

**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, April 22, 2025, 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)
Andrew Duggar (via telephone)
Katrina B. Myricks
Phillips King

Absent:

Tim Slattery
Kayce Saik

Also present:

Zachary L. Giddy, Attorney
William Hall and Chris Buckner, 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 Sam 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) Review and Approve March 25, 2025 Board Minutes

4. New Site Plan Considerations

A) Discussion and Consideration of Application for Variance, Zaxby's Sign Height

5. Request for Rezoning

A) Discussion and Consideration of Application for Rezoning, Bellamare Development, LLC, 0828-09-002/04.00 (C-2 to SU-1)

B) Discussion and Consideration of Application for Rezoning, Agnes Estate, 082E-15-002/01.00 (A-1 to C-2)

C) Discussion and Consideration of Application for Rezoning, Agnes Estate, 082E-15-002/02.00 (A-1 to C-2)

D) Discussion and Consideration of Application for Rezoning, Agnes Estate, 082E-15-004/01.00 (A-1 to C-2)

6. New Business

A) Discussion and Consideration of 1265 Gluckstadt Road Site Plan

7. New Business

8. Next Meeting

A) The Next Planning and Zoning Meeting Will Be Held on May 27, 2025

9. Adjourn

The Board considered the Minutes of the March 25, 2025, regular meeting. Commissioner Melanie Greer moved to approve the minutes presented as written. The motion was seconded by Commissioner Katrina Myricks and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

**Hearing for Application for
Dimensional Variance for Zaxby's Sign Height**

First came on for consideration an Application for Variance from the Sign Regulations by Scott Brown for Zaxby's for property located at 1198 Gluckstadt Road and identified as Tax Parcel No. 082E-21-010/00.00, in the City of Gluckstadt. The subject property is presently zoned C-2 Highway Commercial District. There was no one present to represent Zaxby's. William Hall advised that the applicant is requesting a variance of the ground sign regulations from 6 ft. to 40 ft. for the proposed Zaxby's sign. There was a question raised regarding number

of pole signs in the city and further discussion was had.

After discussion, Chairman Sam McGaugh called for a vote on the Application. On motion by Commissioner Melanie Greer and seconded by Commissioner Phillips King, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they deny the requested variance for Applicant to allow the proposed 40 ft. Zaxby's ground sign on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

Public Hearing for Application for Rezoning for Bellamare Development, LLC

Chairman Sam McGaugh opened the Public Hearing on the Petition and Application to Rezone Real Property for Bellamare Development, LLC for property located near the intersection of Calhoun Station and Stout Road in the City of Gluckstadt and being identified as Tax Parcel No. 082B-09-002/04.00. The subject property is presently zoned C-2 Highway Commercial 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 SU-1 Special Use District. The subject property is located adjacent to The Oaks assisted living facility. Mr. Andy Clark appeared and spoke on behalf of the Applicant. Mr. Clark advised the Board that the Applicant is currently under contract to purchase the subject property which consists of five (5) acre lot. Mr. Clark further advised that the proposed use is for an age restricted community and the facility's amenities will be for residents of the facility only. He further stated there is a public need for a retirement community in the area due to similar facilities in the area being full and having waiting lists. Mr. Clark advised that SU-1 is not listed for this property in the Transportation Plan; however, he believes it is the highest and best use for the property. Mr. Clark advised that notice letters were sent to property owners within 160 ft. of the subject property, and he advised he did receive a call from Cotton Row Investors, LLC; but did not state opposition.

Opposition was given an opportunity to respond.

Mr. Dillibabu Sriramulu with Haap Group, LLC appeared and spoke in opposition to the request as Haap Group owns property to the south of the subject property and expressed their concerns regarding the effect on the property values and its future plan for development.

There was no additional opposition present or any in support other than the Applicant's representative.

Chairman Sam McGaugh closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Katrina Myricks and seconded by Commissioner Melanie Greer, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested rezoning to rezone the subject property from C-2 Highway Commercial District to SU-1 Special Use District. The Chairman declared the motion carried.

Public Hearing for Applications for Rezoning for Agnes Estate

The next matters before the Commission was three separate Requests for Rezoning for three adjacent parcels by Christy Stanley for Agnes Estate. On motion by Commissioner Greer and seconded by Commissioner Myricks, the Board present voted unanimously to combine the hearings for the three separate Requests for Rezoning for Agnes Estate as all three being requested by the same Applicant for and relate to three adjacent lots and are requesting the same rezoning. The Chairman declared the motion carried.

Chairman Sam McGaugh opened the Public Hearing on the three Requests for Rezoning Applications by Christy Stanley for Agnes Estate for property located at 330 Old Jackson Road, 336 Old Jackson Road in the City of Gluckstadt and being identified as Tax Parcel Nos. 082E-15-002/01.00; 082E-15-002/02.00; and, 082E-15-004/01.00. The subject property is presently zoned A-1 Agricultural 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 C-2 Highway Commercial District. The subject property is located on the East side of Old Jackson Road. Mr. Hall advised that properties adjacent to subject property have been rezoned and Applicant is requesting the rezoning due to the change in neighborhood and public need.

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 Phillips King, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested rezoning to rezone the subject property from A-1 Agricultural District to C-2 Highway Commercial District. The Chairman declared the motion carried.

Site Plan – 1265 Gluckstadt Road

The Board next considered the site plan for Gluckstadt Management, LLC for property located at 1265 Gluckstadt Road in the City of Gluckstadt and identified by Tax Parcel Number 082H-28-008/04.00. William Hall presented Commissioners with the site plan. Subject property is on the south side of Weisenberger road with existing building. Applicant proposed to remodel for use as a medical clinic with proposed changes to the curb cut and additional parking for the clinic. Existing tenant will remain in the building. The Board had discussions on the site plan presented.

After discussions, on motion by Commissioner Phillips King and seconded by Commissioner Melanie Greer the Board present voted unanimously to table until the next regular scheduled Planning and Zoning Commission meeting to allow Applicant to provide additional

information. The Chairman declared the motion carried.

OLD BUSINESS

None.

NEW BUSINESS

None.

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 27th day of May, 2025.



~~SAM MCGAUGHRAN~~, Chairman

KAYCE SAIK



~~MELANIE GREER~~, Vice Chairman/Secretary

KATRINA B MYRICKS