

**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, February 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)
Melanie Greer (Vice-Chairwoman)
Tim Slattery
Andrew Duggar
Phillips King
Kayce Saik

Absent:

Katrina B. Myricks

Also present:

Zachary L. Giddy, Attorney
William Hall, City of Gluckstadt

Vice Chairwoman 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.

Commissioner Kayce Saik 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 Special Called January 21, 2025 and January 28, 2025 Board Minutes

4. New Site Plan Considerations

A) Discussion and Consideration of Take 5 Oil Change Site Plan

B) Discussion and Consideration of Zaxby's Site Plan

5. Request for Rezoning

6. New Business

7. Next Meeting

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

8. Adjourn

The Board considered the Minutes of the January 21, 2025, special called meeting. Commissioner Andrew Duggar 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.

The Board considered the Minutes of the January 28, 2025, regular meeting. Commissioner Tim Slattery 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.

Chairman Sam McGaugh arrived.

Site Plan – Take 5 Oil Change

The Board next considered the site plan for Take 5 Oil Change by RPM Realty, LLC for property located on Gluckstadt Road in the City of Gluckstadt and identified by Tax Parcel No. 082I-29-010/22.00. William Hall presented Commissioners with the site plan. Sean Doran appeared on behalf of the applicant. Mr. Doran stated the road frontage would only show brick exterior and bay doors will face east and west; trees and shrubs will add additional buffer/screening of bay doors; services provided are oil change, wiper replacement, and air filter and fluid replacement; air compressors are only noise generated and will not be heard outside of bays; and hours of operation will be Monday through Saturday 7:00 a.m. till 7:00 p.m. and Sunday 9:00 a.m. till 5:00 p.m.

The Board had discussions on the site plan presented. Commissioners expressed concerns over compatibility with surrounding uses. William Hall advised that the zoning permits

the use and setbacks for neighboring residential property are met.

Mr. Jimbo Raley, president of the Red Oak Homeowners Association was present and expressed his concerns over the location and proximity to the residential property and the impact on the environment due to oil being stored on the site. Mr. Doran advised that all oil is stored in an above-ground tank, and hauled off by a third-party company. Mr. Raley also stated the elevation allows for views into neighborhood yards and requested an environmental study to be done on the property.

After discussions, on motion by Commissioner Kayce Saik and seconded by Commissioner Melanie Greer, the Board present voted 4-1 to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. Commissioners Melanie Greer, Tim Slattery, Andrew Duggar, and Kayce Saik voted Yea and Commissioner Phillips King voted Nay. The Chairman declared the motion carried.

Site Plan – Zaxby’s

The Board next considered the site plan for Zaxby’s for property located at 1198 Gluckstadt Road in the City of Gluckstadt and identified by Tax Parcel No. 082E-21-010/00.00. William Hall presented Commissioners with the site plan. Jeff Carter appeared on behalf of the applicant. Mr. Carter stated the property is located at corner of Gluckstadt Road and Business Park Drive. The restaurant will have a double-laned drive-thru and 56 seats inside the restaurant. The submitted elevations and design are the same as Zaxby’s built in Vicksburg and also includes an older design for additional option. The food provided through the drive-thru will be through a sliding door and not the traditional window concept. The colors are a softer white, reducing and removing the red to keep with surrounding designs. The lot is .8 acres so there is no on-site detention required.

The Board had general discussions on the site plan presented. 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 approve the site plan with the conditions that the paint selection is to be soft white, no outlined color and no red, and standing seam with no corrugated awnings. The Chairman declared the motion carried.

OLD BUSINESS

None.

NEW BUSINESS

None.

There was no further business to be presented.

ADJOURN

Commissioner Tim Slattery moved that the meeting be adjourned. The motion was seconded by Commissioner Andrew Duggar and approved unanimously by all present Commissioners. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the _____ day of _____, 2025.

SAM McGAUGH, Chairman

MELANIE GREER, Vice Chairman/Secretary