

**Regular meeting of the Architectural Review
Committee
City of Gluckstadt, Mississippi
Tuesday, May 19, 2026, at 3:00 PM**

Minutes

The business of this meeting with Committee Members Melony Greer and Kayce Saik were as follows:

1. Chairman Kayce Saik called the meeting to order; Melanie Greer-Smith was present.
2. Kayce Saik gave the opening Prayer with Melanie Greer gave the Pledge of Allegiance.
3. Consideration of Minutes:
Melanie Greer gave the motion to approve the minutes of the April 29, 2026, Special Call meeting as presented Kayce Saik seconded the motion with both members voting "AYE" the motion carried.
4. New Business

A) ARC Update Memo

- i. Caine Dearman, Planning and Zoning Director, updated the committee of the past month's actions
 - The Mayor and Board of Alderman approved the Site Plan for the Oaks Memory Care development.
 - Updated the Committee that he presented to the Mayor and Board of Alderman the approved exterior scheme of Taco Bell.

B) Consideration of Architectural and Landscaping Review – 128 Weisenberger Renovation.

- i. Jose Garcia addressed the committee on the proposed renovations, which would include interior & exterior renovations, remodeled deck, and landscaping improvements.
- ii. The Committee made the following recommendations:
 - Paint all exteriors including roof and awning
 - Roof/Awning and exterior walls should have contrast
 - Identify all colors on site plans
 - Additional landscaping along the front and North side of building
 - Add skirting to bottom of deck-identify material and colors
 - Add additional window in front façade to fill in the gap and comply with 30% glass front requirement
 - Window and door frames should match color of roof/awnings

- Add exterior lighting to the front façade, future wall sign and deck façade
- iii. Melanie Greer made the motion to incorporate the above recommendations into the site plan drawings and resubmit at the PnZ board meeting scheduled for Tuesday, May 26, 2026. Kayce seconded the motion with both members voting “AYE” the motion carried.

C) Consideration of Architectural and Landscaping Review – The Maverick New Build

- i. Daniel Woolridge, project designer, addressed the committee regarding the development which will consist of four multi-unit buildings used for warehousing and office space. The buildings will consist of brick facades with front facing roll up doors. Committee members discussed ongoing efforts to discourage rollup doors in the fronts of buildings.
- ii. The Committee made the following recommendations:
 - Relocate roll up doors to sides and/or rear, and replace with store front glass, or
 - Provide glass roll up doors in order to meet the front façade glass minimum requirement, or
 - Provide options for roll up doors with architectural pleasing elements that include some glass
- iii. Melaine Greer made the motion to incorporate the above recommendations and resubmit at the PnZ Commission meeting scheduled for Tuesday, May 26, 2026. Kayce seconded the motion with both members voting “AYE” the motion carried.

D) Consideration of Architectural Review – 104 Hazelton Cove Renovation

- i. Brad Moncrief addressed the board on the renovation of the building at 104 Hazleton Cove. He plans to relocate the roll-up doors from the front to the side and rear. Replace doors with store front windows, black brick façade with black decorative awnings, and add exterior lighting to the front façade.
- ii. Melanie Greer made the motion to recommend approval as presented. Kayce Saik seconded the motion with both members voting “AYE”, the motion carried.

E) Consideration of Architectural and Landscaping Review – 927 Motorsports New Build

- i. Robert Polk, project designer, addressed the committee regarding 927 Motorsports located on Autobahn Loop. The project is a 15,000 SF new and used high-end vehicle dealership with a fully customized workshop.
- ii. The Committee made the following recommendations:

- Proposed project has two frontages. The West frontage facing Autobahn Loop needs more architectural elements including windows distinguishing it as another front façade.
 - Provide different options of the West and South roof line and how it ties into the East roof line
 - Need exterior materials and colors identified
- iii. Melanie Greer made the motion to incorporate the above recommendations and resubmit at the PnZ meeting scheduled for Tuesday, May 26, 2026. Kayce Saik seconded the motion with both members voting "AYE", the motion carried.

5. Old Business

No action taken.

6. Public Comment

No members of the public signed up to address the board.

7. Next Meeting

A) Next regular meeting, June 16, 2026, at 3:00 PM, City Hall

8. Adjourn

Melanie Greer made the motion to adjourn the meeting. Kayce Saik seconded the motion with both members voting "AYE" the motion passed.

WITNESS OUR HANDS, this the 16th day of June, 2026


KAYCE SAIK, Chairman


MELANIE GREER, Vice Chairman