



**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
SPECIAL CALL MEETING OF TUESDAY May 31, 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 MAY 10, 2022
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
  - A. PUBLIC HEARING AND CONSIDERATION OF SE 22-03 A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW “MINI-STORAGE” AT 605 S. JACKSON STREET IN A C ZONING DISTRICT.
  - B. PUBLIC HEARING AND CONSIDERATION OF SE 22-04 A REQUEST FOR A SPECIAL EXCEPTION TO DEVIATE FROM REQUIREMENTS FOR “SPECIAL EVENT FACILITIES” AT 525 ACADEMY ROAD IN A CN ZONING DISTRICT.
- VIII. ADJOURN



**APPROVED MINUTES OF THE REGULAR MEETING OF  
THE PLANNING AND ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI MAY 10, 2022**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on May 10, 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 Chairman Jeremiah Dumas, Ward 6, Kim Moreland, Ward 1, Vicki West, Ward 2, Kelly Prather, Ward 3, and Tommy Verdell Jr., Ward 7. Attending the meeting virtually through the Google Meets platform was Carl Smith, Ward 4. Alexis Gregory, Ward 5 was not present. 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 May 10, 2022 as presented.

**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

After discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner West, the motion to approve the official agenda of the Planning and Zoning Commission for May 10, 2022 received unanimous approval.

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

### **A. CONSIDERATION OF THE UNAPPROVED MINUTES OF APRIL 12, 2022**

After discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner Moreland, the motion to approve the minutes of the Planning and Zoning Commission for April 12, 2022 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. OLD BUSINESS**

### **A. DISCUSSION ON CODE ENFORCEMENT**

Chairman Dumas opened the discussion.

Assistant City Attorney stated, after a discussion with the City Attorney, that the Planning and Zoning Commission does not have the authority to recommend hiring additional code enforcement officers to the Board of Aldermen. Recommendation on staffing and employment issues are not within the powers and duties of the Planning and Zoning Commission in accordance with Section 2.2.8 of the Unified Development Code.

After a discussion, the Commission took no action and moved on to next agenda item

### **B. 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**

City Planner Daniel Havelin presented the Final Plat request Matt Phillips of Triangle Crossing, LLC for the "Triangle Crossing Shopping Center" subdivision. Variance from Building Setbacks, Parking Setbacks, Sign Height, Sidewalk Requirements, and Intersection Spacing along with 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.

The entire 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 applicant has indicated that this subdivision is not part of any previously platted subdivision, therefore no adversely effected parties. In the opinion of the Planning Department the proposed Final Plat request could meet the criteria for final plat review and approval.

Chairman Dumas opened the discussion and invited a representative of the applicant to speak.

Sam Berry came forward to speak on behalf of the applicant.

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

**VIII. ADJOURN**

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on June 14, 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 June 14, 2022 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Verdell, 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





**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:** Public Hearing and consideration of SE 22-03 a request for a Special Exception to allow "Mini-Storage" at 605 S. Jackson Street in a C zoning district.  
**Date:** May 31, 2022

The purpose of this report is to provide information regarding a Special Exception request by Larry S. Tabor on behalf of L&M Properties to allow for an indoor, climate controlled sixty (60) unit Mini-Storage facility located inside the existing structure at 605 S. Jackson St. in a (C) Commercial zoning district with the property #102A-00-221.00. Please see attachments 1- 3.

**BACKGROUND INFORMATION**

The applicant is seeking a Special Exception to utilize the existing building (formerly Fred's Department Store) to house an indoor, climate controlled sixty (60) unit mini-storage facility. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "Mini-Storage" in a commercial zoning district. Section 13.3.4 of Unified Development Code also requires that the Special Exception meet the additional standards for that use.

**CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1.)**

- 1. Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
- 2. Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
- 3. Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
- 4. Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
- 5. Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
- 6. Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
- 7. Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.

