

**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, April 23, 2024, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

- Andrew Duggar (via phone)
- Melanie Greer (Vice-Chairwoman)
- Phillips King
- Sam McGaugh (Chairman)
- Tim Slattery

Absent:

- Katrina B. Myricks
- 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 Sam McGaugh led the Pledge of Allegiance and opened the meeting with prayer.

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) March 26, 2024 Planning and Zoning Meeting Minutes

4. New Site Plan Considerations

- A) Discussion and Consideration of Maverick Services
- B) Discussion and Consideration of Mississippi Tent Conditional Use
- C) Discussion and Consideration of Gluckstadt Retail Center Site Plan
- D) Discussion and Consideration of Mac Haik Service Building Conditional Use
- E) Discussion and Consideration of Mac Haik Service Building Site Plan
- F) Discussion and Consideration of Candlewood Suites Conditional Use
- G) Discussion and Consideration of Candlewood Suites Site Plan

5. New Business

- A) Public Hearing for Discussion of Proposed Zoning Ordinance Amendments

6. Next Meeting

- A) The Next Planning and Zoning Meeting Will Be Held on May 23, 2024.

7. Adjourn

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

**Public Hearing for Application for
Conditional Use Permit for Maverick Services**

The next matter of business brought for consideration is the Application for Conditional Use Permit for Maverick Services for property located at 109 Lone Wolf Drive in the City of Gluckstadt and identified by Tax Parcel No. 082E-22-037/00.00. The subject property is presently zoned C-2 General Commercial District. William Hall noted that notice was posted on the property and published in the newspaper, and there was no feedback during the pendency of the application.

Matthew Tucker, owner/applicant appeared and spoke on behalf of the application. Mr. Tucker stated he is requesting a conditional use for the rear lot on the subject property to allow

the outdoor repair and outdoor storage of vehicles. Applicant stated he has no plans at this time to fence the property and vehicles would not be visible from the road. None of the work will be performed in front or on the side of the building. He further stated that the area is already graveled and he has no plans for resurfacing.

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 a conditional use for Applicant to allow the outdoor repair and outdoor storage of 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 Hutchinson Office Properties, LLC/Mississippi Tent

The next matter of business brought for consideration is the Application for Conditional Use Permit for Hutchinson Office Properties, LLC/Mississippi Tent for property it owns located at 384 Church Road in the City of Gluckstadt and identified by Tax Parcel No. 082E-21-016/04.00. Specifically, the request is for 2.7 acres directly south of the current development located at 384 Church Road. The subject property is presently zoned C-2 Highway Commercial District. William Hall noted that notice was posted on the property and published in the newspaper, and there was no feedback during the pendency of the application.

Lee Hutchinson, owner/applicant appeared and spoke on behalf of the application. Mr. Hutchinson stated he is requesting a conditional use for the subject property to allow for heavy/large equipment storage and rental. The property will be used by United Rentals to operate a “lay down yard.” Applicant’s plans include an addition of a concrete driveway from Gluckstadt Way to the property, and an 8’ fence with privacy screening installed around the property. Mr. Hutchinson stated the existing detention ponds should be able to handle any added run-off.

Discussion was had regarding the proposed overlay district.

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 Melanie Greer, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they deny the requested conditional use to allow for heavy/large equipment storage and rental on the subject property because of compatibility with adjacent properties and impact on the community’s future development plans. The Chairman declared the motion carried.

Site Plan - Gluckstadt Retail Center Site Plan

The Board next considered the site plat for Gluckstadt Retail Center located on Gluckstadt Road in the City of Gluckstadt. Jared Pierce was present on behalf of the Petitioner and addressed the Board. Mr. Pierce stated the Gluckstadt Retail Center site plan was previously approved but time lapsed since last approval. Mr. Pierce stated the current site plan submitted has minor changes with a slight reduction in amount of parking to allow for potential widening of Gluckstadt Road and the underground retention moved further back and away from Gluckstadt Road. 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 for Gluckstadt Retail Center as submitted. The Chairman declared the motion carried.

