



**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY JULY 12, 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 JUNE 12, 2022
  - B. CONSIDERATION OF THE UNAPPROVED MINUTES OF JUNE 20, 2022
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
  - A. PUBLIC HEARING AND CONSIDERATION OF RZ 22-01 A REQUEST TO REZONE A 0.92AC TRACT LOCATED APPROXIMATELY 790 FEET NORTH OF THE ENTRANCE TO CORNERSTONE PARK ON WEST SIDE OF HIGHWAY 25 FROM S-I TO C
- VIII. ADJOURN



**APPROVED MINUTES OF THE MEETING OF  
THE PLANNING AND ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI JUNE 14, 2022**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held a meeting on June 14, 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 Jerimiah Dumas, Ward 6, Kim Moreland, Ward 1, and Carl Smith, Ward 4. Attending the meeting virtually by phone through the Google Meets platform was Kelly Prather, Ward 3. Absent from the meet was Vicki West, Ward 2, 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 June 14, 2022 as presented.

**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY JUNE 14, 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 31, 2022
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
  - A. PUBLIC HEARING AND CONSIDERATION OF SE 22-05 A REQUEST TO ALLOW FOR A DEVIATION FROM THE DENSITY REQUIREMENTS FOR A PROPOSED RENOVATION OF HAVEN 12 APARTMENTS AT 904 HIGHWAY 12 EAST IN A C ZONING DISTRICT.
- VIII. PLANNER'S REPORT
  - A. REMINDER OF A SPECIAL CALL MEETING AT 5:30PM ON MONDAY, JUNE 20<sup>TH</sup> IN THE COURTROOM ON THE 1<sup>ST</sup> FLOOR OF CITY HALL AT 110 WEST MAIN STREET TO DISCUSS UPDATING THE PLACETYPE MAPS OF THE COMPREHENSIVE PLAN AND THE ESTABLISHMENT OF ZONING DISTRICTS TO THE ANNEXATION AREA
- IX. ADJOURN

After discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Moreland, the motion to approve the official agenda of the Planning and Zoning Commission for May 31, 2022 received unanimous approval. Due to absences, Chairman Dumas participated in all votes at this meeting.

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

### **A. CONSIDERATION OF THE UNAPPROVED MINUTES OF MAY 31, 2022**

After discussion and upon the motion of Commissioner Moreland, duly seconded by Commissioner Smith, the motion to approve the minutes of the Planning and Zoning Commission for May 31, 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. NEW BUSINESS**

### **A. PUBLIC HEARING AND CONSIDERATION OF SE 22-05 A REQUEST TO ALLOW FOR A DEVIATION FROM THE DENSITY REQUIREMENTS FOR A PROPOSED RENOVATION OF HAVEN 12 APARTMENTS AT 904 HIGHWAY 12 EAST IN A C ZONING DISTRICT**

City Planner Daniel Havelin presented the Special Exception request by Christopher Barnes for a deviation from the dwelling density requirements of the use standards for a proposed renovation Haven 12 apartment complex in a C zoning district.

The applicant is proposing to convert some of the existing 4 bedroom apartment units into 1 and 2 bedroom units. The overall number of bedrooms will be reduced from 536 to 448. However, the total number of individual units will be increase from 152 to 272 dwelling units. Section 13.5.7.D.5 of the Unified Development Codes restricts apartments in C zoning districts to a maximum of 60 bedrooms and 20 dwelling units per acre. The proposed conversion would create a dwelling density of 26 units per acre. In Accordance with the Unified Development Code, Section 3.4.1 requires a Special Exception to deviate from the use standards

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

- 2 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 May 27, 2022.
- A sign was posted on the property in a conspicuous location.

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

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

Chairman Dumas opened the public hearing to citizen comments.

Henry Minor came forward to speak in favor of the request and answer any questions by the commissioners.

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 Smith, duly seconded by Commissioner Moreland, the motion was unanimous approved.

