

**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, December 23, 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  
Patrick Beasley  
Andrew Duggar  
Phillips King  
Kayce Saik

Absent:

Katrina B. Myricks

Also present:

Zachary L. Giddy, Attorney  
Mike McCollum and Chris Buckner, City of Gluckstadt

Chairman 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.

Vice Chairman Kayce Saik opened the meeting with prayer and Melanie Greer 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. Request for Rezoning**

A) Roman Mora Conditional Use Public Hearing

**4. Request for Rezoning**

A) Sign Regulations Dimensional Variance Request for Mitchell Sign Bank of Commerce Calhoun Station Parkway

**5. New Business**

**6. Next Meeting**

**7. Adjourn**

**Public Hearing for Application for  
Conditional Use Permit for Roman Mora**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Roman Mora for property located at 547 Church Road in the City of Gluckstadt and identified by Tax Parcel Number 082E-15-001/04.02. S & D Realty, LLC is the current owner of the subject property. The subject property is presently zoned C-2 Highway Commercial District. Mike McCollum confirmed notice was accomplished and advised the Board that physical posting and publication requirements were met establishing jurisdiction. Mr. McCollum advised the Board that the Applicant is seeking a condition use to allow a food truck on the subject property in the C-2 zoning district. The proposed food truck will be located in the rear parking lot occupying three (3) parking spaces and have a generator for power. Applicant was not present.

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

Chairman Melanie Greer 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 a food truck on the subject property located in the C-2 zoning district with the condition that the food truck is only allowed to be located in the rear parking lot behind the building. The Chairman declared the motion carried.

**Application by Mitchell Signs, Inc. for  
Sign Variance for Bank of Commerce**

First came on for consideration an Application for Variance from the Sign Regulations by Mitchell Signs, Inc. Bank of Commerce for property located at 264 Calhoun Station Parkway in

the City of Gluckstadt. Mike McCollum discussed the application. Patrick Jacobs with Bank of Commerce appeared and spoke in favor of the requested sign variance. Mr. Jacobs advised that the sign was originally measured incorrectly at 28 sq. ft. but is actually 20 sq. ft. The original sign was 41.24 sq. ft. but can only be 30 sq. ft. Petitioner is requesting the sign variance to allow the 30.19 sq. ft. sign.

After discussion, Chairman Melanie Greer called for a vote on the Application. On motion by Commissioner Phillips King and seconded by Commissioner Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested variance for Applicant to allow the 30.19 sq. ft. Bank of Commerce sign on the subject property. The Chairman declared the motion carried.

### **NEW BUSINESS**

Mike McCollum advised the Board of the hiring of Cain Dearman as Zoning Director beginning in January.

Mr. McCollum advised that the next meeting of the Planning & Zoning Commission will be January 27, 2026.

### **OLD BUSINESS**

None.

There was no further business to be presented.

### **ADJOURN**

Commissioner Kayce Saik 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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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MELANIE GREER, Chairman

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KAYCE SAIK, Vice Chairman/Secretary