

**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, October 28, 2025, 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
Lauren Bishop
Patrick Beasley
Andrew Duggar
Katrina B. Myricks
Phillips King
Kayce Saik

Absent:

Also present:

Zachary L. Giddy, Attorney
Mike McCollum and Chris Buckner, 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.

Chairman Kayce Saik opened the meeting with prayer and 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 August Meeting Minutes
- 4. New Business**
 - A) Capchlor Request for Conditional Use
- 5. New Site Plan Considerations**
 - A) Capchlor Site Plan Consideration
 - B) BS Properties Enterprise Drive
 - C) Titan Properties Flex Properties Titan Lane
- 6. Next Meeting**
- 7. Adjourn**

The Board considered the Minutes of the September 23, 2025, regular meeting. Commissioner Phillips King 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.

Public Hearing for Application for Conditional Use Permit for Capchlor

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Capchlor for property located at 135 W. Sowell Road in the City of Gluckstadt and identified by Tax Parcel Number 082E-15-042/02.00. S & K Holdings, LLC is the current owner of the subject property. The subject property is presently zoned C-2 Highway Commercial District. Mike McCollum confirmed notice was accomplished and advised the Board that physical posting and publication requirements were met establishing jurisdiction. Mr. McCollum advised that conditional use is required for a warehouse in the city's C-2 zoning district. The use will be additional warehouse located behind existing warehouse. Mr. Scott Hammack appeared on behalf of the Applicant.

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 Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to allow it to place build a

warehouse on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

Site Plan – Capchlor

The Board next considered the site plan submitted by Capchlor for property located at 135 W. Sowell Road and identified by Tax Parcel Numbers 082E-15-042/02.00 in the City of Gluckstadt. 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 a warehouse. Mike McCollum presented Commissioners with the site plan and stated the proposed building will have metal siding the same color as existing building. Mr. McCollum advised there will be no onsite retention, but drainage will not be an issue. Mr. McCollum further advised that landscape plans were submitted and there are no issues. On motion by Commissioner Andrew Duggar 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 as submitted. The Chairman declared the motion carried.

Site Plan – BS Properties, LLC

The Board next considered the site plan submitted by BS Properties, LLC for property located on Enterprise Drive and identified by Tax Parcel Numbers 082I-29-010/10.00 in the City of Gluckstadt. Daniel Wooldridge, architect, appeared and spoke on behalf of the Applicant. Commissioners were presented with the site plan. Mr. Wooldridge advised that the Applicant intends to build a 20,000 sq. ft. building. Three sides will be brick with rear being metal. Trees on neighboring residential boundary will remain intact and there will be a 50' buffer. The specific use of the property is to be determined, but Applicant is expecting industrial type uses similar to surrounding areas. There will be sufficient parking for general business. The parking lot surface will be limestone. After discussions, on motion by Commissioner Phillips King and seconded by Commissioner Lauren Bishop, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan with the change from limestone parking to concrete. The Chairman declared the motion carried.

Site Plan – Titan Lane, LLC

The Board next considered the site plan submitted by Titan Lane, LLC for property located on Titan Lane and identified by Tax Parcel Numbers 082E-22-010/06.00 in the City of Gluckstadt. Mike McCollum presented Commissioners with the site plan and stated the site plan is for a flex space for construction type business. The proposed building will be metal with a brick veneer on the front. The lot is in a flood plain and the building will be built up to the proper elevation. The entrance and parking spaces will be concrete with remainder of the lot

gravel. After discussions, 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 subject to Applicant submitting to the Board of Aldermen color renderings and samples and renderings of the concrete gravel parking areas. The Chairman declared the motion carried.

NEW BUSINESS

There was discussion regarding Architectural Review Board. No Action taken.

Mr. McCollum advised that the next meeting of the Planning & Zoning Commission will be November 25, 2025.

OLD BUSINESS

None.

There was no further business to be presented.

ADJOURN

Commissioner Andrew Duggar 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 _____ day of _____, 2025.

MELANIE GREER, Chairman

KAYCE SAIK, Vice Chairman/Secretary