



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY May 10, 2022
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 APRIL 12, 2022
- VI. CITIZEN COMMENTS
- VII. OLD BUSINESS
 - A. DISCUSSION ON CODE ENFORCEMENT
- VIII. NEW BUSINESS
 - A. DISCUSSION AND CONSIDERATION OF FP 22-08 A REQUEST FOR FINAL PLAT APPROVAL FOR "TRIANGLE CROSSING SHOPPING CENTER" AT 601 HIGHWAY 12 WEST IN A C ZONING DISTRICT WITH PARCEL NUMBER 102F-00-053-00
- IX. ADJOURN

**APPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI APRIL 12, 2022**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on April 12, 2022 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, Vicki West, Ward 2, Carl Smith, Ward 4, Alexis Gregory, Ward 5, and Tommy Verdell Jr., Ward 7. Kelly Prather, Ward 3 was not present. Attending the meeting virtually through the Google Meets platform was Chairman Jeremiah Dumas, Ward 6. Physically present attending the Commissioners were City Planner Daniel Havelin, Assistant City Planner Odie Avery, 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 April 12, 2022 as presented.

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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 NOVEMBER 9, 2021
 - B. CONSIDERATION OF THE UNAPPROVED MINUTES OF MARCH 12 2022
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 22-02 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A DEVIATION FROM THE FAÇADE MATERIALS REQUIREMENT FOR A PROPOSED RENOVATION OF THE FORMER VOWELL’S MARKETPLACE AT 118 HIGHWAY 12 WEST IN A C ZONING DISTRICT.
 - B. PUBLIC HEARING AND CONSIDERATION OF UE 22-01 A REQUEST FOR USE EXCEPTION TO ALLOW FOR A MONUMENT SIGN AT 400 DR. MARTIN LUTHER KING JR. DRIVE EAST IN A T-5C ZONING DISTRICT.
 - C. DISCUSSION ON CODE ENFORCEMENT
- VIII. ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to approve the official agenda of the Planning and Zoning Commission for April 12, 2022 received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF NOVEMBER 9, 2021

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

B. CONSIDERATION OF THE UNAPPROVED MINUTES OF MARCH 12, 2022

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Moreland, the motion to approve the minutes of the Planning and Zoning Commission for March 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. PUBLIC HEARING AND CONSIDERATION OF SE 22-02 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A DEVIATION FROM THE FAÇADE MATERIALS REQUIREMENT FOR A PROPOSED RENOVATION OF THE FORMER VOWELL'S MARKETPLACE AT 118 HIGHWAY 12 WEST IN A C ZONING DISTRICT.

City Planner Daniel Havelin presented the Final Plat request by Thomas Stewart on behalf of 44 Properties to allow for a deviation from the for the façade materials requirement Section 14.6 at former Vowell's Marketplace site.

The front façade of the existing building is being proposed to be complete redone and be in compliance with the development standards of Unified Development Code. However, the sides and rear of the building are only being proposed to be repainted due to cost. The sides are currently smooth face painted concrete masonry unit. Section 3.4.1 of Unified Development Code requires a Special Exception to deviate from any Development Standards that are nondimensional in nature.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code.

- 14 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 March 25, 2022.
- A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has 1 email against this request (email was shown as an attachment to the staff report).

In the opinion of the Planning Department the proposed variance request could meet the criteria for variance review and approval.

Chairman Dumas opened the public hearing to citizen comments.

Thomas Stewart came forward in favor of the request.

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

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

B. PUBLIC HEARING AND CONSIDERATION OF UE 22-01 A REQUEST FOR USE EXCEPTION TO ALLOW FOR A MONUMENT SIGN AT 400 DR. MARTIN LUTHER KING JR. DRIVE EAST IN A T-5C ZONING DISTRICT.

City Planner Daniel Havelin presented the Use Exception request by Davis Perry on behalf of Midstates Petroleum to allow for a monument sign on a corner lot in a T-5C zoning district. On January 18, 2022 the UDC was updated. One of the updates was to allow for site signage in form-based districts under specific conditions. For corner lots where the existing building does not meet setback requirements, a monument sign may be allowed if approved as a use exception. The applicant has also provided a sketch of the proposed sign. The dimensions on the sketch do not meet the requirements for a monument sign in a form-based district. Staff requested the following one condition be added to approval:

1. The proposed monument will be required to meet the dimensional requirements of maximum height of six feet and maximum square footage of sixty square feet as stated in Section 14.7.9.A.4.ix of the Unified Development Code.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code.

- Ten (10) 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 March 25, 2022.
- A sign was posted on the property in a conspicuous location.

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

Chairman Dumas opened the public hearing to citizen comments.

David Perry came forward in favor of the request.

