

**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, March 26, 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
Melanie Greer (Vice-Chairwoman)
Phillips King
Sam McGaugh (Chairman)
Katrina B. Myricks
Kayce Saik
Tim Slattery

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.

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) Consideration And Approval Of February 27, 2024 Minutes

4. New Site Plan Considerations

A) Discussion and Consideration of The Meadows Preliminary Plat

B) Discussion and Consideration of the Corner Site Plan

5. Old Business

A) Discussion and Consideration of Variances for Candlewood Suites –
Continuance

6. New Business

7. Next Meeting

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

8. Adjourn

The Board considered the Minutes of the February 27, 2024, regular meeting. Commissioner Melanie Greer moved to approve the minutes presented as written. The motion was seconded by Commissioner Katrina Myricks and approved unanimously. The Chairman declared the motion carried.

Preliminary Plat – The Meadows at Stout Farms, Part 4

The Board next considered the preliminary plat for The Meadows at Stout Farms, Part 4. Paul Hopper, Petitioner, addressed the Board and stated the plat was approved by the county because most of the development is outside of the Gluckstadt city limits with only a small portion of the lots – the back yards of four lots – being located in the city limits. Most of the houses / structures will be outside of the city limits, but there is a possibility of ancillary structures in rear yards. On motion by Commissioner Andrew Duggar and seconded by Commissioner Melanie Greer, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the preliminary plat for The Meadows at Stout Farms, Part 4 as submitted. The Chairman declared the motion carried.

Site Plan – The Corner Site Plan

The Board next considered the site plat for The Corner located at Church Road and Old Jackson Road in the City of Gluckstadt. Daniel Woolridge was present on behalf of the

Petitioner and addressed the Board. Mr. Woolridge stated The Corner will be a 7,500 sq. ft. office/retail building. The building will be brick on all four sides with man-made stone accent on the bottom. The site plan, engineering and landscape are identical to previously approved plan for this site, but with new owners and with different business. The parking lot will be asphalt in the drive lanes with concrete parking spaces containing adequate parking. On motion by Commissioner Melanie Greer and seconded by Commissioner Katrina Myricks, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan for The Corner as submitted. The Chairman declared the motion carried.

OLD BUSINESS

William Hall advised the city is still waiting on engineering plans and additional site plan documents. On motion by Commissioner Andrew Duggar and seconded by Commissioner Melanie Greer, the Board voted unanimously to continue the public hearing for Candlewood Suites variance request to the April 23, 2024, Planning and Zoning Commission meeting with all notice and process continued to that date certain, with the condition that all needed documentation be submitted to the City by April 12, 2024. The Chairman declared the motion carried.

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 Tim Slattery and approved unanimously. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the 23rd day of April, 2024.



SAM McGAUGH, Chairman



MELANIE GREER, Vice Chairman/Secretary