



PLANNING & ZONING COMMISSION MEETING

Tuesday, May 28, 2024 at 6:00 PM

Agenda

1. **Call to Order**
2. **Opening Prayer and Pledge of Allegiance**
3. **Consideration and Approval of Minutes**
 - A) [April 23, 2024 Planning And Zoning Meeting Minutes](#)
4. **Request for Rezoning**
 - A) Discussion and Consideration of Approval: Application for Rezoning, 342 Old Jackson Road, A-1 to C-2
5. **New Business**
 - A) Discussion and Consideration of Magnolia Commons Sign Standard
6. **Next Meeting**
 - A) The Next Planning And Zoning Meeting Will Be Held On June 25, 2024
7. **Adjourn**

**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, April 23, 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 (via phone)
Melanie Greer (Vice-Chairwoman)
Phillips King
Sam McGaugh (Chairman)
Tim Slattery

Absent:

Katrina B. Myricks
Kayce Saik

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) March 26, 2024 Planning and Zoning Meeting Minutes

4. New Site Plan Considerations

- A) Discussion and Consideration of Maverick Services
- B) Discussion and Consideration of Mississippi Tent Conditional Use
- C) Discussion and Consideration of Gluckstadt Retail Center Site Plan
- D) Discussion and Consideration of Mac Haik Service Building Conditional Use
- E) Discussion and Consideration of Mac Haik Service Building Site Plan
- F) Discussion and Consideration of Candlewood Suites Conditional Use
- G) Discussion and Consideration of Candlewood Suites Site Plan

5. New Business

- A) Public Hearing for Discussion of Proposed Zoning Ordinance Amendments

6. Next Meeting

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

7. Adjourn

The Board considered the Minutes of the March 26, 2024, regular meeting. Commissioner Melanie Greer 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.

Public Hearing for Application for Conditional Use Permit for Maverick Services

The next matter of business brought for consideration is the Application for Conditional Use Permit for Maverick Services for property located at 109 Lone Wolf Drive in the City of Gluckstadt and identified by Tax Parcel No. 082E-22-037/00.00. The subject property is presently zoned C-2 General Commercial District. William Hall noted that notice was posted on the property and published in the newspaper, and there was no feedback during the pendency of the application.

Matthew Tucker, owner/applicant appeared and spoke on behalf of the application. Mr. Tucker stated he is requesting a conditional use for the rear lot on the subject property to allow

the outdoor repair and outdoor storage of vehicles. Applicant stated he has no plans at this time to fence the property and vehicles would not be visible from the road. None of the work will be performed in front or on the side of the building. He further stated that the area is already graveled and he has no plans for resurfacing.

Opposition was given an opportunity to respond, but there was no opposition present.

Chairman Sam McGaugh closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Melanie Greer and seconded by Commissioner Andrew Duggar, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to allow the outdoor repair and outdoor storage of vehicles on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

**Public Hearing for Application for Conditional Use Permit
for Hutchinson Office Properties, LLC/Mississippi Tent**

The next matter of business brought for consideration is the Application for Conditional Use Permit for Hutchinson Office Properties, LLC/Mississippi Tent for property it owns located at 384 Church Road in the City of Gluckstadt and identified by Tax Parcel No. 082E-21-016/04.00. Specifically, the request is for 2.7 acres directly south of the current development located at 384 Church Road. The subject property is presently zoned C-2 Highway Commercial District. William Hall noted that notice was posted on the property and published in the newspaper, and there was no feedback during the pendency of the application.

Lee Hutchinson, owner/applicant appeared and spoke on behalf of the application. Mr. Hutchinson stated he is requesting a conditional use for the subject property to allow for heavy/large equipment storage and rental. The property will be used by United Rentals to operate a “lay down yard.” Applicant’s plans include an addition of a concrete driveway from Gluckstadt Way to the property, and an 8’ fence with privacy screening installed around the property. Mr. Hutchinson stated the existing detention ponds should be able to handle any added run-off.

Discussion was had regarding the proposed overlay district.

