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 28, 2026, 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
Patrick Beasley
Lauren Bishop
Andrew Duggar
Katrina B. Myricks
Phillips King
Kayce Saik

Absent:

Also present:

Zachary L. Giddy, City Attorney
Caine Dearman, Chris Buckner, and Christian Hall, 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.

Kayce Saik opened the meeting with prayer and Chairman 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. Consideration and Approval of Minutes

A) Consideration of Minutes-Regular Meeting June 23rd, 2026

4. New Business

A) Public Hearing-Project 26-040-SIP Outdoors Conditional Use

B) Consideration of Site Plan-Project 26-040.01 SIP Outdoors

C) Public Hearing-Project 041-RPT Expansion Conditional Use

D) Consideration of Site Plan-Project 26-041.01 RPT Expansion

E) Public Hearing-Project 26-044-Spin & Fold Conditional Use

F) Public Hearing-Project 26-047-Mac Variance

G) Public Hearing-Project 26-045-D Noblin Conditional Use

H) Consideration of Site Plan-Project 26-046 D Noblin

5. Old Business

6. Public Comment

7. Next Meeting

A) Next Regular Meeting-August 25th 2026

8. Adjourn

The Board considered the Minutes of the June 23, 2026, regular meeting. Commissioner Kayce Saik moved to approve the minutes presented as written with no corrections. The motion was seconded by Commissioner Andrew Duggar and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

NEW BUSINESS

Public Hearing for Application for Conditional Use Permit for Project 26-040 - Sip Outdoors

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Sip Outdoors for property located at 412 Business Park Drive in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-023/00.00. Mr. Caine

Dearman presented the Application for Sip Outdoors and stated the Applicant is seeking a conditional use to allow for meat processing on the subject property. The subject property is presently zoned C-2. Mr. Dearman further advised the Board that the Mayor and Board of Aldermen recently voted to allow deer/meet processing as a conditional use in a C-2 zone. Mr. Dearman further advised the Board that notice posting and publication requirements were met and his office had received no comments regarding the requested conditional use. Mr. Patrick McCraw appeared and spoke on behalf of the Applicant. Mr. McCraw advised that Applicant plans to do an expansion to add to its existing retail business currently located on the subject property and to provide the services of venison and beef processing. He further advised that Applicant will also have pre-made/pre-packaged meals for sale from local retailers.

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 Kayce Saik 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 to allow deer/meat processing on the subject property in the C-2 zoning district. The Chairman declared the motion carried.

Site Plan
Project 26-040.01 - Sip Outdoors

The Board next considered the site plan submitted by Sip Outdoors for an addition to add deer/meat processing services at its current retail property located at 412 Business Park Drive in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-023/00.00. Mr. Caine Dearman advised the Commissioners that the subject property is the same as the subject property in the request for conditional use hearing just prior to consideration of this site plan for Sip Outdoors. Mr. Dearman presented Commissioners with the site plan and advised that Applicant will add landscaping along road frontage and the existing gravel outside of fence will be paved. Mr. Dearman further stated that he recommends adding a fence along the north side of the property bordered with the church. Applicant advised that carcass disposal will be through a third-party company who provides a dumpster for the carcasses. The dumpster will be located inside the fenced portion of the property. Applicant is adding 1,900 sq. ft. addition to existing structure on property. On motion by Commissioner Andrew Duggar and seconded by Commissioner Patrick Beasley, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan with additional fencing along the northern property border with church. The Chairman declared the motion carried.

Public Hearing for Application for Conditional Use Permit
for Project 26-041 - Rick's Pro Truck (RPT)

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Estel Commercial Properties, LLC for property located at 170

Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/15.00. Estel Commercial Properties, LLC is the current owner of the subject property. The subject property is presently zoned C-2. Mr. Caine Dearman advised the Board that the Applicant represented by Mr. Richard Estel who owns Ricks Pro Truck (RPT) is seeking a conditional use to allow for mixed use with retail and warehouse facilities. Mr. Dearman further advised the Board that notice posting and publication requirements were met and there has been no feedback from publication and posting. Mr. Joseph Orr appeared and spoke on behalf of Applicant stating Applicant plans an addition for bifurcated building with a portion being retail and a portion being warehouse/storage. RPT does not do repairs and only installs accessories and tires. The proposed expansion will have a separate entrance from RPT with curb cut and addition of sidewalk. The proposed warehouse will house wheels, rims, accessories, etc. for RPT. Applicant's plan consists of 6,000 sq. ft. of retail and 7,600 sq. ft. of warehousing.

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 Andrew Duggar and seconded by Commissioner Phillips King, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use to allow mixed use with retail and warehouse facilities on the subject property in the C-2 zoning district with the condition that additional entrance not allowed and must utilize RPT existing entryway. The Chairman declared the motion carried.

Site Plan
Project 26-041.01 - Rick's Pro Truck (RPT)

The Board next considered the site plan submitted by Estel Commercial Properties, LLC for property located at 170 Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/15.00. Mr. Caine Dearman advised the Commissioners that the subject property is the same as the subject property in the request for conditional use hearing just prior to consideration of this site plan for Ricks Pro Truck (RPT). Mr. Dearman presented Commissioners with the site plan and advised that Applicant will add a dumpster with enclosure to be utilized by new facility and existing building. Mr. Dearman further stated that any dirt work done in floodway must be done so that existing drainage ditch is not altered and drainage remains flowing. It is recommended to add pedestrian access from sidewalk to retail. Mr. Dearman further advised that 35 parking spaces are required and the site plan shows 42; however, the widths are 9.5' which will be adjusted as required and Applicant will still have sufficient parking after adjustment. 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 site plan with the addition of pedestrian access where entry was shown and meeting parking requirements. The Chairman declared the motion carried.