8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

**ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)**

Any built structure or site associated with an approved special exception may continue with the associated use unless the use is made a nonconformity by any subsequent zoning ordinance and/or action by the Board of Aldermen. All nonconformities shall be regulated in accordance with section 3.17. If a specific time is not set as part of the approval of a special exception, the special exception shall expire within 18 months if no building permit has been issued and/or construction activities have ceased on the site. A special exception for any sign type shall expire upon the abandonment or discontinuance of the use or business. Reapplication for a special exception for sign will be required.

**NOTIFICATION**

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

1. Twenty-One (21) property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on May 6, 2022.
3. A sign was posted on the property in a conspicuous location.

**RESPONSE TO NOTIFICATION**

As of this date, the Planning Office has received one email in favor of this request (attachment 4)

**ANALYSIS**

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.

**CONDITIONS OF APPROVAL**

Any condition attached to the approval of a special exception 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 use of the building, sign, accessory structure, or site (Section 3.4.3.J).

Attachment 1  
SE 22-03 Aerial



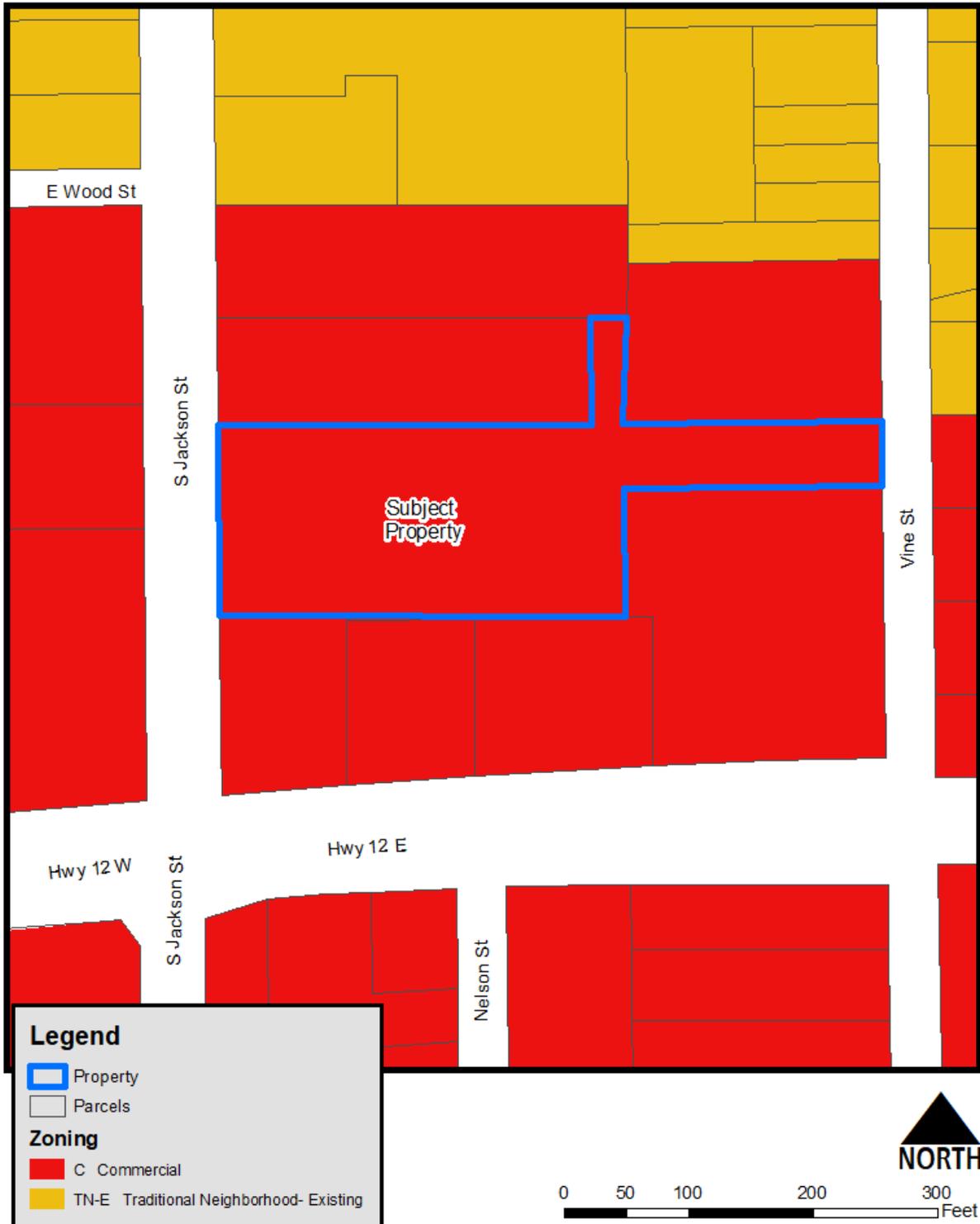
**Legend**

-  Property
-  Parcels

  
**NORTH**

0 50 100 200 300  
Feet

Attachment 2  
SE 22-03 Zoning



Attachment 3- Concept Plan



## Attachment 4- Email In Favor

5/20/22, 8:18 AM

City Of Starkville Mail - Tabor Exception for Climate Mini-Storage



Daniel Havelin <d.havelin@cityofstarkville.org>

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### Tabor Exception for Climate Mini-Storage

1 message

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**Dorothy Watson** <godotgo@yahoo.com>

Thu, May 19, 2022 at 5:43 PM

Reply-To: Dorothy Watson <godotgo@yahoo.com>

To: Daniel Havelin <d.havelin@cityofstarkville.org>, Larry Tabor <lrgolfs@bellsouth.net>, Jeremy Tabor <jeremy@tabordevelopment.com>

Good Evening Mr. Havelin,

I received notification of Tabor and L&M Properties request to develop an indoor, climate- controlled 60 unit Mini-Storage facility at 605 S. Jackson St.

