

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF GLUCKSTADT, MISSISSIPPI**

A regular meeting of the Planning and Zoning Commission of the City of Gluckstadt, Mississippi (“the Board”), was duly called, held, and conducted on Tuesday, June 25, 2024, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Melanie Greer (Vice-Chairwoman)
Andrew Duggar
Katrina B. Myricks (via phone)
Kayce Saik

Absent:

Sam McGaugh (Chairman)
Tim Slattery
Phillips King

Also present:

Zachary L. Giddy, Attorney (via phone)
William Hall, City of Gluckstadt

Vice-Chairwoman Melanie Greer called the meeting to order. Roll was called and it was announced that a majority of the voting members of the Board were present, and that said number constituted a quorum.

Commissioner Kayce Saik opened the meeting with prayer and Commissioner Melanie Greer led the Pledge of Allegiance.

All members of the Board present acknowledged receipt of the agenda and the agenda was as follows:

- 1. Call to Order**
- 2. Opening Prayer and Pledge of Allegiance**
- 3. Consideration and Approval of Minutes**

A) May 28, 2024 Planning and Zoning Meeting Minutes

- 4. New Site Plan Considerations**

A) Discussion and Consideration of Mills Contracting Site Plan

B) Discussion and Consideration of The Oaks Conditional Use

5. New Business

6. Next Meeting

A) The Next Planning and Zoning Meeting Will Be Held on July 23, 2024.

7. Adjourn

The Board considered the Minutes of the May 28, 2024, regular meeting. Commissioner Andrew Duggar moved to approve the minutes presented as written. The motion was seconded by Commissioner Kayce Saik and approved unanimously by all present Commissioners. The Vice-Chairwoman declared the motion carried.

Site Plan - Mills Contracting, LLC

The Board next considered the site plat for Mills Contracting, LLC for an office building in a C-2 zoning district located off Stout Road in the City of Gluckstadt. Matt Mills was present on behalf of the Applicant and addressed the Board. Mr. Mills stated there will be no heavy equipment parked on site. The site plans have been reviewed by Gluckstadt's Police Department, Fire Department and Public Works Department, none of which requested any changes or revisions to the plans. There will be one point of ingress/egress and parking is sufficient. There will be a parapet wall on three sides, but not on rear. The rear is not visible from the road. CMU does not provide gravity service. DEQ has approved installation of a septic system. On motion by Commissioner Kayce Saik and seconded by Commissioner Andrew Duggar, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan with the condition that Applicant shall provide exterior samples at the Mayor and Board of Aldermen meeting. The Vice-Chairwoman declared the motion carried.

**Public Hearing for Application for
Conditional Use Permit for The Oaks**

The next matter of business brought for consideration is the Application for Conditional Use Permit request by CPOR REI, LLC for property located on Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel No. 082B-09-002/04.00. The subject property is presently zoned C-2 Highway Commercial District. William Hall noted that notice posting and publication requirements were met. The Applicant is seeking a conditional use permit to allow a personal care/assisted living facility on the subject property. The facility will consist of 15 units for assisting living.

Chad Phillips appeared and spoke on behalf of the application. Mr. Phillips stated the building will contain 15 units for 15 patients that are elderly and/or disabled. There will be one caregiver per five patients and a nurse on site from 8:00 a.m. till 5:00 p.m.. The facility will be for individuals who need assistance with one or more daily tasks and cannot accept patients that are wheelchair bound or bed ridden.

Opposition was given an opportunity to respond, but there was no opposition present.

Vice-Chairwoman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Andrew Duggar and seconded by Commissioner Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to allow a personal care/assisted living facility on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

OLD BUSINESS

None.

NEW BUSINESS

There was discussion had regarding the comprehensive plan. No action taken.

There was no further business to be presented.

ADJOURN

Commissioner Kayce Saik moved that the meeting be adjourned. The motion was seconded by Commissioner Andrew Duggar and approved unanimously by all present Commissioners. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the _____ day of _____, 2024.



SAM McGAUGH, Chairman

MELANIE GREER, Vice Chairman/Secretary