

**APPROVED MINUTES OF THE REGULAR MEETING OF  
THE PLANNING AND ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI JANUARY 12, 2021**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on January 12, 2021 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being physically present was and Michael Brooks, Chairman, Ward 4. Joining the meeting via the Google Meets virtual meeting platform were, Alexis Gregory, Ward 5, Jeremiah Dumas, Ward 6 and Tommy Verdell Jr., Ward 7. Kim Moreland, Ward 1, Vicki West, Ward 2, and Kelly Prather, Ward 3 were absent from the meeting. Physically present attending the Commissioners were City Planner Daniel Havelin and City Attorney Jason Sharp.

Chairman Mike Brooks 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 January 12, 2021 as presented.

**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY, JANUARY 12, 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 DECEMBER 8, 2020
- VI. CITIZEN COMMENTS

VII. **NEW BUSINESS**

- A. PUBLIC HEARING AND CONSIDERATION OF RZ 21-01 A REQUEST TO REZONE 4 LOTS WITHIN THE CORNERSTONE INDUSTRIAL PARK PHASE I SUBDIVISION FROM A S-I TO C WITH PARCEL NUMBERS 104 -17-001.08, 104 -17-001.07, 104 -17-001.06, AND 104 -17-001.09.
- B. PUBLIC HEARING AND CONSIDERATION OF SE 21-01 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE CONVERSION OF AN EXISTING ACCESSORY STRUCTURE INTO AN ACCESSORY DWELLING UNIT AT 808 GREENBRIAR STREET IN A SD-2 ZONING DISTRICT WITH THE PARCEL NUMBER 106C-00-078.00.

VIII. **ADJOURN**

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Verdell, the motion to approve the official agenda of the Planning and Zoning Commission for January 12, 2021 received unanimous approval.

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

**A. CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF DECEMBER 8, 2020**

After discussion and upon the motion of Commissioner Dumas, duly seconded by Commissioner Verdell, the motion to approve the minutes as amended of the Planning and Zoning Commission for December 8, 2020 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 RZ 21-01 A REQUEST TO REZONE 4 LOTS WITHIN THE CORNERSTONE INDUSTRIAL PARK PHASE I SUBDIVISION FROM A S-I TO C WITH PARCEL NUMBERS 104 -17-001.08, 104 -17-001.07, 104 -17-001.06, AND 104 -17-001.09.**

City Planner Daniel Havelin presented the rezoning request by the City of Starkville to correct an error in the Official Zoning Map of the City of Starkville for 4 lots in the "Cornerstone Industrial Park Phase I" subdivision. This includes lot 18, 20, 23, and 24.

The request is to rezone the 4 lots from S-I (Special Institutional) to C (Commercial) based on an error in the map and a need to correct the error. All lots within the subdivision were rezoned to Special Institutional in December of 2019 with the adoption of the Unified Development Code. The issue is that the S-I zoning designation is used for any City of Starkville owned, managed, and/or partially owned building used for purposes such as, but not limited to: administrative functions, emergency services, utilities, public facilities, and/or parks and recreation. The 4 subject lots are not owned or managed by the City. Lot 23 and Lot 24, are owned by other governmental agencies and not regulated by the City. Lot 18 and 20, are privately owned are restricted to primarily governmental uses unless they are rezoned. The zoning designation of C (Commercial) would provide for appropriate uses and dimensional standards for future development.

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

1. 17 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 December 16, 2020.
3. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received one phone call and one in person visit requesting information about the request.

In the opinion of the Planning Department the proposed rezoning request could meet one or more of the conditions for a rezoning.

Chairman Brooks opened the public hearing to citizen comments.

Clyde Pritchard, owner of lot 18, came forward to speak on the request. Mr. Pritchard asked questions about how the error occurred and requested that the error be relabeled a correction.

Thomas Crawford and Vernitta Crawford of 1511 Bluefield Road, came forward to ask questions about the request and if the request would change the zoning designation of their property.

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

After discussion and upon the motion to approve RZ 21-01 by Commissioner Dumas, duly seconded by Commissioner Gregory, was approved unanimously based an error in the map and a need to correct the error.

**B. PUBLIC HEARING AND CONSIDERATION OF SE 21-01 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR THE CONVERSION OF AN EXISTING ACCESSORY STRUCTURE INTO AN ACCESSORY DWELLING UNIT AT 808 GREENBRIAR STREET IN A SD-2 ZONING DISTRICT WITH THE PARCEL NUMBER 106C-00-078.00.**

This is a request by Neil Couvillion on behalf of Jetson & Bryn Taylor for a Special Exception to allow for the conversion of an existing accessory structure into an accessory dwelling unit at 808 Greenbriar Street. The property is currently zoned SD-2.

The existing structure is located in the southeast corner of the lot. The Use Chart in Section 13.3 of the Unified Development Code requires a Special Exception for "accessory dwelling" in a SD-2 zoning district. The applicant has also applied for a variance from setbacks for the existing structure which will be heard later this month.

Section 13.3.4 of Unified Development Code also requires that the Special Exception meet the additional standards for that use.

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

1. 5 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 December 20, 2020.
3. 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 use associated with the Special Exception request could meet the criteria for special exception review and approval.

Chairman Brooks opened the public hearing to citizen comments.

Eugene Ladou of Couvillion Design Buildign came forward to speak in favor of the request.

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

After discussion and upon the motion to approve SE 21-01 by Commissioner Dumas, duly seconded by Commissioner Verdell, was approved unanimously.

## VII. ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on February 9, 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 January 12, 2020 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Gregory, duly seconded by Commissioner Verdell, was unanimously approved.

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Michael Brooks, Commission Chair

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Daniel Havelin, City Planner