

**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 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
Katrina B. Myricks
Lee Drake
Melanie Greer
Sam McGaugh
Tim Slattery

Absent:

None

Also present:

John P. Scanlon, Attorney
Jeff Williamson, City of Gluckstadt

Chairman Lee Drake 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 March 29, 2022, meeting. Commissioner Sam McGaugh moved to approve the minutes as written. The motion was seconded by Commissioner Katrina Myricks and approved unanimously.

**Site Plan – Rav Bedi Retail Center, Gluckstadt Road
Parcel No. 082E-29-010/22.00**

The Board next considered the Site Plan for Rav Bedi Retail Center on Gluckstadt Road which was tabled from the March meeting of the Commission. Architect Daniel Wooldridge appeared and presented revised plans. On motion by Ms. Greer and seconded by Mr. Duggar, the Board voted unanimously to approve the revised site plan.

**Site Plan – Priority One Bank, Calhoun Station Pkwy.
Parcel No. 082E-21-006/00.00**

The Board next considered the Site Plan for Priority One Bank on Calhoun Station Parkway which was tabled from the March meeting of the Commission. Petitioner's Architect, Joseph Orr appeared and presented the revised site plan on behalf of the Petitioner. Petitioner, Priority One, requested the meeting minutes to reflect that Priority One does not wish to surrender the right to request a curb cut be installed in the future, if the road becomes more developed. Commissioner Melanie Greer requested that the minutes reflect the agreement to include a buffer, as seen on the re-submitted, revised plans. On motion by Mr. Boackle and seconded by Mr. McGaugh, the Board voted unanimously to recommend to the Board of Aldermen approval of the revised site plan.

**Public Hearing to Consider the Application for Conditional Use for
Robbie Covington dba Robbie's Fireworks
Parcel No. 082H-27-001/01.03**

Chairman Lee Drake opened the Public Hearing on the Application for Conditional Use for Robbie Covington for the real property identified by tax parcel number 082H-27-001/01.03. Proof of publication was confirmed and is attached as Exhibit "A." Petitioner's representative presented the Commission with a letter. See attached Exhibit "B."

Mr. Drake opened up the floor for questions. Mr. Joe Deaton, attorney for the Petitioner, appeared on behalf of the Petitioner and answered questions for the Commissioners. Petitioner, Robbie Covington also personally appeared and answered questions regarding security and fire prevention.

Opposition was given an opportunity to respond.

Mr. Billy Jones, 4299 Tank Road, Terry, Mississippi appeared and spoke in opposition of the construction of a building based on concerns of fire.

Mr. Larry Taylor, 105 Wildwood Drive, on behalf of the Wildwood Homeowners Association, appeared and spoke in opposition to the fireworks stand and presented the 2016 Madison County Board of Supervisors' Minutes. See attached Exhibit "C."

Mr. Jason Denman, 117 Wildwood Drive, appeared and spoke in opposition to the requested conditional use on the grounds of light pollution.

Ms. Dana Jones, 4315 Tank Road, Terry, Mississippi, appeared and stated she opposed the construction of the building, but not the sale of the fireworks.

Mr. James McCullough, 122 Wildwood Drive, appeared and spoke in opposition to the

requested conditional use, stating his wife is President of the HOA. Mr. McCollough presented questions regarding the placement of a permanent building and stated his opposition to certain kinds of development in the city and specifically this conditional use.

Chairman Lee Drake closed the Public Hearing and called for a vote on the Application.

Mr. Boackle made a motion to recommend approval of the conditional use with the additional conditions being that the Petitioner would construct a permanent, brick building and that fireworks only be sold from within the permanent building and not a tent. The motion died for lack of a second.

Mr. Slattery made a motion to table. There was no second and Mr. Slattery withdrew the motion to table.

On motion by Mr. McGaugh and seconded by Ms. Myricks, the Board voted 5-1 to recommend to the Board of Aldermen denial of the request for conditional use by the Petitioner. Mr. Boackle voted Nay.

Site Plan – Green Steel Manufacturing, 130 American Way

The Board next considered the Site Plan for Green Steel Manufacturing, 130 American Way. On motion by Mr. McGaugh and seconded by Mr. Duggar, the Board voted unanimously to recommend to the Board of Aldermen the approval of the site plan as presented.

Site Plan – Classic Cars Restoration, Sowell Road

The Board next considered the Site Plan for Classic Cars Restoration, Sowell Road. On motion by Mr. Boackle and seconded by Mr. Slattery, the Board voted to recommend to the Board of Aldermen the approval of the site plan with the condition that the parking lot be paved concrete and not crushed limestone. The motion carried 4-2 with Ms. Greer and Ms. Myricks voting Nay.

Site Plan – Calhoun Park Retail, Calhoun Station Parkway

The Board next considered the Site Plan for Calhoun Park Retail, Calhoun Station Parkway. Mr. Boackle made a motion to approve the site plan. The motion died for lack of second. Next, Ms. Greer made a motion to table the matter until resubmission of new renderings could be made and presented to the Planning & Zoning Commission on May 24. The motion was seconded by Mr. McGaugh. The motion carried 5-1 with Mr. Boackle voting Nay.

Site Plan – Germantown Retail Center, Calhoun Station Parkway

The Board next considered the Site Plan for Germantown Retail Center, Calhoun Station Parkway. On motion by Ms. Myricks and seconded by Mr. McGaugh, the Board voted unanimously to recommend to the Board of Aldermen the approval of the site plan with the recommendation that the Petitioner make improvements to the drive-thru lanes.

Site Plan – Magnolia District Retail/Warehouse, Church Road

The Board next considered the Site Plan for Magnolia District Retail/Warehouse, Church Road. Mr. Boackle made a motion to approve the site plan with the additional condition that the south wall of each office and warehouse space would have brick or architectural metal panels to match the retail office at the front of the building. The motion died for lack of second. The next motion made was motion to deny by Sam McGaugh. The motion died for lack of second. The third motion by Ms. Greer and seconded by Mr. McGaugh, was made to table the site plan until the next regular meeting with the renderings to be resubmitted with the requested changes. The motion carried 5-1 with Mr. Boackle voting Nay.

OLD BUSINESS

Jeff Williamson mentioned the needs to adopt architectural standards and invited input; he will begin gathering plans from other jurisdictions to use as resources.

NEW BUSINESS

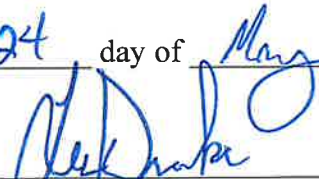
None.

There was no further business to be presented.

ADJOURN

Mr. Boackle moved that the meeting be adjourned. The motion was seconded by Mr. Slattery and approved unanimously.

WITNESS OUR HANDS, this the 24 day of May, 2022.



LEE DRAKE, Chairman



MELANIE GREER, Vice Chairman/Secretary