

**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, August 27, 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)  
Tim Slattery  
Phillips King (via phone)  
Andrew Duggar  
Katrina B. Myricks (via phone)  
Kayce Saik

Absent:

Melanie Greer (Vice-Chairwoman)

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) July 23, 2024 Planning and Zoning Meeting Minutes

**4. New Site Plan Considerations**

- A) Discussion and Consideration of The Oaks Site Plan
- B) Discussion and Consideration of Sowell Road Liquor Store Conditional Use
- C) Discussion and Consideration of Bear Creek Water Conditional Use
- D) Discussion and Consideration of Wellspring Church Conditional Use

**5. Request for Rezoning**

- A) Discussion and Consideration of Application for Rezoning, Ferrous Processing and Trading Company, 082E-15-037/00.00 and 082E-15-038/00.00 (R-1 to I-2)

**6. New Business**

- A) Election of Officers

**7. Next Meeting**

- A) The Next Planning and Zoning Meeting Will Be Held on September 24, 2024.

**8. Adjourn**

The Board considered the Minutes of the July 23, 2024, regular meeting. Commissioner Andrew Duggar 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 – The Oaks**

The Board next considered the site plan for The Oaks Residence Personal Care Assisted Living facility in a C-2 zoning district located on Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel No. 082B-09-002/04.00. The Board was advised that everything has been submitted, including drainage plan and civil engineering plan. On motion by Commissioner Andrew Duggar 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 as submitted. The Chairman declared the motion carried.

**Public Hearing for Application for  
Conditional Use Permit for Sowell Road Liquor Store**

The next matter of business brought for consideration is the Application for Conditional Use Permit request by Sowell Rd Shell, LLC for property located at the intersection of Sowell Road and Highway 51 in the City of Gluckstadt and identified by Tax Parcel No. 082F-14-019/01.00. 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 a retail liquor store on the subject property.

Daniel Woolridge, architect, received previous site plan approval. The hours of operation will be Monday through Saturday, 10:00 a.m. to 10:00 p.m. and closed on Sunday. The liquor store will be 3,100 sq. ft. and will have a main entrance on Highway 51.

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 Phillips King 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 a retail liquor store on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

### **Public Hearing for Application for Conditional Use Permit for Bear Creek Water Association**

The next matter of business brought for consideration is the Application for Conditional Use Permit request by Bear Creek Water Association for property located at 586 Church Road in the City of Gluckstadt and identified by Tax Parcel No. 082E-22-010/02.00. 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 a public/quasi-public facility on the subject property.

Tim Getty, architect, stated building plans are still being developed and seeking approval prior to having drainage and civil plans. The layout will be similar to the existing facility.

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 Andrew Duggar and seconded by Commissioner Tim Slattery, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to allow a public/quasi-public facility on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

**Public Hearing for Application for  
Conditional Use Permit for Wellspring Methodist Church**

The next matter of business brought for consideration is the Application for Conditional Use Permit request by Wellspring Methodist Church for property located at 418 Business Park Drive in the City of Gluckstadt and identified by Tax Parcel No. 082E-21-024/00.00. 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 a church on the subject property.

Will Johnson, board member for Wellspring Methodist Church, appeared and spoke on behalf of the application. Mr. Johnson stated the build out is currently ongoing and plans have not changed from previously approved plans.

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 Tim Slattery 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 a church on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

**Public Hearing for Application for Rezoning  
for Ferrous Processing and Trading Company**

The next matter of business brought for consideration is the Application for Rezoning for Ferrous Processing and Trading Company for property located east of the railroad track and west of Highway 51 in the City of Gluckstadt and identified as Tax Parcel Nos. 082E-15-037/00.00 and 082E-15-038/00.00. The subject property is presently zoned R-1 Single Family Residential Estate District and applicant is seeking to rezone the subject property to I-2 Heavy Industrial District. William Hall presented the application and advised the Board that notice posting and publication requirements were met. Mr. Hall further stated that he did receive feedback, but all was neutral. The subject property is owned by MMC Materials, Inc. and is part of a larger parcel all being owned by MMC, the entirety of which has been used as a concrete plant for 20 plus years. The applicant desires to purchase the entirety of the MMC property and plans to use the property as a metal materials recycling facility.

Andy Clark attorney for Petitioner, appeared on behalf of the petition to rezone from R-1 to I-2. Mr. Clark stated the proposed use will be a metal compacting and recycling plant for commercial use only. The project will be built in phases. Mr. Clark stated some noise will be generated, but in other jurisdictions decibels are below ordinances in those areas. He further

stated that the access road will be addressed at the site plan phase and roughly 10 trucks per day will access the site by a road built by MMC.

Board members questioned if the use is dependent on railroad spurt? Has approval and/or agreement been reached with railroad

Opposition was given an opportunity to respond.

Marc Brand appeared and spoke on behalf of Devinney Equipment in opposition to the petition and stated they have concerns with debris and dust from vehicles on equipment.

Bruce Devinney, President of Devinney Equipment, appeared and spoke in opposition stating that the dust has been an issue with the previous owner and an agreement to pave the road has alleviated that concern

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 Andrew Duggar and seconded by Commissioner Tim Slattery, 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 I-2 Heavy Industrial 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**

The next matter of business was the election of new officers. On motion by Commissioner Kayce Saik and seconded by Commissioner Andrew Duggar, the Board present voted unanimously to re-elect Sam McGaugh Chair of the Gluckstadt Planning & Zoning Commission. The Chairman declared the motion carried.

There was no further business to be presented.

### **ADJOURN**

Commissioner Tim Slattery moved that the meeting be adjourned. The motion was seconded by Commissioner Kayce Saik and approved unanimously by all present

Commissioners. The Chairman declared the Motion carried.

**WITNESS OUR HANDS**, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
SAM McGAUGH, Chairman

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MELANIE GREER, Vice Chairman/Secretary