Opposition was given an opportunity to respond, but there was no opposition present.

Chairman Sam McGaugh closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Phillips King and seconded by Commissioner Melanie Greer, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they deny the requested conditional use to allow for heavy/large equipment storage and rental on the subject property because of compatibility with adjacent properties and impact on the community’s future development plans. The Chairman declared the motion carried.

Site Plan - Gluckstadt Retail Center Site Plan

The Board next considered the site plat for Gluckstadt Retail Center located on Gluckstadt Road in the City of Gluckstadt. Jared Pierce was present on behalf of the Petitioner and addressed the Board. Mr. Pierce stated the Gluckstadt Retail Center site plan was previously approved but time lapsed since last approval. Mr. Pierce stated the current site plan submitted has minor changes with a slight reduction in amount of parking to allow for potential widening of Gluckstadt Road and the underground retention moved further back and away from Gluckstadt Road. On motion by Commissioner Melanie Greer 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 for Gluckstadt Retail Center as submitted. The Chairman declared the motion carried.

Public Hearing for Application for Conditional Use Permit for Mac Haik Service Building

The next matter of business brought for consideration is the Application for Conditional Use Permit request by Peoples Construction on behalf of MH Canton CDJR Realty LTD/Mac Haik for property located on Autobahn Loop in the City of Gluckstadt and identified by Tax Parcel No. 082E-21-016/19.00. The subject property is presently zoned C-2 Highway Commercial District. William Hall noted that notice was posted on the property and published in the newspaper, and there was no feedback during the pendency of the application.

Applicant Alex Reeves with Peoples Construction appeared and spoke on behalf of the application. Mr. Reeves stated applicant is requesting a conditional use permit on behalf of Mac Haik to allow an enclosed warehouse service garage and parts warehouse with outdoor storage on the subject property adjacent to the current dealership. Mr. Reeves stated the exterior will match the existing service buildings and that all requirements for parking and landscaping are met.

Opposition was given an opportunity to respond, but there was no opposition present.

Chairman Sam McGaugh closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Melanie Greer and seconded by Commissioner Tim Slattery, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to an enclosed warehouse service garage and parts warehouse with outdoor storage on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

Site Plan – Mac Haik Service Building

The Board next considered the site plat for new Mac Haik Service Building located on Autobahn Loop in the City of Gluckstadt. Alex Reeves was present on behalf of the Petitioner

and addressed the Board. There was discussion regarding parking and landscaping. Mr. Reeves stated the drainage calculations are still being determined and parking is sufficient. On motion by Commissioner Phillips King and seconded by Commissioner Melanie Greer, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan subject to additional landscaping features on that portion of the building facing the interstate – similar to or nicer than the existing landscaping on existing buildings. The Chairman declared the motion carried.

Public Hearing for Application for Dimensional Variance for Candlewood Suites

The next matter of business brought for consideration is the continuance of the public hearing on the Application for Dimensional Variance by BDP Group, LLC for the Candlewood Suites to be located at Dees Plaza at Interstate 55 in the City of Gluckstadt and identified by Tax Parcel No. 082H-28-002/14.00. The subject property is presently zoned C-2 Highway Commercial District. William Hall noted that all notice was posted and published and was continued from previous meetings.

Sam Desai appeared and spoke on behalf of the application. Applicant is requesting a variance from the parking and building height requirements. Mr. Desai stated the development will have 99 parking spaces – a 1:1 parking per room. Mr. Desai also stated the Applicant is requesting a variance on the building height to 63’ 9 ½.” It was noted the structural building only has a height of 43’ 7” and the reason for the requested variance of 63’ 9 ½” is because of the parapets on the roof that give the building a design and cannot be altered per franchise specifications.

Opposition was given an opportunity to respond, but there was no opposition present.