Public Hearing for Application for Conditional Use Permit for Mac Haik Service Building

The next matter of business brought for consideration is the Application for Conditional Use Permit request by Peoples Construction on behalf of MH Canton CDJR Realty LTD/Mac Haik for property located on Autobahn Loop in the City of Gluckstadt and identified by Tax Parcel No. 082E-21-016/19.00. The subject property is presently zoned C-2 Highway Commercial District. William Hall noted that notice was posted on the property and published in the newspaper, and there was no feedback during the pendency of the application.

Applicant Alex Reeves with Peoples Construction appeared and spoke on behalf of the application. Mr. Reeves stated applicant is requesting a conditional use permit on behalf of Mac Haik to allow an enclosed warehouse service garage and parts warehouse with outdoor storage on the subject property adjacent to the current dealership. Mr. Reeves stated the exterior will match the existing service buildings and that all requirements for parking and landscaping are met.

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 Tim Slattery, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to an enclosed warehouse service garage and parts warehouse with outdoor storage on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

Site Plan – Mac Haik Service Building

The Board next considered the site plat for new Mac Haik Service Building located on Autobahn Loop in the City of Gluckstadt. Alex Reeves was present on behalf of the Petitioner

and addressed the Board. There was discussion regarding parking and landscaping. Mr. Reeves stated the drainage calculations are still being determined and parking is sufficient. 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 approve the site plan subject to additional landscaping features on that portion of the building facing the interstate – similar to or nicer than the existing landscaping on existing buildings. The Chairman declared the motion carried.

Public Hearing for Application for Dimensional Variance for Candlewood Suites

The next matter of business brought for consideration is the continuance of the public hearing on the Application for Dimensional Variance by BDP Group, LLC for the Candlewood Suites to be located at Dees Plaza at Interstate 55 in the City of Gluckstadt and identified by Tax Parcel No. 082H-28-002/14.00. The subject property is presently zoned C-2 Highway Commercial District. William Hall noted that all notice was posted and published and was continued from previous meetings.

Sam Desai appeared and spoke on behalf of the application. Applicant is requesting a variance from the parking and building height requirements. Mr. Desai stated the development will have 99 parking spaces – a 1:1 parking per room. Mr. Desai also stated the Applicant is requesting a variance on the building height to 63’ 9 ½.” It was noted the structural building only has a height of 43’ 7” and the reason for the requested variance of 63’ 9 ½” is because of the parapets on the roof that give the building a design and cannot be altered per franchise specifications.

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 Phillips King, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested dimensional variance for Applicant for 99 parking spaces and building height of 63’ 9 ½” on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

Site Plan – Candlewood Suites

The Board next considered the site plat for Candlewood Suites to be located at Dees Plaza at Interstate 55 in the City of Gluckstadt. Sam Desai was present on behalf of the Application and addressed the Board. There was discussion had regarding the site plan. After discussions, 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 approve the site plan subject to the conditions that the final elevations and landscape plans shall be submitted to the City for approval by the City and also striping between sidewalks of the hotel and Sherwin Williams building for pedestrian use. The Chairman declared the motion carried.

OLD BUSINESS

None.

NEW BUSINESS

There was next discussion regarding proposed Zoning Ordinance amendments. William Hall stated that notice was published and there has been no feedback verbally. William Hall addressed the proposed changes. It was noted that regarding the Section 5 amendment, "60" in the middle of the paragraph needs to be removed. Further, it was noted that regarding Section 807.02, conceptual site plan language may need to be added.

There was no opposition present.

On motion by Commissioner Phillips King and seconded by Commissioner Tim Slattery, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the amendments to the Zoning Ordinance. The Chairman declared the motion carried.

There was no further business to be presented.

ADJOURN

Commissioner Tim Slattery 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 28th day of May, 2024.


SAM McGAUGH, Chairman


MELANIE GREER, Vice Chairman/Secretary