

**APPROVED MINUTES OF THE SPECIAL CALL MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI MAY 31, 2022**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held a special call meeting on May 31, 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, Kelly Prather, Ward 3, Carl Smith, Ward 4, Chairman Jeremiah Dumas, Ward 6, and Tommy Verdell Jr., Ward 7. Commissioner Alexis Gregory was not present when the meeting was called to order, but arrived shortly thereafter, during the discussion and consideration of the minutes from 5-10-22. Physically present attending the Commissioners were 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 May 31, 2022 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
SPECIAL 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

After discussion and upon the motion of Commissioner Verdell, duly seconded by Commissioner Smith, the motion to approve the official agenda of the Planning and Zoning Commission for May 31, 2022 received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF MAY 10, 2022

After discussion and noted corrections for missing punctuation and a missing word on page (3), and upon the motion of Commissioner Smith, duly seconded by Commissioner West, the motion to approve the minutes of the Planning and Zoning Commission for May 10, 2022 received unanimous approval. Commissioner Gregory arrived to the meeting as the commission considered the minutes from the 5-10-22 meeting.

VI. CITIZEN COMMENTS

The Chair opened up the meeting for citizen comments.

Ms. Machaunda Bush of 721 Vine St., Starkville, MS came forward at this time to speak to her concerns of how the lot behind the Sonic Drive In at 302 Highway 12 East was being utilized for employee parking and deliveries and how these activities block the street and create hazards at certain times. She also discussed a utility service pole and how a wall on the northwest corner of the Annabelle Condominiums block her view as she exists her property on vine street, creating a hazard. Commissioner Gregory suggested Ms. Bush complete a code enforcement request through the City website and MyGov software so that a formal complaint is entered and can be followed up on.

Calling for and receiving no comments, the Commission moved to New Business.

VII. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF SE 22-03 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW "MINI-STORAGE" AT 605 S. JACKSON ST. IN A (C) ZONING DISTRICT.

Assistant City Planner Odie Avery presented the Special Exception request by Larry Tabor on behalf of L&M Properties to allow for 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.

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.

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

- 21 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 6, 2022.
- A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received 1 email in favor of this request (email was shown as an attachment to the staff report and in the presentation to the commission).

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.

Becca Andol came forward to speak on behalf of L&M properties and answer questions of the commission. Commissioners Verdell and Gregory questioned the applicant on their plans to address dead end corridors and required emergency exits inside the proposed mini-storage. Chairman Dumas added that those issues would be addressed by the building and fire departments as the project moves through permitting and that the Planning and Zoning Commission would only be considering the request for the special exception. Commissioner Gregory also questioned whether this should be a “Special Exception” or a “Use exception” and whether a future tenant would have to seek a special exception should they decide to remove the mini-storage. After a discussion on the topic, it was suggested by Assistant City attorney Sharp, Chairman Dumas, and Assistant Planner Avery that removal of the mini-storage at a future date would not require a special exception and the proposed future use at that time would determine whether a special or use exception may be required.

Chairman Dumas opened the public hearing for citizen comments. Ms. Machaunda Bush again came forward to inquire how the applicant would address the access lane on the north side of the property and if the applicant would be controlling the traffic flow through this area. The applicant stated that the drive would remain as it has been, allowing pass through traffic to connect from Jackson Street on the West to Vine Street on the East.

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 Verdell, duly seconded by Commissioner Prather, the motion was unanimous approved.

B. PUBLIC HEARING AND CONSIDERATION OF SE 22-04 A REQUEST FOR SPECIAL EXCEPTION TO DEVIATE FROM REQUIREMENTS FOR "SPECIAL EVENT FACILITIES" AT 525 ACADEMY ROAD IN A CN ZONING DISTRICT.

Assistant City Planner Odie Avery presented the Special Exception request by Harold Mashburn on behalf of Grace Presbyterian to allow for a deviation from requirements for a "Special Event Facility" at 525 Academy Road in a CN Zoning District.

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.

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

- Seven (7) 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 6, 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 Special Exception request could meet the criteria for special exception review and approval.

Chairman Dumas opened the public hearing to citizen comments.

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

Commissioners discussed the proposed facility and questioned the requirements for a landscape buffer along the north property line to screen the facility from the adjacent residential parcels. The

applicant has been informed and the site plan will need to include a vegetative buffer along the north border.

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

Jeremiah Dumas, Commission Chair

Odie Avery, Assistant City Planner