

**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, January 23, 2024, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Andrew Duggar  
Melanie Greer  
Sam McGaugh  
Katrina B. Myricks (via phone)  
Kayce Saik  
Tim Slattery

Absent:

Phillips King

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.

Commissioner Sam McGaugh led the Pledge of Allegiance and opened the meeting with prayer.

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) Adoption of Minutes.

**4. New Site Plan Considerations**

- A) Discussion and Consideration of Elite Hitting Site Plan
- B) Discussion and Consideration of Tate Building Phase 2 Site Plan
- C) Sowell Road Shell Station Conditional Use
- D) Discussion and Consideration of Sowell Road Shell Site Plan
- E) Discussion and Consideration of Martin's Corner Site Plan
- F) Discussion and Consideration of Storage City Site Plan

**5. Request for Rezoning**

- A) Candlewood Suites Variance Status

**6. New Business**

**7. Next Meeting**

- A) The Next Planning and Zoning Meeting Will Be Held on February 27, 2024.

**8. Adjourn**

The Board considered the Minutes of the December 29, 2023, meeting. Commissioner Melanie Greer moved to approve the minutes as written. The motion was seconded by Commissioner Kayce Saik and approved unanimously.

**Site Plan - Elite Hitting**

The Board next considered the Site Plan for Elite Hitting located at 386 Industrial Drive in Gluckstadt behind the Levi's facility and identified as Tax Parcel No. 082H-28-003/09.00. William Hall advised the Board that the site plan has been reviewed by South Madison County Fire Protection District and Gluckstadt Police Department. Daniel Woolridge appeared and spoke on behalf of the Applicant and the site plan. Applicant is planning to construct a sports training facility on the subject property which will contain virtual batting cages. The parking and retention pond are not in floodway. The building will be a brick front with painted metal sides and rear and have bay doors that open.

On motion by Commissioner Andrew Duggar and seconded by Commissioner Tim Slattery, the Board 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 – Tate Building Phase 2**

The Board next considered the Site Plan for Tate Building Phase 2 located on Kimball Drive in Gluckstadt and identified as Tax Parcel No. 082H-28-007/04.03. Daniel Woolridge appeared and spoke on behalf of the Applicant and the site plan. Applicant is planning to construct commercial building on the subject property. The proposed building will be identical looking to existing Tate Building but will be larger than original building with additional parking added and additional dumpster site. William Hall advised there are no issues with South Madison County Fire Protection District or Gluckstadt Police Department.

On motion by Commissioner Melanie Greer and seconded by Commissioner Tim Slattery, the Board 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 – Martin’s Corner**

The Board next considered the Site Plan for Martin’s Corner Market located at the corner of Church Road and Old Jackson Road in Gluckstadt and identified as Tax Parcel No. 082E-21-017/02.00. Daniel Woolridge appeared and spoke on behalf of the Applicant and the site plan. Applicant is planning to construct a retail/commercial building on the subject property. The site plan was previously approved, but time lapsed and Applicant is resubmitting for reapproval. Mr. Woolridge advised that parking changed per the updated ordinance and a parapet was added to the rear of building and otherwise the building design and color scheme were the same. The color will be a gray brick and EIFS color will be a light color.

On motion by Commissioner Melanie Greer and seconded by Commissioner Tim Slattery, the Board 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 – Climate Control Storage**

The Board next considered the Site Plan for Storage City of Gluckstadt located Thomas Johnson Road in Gluckstadt and identified as Tax Parcel No. 082E-16-001/01.02. Daniel Woolridge appeared and spoke on behalf of the Applicant and the site plan. Applicant is planning to construct a climate controlled storage facility on the subject property. The site plan was previously approved, but time lapsed and Applicant is resubmitting for reapproval. Mr. Woolridge advised that new codes require two points of ingress and egress. The building will be located at the end of a cul-de-sac and an additional road will be added to end of cul-de-sac to

have additional points of ingress and egress. The building will contain sprinkle system. Mr. Woolridge further stated that MDEQ permitting will be applied for and approved before construction can begin. The building will be brick exterior on all four sides with EIFS accents. HVAC units will be housed inside building with six condensing units outside of the building – two on west side and two on the east side and two on the rear with landscaping around them.

