

**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 28, 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)
Melanie Greer (Vice-Chairwoman)
Tim Slattery (Via telephone, arrived late)
Andrew Duggar
Katrina B. Myricks
Phillips King
Kayce Saik

Absent:

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.

Chairman Sam McGaugh 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) Approve November 26, 2024 Board Minutes

4. Request for Rezoning

A) Discussion and Consideration of Approval: Application for Rezoning, Bedi Investments, 1064 Gluckstadt Road

5. New Site Plan Considerations

A) Discussion and Consideration of Bedi Investments Gluckstadt Liquor Conditional Use

B) Discussion and Consideration of Brothers Tacos Conditional Use

C) Discussion and Consideration of 342 Old Jackson Project A Dimensional Variance

D) Discussion and Consideration of 342 Old Jackson Project B Dimensional Variance

E) Discussion and Consideration of D&I Investments Wyndham Hotel Parking Variance

F) Discussion and Consideration of D&I Investments Wyndham Hotel Site Plan

6. Next Meeting

A) The Next Planning and Zoning Meeting Will Be Held on February 25, 2025

7. Adjourn

The Board considered the Minutes of the November 26, 2024, regular meeting. Commissioner Melanie Greer moved to approve the minutes presented as written. The motion was seconded by Commissioner Kayce Saik and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

**Public Hearing for Application for Rezoning
for Bedi Investments, LLC**

Chairman Sam McGaugh opened the Public Hearing on the Petition and Application to Rezone Real Property for 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 presented the application and advised the Board for the reason for the reasoning request and that notice posting and publication requirements were met and that Applicant is requesting a rezoning to C-2 Highway Commercial District. Mr. Daniel Woolridge appeared and spoke on behalf of the

Petitioner and its Application. Mr. Woolridge advised the Board that Petitioner has a current liquor store located across the road from requested rezoning and that the current request is to rezone from C-1 to C-2 to allow the building of a new liquor store. There was discussion and comments regarding the city has limited C-1 zoned property; future development concerns; and whether the use is compatible with adjacent parcels.

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

There was no one present in support other than the Petitioner's representative.

Chairman Sam McGaugh 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 deny the request to rezone the subject property from its current C-1 General Commercial District to C-2 Highway Commercial District. Commissioner Phillips King expressed gratitude to the applicant and stated the city wants to keep applicant's business in the City of Gluckstadt.

**Public Hearing for Application for
Conditional Use Permit for Bedi Investments, LLC**

The hearing for Bedi Investments, LLC, application for conditional use was not heard, due to the Commission's recommendation of denial for Bedi Investments, LLC, rezoning request. No action taken.

**Public Hearing for Application for
Conditional Use Permit for Brothers Tacos**

Chairman Sam McGaugh opened the Public Hearing on the Petition and Application for Conditional Use Permit by Moses Almonza for Brothers Tacos for property located at 137 Yandell Road in the City of Gluckstadt. The subject property is presently zoned C-2. William Hall advised the Board that notice posting and publication requirements were met. The Applicant is seeking a conditional use permit to allow extended hours of operation for the food truck on the subject property.

The applicant was not present. William Hall advised the Board that he received no feedback prior to the meeting either for or against the request the requested conditional use. It was mentioned that there have been complaints of noise coming from the food truck's generator posted on Facebook.

Those in favor were given an opportunity to speak. No one spoke in favor.

Opposition was given an opportunity to respond, and Edward Wong, owner of Bamboo Express, spoke in opposition to the conditional use request. Mr. Wong advised the Board that

the food truck parks in front of his restaurant, with permission by the gas station. Mr. Wong also stated that the food truck hurts his business, and patrons of his restaurant have complained of the noise produced by the food truck's generator. Mr. Wong advised the Board that the food truck has not been compliant with the current ordinance and does not close the food truck as required.

No other 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 Melanie Greer, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they deny the conditional use for failure of Applicant to provide sufficient evidence for granting a conditional use permit on the subject property. The Chairman declared the motion carried.