From what I've seen of Mr. Tabor's property development and management projects, the mini-storage will be done with utmost professionalism. I also have no doubt it will be aesthetically pleasing to the community.

Mr. Tabor has proven himself in the Starkville community, as a leader in property management and cutting edge real estate developments.

I am in full support of the Climate-controlled mini-storage proposal.

Sincerely,  
Dorothy Watson Hendrick

[Sent from Yahoo Mail on Android](#)



**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:** Public Hearing and consideration of SE 22-04 a request for a Special Exception to deviate from requirements for "Special Event Facilities" at 525 Academy Road in a CN zoning district.  
**Date:** May 31, 2022

The purpose of this report is to provide information regarding a Special Exception request by Harold Mashburn on behalf of Grace Presbyterian Church to allow for deviation from setback requirements for Special Event Facilities at 525 Academy Rd. in a (CN) Commercial Neighborhood zoning district with the property #1021-00-008.00. Please see attachments 1- 4.

**BACKGROUND INFORMATION**

The applicant is seeking a Special Exception to deviate from the setback requirements for Special Event Facilities. Grace Presbyterian is proposing the construction of a Special Event Facility (Pavilion) on the north side of the property at 525 Academy Rd. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for a "Special Event Facility" in a commercial zoning district. Section 13.9.8.F of Unified Development Code also requires that the Special Exception meet the additional standards for that use.

Additional standards as related to Special Event Facilities in the UDC state that: "No event facilities shall be located closer than fifty (50) feet from a property line of a single detached residential neighborhood, unless a greater distance is required under the zoning requirement or a greater distance is identified as being necessary as a part of the special use request to ensure compatibility with surrounding sensitive areas."

The applicant is requesting a reduction in the required set back from fifty (50) feet to thirty (30) feet.

**CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1.)**

- 1. Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
- 2. Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.
- 3. Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.

