

**APPROVED MINUTES OF THE MEETING OF  
THE PLANNING AND ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI SEPTEMBER 13, 2022**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held a meeting on September 13, 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 meeting were Chairman Jeremiah Dumas, Ward 6, Alexis Gregory Ward 5, Kim Moreland, Ward 1, Vicki West, Ward 2, Kelly Prather, Ward 3, Carl Smith, Ward 4 and Tommy Verdell Jr., Ward 7. Physically present attending the Commissioners were City Planner Daniel Havelin and City Attorney Chris Latimer.

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 September 13, 2022 as presented.

**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY SEPTEMBER 13, 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 AUGUST 9, 2022
- VI. CITIZEN COMMENTS
- VII. NEW BUSINES
  - A. DISCUSSION AND CONSIDERATION OF FP 22-01 A REQUEST FOR FINAL PLAT APPROVAL FOR “COUNTRY CLUB ESTATES PH 3E” LOCATED ON NORTH EASTERN SIDE OF THE COUNTRY CLUB ESTATES SUBDIVISION IN A SD-2 ZONING DISTRICT WITH PARCEL NUMBER #106 -14-013.00
- VIII. 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 September 13, 2022 received unanimous approval.

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

### **A. CONSIDERATION OF THE UNAPPROVED MINUTES OF AUGUST 9, 2022**

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner Verdell, the motion to approve the revised minutes of the Planning and Zoning Commission for August 9, 2022 with revisions 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 22-01 A REQUEST FOR FINAL PLAT APPROVAL FOR "COUNTRY CLUB ESTATES PH 3E" LOCATED ON NORTH EASTERN SIDE OF THE COUNTRY CLUB ESTATES SUBDIVISION IN A SD-2 ZONING DISTRICT WITH PARCEL NUMBER #106 -14-013.00**

City Planner Daniel Havelin presented the request by Pritchard Engineering on behalf of Frank Jones Construction for the "Country Club PH 3E" subdivision. The Board of Aldermen approved the preliminary plat on September 6, 2016 with 13 conditions. The Development Review Committee has reviewed the plat and cleared it for approval. The gross acreage of this phase is +/- 10.65 with a total of 19 lots. The proposed gross density is 1.78 lots per acre. All easements and dedications are provided on the final plat. The Golden Triangle Planning and Development has reviewed proposed road names and has no issues. Potable water and sanitary sewer utility services will be provided by Starkville Utilities. Electrical service is provided by 4 County Electric. 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. Staff is recommending two conditions. One condition was listed in the staff report. The second condition relating to the covenants was requested to be added during the meeting. The recommended conditions are as follows:

1. The minimum finished floor elevations on all lots that abut or border the storm water management areas shall be required to have finished floor elevations a minimum of one (1) foot above the maximum elevation of the street(s) adjacent to said lot.
2. The covenants shall be revised to the satisfaction of the City Attorney and City Engineer prior to Board of Aldermen approval.

Chairman Dumas opened the item for discussion.

City Engineer, Cody Burnett, came forward to answer questions from the commissioners about the stormwater drainage system.

Project Engineer, Clyde Pritchard, came forward to answer questions from the commissioners about the stormwater drainage system.

During the discussion, Commissioner Prather motioned to approve the request. Commissioner Prather then withdrew his motion for further discussion amongst the Commission.

After discussion and upon the motion of Commissioner Prather, duly seconded by Commissioner Moreland, the motion to approve request FP 22-01 for final plat approval for "Country Club PH 3E" subdivision with staff recommended conditions received unanimous approval.

### **VIII. ADJOURN**

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on October 11, 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 October 11, 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.

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Jeremiah Dumas, Commission Chair

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Daniel Havelin, City Planner