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

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

C. DISCUSSION ON CODE ENFORCEMENT.

Chairman Dumas opened the discussion.

The Commission requested clarification of the authority of the Commission to make a recommendation to hire more code enforcement officers to the Board of Aldermen. Assistant City Attorney Jason Sharp advised the commission on the authority of the Commission as stated in the Unified Development Code.

Commissioner Gregory discussed her recent research and comparisons of other Mississippi cities of similar population and size and how they addressed code enforcement.

The Commission requested an official opinion from the City Attorney on the authority of the Commission to issue a letter, to the Board of Aldermen, making a recommendation to hire more code enforcement officers.

The issued was tabled until the May 10, 2022 Planning and Zoning Commission meeting.

VIII. ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on May 10 2022, 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 May 10, 2022 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Smith, duly seconded by Commissioner Gregory, the motion was unanimously approved.

Jeremiah Dumas, Commission Chair

Daniel Havelin, City Planner



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Odie Avery, Assistant City Planner (662-323-2525 ext. 3138)
Subject: Discussion and consideration of FP 22-08 a request for Final Plat approval for “Triangle Crossing Shopping Center” at 601 Highway 12 West in a C zoning district with parcel number 102F-00-053-00
Date: May 10, 2022

The purpose of this report is to provide information regarding Final Plat request by Matt Phillips of Triangle Crossing, LLC for the “Triangle Crossing Shopping Center” subdivision. Please see attachments 1- 5.

BACKGROUND INFORMATION

- The Preliminary Plat was approved by the Board of Aldermen on July 20, 2021
- Variance from Building Setbacks, Parking Setbacks, Sign Height, Sidewalk Requirements, and Intersection Spacing was approved by the Board of Aldermen on August 17, 2021.
- A Special Exception from dumpster location was approved by the Board of Aldermen on August 17, 2021.
- A Special Exception from canopy colors as part of the building façade was approved by the Board of Aldermen on September 7, 2021.

GENERAL INFORMATION

- The proposed subdivision is located at 601 Highway 12 West in a C zoning district.
- The subdivision has a gross acreage of +/-10.08-acre acres with a total of 4 lots.
- All easements and dedications are provided on the final plat.
- Street numbers have been assigned for construction permitting and utility assignments.
- Electrical service, Potable water, and sanitary sewer utility services will be provided by the city.
- The final plat is a Class “B” survey prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended.
- The applicant has indicated that this subdivision is not part of any previously platted subdivision, therefore no adversely effected parties.

FINAL PLAT INFORMATION

- Approval of a final plat by the Mayor and Board of Aldermen shall be denoted by the issuance of a letter of final plat approval and required signatures on the final plat. One (1) paper copy, a digital copy as a Portable Document Format (PDF), and AutoCAD file of the approved final plat shall be retained in the Planning Department’s files. The final plat shall be filed with the office of the chancery clerk of Oktibbeha County within sixty (60) days or

the plat shall be void. A deposit in the amount of two hundred dollars (\$200) shall be required to guarantee the return of one (1) signed copy of the final plat to the city planner.

- If the final plat approval is recommended conditionally, the conditions and reasons therefore shall be stated, and if necessary, the Planning and Zoning Commission or Mayor and Board of Aldermen may require that the subdivider submit a revised final plat.
- If denied by the Planning and Zoning Commission or the Board of Aldermen, the reasons for such action shall be stated, and if possible, recommendations should be made on the basis of which the proposed subdivision could be recommended for approval. A denied final plat may be resubmitted to the Planning and Zoning Commission and the Mayor and Board of Aldermen after the suggested changes have been made.
- Whenever a subdivider has been issued a notice of final plat approval from the Mayor and Board of Aldermen, the staff shall be authorized to execute a certificate of final plat approval on the plat upon certification by the City Clerk that the City has received both of the following:
 - An executed development agreement for any outstanding improvements between the subdivider and the city to install the required improvements.
 - An approved form of surety as approved by the City Attorney to complete the improvements and installations for the subdivision shall be in compliance with these rules and regulations. Such surety shall not exceed two hundred percent (200%) of the estimated cost of the improvements.

