

**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 26, 2025, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Lauren Bishop
Patrick Beasley
Andrew Duggar
Katrina B. Myricks
Phillips King
Kayce Saik

Absent:

Melanie Greer

Also present:

John P. Scanlon, Attorney
Mike McCollum and Chris Buckner, City of Gluckstadt

Chairman Phillips King 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 King 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) Request for Approval of the July 22, 2025 Meeting Minutes

- 4. New Site Plan Considerations**

A) Request for Approval of Puckett Machinery Site Plan

B) Request for Approval of Kayo Center Site Plan

5. Request Conditional Use

A) Request for Approval of 102 Lone Wolf Drive Conditional Use

B) Request for Approval of 346 Church Road Nail Salon Conditional Use

6. Next Meeting September 23, 2025

7. Adjourn

The Board considered the Minutes of the July 22, 2025, regular meeting. Commissioner Katrina Myricks moved to approve the minutes presented as written. The motion was seconded by Commissioner Andrew Duggar and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

Site Plan – Puckett Machinery Company

The Board next considered the site plan for Puckett Machinery Company for property located at 381 Distribution Drive and identified by Tax Parcel Numbers 082I-29-013/01.20, 082I-29-013/03.01, and 082I-29-013/03.03 in the City of Gluckstadt. Hastings Puckett appeared to present the site plan and answer questions of the Zoning Commissioners. Mr. Puckett advised the Board that ARB approval had been given previously. After discussions, 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, conditioned upon 1) all fencing material be at a minimum the quality shown in the site plan submission of black coated material, and 2) no chain-link fence. The Chairman declared the motion carried.

Site Plan – Kayo Center

The Board next considered the site plan for Kayo Center for property located at Kayo Place/Calhoun Station Parkway and identified by Tax Parcel Number 082E-21-004/01.03, in the City of Gluckstadt. Mike McCollum presented Commissioners with the site plan and answered questions. Commissioners Kayce Saik noted that Applicant had not sought or received architectural approval. Noah Tolles and Erica Tolles of 154 Church Road appeared to ask questions and request fencing and large setback. On motion by Commissioner Kayce Saik and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to table the site plan to the next regular scheduled meeting currently set for September 23. The Chairman

declared the motion carried.

Public Hearing for Application for Conditional Use Permit for Todd Carter

Chairman Phillips King opened the Public Hearing on the Petition and Application for Conditional Use Permit by Todd Carter for property located at 102 Lone Wolf Drive in the City of Gluckstadt and identified by Tax Parcel Number 082E-22-022/00.00. Mr. Carter is the current owner of the subject property. The subject property is presently zoned C-2 Highway Commercial District. Mike McCollum advised the Board that physical posting and publication requirements were met establishing jurisdiction. Daniel Wooldridge, architect, appeared and spoke on behalf of the Applicant Todd Carter and advised the Board the Applicant is seeking a conditional use permit to allow him to place two buildings on the subject property to be used for interior storage with no exterior storage. Commissioner Kayce Saik noted the plans have already been approved by the ARB.

Opposition was given an opportunity to respond, but there was no opposition present and no additional support present.

Chairman Phillips King closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Kayce Saik 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 him to place two buildings to be used for interior storage with no exterior storage on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

Agenda Amendment

There was next discussion regarding the site plan for the property that was subject of the previous conditional use – item 5(A) on the current agenda. On motion by Commissioner Katrina Myricks and seconded by Commissioner Kayce Saik, the Board voted unanimously to amend the agenda to add the request for approval of site plan for property located at 102 Lone Wolf Drive in the City of Gluckstadt and identified by Tax Parcel Number 082E-22-022/00.00. The Chairman declared the motion carried.

Site Plan – Todd Carter

The Board next considered the site plan for Todd Carter for property located at 102 Lone Wolf Drive in the City of Gluckstadt and identified by Tax Parcel Number 082E-22-022/00.00 in the City of Gluckstadt. Mr. Wooldridge presented Commissioners with the site plan and answered questions. On motion by Commissioner Andrew Duggar and seconded by

Commissioner Lauren Bishop the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as presented. The Chairman declared the motion carried.

Public Hearing for Application for Conditional Use Permit for Quynh Tran

Chairman Phillips King opened the Public Hearing on the Petition and Application for Conditional Use Permit by Quynh Tran for property located at 346 Church Road, Building 200, Suite G in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/01.06. Mr. Tran is the current owner of the subject property. The subject property is presently zoned C-2 Highway Commercial District. Mike McCollum advised the Board that physical posting and publication requirements were met establishing jurisdiction. There was discussion among Commissioners of the fact that the proposed use violates the City's adopted 4,000 sq. ft. requirement between nail salons. Daniel Wooldridge, architect, appeared and spoke on behalf of the Applicant and advised the Board the Applicant is seeking a conditional use permit to allow him to operate a day spa at the location.

Opposition was given an opportunity to respond, but there was no opposition present and no additional support present.

Chairman Phillips King closed the Public Hearing and called for a vote on the Application. 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 deny a conditional use for Applicant to allow him to operate a day spa on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

NEW BUSINESS

None.

OLD BUSINESS

Chairman Phillips King tendered his resignation of role as Chairman.

Vice Chairman Kayce Saik agreed to serve as Chairman until the Planning and Zoning Commission elects another Chairman.

There was no further business to be presented.

ADJOURN

Commissioner Kayce Saik moved that the meeting be adjourned. The motion was seconded by Commissioner Lauren Bishop and approved unanimously by all present Commissioners. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the 28th day of October, 2025.



PHILLIPS KING, Chairman



KAYCE SAIK, Vice Chairman/Secretary