#### **VII. PLANNER' S REPORT**

##### **B. REMINDER OF A SPECIAL CALL MEETING AT 5:30PM ON MONDAY, JUNE 20TH IN THE COURTROOM ON THE 1ST FLOOR OF CITY HALL AT 110 WEST MAIN STREET TO DISCUSS UPDATING THE PLACETYPE MAPS OF THE COMPREHENSIVE PLAN AND THE ESTABLISHMENT OF ZONING DISTRICTS TO THE ANNEXATION AREA**

City Planner Daniel Havelin gave a brief reminder of the upcoming special call meeting to discuss updating the Comprehensive Plan and the establishment of zoning district to the annexation area.

#### **VIII. ADJOURN**

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on June 20, 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 20, 2022 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Smith, duly seconded by Commissioner Moreland, the motion was unanimously approved.

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Jeremiah Dumas, Commission Chair

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Daniel Havelin, City Planner



**APPROVED MINUTES OF THE SPECIAL CALL MEETING OF  
THE PLANNING AND ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI JUNE 20, 2022**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held a special call meeting on June 20, 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 Jerimiah Dumas, Ward 6, Kim Moreland, Ward 1, and Alexis Gregory Ward 5. Attending the meeting virtually via the Google Meets platform was Carl Smith, Ward 4. Absent from the meet was Vicki West, Ward 2, Kelly Prather, Ward 3, and Tommy Verdell Jr., Ward 7. City Attorney Chris Latimer attended the meeting virtually via the Google Meets platform. Physically present attending the Commissioners was City Planner Daniel Havelin.

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 June 20, 2022 as presented.

**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
SPECIAL CALL MEETING OF MONDAY JUNE 20, 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. CITIZEN COMMENTS
- VI. NEW BUSINESS
  - A. PUBLIC HEARING AND DISCUSSION OF UPDATES TO THE PLACETYPE MAPS OF THE COMPREHENSIVE PLAN.
  - B. PUBLIC HEARING AND DISCUSSION ON UPDATING THE CITY OF STARKVILLE'S OFFICIAL ZONING MAP TO INCLUDE THE ANNEXATION AREA AND TO APPLY ZONING DISTRICT DESIGNATIONS TO ALL PROPERTY WITHIN THE ANNEXATION AREA.
- VII. ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Moreland, the motion to approve the official agenda of the Planning and Zoning Commission for May 31, 2022 received unanimous approval. Due to absences, Chairman Dumas participated in all votes at this meeting.

## **V. 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 DISCUSSION OF UPDATES TO THE PLACETYPE MAPS OF THE COMPREHENSIVE PLAN**

City Planner Daniel Havelin presented the proposed update to the placetype maps of the Comprehensive Plan. The Comprehensive Plan was adopted on December 20, 2016. An update to the Comprehensive Plan was approved by the Board of Aldermen on October 15, 2019. Since the approval of the annexation, another update to the Comprehensive Plan is needed. No changes to any location of any placetype shown on previous version of the Comprehensive Plan have been made. The only change is the representation of the new city limits on the maps. The proposed update changes 24 maps on pages 45-73 of the Comprehensive Plan.

Chairman Dumas opened the public hearing to citizen comments.

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

After discussion and upon the motion to recommend approval of the proposed update to the placetype maps of the Comprehensive Plan by Commissioner Moreland, duly seconded by Commissioner Gregory, the motion was unanimous approved.

### **B. PUBLIC HEARING AND DISCUSSION ON UPDATING THE CITY OF STARKVILLE'S OFFICIAL ZONING MAP TO INCLUDE THE ANNEXATION AREA AND TO APPLY ZONING DISTRICT DESIGNATIONS TO ALL PROPERTY WITHIN THE ANNEXATION AREA.**

City Planner Daniel Havelin presented the proposed zoning district designations for the annexation area. The City of Starkville's Official Zoning Map was adopted on December 17, 2019. One revision to the Official Zoning Map was approved by the Board of Aldermen on January 19, 2021. Since the approval of the annexation, the Official Zoning Map needs to be updated to include the annexation area and to apply zoning district designations to all property within the annexation area. Mr. Havelin went through the maps as provided in the staff report and ending the presentation with the proposed Official Zoning District Map.

