

**APPROVED MINUTES OF THE MEETING OF  
THE PLANNING AND ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI NOVEMBER 8, 2022**

Be it remembered that the members of the Planning and Zoning Commission of the City of Starkville held a meeting on November 8, 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, Vicki West, Ward 2, Alexis Gregory Ward 5, and Tommy Verdell Jr., Ward 7. Joining virtually VIA the Google Meets platform was Carl Smith, Ward 4. Absent from the meeting was Kelly Prather, Ward 3. Kim Moreland, Ward 1 arrived at the meeting after the vote for consideration for the approval of minutes. 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 November 8, 2022, as presented.

**OFFICIAL AGENDA  
PLANNING & ZONING COMMISSION  
CITY OF STARKVILLE, MISSISSIPPI  
MEETING OF TUESDAY NOVEMBER 8, 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 OCTOBER 11, 2022
- VI. CITIZEN COMMENTS
- VII. NEW BUSINESS
  - A. PUBLIC HEARING AND CONSIDERATION OF SE 22-06 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A “PLACES OF WORSHIP” AT 105 FELIX LONG STREET IN A TN-E ZONING DISTRICT.
  - B. PUBLIC HEARING AND CONSIDERATION OF SE 22-07 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A “DWELLING, ACCESSORY UNIT” AT 100 FOLEY DRIVE IN A SD-2 ZONING DISTRICT.
  - C. DISCUSSION AND CONSIDERATION OF PLANNING & ZONING COMMISSION 2023 MEETING SCHEDULE AND SUBMITTAL DEADLINES.
- VIII. ADJOURN

After discussion and upon the motion of Commissioner Gregory, duly seconded by Commissioner West, the motion to approve the official agenda of the Planning and Zoning Commission for November 8, 2022, received unanimous approval.

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

### **A. CONSIDERATION OF THE UNAPPROVED MINUTES OF OCTOBER 11, 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 October 11, 2022, with revisions received unanimous approval. Commissioner Moreland entered the meeting after the vote.

## **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 22-06 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A "PLACES OF WORSHIP" AT 105 FELIX LONG STREET IN A TN-E ZONING DISTRICT**

City Planner Daniel Havelin presented the request by Luke Castleberry for a special exception to allow for a place of worship at 105 Felix Long Street. The applicant is seeking a Special Exception to allow for the use "Places of Worship" in a TN-E zoning district for the relocation of the Starkville Korean Church. The proposed move would allow the church to have a new location to better suit their needs and for a new use to occupy their former location on Lafayette Street.

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code. 16 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 October 10, 2022. A sign was posted on the property in a conspicuous location.

As of this date, the Planning Office has received three letters requesting a condition if approved. The requested condition is to prohibit any future changes to the site that could have an adverse impact on neighboring properties from runoff from the site.

Chairman Dumas opened the item for discussion.

Mark Castleberry came forward to speak in favor of the request

Robert Ball came forward to express concerns about stormwater drainage from the site

Taze Fulford came forward to express concerns about stormwater drainage from the site

Shawn Sullivan came forward to express concerns about stormwater drainage from the site

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 Moreland, the motion was unanimously approved.

**B. PUBLIC HEARING AND CONSIDERATION OF SE 22-07 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A "DWELLING, ACCESSORY UNIT" AT 100 FOLEY DRIVE IN A SD-2 ZONING DISTRICT.**

City Planner Daniel Havelin presented the request Michael Everett of ECON Construction on behalf of Jordan and Sarah Windham for a "Dwelling, Accessory Unit" at 100 Foley Drive in a SD-2 zoning district. The applicant is proposing to build a pool house in the rear of the property. A portion of the pool house will include a kitchen area, full bathroom, electricity, and will be heated or cooled. The rest of the structure is not enclosed. Therefore, a portion of the structure is classified as an accessory dwelling unit (ADU). The Use Chart in Section 13.3.6 of the Unified Development Code requires a Special Exception for the use of a "Dwelling, Accessory Unit" in a SD-2 zoning district. The additional standards for accessory dwelling unit require a square footage of less than 600 sqft. The entire area under the roof of the proposed structure is +/-1,170 square feet. The portion that is enclosed with the accessory dwelling unit is +/-412 square feet. Therefore, the additional standard requirement of less than 600 square feet needs to be removed as part of this request in accordance with Section 3.4.

The request was noticed in accordance with Section 3.4.1 of the Unified Development Code. 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 October 20, 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.

Chairman Dumas opened the item for discussion.

Michael Everett 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 with one staff recommended condition by Commissioner Verdell, duly seconded by Commissioner Moreland, the motion was unanimously approved with one condition.

1. The additional standard of 600 square feet or less for accessory dwelling unit shall not apply to this structure as proposed.

**C. DISCUSSION AND CONSIDERATION OF PLANNING & ZONING COMMISSION 2023 MEETING SCHEDULE AND SUBMITTAL DEADLINES.**

Commissioner Smith exited the virtual meeting prior to discussing this item. City Planner Daniel Havelin presented the 2023 Planning and Zoning Commission meeting schedule and submittal deadlines.

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

**D. VIII. ADJOURN**

There came for consideration the matter of the approval of the motion to adjourn until 5:30 p.m. on December 13, 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 December 13, 2022, in the Courtroom located at 110 West Main Street, Starkville MS by Commissioner Gregory, duly seconded by Commissioner Verdell, the motion was unanimously approved.

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Jeremiah Dumas, Commission Chair

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Daniel Havelin, City Planner