

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, July 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:

Melanie Greer
Lauren Bishop
Andrew Duggar
Katrina B. Myricks
Kayce Saik

Absent:

Patrick Beasley
Phillips King

Also present:

Zachary L. Giddy, Attorney (Via phone)
William Hall and Bridgette Smith, City of Gluckstadt

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.

Ms. Bridgette Smith 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. Presented Items**

- A) Consideration of Resolutions, Recognizing Commissioner Sam McGaugh and Commissioner Tim Slattery for Public Service to Gluckstadt

4. Consideration and Approval of Minutes

A) Review and Approve June 24, 2025 Board Minutes

5. New Conditional Use Considerations

A) Discussion and Consideration of B&B Cosmetic MS LLC Conditional Use

6. New Site Plan Considerations

A) Discussion and Consideration of Wellspring Church Parking Expansion Site Plan

7. New Business

8. Next Meeting

A) The Next Planning and Zoning Meeting Will Be Held on August 26, 2025

9. Adjourn

Election of Chairman

On motion by Commissioner Melanie Greer and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to name Phillips King Chairman of the City of Gluckstadt Planning and Zoning Commission. The Chairman declared the motion carried.

Election of Vice Chairman

On motion by Commissioner Katrina Myricks and seconded by Commissioner Melanie Greer, the Board present voted unanimously to name Kayce Saik Vice Chairman of the City of Gluckstadt Planning and Zoning Commission. The Chairman declared the motion carried.

Next, the Board considered the Minutes of the June 24, 2025, regular meeting. Commissioner Melanie Greer 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.

Consideration of Resolutions, Recognizing Commissioner Sam McGaugh and Commissioner Tim Slattery for Public Service to Gluckstadt

On motion by Commissioner Melanie Greer and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to resolve and recognize Sam McGaugh for his public service to the City of Gluckstadt Planning and Zoning Commission. The Chairman

declared the motion carried.

On motion by Commissioner Melanie Greer and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to resolve and recognize Tim Slattery for his public service to the City of Gluckstadt Planning and Zoning Commission. The Chairman declared the motion carried.

Public Hearing for Application for Conditional Use Permit for B&B Cosmetic MS LLC

Chairman Kayce Saik opened the Public Hearing on the Petition and Application for Conditional Use Permit by B&B Cosmtic MS, LLC for property located at 547 Church Road in the City of Gluckstadt and identified by Tax Parcel Number 082E-15-001/04.02. The current owner of the subject property is S & D Realty, LLC. The subject property is presently zoned C-2 Highway Commercial District. William Hall advised the Board of the nature of the use and noted that notice posting and publication requirements were met and that he received no feedback during the notice period. Mr. Hall also advised that the location of the salon would be outside the current 4,000 ft. buffer zone requirement. Mr. Do appeared and spoke on behalf of the Applicant and advised the Board that B&B has been in business for over 15 years. The Applicant sold the business in Forest and moved to Gluckstadt. Applicant is seeking a conditional use permit to allow it to operate a luxury nail salon with a mini-bar and high end cosmetics on the subject property.

There was discussion regarding the number of nail salons within the city limits.

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

Chairman Kayce Saik closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Katrina Myricks 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 it to operate a luxury nail salon with a mini-bar and high end cosmetics on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

Site Plan – Wellspring Methodist Church Parking Expansion

The Board next considered the site plan for Wellspring Methodist Church for property located at Lot 6, Gluckstadt Business Park and identified by Tax Parcel Number 082E-21-025/00.00 in the City of Gluckstadt. William Hall presented Commissioners with the site plan for additional parking spaces. Mr. Hall stated drainage plans have been reviewed by Public Works and engineering and he has reviewed the landscape plan. Larry Davis appeared and spoke on behalf of Applicant. Mr. Davis advised the Board that the need for additional parking is due to the growth of the church. The Board had discussions on the site plan presented.

After discussions, on motion by Commissioner Melanie Greer 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 with the incorporation of a sidewalk between lots. The Chairman declared the motion carried.

NEW BUSINESS

None.

OLD 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 26th day of August, 2025.


PHILLIPS KING, Chairman


KAYCE SALK, Vice Chairman/Secretary