ZONING DISTRICT INFORMATION

Below is information pertaining to Commercial Use in a C (Commercial) zoning district:

Commercial Use	
A. Lot Dimensions	C
A1 Lot size (min)	*
A2 Lot width (min)	*
B. Building/Structure Setbacks	C
B1 Front setback min	20'
B2 Front setback max	N/A
B3 Side setback	10'
B4 Side setback adjacent to detached residential	50'
B5 Side setback corner lot	20'
B6 Rear setback	20'
B7 Rear setback adjacent to detached residential	50'
D. Parking Setbacks	C
D1 From primary street	5'
D2 From side street	5'
D3 From side and rear property line	5'
D4 From side and rear property line adjacent to detached residential	See buffer yard requirements
E. Height	C
E1 Principal building(s) (max)	50', 4 story
E2 Accessory structures(s) (max)	15', 1 story
F. Pedestrian Access	C
F1 Street-facing primary entrance along street	yes
F2 Sidewalk connection to street from each entrance	yes
*lots must be of a sufficient size to accommodate the proposed use and meet all subsequent development standards	
**see use chart and additional standards	

ANALYSIS

In the opinion of the Planning Department the proposed Final Plat request could meet the criteria for final plat review and approval of Section 3.12.2.C of the UDC.

CONDITIONS OF APPROVAL

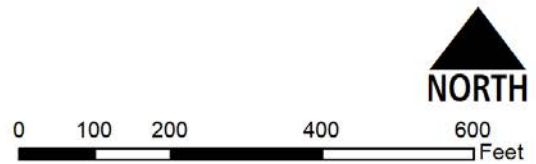
Any condition attached to the approval of a final plat by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the subdivision.

