

**APPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI MARCH 8, 2022**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on March 8, 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, Commissioner Alexis Gregory, Ward 5, and Kelly Prather, Ward 3. Vicki West, Ward 2 and Carl Smith, Ward 4, were absent due to illness. Tommy Verdell Jr., Ward 7 was not present. 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 March 8, 2022 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY MARCH 8, 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. DISCUSSION AND CONSIDERATION OF FP 22-02 A REQUEST FOR FINAL PLAT APPROVAL FOR “PORTICO, PHASE 2” AT THE WEST END OF CARRIAGE LANE IN A SD-6 ZONING DISTRICT WITH PARCEL NUMBER 117C-00-036.06.
 - B. DISCUSSION AND CONSIDERATION OF PLANNING & ZONING COMMISSION 2022 MEETING SCHEDULE
- VII. ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Prather, the motion to approve the official agenda of the Planning and Zoning Commission for March 9, 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. DISCUSSION AND CONSIDERATION OF FP 22-02 A REQUEST FOR FINAL PLAT APPROVAL FOR "PORTICO, PHASE 2" AT THE WEST END OF CARRIAGE LANE IN A SD-6 ZONING DISTRICT WITH PARCEL NUMBER 117C-00-036.06.

City Planner Daniel Havelin presented the Final Plat request by Trey Pace of Portico Development for the "Portico, Phase 2" subdivision. The Board of Aldermen approved the preliminary plat on September 18, 2018. A variance request from front setbacks was approved on November 20, 2018. The Final Plat for Phase I was approved on October 15, 2019.

The entire subdivision has a gross acreage of +/- 6.43 with a total of 51 lots. The proposed gross density is 7.93 units per acre. All easements and dedications are provided on the final plat. The roadways will be dedicated to the City once inspected by City Staff and Approved by the Board of Aldermen. Golden Triangle Planning and Development has reviewed proposed road names and has no issues. Electrical service, Potable water, and sanitary sewer utility services will be provided by the City. Staff has reviewed and approved the proposed covenants. 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. The developer has requested to bond all outstanding infrastructure items. As part of this request, staff is request 2 conditions of approval related to bonding the improvements.

Staff recommended conditions as stated in the staff report:

1. Items to be completed prior to the first TCO (Temporary Certificate of Occupancy) or CO (Certificate of Occupancy) of any structure in Phase 2. A surety in the amount of 150% of the estimated value of improvements is being held until all items are satisfactorily completed, inspected and approved.
 - a. Street signage and temporary striping
 - b. Pedestrian trail for phase 2 including all necessary grading
 - c. 6' Privacy fence along northern property line of lots 12-26
 - d. Repair of concrete pipe joints
 - e. Modification of grate inlet #15

2. Items to be completed before final acceptance of the infrastructure for both Phases 1 & 2. A surety in the amount of 150% of the estimated value of improvements, except as noted below is being held until all items are satisfactorily completed, inspected and approved.
 - a. Top layer of asphalt (200% of final asphalt layer)
 - b. Final striping
 - c. Landscape buffer along northern property line of lots 12-26 (Install in conjunction with CO for each lot)
 - d. Sidewalk along frontage (Install in conjunction with CO for each lot)
 - e. Common area sidewalk between Lots 35 & 36 (Built in conjunction with the sidewalk poured for those lots)
 - f. Phase 1 & 2 pipe cleaning at the conclusion of the majority of house construction
 - g. Dead end signage and barricade
 - h. Landscaping and grass strip damage near entrance
 - i. Curb damage and ponding area repairs

Chairman Dumas opened the request for discussion

After discussion and upon the motion to approve by Commissioner Prather, duly seconded by Commissioner Gregory, the motion was approved 4-0 with conditions as stated in the staff report.

B. DISCUSSION AND CONSIDERATION OF PLANNING & ZONING COMMISSION 2022 MEETING SCHEDULE

City Planner Daniel Havelin presented the proposed Planning & Zoning Commission 2022 Meeting Schedule. After discussion and upon the motion to approve by Commissioner Prather, duly seconded by Commissioner Gregory, the motion was approved 4-0.

Following the vote, the Commission began to discuss Code Enforcement issues. After a general discussion about Code Enforcement and the roll of the Commission to make recommendations to the Board of Aldermen, staff was asked to place the item "Code Enforcement Discussion" for formal discussion at the next 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 April 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 April 12, 2022 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Smith, duly seconded by Commissioner Prather, the motion was unanimously approved.

Jeremiah Dumas, Commission Chair

Daniel Havelin, City Planner