4. **Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
5. **Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

#### **ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)**

Any built structure or site associated with an approved special exception may continue with the associated use unless the use is made a nonconformity by any subsequent zoning ordinance and/or action by the Board of Aldermen. All nonconformities shall be regulated in accordance with section 3.17. If a specific time is not set as part of the approval of a special exception, the special exception shall expire within 18 months if no building permit has been issued and/or construction activities have ceased on the site. A special exception for any sign type shall expire upon the abandonment or discontinuance of the use or business. Reapplication for a special exception for sign will be required.

#### **NOTIFICATION**

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

1. Twenty-One (21) property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on May 6, 2022.
3. A sign was posted on the property in a conspicuous location.

#### **RESPONSE TO NOTIFICATION**

As of this date, the Planning Office has received no response to the notifications.

#### **ANALYSIS**

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.

#### **CONDITIONS OF APPROVAL**

Any condition attached to the approval of a special exception 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 use of the building, sign, accessory structure, or site (Section 3.4.3.J).

Attachment 1  
SE 22-04 Aerial



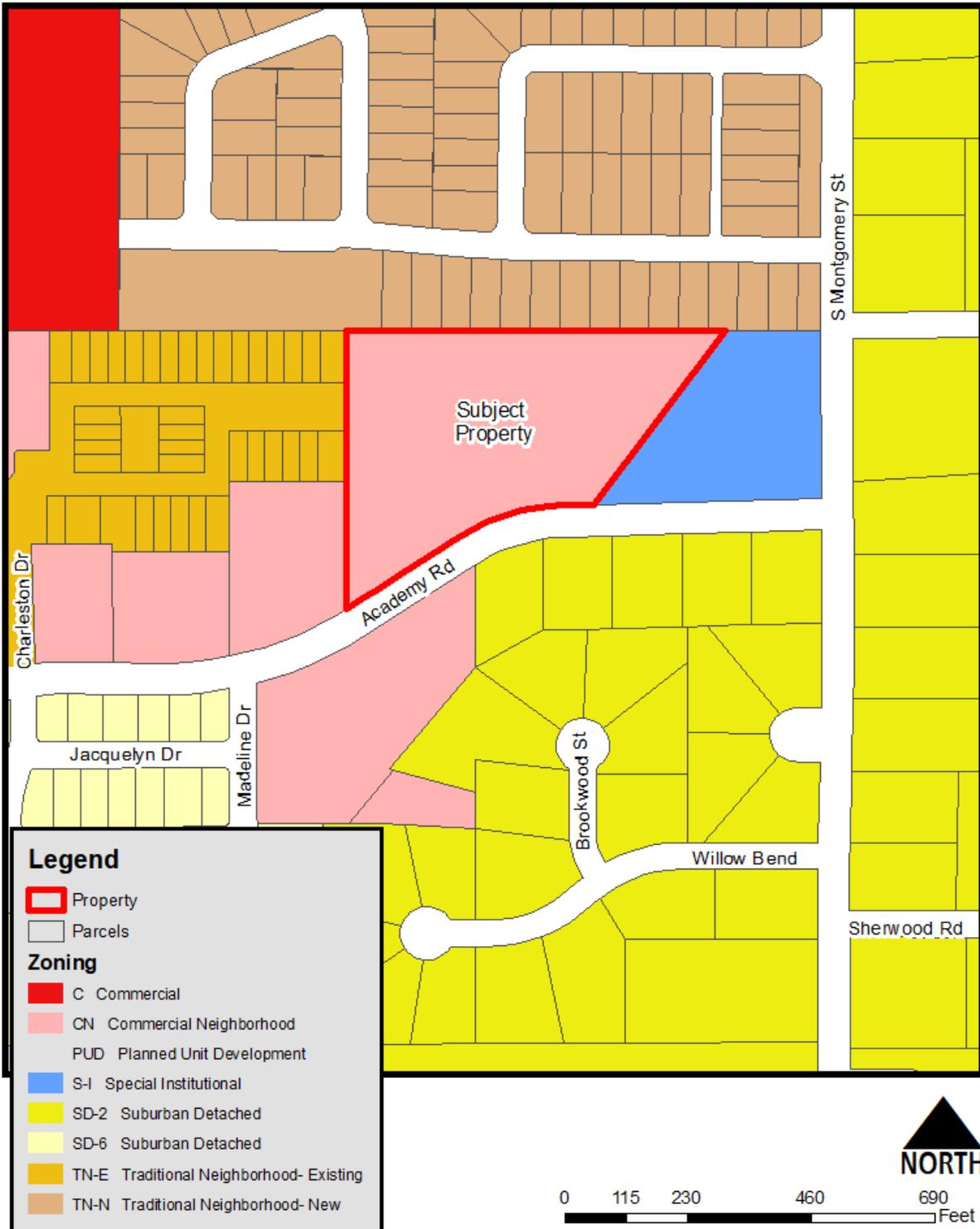
**Legend**

-  Property
-  Parcels

  
**NORTH**

0 115 230 460 690  
Feet

## Attachment 2 SE 22-04 Zoning

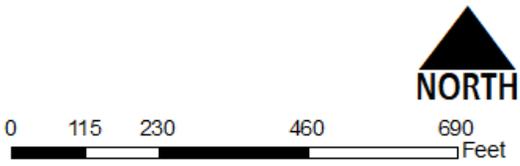


**Legend**

- Property
- Parcels

**Zoning**

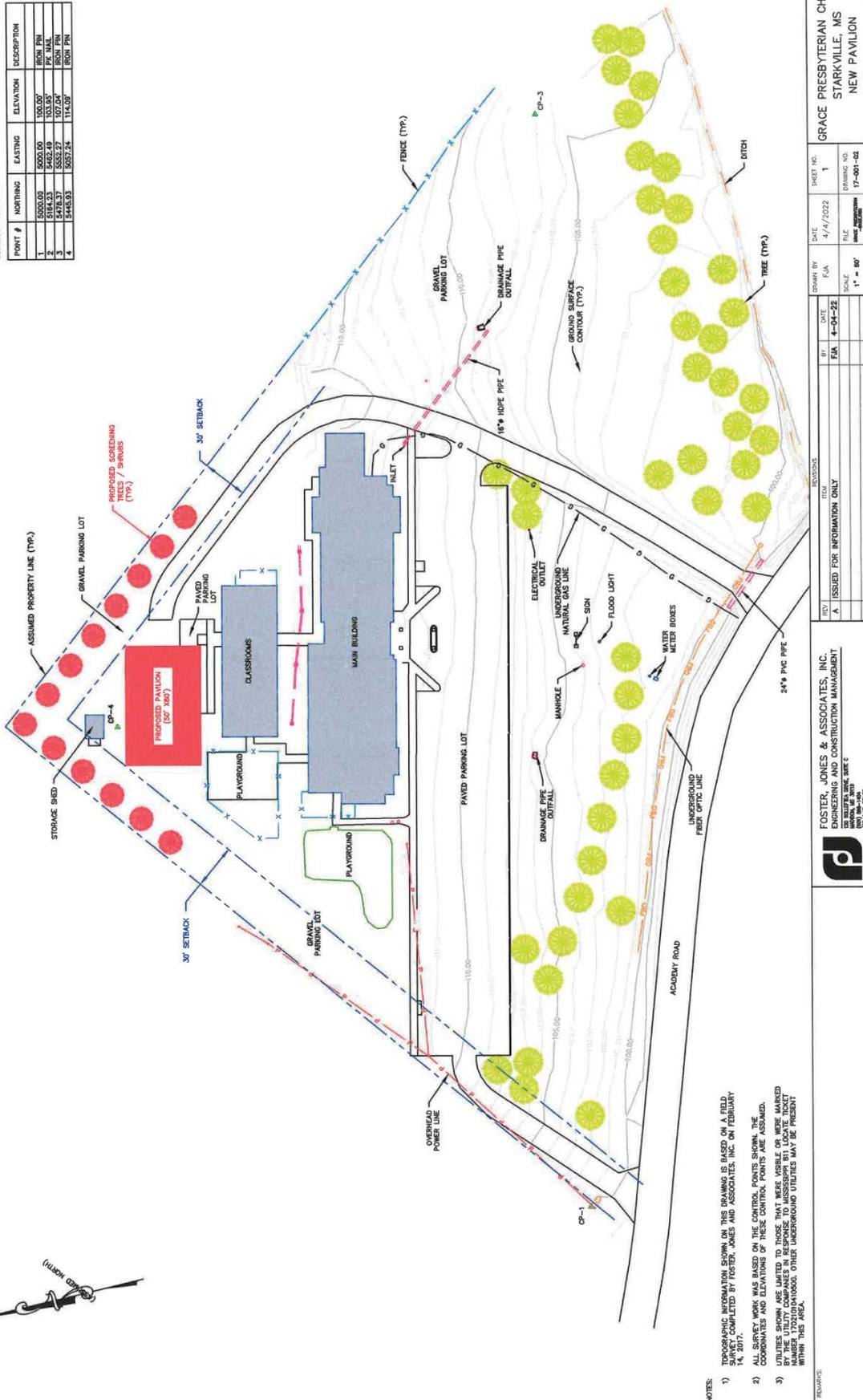
- C Commercial
- CN Commercial Neighborhood
- PUD Planned Unit Development
- S-1 Special Institutional
- SD-2 Suburban Detached
- SD-6 Suburban Detached
- TN-E Traditional Neighborhood- Existing
- TN-N Traditional Neighborhood- New