Chairman Dumas opened the public hearing to citizen comments.



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

After discussion and upon the motion to recommend approval of the proposed zoning district designations for the annexation area by Commissioner Gregory, duly seconded by Commissioner Moreland, the motion was unanimous approved.

**VII. ADJOURN**

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on July 12, 2022, in the Courtroom of City Hall located at 110 West Main Street, Starkville MS.

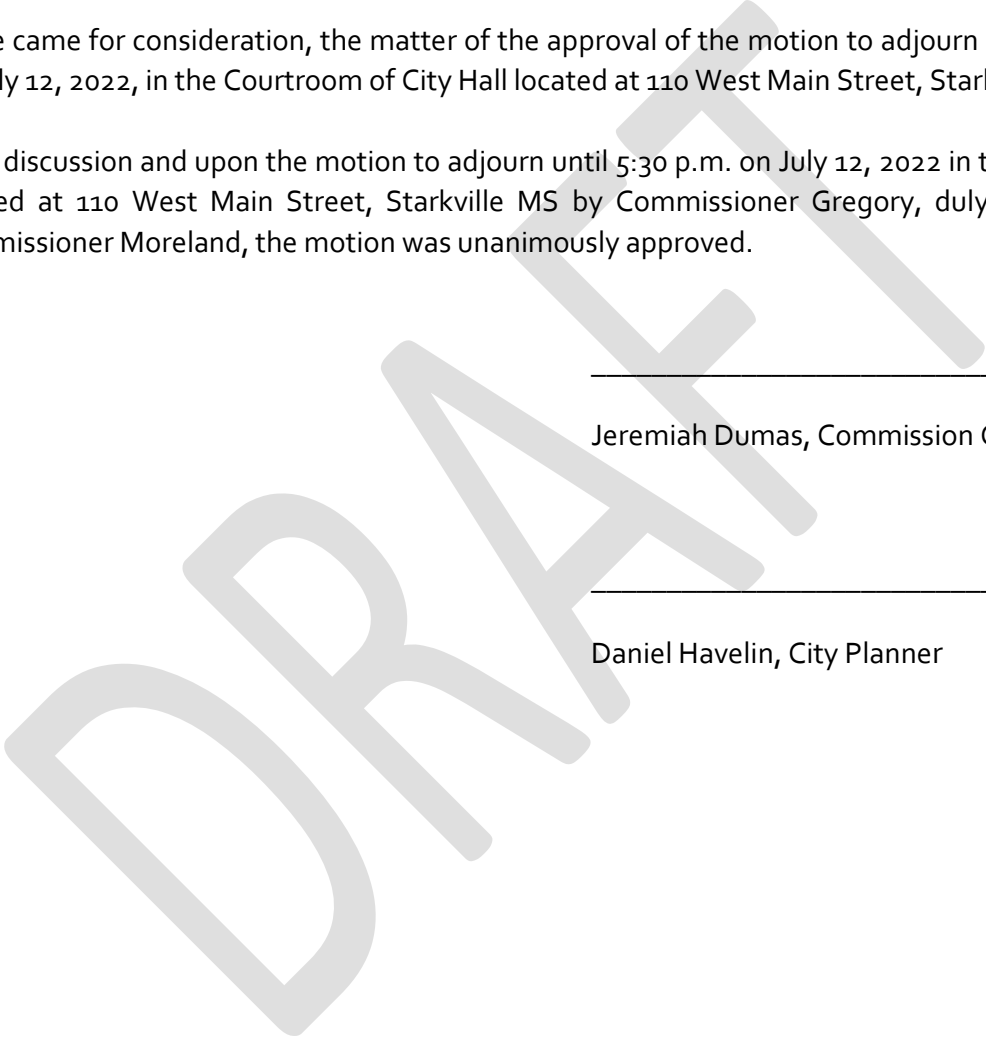
After discussion and upon the motion to adjourn until 5:30 p.m. on July 12, 2022 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Gregory, duly seconded by Commissioner Moreland, the motion was unanimously approved.