On motion by Commissioner Melanie Greer and seconded by Commissioner Andrew Duggar, the Board 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 Rav Bedi – Sowell Road Shell Station**

The next matter of business brought for consideration is the Application for Conditional Use Permit for Rav Bedi for the Sowell Road Shell Station proposed to be located at the corner of Sowell Road and Highway 51 in Gluckstadt and identified by Tax Parcel No. 082F-14-019/00.00. The subject property is presently zoned C-2 Highway Commercial District. The Applicant previously brought his Application before the Planning and Zoning Commission at its special called meeting held on Dec. 29, 2023 at which time the Board voted to keep the meeting open and continue discussion to the Jan. 23, 2024 meeting to allow applicant to submit corrected plans for review. The meeting was continued to Jan. 23, 2024.

Daniel Woolridge appeared and spoke on behalf of Applicant and stated the Applicant's submission needed updating to various codes. Mr. Woolridge stated the Applicant is requesting a conditional use for a convenience store with gas pumps in the rear with canopy attaching to building and gas pumps and a parapet on the west side of building. Mr. Woodbridge stated there are rental units on both sides of the convenience store but those have not been leased at this time.

Opposition was given an opportunity to respond, but there was no opposition present. William Hall stated no opposition was received prior to the hearing.

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 Melanie Greer, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to allow a convenience store with gas pumps with canopy attaching to building and gas pumps on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

### **Site Plan – Rav Bedi - Sowell Road Shell Station**

The Board next considered the Site Plan for Rav Bedi for the Sowell Road Shell Station to be located at the corner of Sowell Road and Highway 51 in Gluckstadt and identified by Tax Parcel No. 082F-14-019/00.00. Daniel Woolridge appeared and spoke on behalf of the Applicant and the site plan. Applicant is planning to construct a convenience store with gas

pumps on the subject property. Applicant will place a wooden fence on the west and north side of the property. There is a residential neighborhood to the north and all setbacks and buffer requirements are met. The building will be brick exterior with effuse accents on the entrance. The canopy and gas pumps are designed by Shell.

On motion by Commissioner Melanie Greer and seconded by Commissioner Andrew Duggar, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan with the condition that canopy and gas pumps be EIFS matching the convenience store. The Chairman declared the motion carried.

### **Public Hearing for Application for Variance for Candlewood Suites**

The next matter of business brought for consideration is the Application for Dimensional Variance for BDP Group, LLC for the Candlewood Suites proposed to be located at Dees Plaza at Interstate 55 in Gluckstadt and identified by Tax Parcel No. 082H-28-002/14.00. The Applicant previously brought its application before the Planning and Zoning Commission at its regular scheduled meeting held on Nov. 28, 2023, and thereat requested the hearing be continued to the regular scheduled meeting of the Planning and Zoning Commission to be held on Jan. 23, 2024 to allow applicant additional time to complete pending design changes to allow for fire code approval. Applicant has requested the hearing be continued till the regular scheduled meeting of the Planning and Zoning Commission to be held on Feb. 27, 2024.

On motion by Commissioner Tim Slattery and seconded by Commissioner Melanie Greer, the Board voted unanimously to continue the application for Dimensional Variance for BDP Group, LLC (Candlewood Suites) to the regular meeting of the Planning and Zoning Commission scheduled for Feb. 27, 2024 with all process and notice continued to said meeting. The Chairman declared the motion carried.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

William Hall advised the Commissioners of the potential need to call a special meeting for a proposed development (furniture store) which is seeking approval prior to the next Mayor and Board of Aldermen meeting. The meeting could possible by sometime on the next Tuesday once civil plans are submitted and reviewed. A meeting will be called by Chairman Sam McGaugh. No action taken.

There was no further business to be presented.

**ADJOURN**

Commissioner Melanie Greer moved that the meeting be adjourned. The motion was seconded by Commissioner Kayce Saik and approved unanimously. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the 27th day of February, 2024.

  
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SAM McGAUGH, Chairman

  
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MELANIE GREER, Vice Chairman/Secretary