

**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 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
- 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.

Jeremiah Dumas, Commission Chair

Daniel Havelin, City Planner