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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)  
**Subject:** Public Hearing and consideration of RZ 22-01 a request to rezone a 0.92ac tract located approximately 790 feet north of the entrance to Cornerstone Park on west side of Highway 25 from S-I to C  
**Date:** July 12, 2022

The purpose of this report is to provide information regarding a Rezoning request by Elbert Jackson Day Jr. to rezone a 0.92ac tract located approximately 790 feet north of the entrance to Cornerstone Park on west side of Highway 25 from S-I (Special Institutional) to C (Commercial). Please see attachments 1-4.

**REASON FOR AMENDMENT (Section 3.1.1)**

The Official Zoning District Map may be amended only when one or more of the following conditions prevail:

- A. **Error.** There is an error in the Code and a need to correct the error.
- B. **Change in conditions.** A change in the neighborhood has occurred to such an extent as to justify the proposed rezoning and there is a public need for the proposed rezoning.

This request for rezoning is based on Change in conditions. The tract of land in question was recently sold to the applicant by the City of Starkville. The current zoning designation, S-I (Special Institutional) is reserved for any City of Starkville owned, managed, and/or partially owned property. The properties to the north and south of the tract are currently zoned C (Commercial). Both properties are owned by the applicant. With the change in ownership, the property changes from a municipal use to a private use. Thus, a change in condition has occurred with the property. With the near completion of Cornerstone Park to the west, a change in condition in the neighborhood has also occurred. The park will generate the need for additional commercial property in the vicinity of the park. Thus, there is also a public need to rezone the property to allow for commercial uses to support Cornerstone Park.

**ZONING DISTRICT COMPARISON**

The primary difference between the existing and proposed zoning districts are the allowed uses and base dimensional standards of the districts. The comparison between the allowed uses can be found on Attachment 3. The comparison between the base dimension standards of the zoning districts can be found on Attachment 4.

### **NOTIFICATION**

The request was noticed in accordance with Section 3.1.3.G of the Unified Development Code.

1. 1 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 June 17, 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 notification.

