

**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, November 26, 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 (Via telephone, arrived late)
Andrew Duggar
Katrina B. Myricks
Phillips King
Kayce Saik

Absent:

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.

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) October 22, 2024 Planning and Zoning Meeting Minutes

4. New Site Plan Considerations

A) Discussion and Consideration of Bear Creek Water Site Plan

B) Public Hearing & Consideration of Application for Conditional Use, Puckett Machinery, 381 Distribution Drive, Heavy Equipment Sales and Service

5. Request for Rezoning

A) Public Hearing & Consideration of Application for Rezoning, Rands LLC, Parcel ID 082D-19-011/02.00, Catlett Rd (R-1 to R-2)

6. New Business

7. Next Meeting

A) The Next Planning and Zoning Meeting Will Be Held on Friday December 20, 2024 at 1PM

8. Adjourn

The Board considered the Minutes of the October 22, 2024, regular meeting. Commissioner Melanie Greer moved to approve the minutes presented as written. The motion was seconded by Commissioner Kayce Saik and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

Site Plan – Bear Creek Water

The Board next considered the site plan for Bear Creek Water for property located at 586 Church Road ~~in a C-2 zoning district~~ in the City of Gluckstadt and identified by Tax Parcel No. 082E-22-010/02.00. William Hall presented Commissioners with the site plan and spoke to the general sufficiency of the application by Bear Creek Water. Nolan Williamson, Bear Creek's General Manager answered questions regarding traffic, driveway access and future use and Mr. Williamson also addressed further questions regarding drainage. On motion by Commissioner Melanie Greer and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Chairman declared the motion carried.

**Public Hearing for Application for
Conditional Use Permit for Hastings Puckett**

Chairman Sam McGaugh opened the Public Hearing on the Petition and Application for Conditional Use Permit by Hastings Puckett for Puckett Machinery for property located at 381 Distribution Drive in the City of Gluckstadt. The subject property is presently zoned C-2 Highway Commercial District. William Hall advised the Board of the nature of the use and noted that notice posting and publication requirements were met. The Applicant is seeking a conditional use permit to allow equipment rental and sales on the subject property.

Mr. Hastings Puckett, President of Puckett Machinery, appeared and spoke on behalf of the application. Commissioners raised questions regarding permission of the landowner (contingency contract), and setbacks as well as future modifications to site plan for wash rock.

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

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 Andrew Duggar, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to allow equipment rental and sales on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

**Public Hearing for Application for Rezoning
for Rands, LLC**

Chairman Sam McGaugh opened the Public Hearing on the Petition and Application to Rezone Real Property for Rands, LLC for property located on Catlett Road and identified by Tax Parcel Number 082D-19-011/02.00 in the City of Gluckstadt. The subject property is presently zoned R-1 Single-Family Residential Estate District. William Hall presented the application and advised the Board that notice posting and publication requirements were met and that Applicant is requesting a rezoning to R-2 Medium Density Residential District. Mr. Steve Rimmer, representative of the developer, Rands, LLC, appeared and spoke on behalf of the Application. Mr. Rimmer answered questions of the Planning and Zoning Commission, including whether there is a plan to expand Catlett Road capacity. Mr. Jonathan Kiser answered questions regarding traffic impact.

Opposition was given an opportunity to respond.

Ms. Penny Coulon appeared and spoke in opposition to the request based on traffic impact and the effect of small houses on surrounding property values.

Commissioner Kacy Saik requested a full traffic study be provided to the Board of Aldermen.

There was 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 4-1 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 R-2 Medium Density Residential District, finding that there was a both a change in character of the neighborhood and a public need. Commissioners Melanie Greer, Tim Slattery, Andrew Duggar, Katrina Myricks and Phillips King voted Aye. Commissioner Kacy Saik voted Nay. The Chairman declared the motion carried.

OLD BUSINESS

None.

NEW BUSINESS

There was next discussion regarding the December meeting which will be a special called meeting for tentatively set for December 20, 2024 at 1:00 p.m.

There was no further business to be presented.

ADJOURN

Commissioner Andrew Duggar 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 28th day of January, 2025


SAM McGAUGH, Chairman


MELANIE GREER, Vice Chairman/Secretary