# Attachment 3- Concept Plan

CONTROL POINT DATA

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	5505.00	5000.00	100.00'	IRON PIN
2	5184.23	5442.49	103.85'	PK NAIL
3	5478.37	5552.27	107.04'	IRON PIN
4	5445.93	5057.24	114.09'	IRON PIN



- NOTES:
- 1) TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING IS BASED ON A FIELD SURVEY COMPLETED BY FOSTER, JONES AND ASSOCIATES, INC. ON FEBRUARY 14, 2022.
  - 2) ALL SURVEY WORK WAS BASED ON THE CONTROL POINTS SHOWN. THE COORDINATES AND ELEVATIONS OF THESE CONTROL POINTS ARE ASSUMED.
  - 3) UTILITIES SHOWN ARE LIMITED TO THOSE THAT WERE VISIBLE OR WERE MARKED BY THE UTILITY COMPANIES IN RESPONSE TO MISSISSIPPI 811 LOCATE TICKET REQUESTS. OTHER UNDERGROUND UTILITIES MAY BE PRESENT WITHIN THIS AREA.

**FOSTER, JONES & ASSOCIATES, INC.**  
 ENGINEERING AND CONSTRUCTION MANAGEMENT  
 1000 W. MAIN ST. SUITE 100  
 MEMPHIS, TN 38103  
 TEL: 901-525-1100  
 WWW.FJASOCIATES.COM

REV.	DATE	BY	DATE	DESCRIPTION
A	4-04-22	FJA	4-04-22	ISSUED FOR INFORMATION ONLY

SHEET NO. 1  
 DATE 4/4/2022  
 DRAWN BY FJA  
 CHECKED FJA  
 FILE NAME 17-001-02  
 SCALE 1" = 80'  
 PROJECT NO. 17-001-02

REVISIONS:  
 ITEM  
 REVISIONS

GRACE PRESBYTERIAN CHURCH  
 STARKVILLE, MS  
 NEW PAVILION

REMARKS:

Attachment 4- Enlarged Concept Plan