**Public Hearing for Application for
Dimensional Variance for 342 Old Jackson Project A**

Chairman Sam McGaugh opened the Public Hearing on the Petition and Application for Dimensional Variance by The Martin Firm PLLC and Gluckstadt Office Park LLC for property located at 342 Old Jackson Road (Project A) and identified as Tax Parcel No. 082E-15-003/00.00, in the City of Gluckstadt. The subject property is presently zoned C-2 Highway Commercial District. William Hall advised the Board that notice posting and publication requirements were met. The subject property was recently rezoned to the C-2 Highway Commercial District which requires a minimum lot width of 200 feet for multi-tenant properties.

Sam Martin appeared and spoke on behalf of the application. Mr. Martin addressed the criteria for granting a dimensional variance and stated Applicant is requesting a variance from minimum 200 foot lot width to allow for the intended use for an office for his law firm and also for Gluckstadt Park, LLC. .

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 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 requested dimensional variance for Applicant to reduce the 200 ft. lot width requirement on Tract 1 to 74.29 feet and on Tract 2 to 161.11 on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

**Public Hearing for Application for
Dimensional Variance for 342 Old Jackson Project B**

Chairman Sam McGaugh opened the Public Hearing on the Petition and Application for Dimensional Variance by Gluckstadt Office Park LLC for property located at 342 Old Jackson

Road (Project B) and identified as Tax Parcel No. 082E-15-003/00.00, in the City of Gluckstadt. The subject property is presently zoned C-2 Highway Commercial District. William Hall advised the Board that notice posting and publication requirements were met. The subject property was recently rezoned to the C-2 Highway Commercial District. Mr. Hall gave an overview of the request and stated that the dimensional variance is for the setbacks which for the commercial property that abuts residential property currently requires a 50 foot setback or 20 feet with fence. Applicant is requested a dimensional variance to the side and rear setback to 5 feet.

Sam Martin appeared and spoke on behalf of the application. Mr. stated the subject parcel is surrounded on all sides by residential zoned properties; however, it is likely those parcels will be zoned commercial in the near future.

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 Andrew Duggar and seconded by Commissioner Melanie Greer, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested dimensional variance for Applicant to reduce the required side and rear setbacks to 5 feet on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

Public Hearing for Application for Dimensional Variance for Wyndham Hotel

Chairman Sam McGaugh opened the Public Hearing on the Petition and Application for Dimensional Variance by Lee Sahler and D&S Investment Group, LLC for property identified as Tax Parcel No. 082E-21-016/29.00 and located in the City of Gluckstadt. The subject property is presently zoned C-2 Highway Commercial District. William Hall advised the Board that notice posting and publication requirements were met. Mr. Hall gave an overview of the request and stated that the Applicant is requesting a dimensional variance from the required building height requirements and parking requirements. Applicant is requesting a variance to increase the building height from the required 40' to 57 feet to allow four stories and also a variance to decrease the required 165 parking spaces to 158 parking spaces.

Spencer Ritchie appeared and spoke on behalf of the Applicant. Mr. Ritchie stated the subject property is located adjacent to the highway. Applicant plans to construct a Wyndham Hotel along with retail and restaurant space on the subject property. .

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 Andrew Duggar, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested dimensional variances for Applicant for 158 parking spaces and building height of 57' on the subject property located in the C-2 zoning district. The

Chairman declared the motion carried.

Site Plan – Wyndham Hotel

The Board next considered the site plan for Wyndham Hotel by Lee Sahler and D&S Investments, LLC for property located in the City of Gluckstadt and identified by Tax Parcel No. 082E-21-016/29.00. William Hall presented Commissioners with the site plan. The Board had general discussion on the site plan presented. On motion by Commissioner Melanie Greer 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 Phillips King 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 25th day of February, 2025.


SAM McGAUGH, Chairman


MELANIE GREER, Vice Chairman/Secretary