

**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, May 26, 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 (arrived after minutes)  
Katrina B. Myricks  
Phillips King  
Kayce Saik (via phone)

Absent:

Patrick Beasley

Also present:

Zachary L. Giddy, Attorney  
Caine Dearman, Chris Buckner, and Christian Hall and Bridgette Smith, 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.

Bridgette Smith 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 Regular Meeting Minutes-April 28, 2026

**4. Old Business**

A) PNZ May Update-Memo

**5. New Business**

A) Public Hearing-Request for Rezoning-Titan RV Storage

B) Public Hearing-Request for Variance-Titan RV Storage

C) Consideration of Site Plan-Titan RV Storage

D) Public Hearing-Request for Conditional Use-The Maverick at Titan Lane

E) Public Hearing-Request for Variance-The Maverick at Titan Lane

F) Consideration of Site Plan-The Maverick at Titan Lane

G) Public Hearing-Request for Conditional Use-927 Motorsports

H) Consideration of Site Plan-927 Motorsports

I) Public Hearing-Request for Variance-Calhoun Park Parking

J) Consideration of Site Plan-128 Weisenberger Rd

**6. Public Comment**

**7. Next Meeting**

A) Next Regular Meeting, June 23, 2026, 6:00 pm City Hall

**8. Adjourn**

The Board considered the Minutes of the April 28, 2026, regular meeting. Commissioner Katrina Myricks moved to approve the minutes presented as written with no corrections. The motion was seconded by Commissioner Phillips King and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

Commissioner Andrew Duggar arrived at the meeting.

**Public Hearing for Application for Rezoning  
for Steve Folk - Titan Lane RV Storage**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application to Rezone Real Property for Steve Folk – Titan Lane RV Storage for property located on Titan Lane in the City of Gluckstadt and being identified as Tax Parcel No. 082E-22-010/06.00. The subject property is presently zoned C-2 Highway Commercial District. Caine Dearman presented the Applicant’s request and advised the Board that Applicant is requesting a rezoning from the current C-2 classification to I-2 Heavy Industrial District. Mr. Dearman further advised the Board that notice posting and publication requirements were met and that Applicant sent letters to surrounding properties. Mr. Steve Folk appeared and spoke on behalf of the Application. Mr. Folk advised the Board that the Applicant is requesting the rezoning to allow Applicant to build an open-covered RV storage facility for approximately 120 RVs on the subject property.

Mr. Caine Dearman provided a general overview of the property and stated the Gluckstadt Comprehensive Plan has the listed use as Thoroughfare Commercial.

Opposition was given an opportunity to respond, but there was no opposition 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 Lauren Bishop, 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 I-2 Heavy Industrial District. The Chairman declared the motion carried.

**Public Hearing for Application for  
Dimensional Variance for Steve Folk - Titan Lane RV Storage**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Dimensional Variance by Steve Folk – Titan Lane RV Storage for property located on Titan Lane in the City of Gluckstadt and identified by Tax Parcel No. 082E-22-010/06.00. Mr. Dearman advised that the subject property is presently zoned C-2 and is the same property considered in the previous agenda item for a rezoning recommendation to the Board of Aldermen to rezone to I-2. Mr. Dearman further advised the Board that notice posting and publication requirements were met. Mr. Dearman next advised the Board that Applicant is requesting a dimensional variance to allow C-2 setbacks (35’ front and 5’ side and rear) in lieu of the I-2 setbacks (100’ front and 20’ side and rear). The subject parcel is narrow and I-2 setbacks will not allow the design of the facility to fit properly on the subject property. The fact that the subject property is located in a flood zone and the location of the adjacent railroad tracts makes development of the parcel difficult.

The Board noted that a detailed review of zones and uses in certain areas needs to be reviewed to avoid industrial uses in industrial areas not meeting setbacks.

Opposition was given an opportunity to respond, but there was no opposition 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 Phillips King, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a dimensional variance for Applicant to reduce the setbacks to 35' front and 5' side and rear setbacks on the subject property in the I-2 zoning district. The Chairman declared the motion carried.