Chairman Sam McGaugh closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Melanie Greer and seconded by Commissioner Phillips King, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested dimensional variance for Applicant for 99 parking spaces and building height of 63’ 9 ½” on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

Site Plan – Candlewood Suites

The Board next considered the site plat for Candlewood Suites to be located at Dees Plaza at Interstate 55 in the City of Gluckstadt. Sam Desai was present on behalf of the Application and addressed the Board. There was discussion had regarding the site plan. After discussions, on motion by Commissioner Phillips King and seconded by Commissioner Melanie Greer, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen

that they approve the site plan subject to the conditions that the final elevations and landscape plans shall be submitted to the City for approval by the City and also striping between sidewalks of the hotel and Sherwin Williams building for pedestrian use. The Chairman declared the motion carried.

OLD BUSINESS

None.

NEW BUSINESS

There was next discussion regarding proposed Zoning Ordinance amendments. William Hall stated that notice was published and there has been no feedback verbally. William Hall addressed the proposed changes. It was noted that regarding the Section 5 amendment, “60” in the middle of the paragraph needs to be removed. Further, it was noted that regarding Section 807.02, conceptual site plan language may need to be added.

There was no opposition present.

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 amendments to the Zoning Ordinance. The Chairman declared the motion carried.

There was no further business to be presented.

ADJOURN

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

WITNESS OUR HANDS, this the _____ day of _____, 2024.

SAM McGAUGH, Chairman

MELANIE GREER, Vice Chairman/Secretary

REQUEST FOR REZONING APPLICATION

Subject Property Address: 342 OLD JACKSON Rd MADISON Ms 39110

Owner: RANDALL & TONYA TUCKER Applicant: RANDALL TUCKER

Address: 342 OLD JACKSON Rd MADISON Ms 39110 Address: 342 OLD JACKSON Rd MADISON Ms 39110

Phone No. 601 942-8858 (Randall) Phone No. 601-624-3124 TONYA

Current Zoning District: A1

Requested Change C-2

2024065

Requirements of Applicant:

- 1. Letter stating reason for requested zoning change.
- 2. Copy of the written legal description.
- 3. Site plan of property.
- 4. Identification of property owners within 160 feet of subject property.
- 5. \$250.00 fee required for processing.

Criteria for Rezoning: (Section 2406.03 - Zoning Ordinance)

- (a) Show proof that a mistake was made in the original zoning. "Mistake" in this context shall refer to a clerical or administrative error
- (b) Show proof that the character of the neighborhood has changed to such an extent as to justify reclassification, AND that there is a public need for the rezoning

Z10
Rezoning

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor/Board of Aldermen meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.

Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.

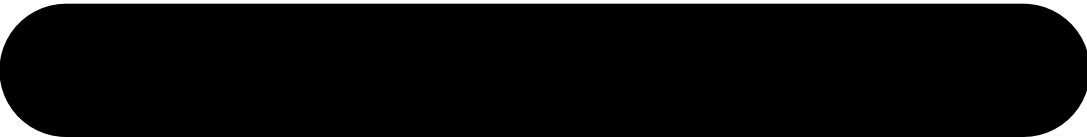
By signing this application, it is understood and agreed that permission is given to the Zoning Administrator to have a sign erected on subject property, giving notice to the public that said property is being considered for rezoning.

Randall Juh
Applicant Signature

4/22/2024
Date

Randall Juh
Property Owner Signature

4/22/2024
Date



TO: City of Gluckstadt
C/O Planning and Zoning

To the Board Members:

I am seeking to have 2.56 acres located at 342 Old Jackson Road, within the city limits of Gluckstadt, rezoned from its current zoning of A-1 to commercial zoning C-2. I have owned said property since April 1998. During this time, the city, formerly unincorporated, has experienced tremendous growth due to commercial development. I now have Madison Landscape immediately to my North property line. South of my property is Lee Sahler's new commercial strip mall which accommodates at least twelve (12) business fronts as well as several commercial warehouses. The Fastenal Company, which operates twenty-four (24) hours a day and seven (7) days a week, has now built a facility directly across Old Jackson Road from my home. My home and my neighbor, John Stanley's home, are the sole remaining homes between these developments. As you can imagine, the trucks and other traffic to and from those businesses has become overwhelming. We have listed our home for sale and have a buyer ready, which would be further growth potential for the city in this area of high demand commercial property.

