

**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, July 26, 2022, 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  
David A. Boackle  
Melanie Greer  
Sam McGaugh  
Tim Slattery

Absent:

Katrina B. Myricks  
Lee Drake

Also present:

Zachary L. Giddy, Attorney  
Mike McCollum, City of Gluckstadt  
Jeff Williamson, City of Gluckstadt

Acting 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.

The Board considered the Minutes of the June 28, 2022, meeting. Commissioner Andrew Duggar moved to approve the minutes as written. The motion was seconded by Commissioner Sam McGaugh and approved unanimously.

**Site Plan – Trustmark National Bank  
NW corner of the intersection of  
Gluckstadt Road and Calhoun Parkway**

The Board next considered the Site Plan for Trustmark National Bank, located at the NW corner of the intersection of Gluckstadt Road and Calhoun Station Parkway. The subject

property is located in two zoning districts - C-2 and C-1A. Commissioners were advised that the Fire Department has approved the site plan and zoning will be addressed at a later date.

Section 501.02 of the City's Zoning Ordinance— off street parking requires 200 sq. ft and 10' wide – correctional letter has been sent and architect provided updated site plan that meets the requirement of the Zoning Ordinance. Mr. Steve Davis, architect, addressed the Board on updated spots.

Section 208.2.4 of the ADA requires at least one handicap space to be van accessible. Van spaces must be at least 11 feet wide. However, there is an exception if there is an access lane is 96 inches to allow space to be 10 feet. Architect advised the spaces will be 11 feet.

Subject property is not in flood zoning. Survey will include flood zones.

Stantec submitted drainage calculations and no issues (pre or post construction).

There was also discussion regarding the flow of traffic in the area.

Commissioner David Boackle made a motion to recommend approval of the site plan subject to compliance with Section 501.02 of the City's Zoning Ordinance and ADA Section 208.2.4 and Section 502.2. The motion was seconded by Commissioner Sam McGaugh and approved unanimously.

### **Petition and Application to Rezone Real Property For William Weisenberger, Jr. and Emile Weisenberger**

Chairman Greer opened the Public Hearing on the Petition and Application to Rezone Real Property for William Weisenberger, Jr. and Emile Weisenberger for property located at 154 Church Road in Gluckstadt identified by Tax Parcel Number 082E-21-004/01.01. The subject property is presently zoned R-1 Residential Estate District. Don McGraw appeared and spoke on behalf of the Petitioner confirming notice was sent. Officials for Gluckstadt confirmed publication was completed timely. Mr. McGraw addressed the Zoning Commission and spoke regarding Petitioner's request to rezone the subject property from its current R-1 classification to a C-2 Highway Commercial District to allow for the best use of the property due to the change of character of the neighborhood. There are neighboring lots that are zoned commercial. The property to the south has a residence on the property but is zoned C-1A.

Opposition was given an opportunity to respond. The following were present and spoke in opposition.

Kerry Minninger spoke in opposition stating the subject property is one of the oldest neighborhoods. Mr. Minninger read from the City of Gluckstadt's Comprehensive Plan and stated the previous Comprehensive Plan of Madison County spoke about commercial creep.

Gary Sparks appeared and spoke in opposition to the Petition stating he is the owner of property to the south whose lot is zoned C-1A or C-1. He is unsure when his property was rezoned.

Lauren Bishop appeared and spoke in opposition of the Petitioner and stated that she lives across the street. Ms. Bishop informed the Commission that she had obtained 78 signatures against the requested Petition and presented Commissions with a copy of the petition and requested it be made a part of the minutes. Said petition attached as Exhibit "A."

Jesse Campbell appeared and spoke in opposition to the Petition. Mr. Campbell stated he is not within the 160' but is a resident of Church Road. He stated he does not believe the neighborhood has changed.

John Giglao appeared and spoke in opposition to the Petition and stated he is currently building a house on Church Road, and he does not want commercial development because of the affect on property values.

There was next discussion regarding sewer in the area – some septic with a few on Bear Creek. Subject property would require lines to be run from Calhoun Parkway.

Chairman Greer closed the Public Hearing and called for a vote on the Petition. On motion by Commissioner Andrew Duggar and seconded by Commissioner David Boackle, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they deny the requested rezoning to C-2 to allow a commercial development on the subject property.

### **OLD BUSINESS**

None.

### **NEW BUSINESS**

There was next discussion regarding parking space sizes.

- ANSI Section 117 has two options for van accessible spots
- Dees office, in Mike McCollum's opinion, meets that standard. Dees had 10 feet spot and 10 with an accessibility aisle of 10 feet. He advised the Board that he was not wanting a decision from either board but was just supplying the Boards with additional information.

There was next discussion regarding a checklist for zoning items:

- Is on Gluckstadt on the go – Commissioner McGaugh wants copy of completed checklist included in the packet given to the Board before the meeting.

There was also discussion regarding Commercial Creep Concept – maybe should look into for the City.

Mike McCollum gave an update on ongoing work in the Zoning Department:

- Working on Architectural Review Standards
- Working on a Sign Ordinance
- Money in the budget for a drainage study

There was no further business to be presented.

**ADJOURN**

Commissioner David Boackle moved that the meeting be adjourned. The motion was seconded by Commissioner Sam McGaugh and approved unanimously.

WITNESS OUR HANDS, this the 23 day of August, 2022.

  
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MELANIE GREER, Chairman

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Vice Chairman/Secretary