

**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, June 23, 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
Patrick Beasley
Lauren Bishop
Andrew Duggar
Phillips King
Kayce Saik

Absent:

Katrina B. Myricks

Also present:

Zachary L. Giddy, City Attorney
Chris Watson, City Planner
Caine Dearman, Chris Buckner, and Christian Hall, 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.

Kayce Saik opened the meeting with prayer and Chairman 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 Minutes-Regular Meeting May 26, 2026

4. New Business

A) PNZ Update-June

B) Public Hearing-Request for Conditional Use-26-038 City Park

C) Consideration of Site Plan-26-039 City Park

D) Public Hearing-Request for Conditional Use-26-024 Bear Creek Animal Hospital

E) Consideration of Site Plan-26-024.01 Bear Creek Animal Hospital

F) Consideration of Site Plan-26-042 Bedi Shell Station Hwy 51

5. New Site Plan Considerations

A) Presentation of Architectural Standards

6. Next Meeting

A) Next Regular Meeting-July 28th, 2026, 6:00 pm City Hall

7. Next Meeting

8. Adjourn

The Board considered the Minutes of the May 26, 2026, regular meeting. Commissioner Kayce Saik moved to approve the minutes presented as written with no corrections. The motion was seconded by Commissioner Andrew Duggar and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

NEW BUSINESS

Caine Dearman provided a general update on Planning and Zoning matters. No action taken.

**Public Hearing for Application for Conditional Use Permit
for The City Park**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Chris Buckner on behalf of the City of Gluckstadt for property located at 227 Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/21.00. Mr. Dearman presented the Application for The City Park and stated public/quasi-public facilities are allowed in any zone via a conditional use. The City of Gluckstadt is the current owner of the subject property. The subject property is presently zoned C-2. Caine Dearman advised the Board that the Applicant is seeking a conditional use to allow the city to develop a park and recreational facilities on the subject property in the C-2 zoning district. Mr. Dearman further advised the Board that notice posting and publication requirements were met and there has been no feedback from publication and posting. Mr. Chris Buckner appeared and spoke on behalf of Applicant. Mr. Buckner advised that the park will have 2,700 sq. ft. playground and a pavilion with stage. Mr. Buckner further advised that the entrance will be off Calhoun Station Parkway and the city is working on securing an entrance off Gluckstadt Way. There will be a Church Road entrance which would be for emergency vehicles only, if Gluckstadt Way entrance is acquired. The park will have pedestrian access from Church Road entrance. Utilities will be run to power site and have water and sewer. Trees will be left along the west side to buffer Church Road.

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 a public/quasi-public use to allow the city to develop a city park and recreational facilities on the subject property in the C-2 zoning district. The Chairman declared the motion carried.

Site Plan – The City Park

The Board next considered the site plan submitted by Chris Buckner on behalf of the City of Gluckstadt for The City Park for property located at 227 Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/21.00. Caine Dearman advised the Commissioners that 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 The City Park. Mr. Buckner presented Commissioners with the site plan and advised that the stage will be tiered to help alleviate noise; the pavilion will be open air design; there will be a total of 123 parking spaces (75 on west and 48 on east); and the detention pond will have access for kayaks. On motion by Commissioner Patrick Beasley 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.

Public Hearing for Application for Conditional Use Permit for Bear Creek Animal Hospital

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Dr. Jessica Moore and Daniel Moore for property located at 208 Weisenberger Road in the City of Gluckstadt and identified by Tax Parcel Number 082H-27-004/03.00. Dr. Jessica Moore and Daniel Moore are the current owners of the subject property. The subject property is presently zoned C-2. Caine Dearman advised the Board that the Applicants are seeking a conditional use to allow Applicants to operate a 4,000 sq. ft. animal hospital with outside run of kennels on the subject property in the C-2 zoning district. Mr. Dearman further advised the Board that notice posting and publication requirements were met and that he has had one conversation with a neighboring property owner who has since talked to the Applicants and is looking forward to this business coming to the area. Dr. Jessica Moore advised that the runs will only be used during the daytime hours and the property will be fenced with privacy fencing.

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 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 a conditional use to allow Applicants to operate a 4,000 sq. ft. animal hospital with outside run of kennels on the subject property in the C-2 zoning district. The Chairman declared the motion carried.

Site Plan – Bear Creek Animal Hospital

The Board next considered the site plan submitted by Dr. Jessica Moore and Daniel Moore for Bear Creek Animal Hospital for property located at 208 Weisenberger Road in the City of Gluckstadt and identified by Tax Parcel Number 082H-27-004/03.00. Caine Dearman advised the Commissioners that 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 Bear Creek Animal Hospital. Mr. Dearman presented Commissioners with the site plan and advised that the site plan includes 19 parking spaces; that the property is in flood zone with portion in floodway; that dumpster enclosure is to match facility; the property will have crushed limestone driveway in rear for animal drop off. Mr. Dearman further stated the landscaping plan has been submitted and meets city standards and has passed ARC approval. 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 the site plan as submitted. The Chairman declared the motion carried.

Site Plan – Bedi Shell Station Hwy. 51

The Board next considered the updated site plan submitted by Mr. Bedi for Shell Gas

Station located at the intersection of Hwy 51 and Sowell Road in the City of Gluckstadt. Caine Dearman advised the Commissioners that the Applicant received approval of a conditional use and site plan from the Mayor and Board of Aldermen in 2023. The Applicant started work on the project but had to stop work for a while. The slab and rough in plumbing have already been installed. Due to the time that has lapsed since Applicant stopped work, the City has requested he go back through the site plan approval and permitting process. There has been an addition of restaurant space on sides of building so parking has been increased. There is one 3,000 sq. ft. restaurant space and one 1,500 sq. ft. restaurant space along with a 5,200 sq. ft. space in the center for the convenience store. The canopy connecting pumps to building has been removed. The pumps located on West side (rear) of building – east facing Hwy. 51. Mr. Dearman further advised the landscaping plan has been submitted and meets city requirement and has presented ARC. On motion by Commissioner Kayce Saik 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 subject to the removal of stone insets, 30% glass on frontage of buildings and matching front of building with rear trellis/gable. The Chairman declared the motion carried.

Presentation of Architectural Standards

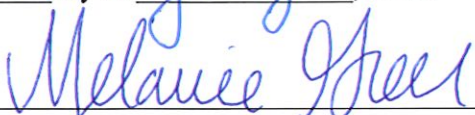
Mr. Chris Watson with Bridge & Watson presented standards to the Commissioners. No action taken.

There was no further business to be presented.

ADJOURN

Commissioner Andrew Duggar moved that the meeting be adjourned. The motion was seconded by Commissioner Patrick Beasley and approved unanimously by all present Commissioners. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the 28th day of July, 2026.



MELANIE GREER, Chairman



KAYCE SAIK, Vice Chairman/Secretary