



## PLANNING & ZONING COMMISSION MEETING

Tuesday, November 28, 2023, at 6:00 PM

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### Minutes

#### Call to Order

Commissioner Sam McGaugh called the meeting to order.

The following Commissioners were present: Commissioner Sam McGaugh, Commissioner Melanie Greer, Commissioner Phillips King, Commissioner Andrew Duggar, Commissioner KaTrina Myricks and Commissioner Tim Slattery. Commissioner Kayce Saik was absent.

Staff Members Present: Building Official William Hall, Public Works Director Chris Buckner, Executive Assistant Bridgette Smith, City Attorney John Scanlon and City Attorney Zach Giddy.

#### Opening Prayer and Pledge of Allegiance

Commissioner Sam McGaugh opened the meeting with prayer.

Commissioner Sam MCGaugh led the pledge of allegiance.

#### Consideration and Approval of Minutes

Commissioner Tim Slattery made the motion to approve the October 24, 2023, minutes.

Commissioner KaTrina Myricks seconded the motion to approve.

The motion carried and was approved by all Commissioners.

Consideration And Approval of October 24, 2023, minutes

#### New Site Plan Considerations

#### Discussion and Consideration of AT&T Conditional Use

Andy Rotenstreich with Baker Donelson gave a brief introduction on the proposed development. The cell tower is a 175-foot single design which will improve A T & T coverage. Located on the back corner of the property. The tower will be enclosed with a chain link fence with plastic covering. The lease agreement is for ten (10) years with the provider. If the lease is not renewed the tower and equipment will be removed by the provider.

The board recommended all future site plans for cell towers with a fence provide a fence to enclose the tower with a covering (plastic) on the fence and maintain the fence.

Commissioner Melanie Greer made the motion to approve.

Commissioner Andrew Duggar seconded the motion to approve.

The motion carried and was approved by all Commissioners.

### **Discussion and Consideration of AT&T Site Plan**

The A T & T Site Plan was approved on contingent on the fence will enclose the tower with a plastic or canvas covering.

Commissioner Andrew Duggar made the motion to approve.

Commissioner Tim Slattery seconded the motion to approve.

The motion carried and was approved by all Commissioners.

### **Discussion and Consideration of Magnolia District Conditional Use**

Danny Balanos addressed the board to discuss the proposed development which will be located on Church Road for outdoor activities. Which will include five (5) tennis courts and pickleball. The multi building is 11,700 square feet. The building will have one main access to the building. The hours of operation will not exceed 10:00 PM nightly.

Commissioner Tim Slattery made the motion to approve.

Commissioner Phillips King seconded the motion to approve.

The motion carried and was approved by all Commissioners.

### **Discussion and Consideration of Magnolia District Site Plan**

The board discussed the proposed location of the dumpster, which is located at the front entrance. The dumpster will be enclosed on the construction plans when they are submitted to the building department for review. The Site Plans includes a restaurant, the board recommended a partition/covering the roof ventilation from view.

Commissioner Phillips King made the motion to approve.

Commissioner KaTrina Myricks seconded the motion to approve.

The motion carried and was approved by all Commissioners.

### **Discussion and Consideration of Puckett Machinery Conditional Use**

Hastings Puckett addressed the board on the need for additional space at their location. They are adding an additional acre of space to construct a fully enclosed warehouse for equipment storage.

Commissioner Andrew Duggar made the motion to approve.

Commissioner Melanie Greer seconded the motion to approve.

The motion carried and was approved by all Commissioners.

### **Discussion and Consideration of Puckett Machinery Site Plan**

Commissioner Sam McGaugh addressed the current business next to this property installed a fence on their property to enclose the rear of the property from view. The new design should extend 125 feet to meet the adjacent owner's property line. The current location has two (2) entrances off the road, it was recommended to close one (1) and add a new entrance with hardscraping concrete to coordinate with the existing property.

Commissioner Melanie King made the motion to approve.

Commissioner KaTrina Myricks seconded the motion to approve.

The motion carried and was approved by all Commissioners.

### **Discussion and Consideration of Blurton Holdings Site Plan**

The Blurton Holdings Site Plan was tabled until the next scheduled meeting December 26, 2023.

The board discussed a possible change of date to schedule a Special Call Meeting for the December 26, 2023 meeting. The City of Gluckstadt offices are closed for the Christmas Holidays by the Governors Proclamation for Tuesday December 26, 2023.

No action was taken.

### **Discussion and Consideration of Variances for Candlewood Suites**

Sam Deshi addressed the board; the property was purchased in 2019 They are planning to open a Candlewood Suites Hotel. They are requesting a Variance for additional parking and a height variance. The hotel will have eighty-one (81) rooms and 85 parking spaces with four (4) stories in height. The proposed site has one entrance which is currently twenty-four feet. The Fire Chief, Henry Davis addressed the board. The fire code requires an entrance to be twenty-six feet and two entrances to the property. The board recommended the developers meet with the Fire Marsal and the City of Gluckstadt building department to discuss revisions to their Site Plan.

It was tabled until the January 23, 2024, Planning and Zoning meeting.

**New Business**

No action was taken.

**Next Meeting**

The Planning and Zoning Board discussed moving the December 26, 2023, meeting to Thursday December 28, 2023. The regular meeting falls on a holiday, the City of Gluckstadt office will be closed. The Special Call Meeting will be held Thursday, December 28, 2023, at 6:00 PM.

Discussion of December Meeting Date

**Adjourn**


Commissioner Melanie Greer moved the meeting be adjourned.

Commissioner KaTrina Myricks seconded the motion.

The motion carried and was approved by all Commissioners.

WITNESS OUR HANDS, this the 29th day of December, 2023

  
SAM MCGAUGH, Chairman

  
MELANIE GREER, Vice Chairman/Secretary