#### **Site Plan – Steve Folk - Titan Lane RV Storage**

The Board next considered the site plan submitted by Steve Folk - Titan Lane RV Storage for property located on Titan Lane in the City of Gluckstadt and being identified as Tax Parcel No. 082E-22-010/06.00. Caine Dearman advised the Commissioners that the subject property is the same as the subject property in the request for rezoning and dimensional variance hearing just prior to consideration of this site plan for an open-covered RV storage facility. Mr. Dearman presented Commissioners with the site plan and advised that all standards are met, and the widths are great enough to allow ingress and egress of RVs. The facility will be gated, have security cameras and lighting and will be landscaped. On motion by Commissioner Phillips King and seconded by Commissioner Katrina Myricks, 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 Todd Carter - The Maverick at Titan Lane**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Todd Carter - The Maverick at Titan Lane for property located in the Titan Lane Development on Church Road in the City of Gluckstadt and identified by Tax Parcel Number 082E-22-010/01.01. Todd Carter 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 Applicant to construct four multi-unit buildings which will include enclosed warehouse/storage and office space on the subject property in the C-2 zoning district. Mr. Dearman further advised the Board that notice posting and publication requirements were met. Mr. Daniel Wooldridge appeared and spoke on behalf of Applicant. Mr. Wooldridge advised that Applicant is seeking the conditional use to allow enclosed storage warehouses where Applicant is proposing four multi-unit buildings on Lots 9, 10, 11 & 12 of the Titan Lane Development which will include approximately 60% storage/warehousing and 40% office space.

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 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 a conditional use for Applicant to allow enclosed storage on the subject property in the C-2 zoning district with the added conditions 1) landscape plans to be approved by the Board of Aldermen adding to rear of each building; and 2) the south side of building two being metal and building one being fully bricked on all four sides . The Chairman declared the motion carried.

### **Public Hearing for Application for Dimensional Variance for Todd Carter - The Maverick at Titan Lane**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Dimensional Variance by Todd Carter - The Maverick at Titan Lane for property located with the Titan Lane Development on Church Road in the City of Gluckstadt and identified by Tax Parcel Number 082E-22-010/01.01. Mr. Dearman advised that the subject property is presently zoned C-2 and is the same property considered in the previous agenda item for a conditional use permit. Mr. Dearman further advised the Board that notice posting and publication requirements were met. Mr. Dearman next advised the Board that due to the unique set-up of the proposed buildings facing each other inward on the property and not facing the right-of-way, Applicant is requesting a dimensional variance to allow a variance of the requirement that sides of buildings facing right-of-way must be 30% glass. Applicant is requesting a variance to allow for only four windows along the office portion of buildings that face the right-of-way as shown on site plan.

Opposition was given an opportunity to respond, but there was no opposition 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 Andrew Duggar, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a dimensional variance for Applicant to reduce requirement of 30% glass on sides facing right-of-way and allow Applicant to install only four windows along the office portion of the buildings that face the right-of-way and not the full length of the buildings on the subject property in the C-2 zoning district subject to the condition that portions of the building without windows have inclusion of brick work submitted to Board of Aldermen for approval. The Chairman declared the motion carried.

### **Site Plan – The Maverick at Titan Lane**

The Board next considered the site plan submitted by Todd Carter - The Maverick at Titan Lane for property located with the Titan Lane Development on Church Road in the City of Gluckstadt and identified by Tax Parcel Number 082E-22-010/01.01. Caine Dearman advised the Commissioners that the subject property is the same as the subject property in the request for conditional use and dimensional variance hearings just prior to consideration of this site plan for four multi-unit buildings for Lots 9, 10, 11 & 12 of the Titan Lane Development consisting of

approximately 60% storage/warehousing and 40% office space. Mr. Dearman presented Commissioners with the site plan and advised that parking requirements are met and landscaping efficient pending approval of conditional use recommendations by Board of Aldermen. Mr. Dearman further advised that detention is not required since lots are less than one acre; however, with parking lot tying in and adjoining all lots, detention may be required during permitting phase and there are options for additions of retention in open green spaces to slow runoff from parking lot. On motion by Commissioner Andrew Duggar and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan without windows on the rollup doors and the south side of building two can be metal with building one being fully bricked. The Chairman declared the motion carried.