Public Hearing for Application for Conditional Use Permit for Project 26-044 – Spin & Fold

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Daniel Wooldridge for Spin & Fold for property located at 160 Weisenberger Road, Suite A in the City of Gluckstadt and identified by Tax Parcel Number 082H-28-001/04.02. Mr. Dearman presented the Application for Spin & Fold and stated the Applicant is seeking a conditional use to allow a laundromat style facility on the subject property. The subject property is presently zoned C-2. LA FLOR, LLC is the current owner of the property. Mr. Dearman further advised the Board that notice posting and publication requirements were met and the city received feedback in favor of the laundromat facility. Mr. Daniel Wooldridge appeared and spoke on behalf of Application. Mr. Wooldridge advised that washers and dryers have been removed from the front of the building and replaced to allow for dropoffs and pickups. The existing building will be remodeled – separated for three different businesses. One business will be the laundromat and one will be a cleaner with the middle portion vacant. The laundromat will be mainly dropoffs and pickups with an option for self-service. Proposed hours of operation are 7:00 a.m. till 7:00 p.m.

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 Kayce Saik 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 to allow a laundromat facility on the subject property in the C-2 zoning district with the conditions that 1) final floor plan provided; 2) provide ratio of dropoff v. self-service; 3) hours of operation shall be 7:00 a.m. till 7:00 p.m.; and 4) the conditional use granted will cease to exist if subject business closes. The Chairman declared the motion carried.

Public Hearing for Sign Variance for Project 26-047 – Mac Haik

Chairman Melanie Greer opened the Public Hearing on the Application for Variance from the Sign Regulations by Gator Sign Company on behalf of Mac Haik for property located at 160 Autobahn Loop in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/20.00. Mr. Cain Dearman presented the Application for Mac Haik requesting a variance for two ground mounted signs at 9'5" and for one pylon sign at 29' 10." Mr. Dearman discussed the application and advised that the city's current sign requirements do not allow ground signs to exceed 6' without a variance. Mr. Dearman further advised that two ground signs are allowed because they are located on two separate parcels.

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 Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they deny the requested variance for Applicant to allow a pylon sign and ground sign height over 6' on the subject property. The Chairman declared the motion carried.

Public Hearing for Application for Conditional Use Permit for Project 26-045 – D Noblin

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Danny Gray for property located at 259 Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/12.00. Commissioner Lauren Bishop recused from discussion and voting. Mr. Dearman presented the Application of Danny Gray for D. Noblin Furniture Store and stated the Applicant is seeking a conditional use to allow a furniture store on the subject property. The subject property is presently zoned C-2. Mr. Dearman advised the Board that notice posting and publication requirements were met and his office had received no comments regarding the requested conditional use. Mr. Dearman further advised that a conditional use is required to allow the proposed big box retail furniture store of approximately 32,000 sq. ft. Mr. Daniel Wooldridge, Grant Gray and Mason Gray all appeared and spoke on behalf of Applicant. Applicant plans to remodel existing structure consisting of 17,570 sq. ft. and add an additional new portion of 15,145 sq. ft. Commissioners expressed concerns over a big box retail establishment at this location with regard to the "Village District" set forth in the Architectural Guidelines and Regulations. Applicant representatives stated that traffic will be minimal and the proposed store will be a showroom, not a warehouse. Proposed store hours are 10:00 a.m. till 7:00 p.m. Monday through Friday and 10:00 a.m. till 6:00 p.m. on Saturday.

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 Andrew Duggar and seconded by Commissioner Katrina Myricks, the Board present voted 3-2 to recommend to the Mayor and Board of Aldermen that they approve a conditional use to allow for the big box retail furniture store on the subject property in the C-2 zoning district with no recommendations and/or conditions. Andrew Dugger, Katrina Myricks, and Patrick Beasley voted Yea. Phillips King and Kayce Saik voted Nay. The Chairman declared the motion carried.

Site Plan for Project 26-046 – D Noblin

The Board next considered the site plan submitted by Danny Gray for D Noblin Furniture Store to be located at 259 Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/12.00. Caine Dearman advised the Commissioners that the

subject property is the same as the subject property in the request for conditional use hearing just prior to consideration of this site plan for D Noblin Furniture Store. Mr. Dearman presented Commissioners with the site plan and advised that Applicant will add paving for parking and landscaping – 55 spaces are required and 98 are planned. Applicant will add a dumpster with enclosure. Applicant will also add sidewalk along frontage of property on Calhoun Station Parkway and along Gluckstadt Way. On motion by Commissioner Katrina Myricks and seconded by Commissioner Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan with the recommendations that sidewalk along Gluckstadt Way be removed and that the Architectural Standards are met and approved by the Architectural Review Committee. The Chairman declared the motion carried.

OLD BUSINESS

None.

PUBLIC COMMENT

None.

NEXT MEETING

Next Regular Meeting-August 25th 2026.

There was no further business to be presented.

ADJOURN

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

WITNESS OUR HANDS, this the 3rd day of November, 2026.

Melanie Greer

MELANIE GREER, Chairman

KAYCE SAIK, ~~Vice~~ Chairman/Secretary