

**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, May 28, 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)
- Sam McGaugh (Chairman)
- Tim Slattery
- Katrina B. Myricks
- Phillips King
- Kayce Saik

Absent:

- Andrew Duggar (arrived during meeting)

Also present:

- John P. Scanlon, 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.

Commissioner Sam McGaugh led the Pledge of Allegiance and opened the meeting with prayer.

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) April 23, 2024 Planning and Zoning Meeting Minutes

4. Request for Rezoning

A) Discussion and Consideration of Approval: Application for Rezoning, 342 Old Jackson Road, A-1 to C-2

5. New Business

A) Discussion and Consideration of Magnolia Commons Sign Standard

6. Next Meeting

A) The Next Planning and Zoning Meeting Will Be Held on June 25, 2024.

7. Adjourn

The Board considered the Minutes of the April 23, 2024, regular meeting. Commissioner Melanie Greer 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 Randall Tucker**

The next matter of business brought for consideration is the Application for Rezoning for Randall Tucker for property located at 342 Old Jackson Road in the City of Gluckstadt and identified by Tax Parcel No. 082E-15-003/00.00. The subject property is presently zoned A-1 Agricultural District. 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, and there was no feedback during the pendency of the application. See Affidavit of Publication attached hereto as "Exhibit A."

Commissioner Andrew Duggar entered the meeting during this discussion.

Randy Tucker, owner/applicant appeared on behalf of the application. Mr. Tucker stated in his request for the rezoning that he is seeking to rezone his 2.56 acres as the area has experienced tremendous growth due to commercial development.

Opposition was given an opportunity to respond, but there was no opposition present. There was also no one present in support other than the Petitioner.

Commissioner Phillips King requested the minutes reflect that the anticipated change in the Future Land Use Plan would be most likely an industrial or commercial use.

Chairman Sam McGaugh closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Melanie Greer and seconded by Commissioner Kayce Saik, 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 A-1 Agricultural 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.

Sign Standards – Magnolia Commons

The Board next considered the sign standards for Magnolia Commons. William Hall presented the new sign standards. On motion by Commissioner Katrina Myricks and seconded by Commissioner Phillips King, the Commission voted unanimously to recommend to the Mayor and Board of Aldermen approval of the sign standards for Magnolia Commons in the City of Gluckstadt. The Chairman declared the motion carried.

OLD BUSINESS

None.

NEW BUSINESS

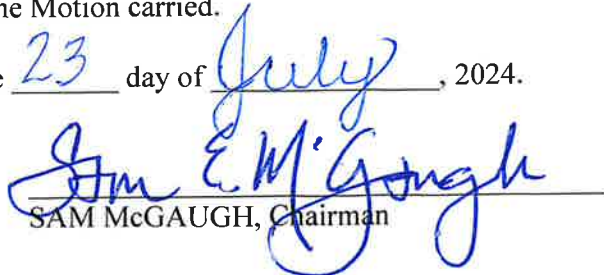
None.

There was no further business to be presented.

ADJOURN

Commissioner Katrina Myricks moved that the meeting be adjourned. The motion was seconded by Commissioner Melanie Greer and approved unanimously by all present Commissioners. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the 23 day of July, 2024.


SAM McGAUGH, Chairman


MELANIE GREER, Vice Chairman/Secretary