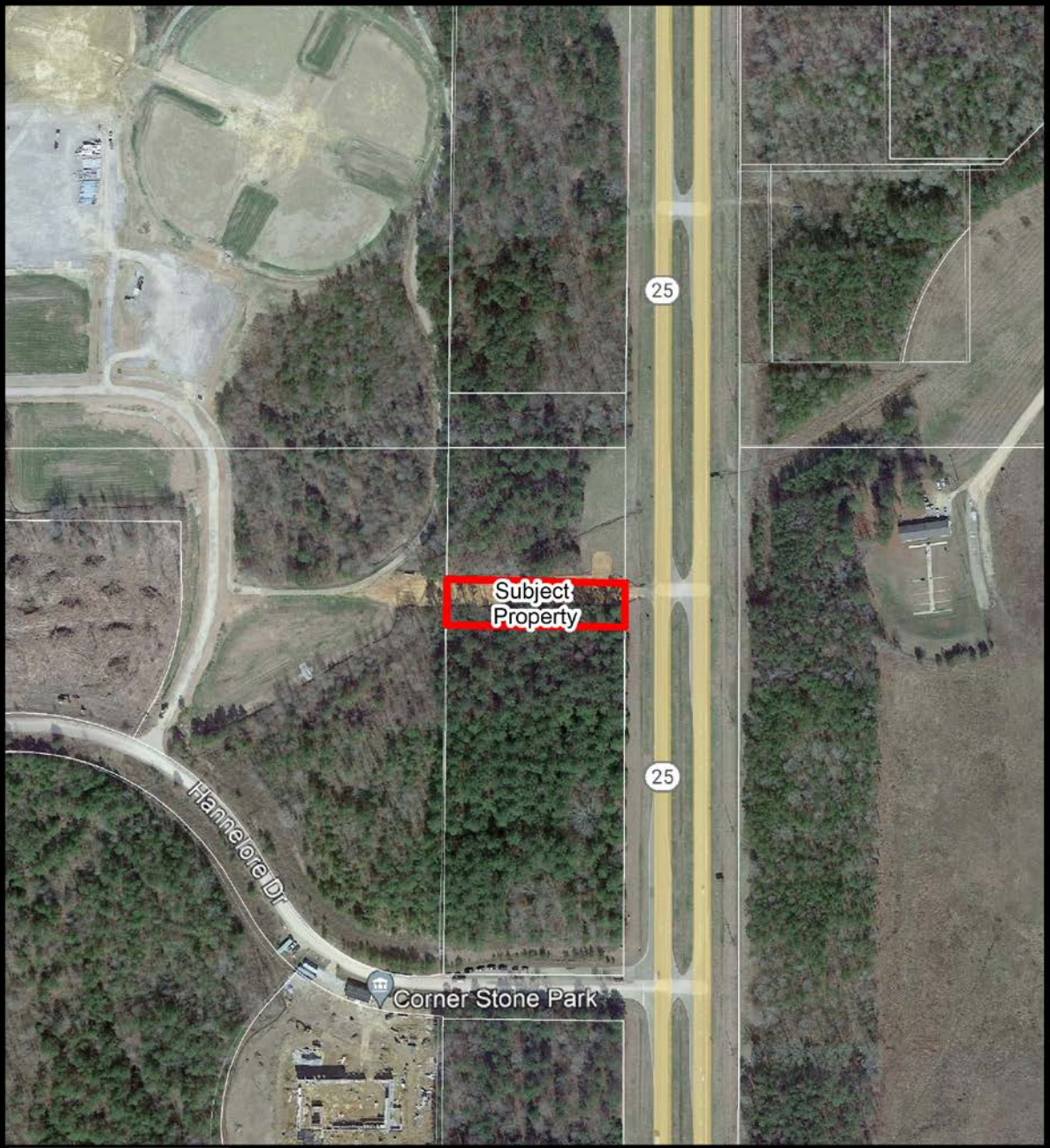
### **ANALYSIS**

In the opinion of the Planning Department, the proposed rezoning request meets the requirement that a change in the neighborhood has occurred to such an extent as to justify the proposed rezoning and there is a public need for the proposed rezoning.

### **CONDITIONS OF APPROVAL**


The Mayor and Board of Aldermen may attach conditions in accordance with the approval. Conditions attached to the approval of a Rezoning shall run with the land and shall be binding upon the applicants, their heirs, and/or successors.