Attachment 1
FP 22-08 Aerial

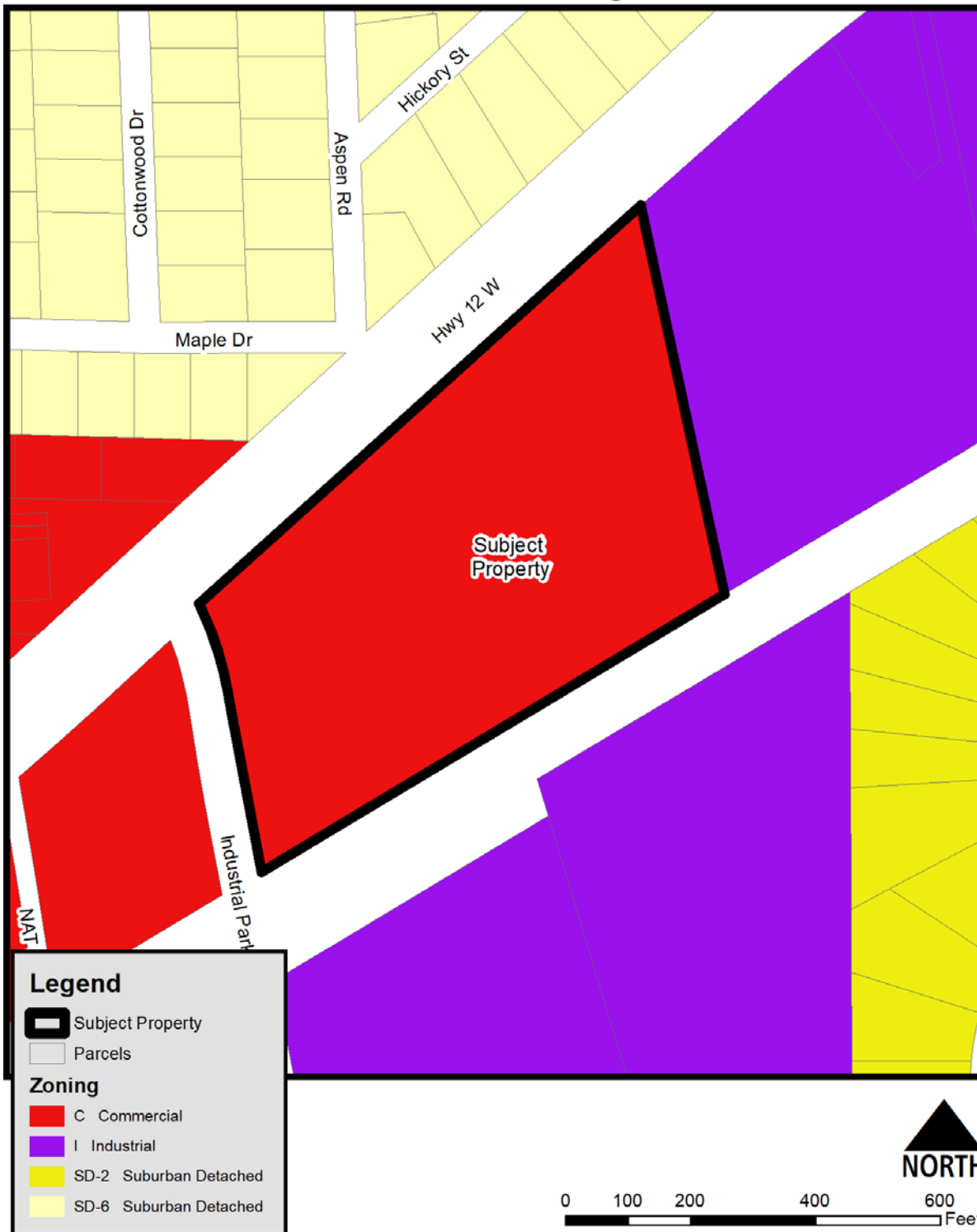


Legend

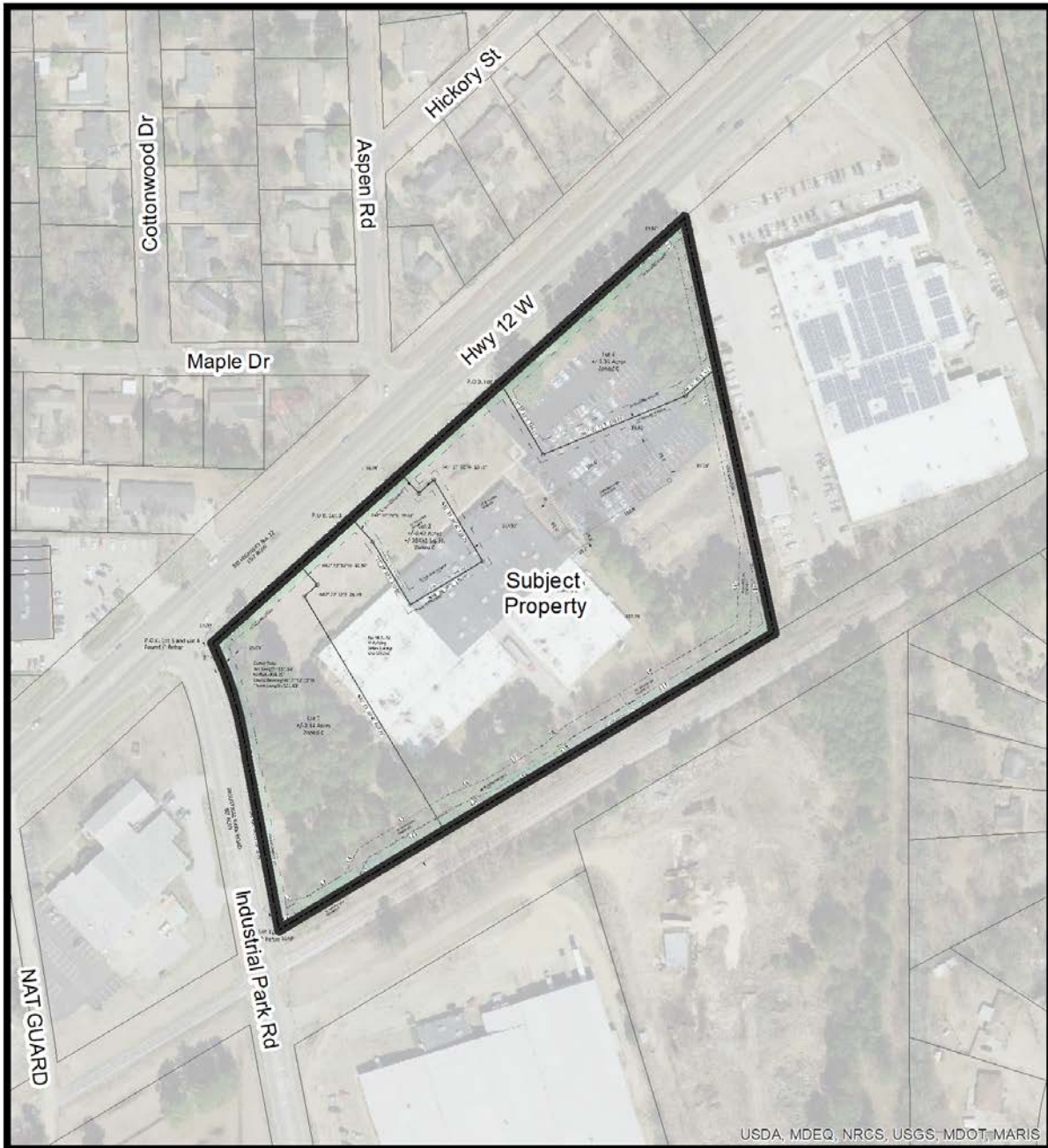
-  Subject Property
-  Parcels



Attachment 2
FP 22-08 Zoning

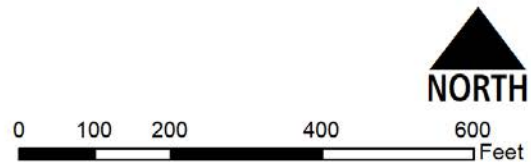


Attachment 3 FP 22-08 Plat Overlay



Legend

-  Subject Property
-  Parcels



Attachment 5- Enlarged Final Plat