### **Public Hearing for Application for Conditional Use Permit for Lee Sahler/JSL Construction, LLC - 927 Motorsports**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Lee Sahler/JSL Construction, LLC - 927 Motorsports for property located on Autobahn Loop in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/29.00. D&S Investment Group, LLC 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 Applicant to conduct used car sales on the subject property in the C-2 zoning district. Mr. Dearman further advised the Board that notice posting and publication requirements were met. Mr. Dearman next stated that neighboring properties are car dealerships and the anticipated use is appropriate for the subject property. Mr. Robert Polk appeared on behalf of Applicant.

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 Phillips King, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to allow used car sales on the subject property in the C-2 zoning district. The Chairman declared the motion carried.

### **Site Plan – 927 Motorsports**

The Board next considered the site plan submitted by 927 Motorsports for property located on Autobahn Lane in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/29.00. 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. Mr. Dearman presented Commissioners with the site plan and advised that landscaping requirements are met, parking requirements are met with 17 spots (14 required). The property drains into existing detention pond. All paving is heavy-duty concrete. Dumpster to be fully

enclosed, bricked to match building and landscaping. Materials to be provided to ARC for approval. 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 final approval by ARC. The Chairman declared the motion carried.

**Public Hearing for Application for  
Dimensional Variance for Delta Wings, LLC (Wingstop)**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Dimensional Variance by Delta Wings, LLC (Wingstop) for property located at 154 Calhoun Parkway, Suite D in the Calhoun Park Strip Center in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-001/08.00. Mr. Dearman advised that the subject property is presently zoned C-2. Mr. Dearman further advised the Board that notice posting and publication requirements were met. Mr. Dearman next advised the Board that Applicant is requesting a dimensional variance for parking to allow Wingstop to operate as a restaurant in the strip center. At the time the strip center was approved in 2023, the plan was to have 89 parking spaces but only 84 spaces were built. Wingstop has leased one unit and will need 15 parking spaces based on square footage. With current tenants and shortage of required parking spaces there are only four spots remaining for Wingstop. Mr. Charles Mosley appeared and spoke on behalf of Applicant. Mr. Mosley addressed the Board and expressed that the business model is primarily take-out and believes four spots will be sufficient.

Opposition was given an opportunity to respond, but there was no opposition 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 Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a dimensional variance for Applicant to reduce requirement of parking spaces for Wingstop to four to allow Applicant to operate the Wingstop restaurant in the Calhoun Park Strip Center on the subject property in the C-2 zoning district. The Chairman declared the motion carried.

**Site Plan – 128 Weisenberger Road**

The Board next considered the site plan submitted by Mr. John Giggilo for property located at 128 Weisenberger Road in the City of Gluckstadt and identified by Tax Parcel Number 082H-28-008/02.03. Caine Dearman presented Commissioners with the site plan and stated the Applicant is requesting approval of a site plan for a renovation project on the subject property being the location of the old Angelos building at which Applicant plans to have a unique steakhouse style restaurant. Mr. Dearman advised that parking is sufficient but updated striping is needed; dumpster enclosure will be added; ADA ramp will be updated; and additional landscaping will be added. Landscaping requirements are met, parking requirements are met with 33 spots (33 required). Mr. John Giggilo appeared on behalf of Applicant. On motion by

Commissioner Andrew Duggar and seconded by Commissioner Katrina Myricks, 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.

**NEW BUSINESS**

Mr. Dearman provided a general update on Planning and Zoning matters.

**OLD BUSINESS**

None.

There was no further business to be presented.

**ADJOURN**

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

WITNESS OUR HANDS, this the 23rd day of June, 2026.

  
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MELANIE GREER, Chairman

  
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KAYCE SAIK, Vice Chairman/Secretary