Attachment 1  
RZ 22-01 Aerial



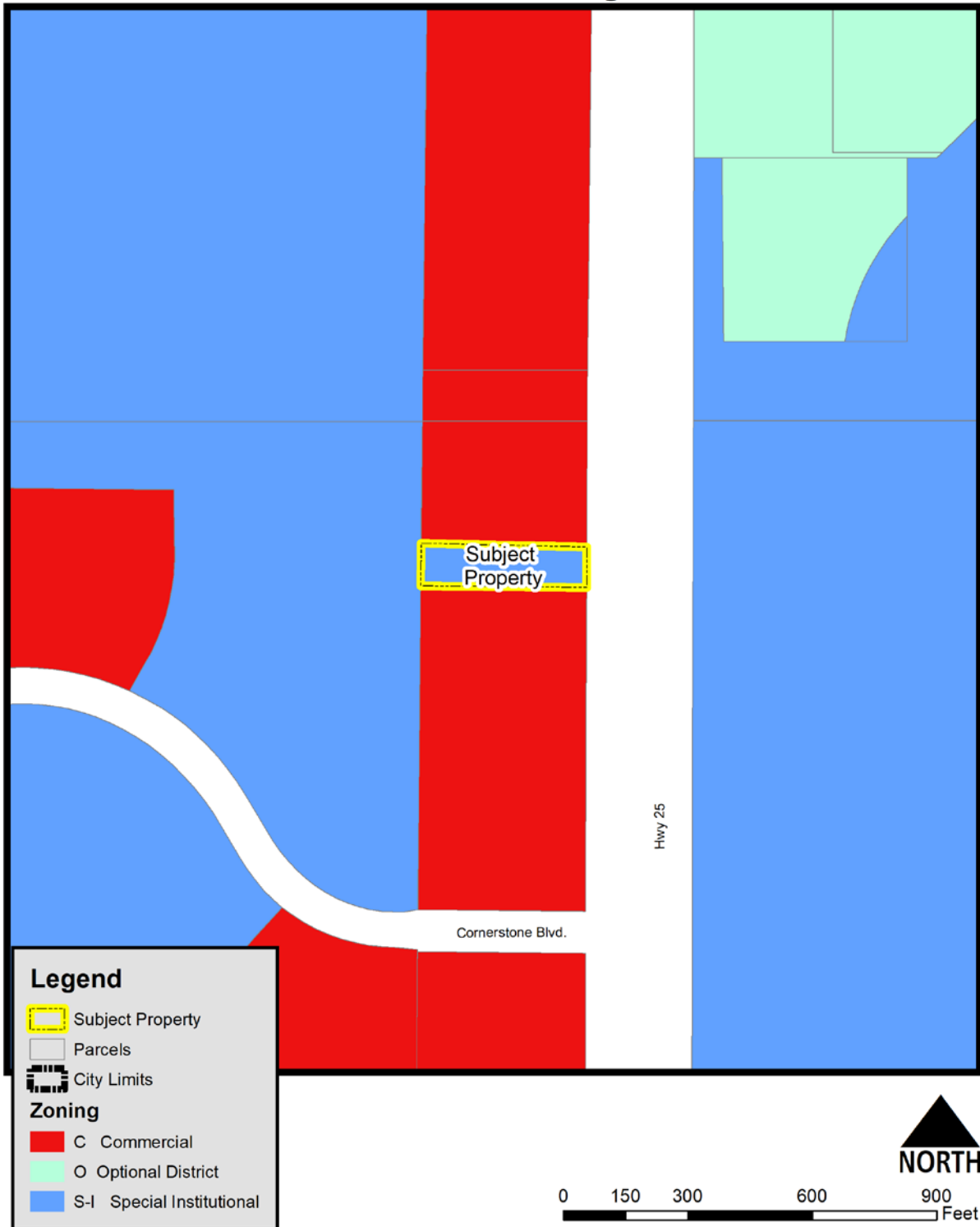
**Legend**

-  Subject Property
-  Parcels
-  City Limits

  
**NORTH**

0 150 300 600 900  
Feet

Attachment 2  
RZ 22-01 Zoning



### Attachment 3- Comparison between the allowed uses

Uses	C	S-I	Uses	C	S-I
<b>RESIDENTIAL</b>			<b>COMMERCIAL</b>		
Dwelling, Detached	SE	--	Food Truck	A	--
Dwelling, Accessory Unit	--	--	Hotels, Motels, or Inns	P	--
Dwelling, Attached Duplex	--	--	Micro-Breweries and Small Batch Distilleries	UE SE	--
Dwelling, Attached Triplex	--	--	Mini-Storage	SE	--
Dwelling, Townhouse/ Rowhouse	SE	--	Mortuaries & Funeral Homes	A	--
Dwelling, Multiplex	A	--	Offices- Medical	P	--
Dwelling, Apartment	A	--	Offices- Professional	P	P
Dwelling, Manufactured and Modular Home	--	--	Recreational and Entertainment: Indoors-Commercial	P	--
Home Occupations	A	--	Recreational and Entertainment: Outdoors-Commercial	UE SE	--
Mixed-Use Building	A	--	Private Recreational Clubs or Facility	P	--
Residential First Floor	SE	--	Recreational Vehicle Parks	SE	--
<b>INSTITUTIONAL</b>			Retail Sales and Services- Inside Only	A	--
Assisted Living Facility	P	--	Retail Sales and Services- with Outside Displays	A	--
Care Centers	A	--	Studios - Art, Craft, Music, Dance, and Fitness	A	--
Care Home	P	--	Theaters	P	--
Cemetery	--	--	Vehicle Repair and Maintenance	A	--
Community and Civic Associations	P	P	<b>INDUSTRIAL</b>		
Convalescent, Rest, and Nursing Homes	P	--	Airport	--	P
Educational Facilities	SE	SE	Heliport	--	A
Fraternity and Sorority House	UE SE	--	Borrow Pit, Soil Fill Site, and Soil Storage Site	--	--
Group Care Home or Facility	UE SE	--	Landfill	--	P
Hospital	--	--	Manufacturing and Industrial Heavy	--	--
Life Care Communities	A	--	Manufacturing and Industrial Light	UE SE	--
Municipal Buildings and Facilities	A	P	Mining and Quarrying	--	--
Parks, Open Space, and Greenways	P	P	Outdoor Storage	--	--
Places of Worship	UE SE	UE SE	Research and Development Facilities	UE SE	--
Public Buildings and Facilities	UE SE	P	Salvage Yard	--	--
<b>COMMERCIAL</b>			Trades and Skilled Services	--	--
Adult Oriented Business	--	--	Warehousing, Distribution, & Wholesale Services	--	--
Animal Boarding Facilities	A	--	<b>OTHER</b>		
Animal Hospital, Clinic, or Grooming Facility	A	--	Accessory Use or Structures (excluding dwellings)	A	A