This request fits Madison County's comprehensive plan for zoning prior to the incorporation by the City of Gluckstadt. Commercially zoned property is needed for this area of the city and would fit the current growth trends, which prove a drastic change in character. I have witnessed the peaceful country lifestyle from the 1990's to present day changes. Rezoning this property fits that trend and fills needs which will result in an immediate commercial tax base and growth to the city.

I respectfully request that you rezone 2.56 acres at 342 Old Jackson Road from its current zoning of A-1 to C-2.

Respectfully submitted,



Randall Tucker
342 Old Jackson Road
Madison, MS 39110
601-942-8858

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Madison, MS 39110

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
Total Postage and Fees	\$5.08

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Madison, MS 39110

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
Total Postage and Fees	\$8.73

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Section 4, Item A)

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com

Madison, MS 39110

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68
Total Postage and Fees	\$8.73

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Madison, MS 39110

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Fastenal Company
357 Old Jackson Rd.
Madison, ms 39110



9590 9402 8835 4005 5792 04

Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 D. Haalungqi Agent
 Addressee
B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

- 3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Section 4, Item A)

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Mr. John Stanley
336 Old Jackson Rd.
Madison, MS 39110



9590 9402 8835 4005 5792 35

Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 John Stanley Agent
 Addressee
B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

- 3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

M-TEK Mississippi, Inc.
435 Church Rd.
Madison, MS 39110



9590 9402 8835 4005 5792 11

Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Kevin Jones Agent
 Addressee
B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

- 3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Madison County Journal** on the dates indicated below. If changes are needed, please contact us prior to deadline at (601) 853-4222.

Notice ID: AASJ64hkHrObLYSVCTLH | **Proof Updated: May. 07, 2024 at 01:37pm CDT**
Notice Name: Notice of Public Hearing to Rezone Property

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Bridgette Smith	Madison County Journal
bridgette.smith@gluckstadt.net	
(769) 567-2306	

