

**APPROVED MINUTES OF THE MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI JULY 12, 2022**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held a meeting on July 12, 2022 at 5:30 p.m. in the Courtroom of City Hall, located at 110 West Main Street, Starkville, MS.

There being physically present at the start of the meeting were Chairman Jerimiah Dumas, Ward 6, Vicki West, Ward 2, Kelly Prather, Ward 3, Carl Smith, Ward 4, and Alexis Gregory Ward 5. Arriving after the first vote on the official agenda was Kim Moreland, Ward 1. Absent from the meeting was 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 July 12, 2022 as presented.

**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 14, 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

After discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Prather, the motion to approve the official agenda of the Planning and Zoning Commission for July 12, 2022 received unanimous approval.

Commissioner Moreland arrived at the meeting immediately following the vote.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF JUNE 14, 2022

After discussion and upon the motion of Commissioner Smith, duly seconded by Commissioner Moreland, the motion to approve the minutes of the Planning and Zoning Commission for June 14, 2022 approved by a vote of 5-0 with Commissioner Gregory abstaining from the vote.

After the vote to approve the minutes, an error in the official agenda was noticed. The date for the minutes for the June 14th meeting was incorrect shown at June 12th on the agenda. The Commission reopened the approval of the agenda to correct the date of the minutes for the June 14th meeting and unanimously approved.

B. CONSIDERATION OF THE UNAPPROVED MINUTES OF JUNE 20, 2022

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Smith, the motion to approve the minutes of the Planning and Zoning Commission for June 20, 2022 the motion 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 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

City Planner Daniel Havelin presented the Rezoning request by Elbert Jackson Day Jr. to rezone a 0.92ac tract recently purchased from the City on the east side of Cornerstone park adjacent to Hwy 25.

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. If the property is not rezoned after changing ownership, an error in the zoning map will be created.

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

- 1 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 June 17, 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 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.

Chairman Dumas opened the public hearing to citizen comments.

Harper Day 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 based on change in conditions and error by Commissioner Gregory, duly seconded by Commissioner Smith, 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 August 9, 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 August 9, 2022 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Gregory, duly seconded by Commissioner Smith, the motion was unanimously approved.

Jeremiah Dumas, Commission Chair

Daniel Havelin, City Planner