

**MINUTES OF THE SPECIAL MEETING  
OF THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF GLUCKSTADT, MISSISSIPPI**

A special meeting of the Planning and Zoning Commission of the City of Gluckstadt, Mississippi (“the Board”), was duly called, held, and conducted on Tuesday, January 30, 2024, at 4:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Melanie Greer  
Phillips King  
Sam McGaugh  
Katrina B. Myricks  
Kayce Saik  
Tim Slattery

Absent:

Andrew Duggar

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. New Site Plan Considerations**

A) Discussion and Consideration of Pearl River Pickers Site Plan

**4. New Business**

**5. Adjourn**

**Site Plan – Pearl River Pickers**

The Board next considered the Site Plan for Pearl River Pickers located at the corner of Highway 51 and Brownwood Drive in Gluckstadt and identified as Tax Parcel No. 082H-27-001/01.03. Daniel Woolridge appeared and spoke on behalf of the Applicant and the site plan. Applicant is planning to construct a 14,100 sq. ft. building for the sale of furniture on the subject property. There will be a six-foot (6') privacy fence separating residential properties on the south and east sides of the property. There will be a parapet wall on all four sides of the building. Parking requirements are met and the landscaping plan has been submitted.

William Hall advised there are no issues or concerns with Gluckstadt Police Department or Gluckstadt Fire Department. Drainage will be reviewed by Public Works.

Mr. Woolridge stated no furniture will be located outside of the building and the hours of operation will be 10:00 a.m. to 6:00 p.m.

Mr. Woolridge advised that the retention pond will be located at the front of the property, not at the rear as depicted on the plans.

Next, Ms. Tammie McCullough, President of the Wildwood Homeowner's Association appeared and spoke on behalf of the Wildwood HOA stating their concerns over the development. Ms. McCullough discussed the HOA's issue regarding an agreement between the HOA and a previous landowner over landscaping. The HOA is asking trees planted be "mature" trees, no "baby" trees so that coverage will be immediate. Ms. McCullough further stated concerns over fence height and that they believe a six-foot (6') fence will not be tall enough and therefore the HOA request a taller fence.

Following discussions, on motion by Commissioner Melanie Greer and seconded by Commissioner Phillips King, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Chairman declared the motion carried.

**OLD BUSINESS**

None.

**NEW BUSINESS**

None.

There was no further business to be presented.

**ADJOURN**

Commissioner Melanie Greer moved that the meeting be adjourned. The motion was seconded by Commissioner Phillips King and approved unanimously. The Chairman declared the Motion carried.

**WITNESS OUR HANDS**, this the 26<sup>th</sup> day of March, 2024.

  
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SAM McGAUGH, Chairman

  
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MELANIE GREER, Vice Chairman/Secretary