

**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, March 25, 2025, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Sam McGaugh (Chairman) – via telephone  
Melanie Greer (Vice-Chairwoman)  
Tim Slattery  
Katrina B. Myricks  
Phillips King

Absent:

Andrew Duggar  
Kayce Saik

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 Greer 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) Review and Approve February 25, 2025 Board Minutes
- 4. Request for Rezoning**

A) Discussion and Consideration of Aguilar Use Car Conditional Use

B) Discussion and Consideration of Germantown Wine and Spirits Site Plan

**5. New Site Plan Considerations**

A) Discussion and Consideration of Germantown Wine and Spirits Site Plan

**6. New Business**

**7. Next Meeting**

A) The Next Planning and Zoning Meeting Will Be Held on April 22, 2025

**8. Adjourn**

The Board considered the Minutes of the February 25, 2025, regular meeting. Commissioner Phillips King moved to approve the minutes presented as written. The motion was seconded by Commissioner Tim Slattery and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

**Public Hearing for Application for  
Conditional Use Permit for Carlos Aguilar (Aguilar Use Cars)**

Chairman Sam McGaugh opened the Public Hearing on the Petition and Application for Conditional Use Permit by Carlos Aguilar for Aguilar Use Cars for property located at 140 Enterprise Drive in the City of Gluckstadt. 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. The Applicant is seeking a conditional use permit to allow him to operate as auto broker to sell vehicles with no mechanical repair consisting of five (5) to ten (10) vehicles on the subject property which will be located in front of the existing boat sales/rentals business.

Mr. Irving Aguilar appeared and spoke on behalf of the Applicant. Mr. Aguilar stated Applicant intends to use existing building located on the property. Applicant will start with 10 cars in front of building and any additional vehicles will be stored in rear lot. Applicant will buy cars from auction to be sold at the lot on the subject property. Discussion was had regarding installation of concrete apron where driveway and road meet to provide a 10-foot barrier.

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

Chairman Sam McGaugh 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 conditional use for Applicant to allow him to operate as auto broker to sell vehicles with no mechanical repair consisting of five (5) to ten (10) vehicles on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

**Public Hearing for Application for  
Conditional Use Permit for Bedi Investments, LLC  
(Germantown Wine and Spirits)**

Chairman Sam McGaugh opened the Public Hearing on the Petition and Application for Conditional Use Permit by Bedi Investments, LLC for property located on Gluckstadt Road and identified by Tax Parcel Number 082D-20-002/03.00 in the City of Gluckstadt. The subject property is presently zoned C-1 General Commercial District. William Hall advised the Board of the nature of the use and noted that notice posting and publication requirements were met. The Applicant is seeking a conditional use permit to allow a retail liquor store on the subject property. The building will be a single tenant building. The existing liquor store across the street will be moved to this building once construction is completed, therefore there will be no conflict with the distance restrictions. The liquor store hours of operation will be Monday – Thursday 10:00 a.m. till 9:00 p.m.; Friday and Saturday 10:00 a.m. till 10:00 p.m.; and closed on Sundays.

Daniel Woolridge appeared and spoke on behalf of Applicant. Mr. Woolridge stated the proposed building would be 9,000 sq. ft. and parking requirements will be met. The main point of ingress and egress is off Gluckstadt Road and a secondary point will be through the current gas station parking lot. Retention will be underground.

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

Chairman Sam McGaugh closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Tim Slattery and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to allow a retail liquor store on the subject property located in the C-1 zoning district. The Chairman declared the motion carried.

**Site Plan – Germantown Wine and Spirits**

The Board next considered the site plan for Germantown Wine and Spirits by Bedi Investments, LLC for property located on Gluckstadt Road and identified by Tax Parcel Number 082D-20-002/03.00 in the City of Gluckstadt. William Hall presented Commissioners with the site plan. Civil plans will be submitted. The Board had discussions on the site plan presented.

After discussions, on motion by Commissioner Katrin Myricks and seconded by Commissioner Tim Slattery 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.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

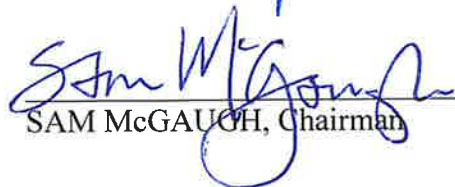
None.

There was no further business to be presented.

### **ADJOURN**

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

**WITNESS OUR HANDS**, this the 22<sup>nd</sup> day of April, 2025.

  
\_\_\_\_\_  
SAM McGAUGH, Chairman

  
\_\_\_\_\_  
MELANIE GREER, Vice Chairman/Secretary