



**CITY OF STARKVILLE COVERSHEET  
RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM DEPT.:** Board of Aldermen  
**AGENDA DATE:** 03/15/2016  
**PAGE:** 1 of 3

**SUBJECT** Discussion and consideration of calling for two public hearings on a proposed one-year moratorium on new construction of multi-family housing.”

**AMOUNT & SOURCE OF FUNDING**

**FISCAL NOTE:**

**AUTHORIZATION HISTORY:**

**REQUESTING  
DEPARTMENT:**

**DIRECTOR'S  
AUTHORIZATION:** Alderman Ben Carver

**FOR MORE INFORMATION CONTACT:** Alderman Ben Carver

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**SUGGESTED MOTION:**

ORDINANCE NO. 2016-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF STARKVILLE, MISSISSIPPI  
AMENDING THE STARKVILLE ZONING ORDINANCE  
TO INCLUDE A TEMPORARY MORATORIUM ON  
THE DEVELOPMENT OF MULTI-FAMILY HOUSING

WHEREAS, the City of Starkville is authorized by Miss. Code Ann. §§ 21-17-5, 21-19-15, and 21-13-1 *et. seq.*, to enact moratoriums via ordinance; and

WHEREAS, the Starkville Board of Aldermen find as follows:

- (1) Starkville is under unprecedented pressure for development of intensive uses of land in the City which may not be consistent with the Comprehensive Plan and implementation ordinances;
- (2) Starkville has had numerous developments in the last few years that have raised concerns about possible adverse traffic, aesthetic and environmental effects, as well as the ongoing rapid development of available sites for multiple family use;
- (3) the Starkville Zoning Ordinance and implementation ordinances do not effectively address aesthetic, traffic and environmental issues associated with intense multi-family development, and in the absence of clear direction by a proposed new Comprehensive Plan, it is difficult to review and evaluate proposals in a manner that will lead to positive outcomes for the City;
- (4) these factors make it possible that projects could be reviewed and approved or disapproved in a manner not consistent with Starkville's long-term needs and goals; and
- (5) a temporary moratorium would provide an opportunity for the citizens of Starkville, acting through their elected officials, to evaluate and consider amendments to the City's Zoning Ordinance, Comprehensive Plan, and implementation procedures, and to give the Community Development Department time to complete the Comprehensive Plan and work with City officials in implementing it.

WHEREAS, the Board of Aldermen find that adopting a temporary moratorium on multiple-family developments in Starkville will create a more stable environment during the moratorium period so that revisions to the Comprehensive Plan and implementation ordinances can be formulated, considered, and adopted in an orderly and thorough manner.

NOW, THEREFORE, the City of Starkville hereby ordains that:

The Starkville Zoning Ordinance is amended by the addition of the following section to Appendix A, Article I as Section L, which shall read as follows:  
Section L. - Temporary Moratorium.

- A. The Starkville Planning Staff shall not accept or review any new applications for site plans, building permits or certificates of occupancy for any multi-family use.
- B. The temporary moratorium shall not apply to applications currently pending before the City or projects that have already been rezoned or received zoning exceptions in order to facilitate the application process.
- C. The temporary moratorium shall remain in effect for one year from the effective date of this Ordinance or until the completion and adoption of the City's new Comprehensive Plan, whichever occurs first.
- D. This temporary moratorium may be amended by separate ordinance of the Board of Aldermen as to any use, subject matter, or time duration that is determined by the Board of Aldermen to be in the best interest of the health, safety, and welfare of the City.
- E. This Ordinance Amendment shall take effect one month after its passage.

PUBLICATION

The Clerk is directed to cause this ordinance to be published one time in the Starkville Daily News and abide by the other requirements of Miss. Code Ann. § 21-13-11.

Upon motion of Alderman \_\_\_\_\_, duly seconded by Alderman \_\_\_\_\_, at a public meeting of the Mayor and Board of Aldermen on \_\_\_\_\_, \_\_\_\_, 2016, wherein this ordinance was presented in writing, the Aldermen voted as follows:

Ben Caver	Voted: ____
Lisa Wynn	Voted: ____
David Little	Voted: ____
Jason Walker	Voted: ____
Scott Maynard	Voted: ____
Roy A'. Perkins	Voted: ____
Henry Vaughn, Sr.	Voted: ____

SO ORDAINED this the \_\_\_\_ day of \_\_\_\_\_, 2016.

Signed: \_\_\_\_\_  
 Mayor Parker Wiseman