

**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, February 24, 2026, 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
Lauren Bishop
Andrew Duggar
Katrina B. Myricks (via phone)
Phillips King
Kayce Saik

Absent:

Patrick Beasley

Also present:

Zachary L. Giddy, Attorney
Caine Dearman, Mike McCollum and Chris Buckner, City of Gluckstadt

Chairman 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.

Vice Chairman Kayce Saik opened the meeting with prayer and 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) Consideration of December Meeting Minutes
- 4. Request for Rezoning**
 - A) Request for Approval of Mt Pleasant Baptist Church Conditional Use
- 5. New Site Plan Considerations**
 - A) Request for Approval of Mt. Pleasant Baptist Church Family Life Building Site Plan
 - B) Request for Approval of BRH Asset Management Warehouse Addition Site Plan
- 6. New Business**
 - A) Request for Approval of Kayo Center Site Plan Amendment
- 7. Next Meeting**
 - A) Regular Meeting March 24th, 2026, City Hall, 343 Distribution Dr., Gluckstadt, MS
- 8. Adjourn**

The Board considered the Minutes of December 23, 2025, regular meeting. Commissioner Lauren Bishop moved to approve the minutes presented as written with no corrections. The motion was seconded by Commissioner Katrina Myricks and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

**Public Hearing for Application for
Conditional Use Permit for Mt. Pleasant Baptist Church**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Mt. Pleasant Baptist Church for property located at 729 Gluckstadt Road in the City of Gluckstadt and identified by Tax Parcel Number 082I-30-002/00.00. Mt. Pleasant Baptist Church is the current owner of the subject property. The subject property is presently zoned R-1 and has been operating at subject location since before the City of Gluckstadt's incorporation. Caine Dearman advised the Board that the Applicant is seeking a conditional use to allow an addition to its existing campus on the subject property in the R-1 zoning district. The addition will be for a family life and multi-purpose facility. Pastor Keith Gayden, Sr. appeared and spoke on behalf of the Petition. Pastor Gayden stated the facility will be for the youth, weddings, and will also be used for voting. Caine Dearman confirmed notice was accomplished and advised the Board that physical posting and publication requirements were met establishing jurisdiction.

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

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Phillips King 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 an addition to consist of a family life and multi-purpose facility to its existing campus on the subject property in the R-1 zoning district. The Chairman declared the motion carried.

Site Plan – Mt. Pleasant Baptist Church

The Board next considered the site plan submitted by Mt. Pleasant Baptist Church for property located at 729 Gluckstadt Road and identified by Tax Parcel Numbers 082I-30-002/00.00 in the City of Gluckstadt. The subject property is the same as the subject property in the request for conditional use hearing just prior to consideration of this site plan for a family life and multi-purpose facility. Caine Dearman presented Commissioners with the site plan and advised the Board that the City's Planning & Zoning Department had reviewed the site plan and the City will work with the church on the landscape plan. They will need additional trees and also need a revision to parking space widths. There was discussion regarding the dumpster area. On motion by Commissioner Phillips King and seconded by Commissioner Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan with the condition of revisions prior to the Mayor and Board of Aldermen meeting that the site plan be revised to include additional landscaping, dumpster screening and surface and revised parking widths. The Chairman declared the motion carried.

Site Plan – BRH Asset Management Warehouse Addition

The Board next considered the site plan submitted by BRH Asset Management for property located at 130 American Way and identified by Tax Parcel Numbers 082I-29-010/07.00 in the City of Gluckstadt. Caine Dearman presented Commissioners with the site plan and stated the Applicant plans to utilize the subject property for a 13,500 sq. ft. warehouse. Mr. Dearman advised the Board that the City's Planning & Zoning Department has reviewed the site plan; however, one additional handicap space is required. Mr. Dearman further advised that the landscape plan has been submitted. On motion by Commissioner Andrew Duggar and seconded by Commissioner Phillips King, 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.

Site Plan Amendment – Kayo Center

On motion by Commissioner Lauren Bishop and seconded by Commissioner Kayce Saik,

the Board present voted unanimously to table the site plan amendment for Kayo Center until additional documents are submitted and reviewed. The Chairman declared the motion carried.

NEW BUSINESS

Mr. Dearman advised that the next meeting of the Planning & Zoning Commission will be March 24, 2026.

OLD BUSINESS

None.

There was no further business to be presented.

ADJOURN

Commissioner Kayce Saik 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 24th day of March, 2026.



MELANIE GREER, Chairman



KAYCE SAIK, Vice Chairman/Secretary