Columns Wide:	1	Ad Class: Legals
Total Column Inches:	3.45	
Number of Lines:	30	

05/09/2024 Other	19.08
Proof of Publication Fee	3.00

Subtotal	\$22.08
Tax	\$0.00
Processing Fee	\$7.21
Total	\$29.29

NOTICE OF PUBLIC HEARING TO REZONE REAL PROPERTY

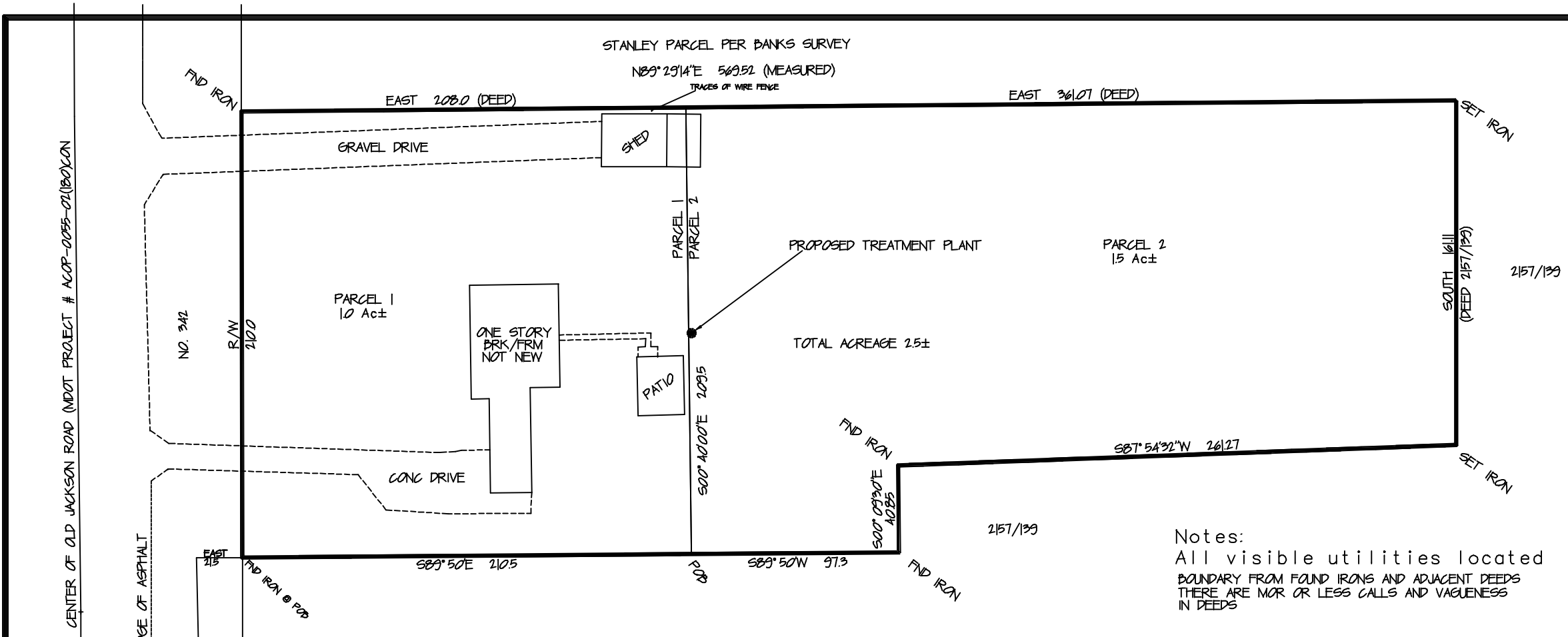
Notice is hereby given to those parties in interest that there will be a public hearing on Tuesday, May 28, 2024 at 6:00 o'clock P.M. before the Planning and Zoning Commission at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, MS for the purpose of determining whether or not a Petition and Application to Rezone Real Property shall be granted to the owners of the described property in the City of Gluckstadt, Madison County, Mississippi:

Madison County Parcel No. 082E-15-003/00 00

Address: 342 Old Jackson Road

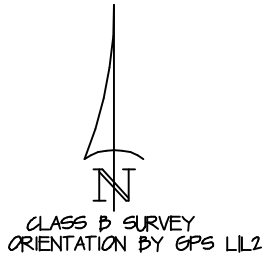
The Public Hearing in relation thereto shall provide parties in interest, and citizens an opportunity to be heard. A copy of the Rezoning Application shall be available at the City Hall for inspection by the public.

/s/ Lindsay Kellum
City Clerk's Signature



Notes:
 All visible utilities located
 BOUNDARY FROM FOUND IRONS AND ADJACENT DEEDS
 THERE ARE MORE OR LESS CALLS AND VAGUENESS
 IN DEEDS

OWNER, RANDY AND MICHELLE TUCKER
 SECTION 15, T8N-R2E, MADISON COUNTY, MS



T. E. McDONALD, INC.

registered land surveyor no. 1661
 post office box 1552 jackson, ms 39215
 SCALE 1"=60' 02/28/12

FOUND PK NAIL @ SW CORNER SECTION 15

UNIFORM SIGN REQUIREMENT

All building signs located centered above TENANT'S leased space shall be produced, installed, and approved by the following requirements:

- Sign shall be produced and installed by Budget Signs in Jackson, MS
- The background color of all signs shall be Black Satin color as on file with Budget Signs.
- Sign shall meet all size standards of the City of Gluckstadt.
- Sign shall be constructed with aluminum face and returns with 2" to 1" inch returns, depending on size of letters, with clear Lexan backs.
- TENANT shall be permitted to use a reasonable logo and lettering and with final advance approval by LANDLORD and the City of Gluckstadt.
- Sign shall be mounted with a 1.5" rear offset from the exterior wall and shall be backlit with White LEDS 7100 K, with wiring consistent with Exhibit "A"
- TENANT shall apply for a sign permit from the City of Gluckstadt prior to production of any sign following LANDLORD and City of Gluckstadt approval of design.

See attached Exhibit "A"

