

**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, May 27, 2025, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Tim Slattery
Andrew Duggar
Katrina B. Myricks
Phillips King
Kayce Saik

Absent:

Sam McGaugh (Chairman)
Melanie Greer (Vice-Chairwoman)

Also present:

Zachary L. Giddy, Attorney
William Hall and Chris Buckner, City of Gluckstadt

Upon the time to call the meeting to order, Zoning Administrator William Hall announced that both the Chairman and Vice Chairwoman would be absent for this meeting. Attorney Zac Giddy advised that the Board members present would need to elect a temporary chair. On motion by Commissioner Andrew Duggar and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to elect Kayce Saik Temporary Chairwoman for this current meeting. The Temporary Chairwoman declared the motion carried.

Temporary Chairwoman Kayce Saik 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.

Temporary Chairwoman 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) Review and Approve April 22, 2025 Board Minutes
- 4. New Site Plan Considerations**
 - A) Discussion and Consideration of Gluckstadt Office Park Building C Site Plan
 - B) Discussion and Consideration of Citizens National Bank Site Plan
- 5. New Plat Considerations**
 - A) Discussion and Consideration of GGL Business Park Preliminary Plat
 - B) Discussion and Consideration of GGL Business Park Final Plat
- 6. New Business**
- 7. Old Business**
 - A) Discussion and Consideration of 1265 Gluckstadt Road Site Plan
- 8. Next Meeting**
 - A) The Next Planning and Zoning Meeting Will Be Held on June 24, 2025
- 9. Adjourn**

The Board considered the Minutes of the April 22, 2025, regular meeting. Commissioner Phillips King moved to approve the minutes presented as written. The motion was seconded by Commissioner Tim Slattery and approved unanimously by all present Commissioners. The Temporary Chairwoman declared the motion carried.

Site Plan – Gluckstadt Office Park Building C

The Board next considered the site plan for Gluckstadt Office Park Building C for property located on Old Jackson Road in the City of Gluckstadt. William Hall advised that city staff have reviewed the submitted site plan and all required changes have been made; landscape and drainage plans have been submitted; and construction documents have been submitted. Discussion was had regarding a shared driveway between other buildings.

After discussions, on motion by Commissioner Andrew Duggar and seconded by Commissioner Katrina Myricks the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Temporary Chairwoman declared the motion carried.

Site Plan –Citizens National Bank

The Board next considered the site plan for Citizens National Bank for property located at Calhoun Station Parkway and Gluckstadt Road and identified by Tax Parcel No. 082E-21-001/09.00 in the City of Gluckstadt. William Hall advised that the building design has been approved by the Architectural Review Board Committee. Mr. Hall further advised that landscape design and drainage plans have been submitted and all meet city standards. There was discussion regarding curb cut for the driveway. Chris Buckner advised that the curb cut is necessary and the next two adjacent buildings will not have a curb cut.

After discussions, on motion by Commissioner Phillips King and seconded by Commissioner Tim Slattery the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Temporary Chairwoman declared the motion carried.

Preliminary Plat – GGL Business Park

The Board next considered the preliminary plat for GGL Business Park. William Hall advised the Board that this is the Zaxby's location and that city staff have reviewed the plans and approved the subdividing of the lot. There was discussion regarding width of lots. Mr. Hall advised that the width meets standard for single tenant lots. On motion by Commissioner Andrew Duggar and seconded by Commissioner Tim Slattery, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the preliminary plat for GGL Business Park as submitted. The Temporary Chairwoman declared the motion carried.

Final Plat – GGL Business Park

The Board next considered the final plat for GGL Business Park. William Hall advised the Board on the final plat and stated that utilities are already in place and no alterations to the preliminary plat were needed. On motion by Commissioner Phillips King and seconded by Commissioner Tim Slattery, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the final plat for GGL Business Park as submitted. The Temporary Chairwoman declared the motion carried.

NEW BUSINESS

None.

OLD BUSINESS

Site Plan – 1265 Gluckstadt Road

The Board next considered the site plan for Gluckstadt Management, LLC for property located at 1265 Gluckstadt Road in the City of Gluckstadt and identified by Tax Parcel Number 082H-28-008/04.00. William Hall presented the site plan and reminded the Commissioners that the site plan was previously before the Planning and Zoning Commission and this is a revised site plan being presented. The subject property is on the south side of Weisenberger Road with existing building. Applicant proposes to remodel the existing building for use as a medical clinic with proposed changes to the curb cut and additional parking for the clinic. The existing tenant will remain in the building. Mr. Hall advised Commissioners that the developer has discussed the site plan with city staff and is aware of utilities currently in place that would need to be relocated.

On motion by Commissioner Tim Slattery and seconded by Commissioner Katrina Myricks the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Temporary Chairwoman declared the motion carried.

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 by all present Commissioners. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the 24th day of June, 2025.


SAM MCGAUGH, Chairman


MELANIE GREER, Vice Chairman/Secretary