Banks and Financial Institutions	P	--	Agriculture and Forestry	--	A
Bed and Breakfast Establishments	--	--	Firing Range	--	A
Car Title Loan, Payday Advance, or Loan Business	UE	--	Parking Lots and Garages	SE	SE
Conference and Convention Center	P	--	Telecommunication Facilities	SE	SE
Convenience Store and Gas Station	A	--	Temporary Uses	A	A
Convenience Store and Truck Stop	--	--	Portable Telecommunication Facilities	A	A
Eating & Drinking Establishments	A	--	Special Event Facility	A	--
<b>P = Permitted Use    A= Permitted Use with Additional Standards    UE = Use Exception    SE = Special Exception    -- =Not Permitted</b>					

Attachment 4- Comparison between the base dimension standards

Base Dimensional Standards Comparison			
C (Commercial)		S-I (Special Use Institutional)	
A. Lot Dimensions	C	A. Lot Dimensions	S-I
A1 Lot size (min)	*	A1 Lot size (min)	*
A2 Lot width (min)	*	A2 Lot width (min)	*
B. Building/Structure Setbacks	C	B. Building/Structure Setbacks	S-I
B1 Front setback min	20'	B1 Front setback min	30' or infill standards
B2 Front setback max	N/A		
B3 Side setback	10'	B3 Side setback	10'
B4 Side setback adjacent to detached residential	50'	B4 Side setback adjacent to detached residential	20'**
B5 Side setback corner lot	20'	B5 Side setback corner lot	30' or infill standards
B6 Rear setback	20'	B6 Rear setback	10'
B7 Rear setback adjacent to detached residential	50'	B7 Rear setback adjacent to detached residential	20'**
D. Parking Setbacks	C	D. Parking Setbacks	S-I
D1 From primary street	5'	D1 From primary and adjacent streets	5'**
D2 From side street	5'		
D3 From side and rear property line	5'		
D4 From side rear property line adjacent to detached residential	See buffer yard requirements	D3 From adjacent residential	20'**
E. Height	C	E. Height	S-I
E1 Principle building(s) (max)	50', 4 story	E1 Principle building(s) (max)	**
E2 Accessory building(s) (max)	15', 1 story	E2 Accessory building(s) (max)	**
F. Pedestrian Access	C		
F1 Street-facing primary entrance along street	yes		
F2 Sidewalk connection to street from each entrance	yes		
G. Mixed-Use	C		
G1 Residential	yes, above 1st floor		
G2 Industrial	no		

\*lots must be of a sufficient size to accommodate the proposed use and meet all subsequent development standards