumas, Commission Chair

Daniel Havelin, City Planner