

**APPROVED MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI SEPTEMBER 14, 2021**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held their regularly scheduled meeting on September 14, 2021 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, Vicki West, Ward 2, Kelly Prather, Ward 3, Alexis Gregory, Ward 5, and Tommy Verdell Jr., Ward 7. Joining the meeting via the Google Meets virtual meeting platform was Carl Smith, Ward 4. 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 special call meeting of the Planning and Zoning Commission of September 14, 2021 as presented.

**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY SEPTEMBER 14, 2021
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 31, 2021
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF SE 21-06 A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR 5 LOTS TO BE CREATED WITHOUT FRONTING A PUBLIC STREET IN PHASE III OF THE ADELAIDE SUBDIVISION WITHIN A TN-N ZONING DISTRICT WITH THE PARCEL NUMBERS 105-15-007.00 AND 105-22-001.00
 - B. DISCUSSION AND CONSIDERATION OF PP 21-02 IS A REQUEST TO MODIFY A PREVIOUSLY APPROVED PRELIMINARY PLAT FOR “ADELAIDE, PHASE III” LOCATED ON THE WEST SIDE OF ADELAIDE PHASE I AND II ON RYAN AVENUE AND BANCROFT AVENUE WITHIN IS A TN-N ZONING DISTRICT WITH THE PARCEL NUMBERS 105-15-007.00 AND 105-22-001.00
- 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 14, 2021 received unanimous approval.

V. CONSIDERATION FOR THE APPROVAL OF MINUTES

A. CONSIDERATION OF THE UNAPPROVED MINUTES OF AUGUST 31, 2021

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner West, the motion to approve the minutes of the Planning and Zoning Commission for August 31, 2021 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.

VI. NEW BUSINESS

- 1. PUBLIC HEARING AND CONSIDERATION OF SE 21-06 A REQUEST FOR A SPECIAL EXCEPTION TO ALLOW FOR 5 LOTS TO BE CREATED WITHOUT FRONTING A PUBLIC STREET IN PHASE III OF THE ADELAIDE SUBDIVISION WITHIN A TN-N ZONING DISTRICT WITH THE PARCEL NUMBERS 105-15-007.00 AND 105-22-001.00**

City Planner Daniel Havelin presented the Special Exception request by Neel-Schaffer, Inc. on behalf of Live Adelaide, LLC to allow for a deviation from the development standards for 5 proposed lots in Phase III of the Adelaide. This request is part of request to modify the preliminary plat for phase III. The preliminary plat was approved in December of 2020 and the infrastructure plans approved in July of 2021. Since the time of both approvals, the applicant has determined the need to add addition lots to Phase III of the development. The revised preliminary plat increases the total number of lots from 46 to 67. The applicant is seeking a Special Exception from the development standards to allow the 5 proposed lots to not front a public street. The proposed 5 lots front a common area and have vehicular access from the rear by a private alley. Section 3.4.1 of Unified Development Code requires that any request to deviate from the development requirements that is non-dimensional requires a Special Exception.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 13 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 August 27, 2021. A sign was

posted on the property in a conspicuous location. As of this date, the Planning Office has received no response from the notifications.

In the opinion of the Planning Department the Special Exception request could meet the criteria for special exception review and approval.

Chairman Dumas opened the public hearing to citizen comments

Saunders Ramsey representing Live Adelaide LLC came forward to speak in favor of the request.

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

2. DISCUSSION AND CONSIDERATION OF PP 21-02 IS A REQUEST TO MODIFY A PREVIOUSLY APPROVED PRELIMINARY PLAT FOR "ADELAIDE, PHASE III" LOCATED ON THE WEST SIDE OF ADELAIDE PHASE I AND II ON RYAN AVENUE AND BANCROFT AVENUE WITHIN IS A TN-N ZONING DISTRICT WITH THE PARCEL NUMBERS 105-15-007.00 AND 105-22-001.00

City Planner Daniel Havelin presented the Preliminary Plat request by Neel-Schaffer, Inc. on behalf of Live Adelaide, LLC to modify the previously approved "Adelaide Phase III" Preliminary Plat for subdividing a +/-21.16-acre parcel into 67 lots. The previous version had 46 lots on 16.72 acres. The subdivision has a gross acreage of +/-21.16 acres and a gross density of 3.17 units per acre. The applicant has not identified any adversely affected parties to the subdivision. All easements are provided on the Preliminary Plat. All proposed roadway dedications are shown on the plat. The applicant shall contact the County for review and approval of the proposed road name. The Applicant has provided a Traffic Impact Analysis for the entire subdivision. Staff recommended conditions #1 and #2 are based on the recommendation of this analysis. The Applicant has previously provided a regional stormwater plan. The plan will be re-reviewed as part of infrastructure plan review. Condition #3 is related to the fire access for the western most lots. The lots are further than 150' from the nearest turnaround for a fire truck. This condition would require that a turnaround be provided prior to a building permit being issued for those lots.

Staff recommended conditions of approval from the Engineering Department:

1. The dedication of a minimum of 10 feet of right-of-way shall be required to accommodate future roadway improvements and widening on all future phases of the subdivision.
2. A left turn lane on to South Montgomery Street shall be required for each entrance as shown on Attachment 6 based on the total number of constructed dwelling units within the entire subdivision. The trigger for the construction of the left turn lane shall be as follows:
 - North Site Drive at 400 dwelling units

- Lawrence Avenue at 470 dwelling units
 - South Site Drive #1 at 550 dwelling units
 - South Site Drive #2 at 600 dwelling units
 - South Site Drive #3 at 600 dwelling units
3. A turnaround for emergency vehicles shall be provided at the west end of Bancroft Avenue, Saunders Street, and Dero Drive prior to the issuance of a building permit for Lot 95, 96, 101, 102, 107, and 108. Turnaround layout and design shall be shown on approved infrastructure drawings.

After discussion and upon the motion to approve with the three staff recommended conditions by Commissioner Prather, duly seconded by Commissioner Verdell, the motion was unanimously approved.

VII. ADJOURN

There came for consideration, the matter of the approval of the motion to adjourn until 5:30 p.m. on October 12, 2021, 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 12, 2021 in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Prather, duly seconded by Commissioner Moreland, the motion was unanimously approved.

Jeremiah Dumas, Commission Chair

Daniel Havelin, City Planner