

**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, July 23, 2024, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Sam McGaugh (Chairman)
Melanie Greer (Vice-Chairwoman)
Tim Slattery
Phillips King
Andrew Duggar
Katrina B. Myricks

Absent:

Kayce Saik

Also present:

Zachary L. Giddy, Attorney
William Hall, City of Gluckstadt

Chairman Sam McGaugh 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.

Chairman McGaugh opened the meeting with prayer and 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) June 25, 2024 Planning and Zoning Meeting Minutes

4. Request for Rezoning

A) Public Hearing & Consideration of Application for Rezoning, K&S Warren Properties, LLC, 217 Weisenberger Road (R-1 to C-2)

5. New Business

6. Next Meeting

A) The Next Planning and Zoning Meeting Will Be Held on August 27, 2024.

7. Adjourn

The Board considered the Minutes of the June 25, 2024, regular meeting. Commissioner Katrina Myricks moved to approve the minutes presented as written. The motion was seconded by Commissioner Tim Slattery and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

**Public Hearing for Application for Rezoning
for K&S Warren Properties, LLC**

The next matter of business brought for consideration is the Application for Rezoning for K&S Warren Properties, LLC for property located at 217 Weisenberger Road (R-1 to C-2) in the City of Gluckstadt and identified by Tax Parcel No. 082H-27-003/01.02 and 082H-28-014/01.02. The subject property is presently zoned R-1 Single Family Residential Estate District and applicant is seeking to rezone the subject property to C-2 Highway Commercial District with plans to construct a sports complex on the property. William Hall presented the application, recommended approval, and noted that notice was posted on the property and published in the newspaper in the time required by law. Mr. Hall further stated that he received one inquiry as to the nature of the rezoning. See Affidavit of Publication attached hereto as "Exhibit A."

Don McGraw appeared on behalf of the application to rezone from R-1 to C-2. Mr. McGraw stated there has been a change in the character of the neighborhood because surrounding properties are C-2 and there is a public need for a sports complex.

Stuart Warren, the applicant appeared and stated he believes there is a public need for the sports complex with baseball/softball fields and an aquatic center. Mr. Warren stated that Mississippi lacks facilities for swimming. He further stated that the current residential classification is not the best use because the property is surrounded by commercial development and railroad tracts run along the rear of the property.

Jonathan Kizer of Kizer Traffic did a traffic study and recommended right-in/right-out because of location and proximity of railroad tracks.

Ron McMaster discussed plans for flood plain.

Opposition was given an opportunity to respond.

Jason Denman appeared and spoke in opposition of the application. Mr. Denman stated he wants a sports complex, but is concerned the facility in this area because of traffic on Hwy. 51 and Weisenberger Road. If the property is not developed then the city is left with a C-2 zoning property that can lead to anything being built there. He further stated that he is also concerned with the effect on property values of surrounding neighborhoods.

Tammy McCollough appeared and spoke in opposition on behalf of the Wildwood Homeowner's' Association. Ms. McCollough raised the question of whether financing has been acquired. The applicant did not want to discuss at this time. Ms. McCollough stated that the character of the neighborhood has not changed to allow a sports complex, although there is C-2 zoning in the area. She stated the access is across from Wildwood Subdivision and she is concerned with traffic issues. Mr. Kizer advised purpose of access across from Wildwood is so that a traffic signal could be placed at that intersection. Ms. McCollough stated she has further concerns about light pollution and she believes questions still need to be answered and ask that the rezoning be put on hold to have those questions answered.

Patty Darbonne, Wildwood Subdivision resident appeared and asked if the property is rezoned and the development is not built, can the zoning be changed back to R-1. Can it be changed back to R-1 with another rezoning.

Dr. Nikitra Burse, a Twin Cedars resident appeared and spoke in opposition stating she has traffic concerns regarding the facility increasing traffic flows during peak hours and wants to know the benefit to local neighborhoods.

Harrison Darbonne, a resident of the Wildwood Subdivision appeared and spoke in opposition stating he has concerns regarding the traffic and drainage.

Andrew Gunner, a resident of the Wildwood Subdivision appeared and spoke in opposition and stated he has concerns with the impact on residents with the construction traffic.

Lorenzo Lloyd, a resident of the Wildwood Subdivision appeared and spoke in opposition. He asked if an entrance could be placed onto Parkway East.

Questions were raised as to whether there was any other zoning classification.

There was also no one present in support other than the Petitioner.

Chairman Sam McGaugh closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Phillips King and seconded by Commissioner Melanie Greer, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the rezoning to rezone the subject property from R-1 Single-Family Residential Estate District to C-2 Highway Commercial District, finding that there was a both a

change in character of the neighborhood and a public need. The Chairman declared the motion carried.

OLD BUSINESS

None.

NEW BUSINESS

None.

There was no further business to be presented.

ADJOURN

Commissioner Andrew Duggar moved that the meeting be adjourned. The motion was seconded by Commissioner Katrina Myricks 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