REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE CITY OF GLUCKSTADT, MISSISSIPPI

Tuesday, November 24, 2026 at 6:00 PM

Agenda

This notice and agenda of the Regular Meeting of the Planning & Zoning Commission is hereby given by the undersigned. Said meeting shall be held on Tuesday, November 24, 2026, at 6:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

1. **Call to Order**
2. **Opening Prayer and Pledge of Allegiance**
3. **Consideration and Approval of Minutes**
   - A) Consideration of Regular Meeting Minutes-October 27, 2026
4. **New Business**
   - A) PNZ Update-Memo
   - B) Public Hearing-Request for Conditional Use-Project 26-057-110 Weisenberger Rd
   - C) Consideration of Site Plan-Project 26-057.01-110 Weisenberger Rd
   - D) Public Hearing-Request for Variance-Project 26-058.01 Market Place on Calhoun Station
   - E) Consideration of Site Plan-Project 26-058 Market Place on Calhoun Station
   - F) Public Hearing-Request for Zoning Ordinance Text Amendment
5. **Public Comment**
6. **Next Meeting**
   - A) Next Regular Meeting-December 22, 2026, 6:00 pm at City Hall
7. **Adjourn**

Commissioner Patrick Beasley _____

Commissioner Lauren Bishop _____

Commissioner Andrew Duggar _____

Commissioner Melanie Greer _____

Commissioner Phillips King _____

Commissioner Katrina Myricks _____

Commissioner Matt Roland _____

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 27, 2026, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Patrick Beasley
Lauren Bishop (Acting Chair)
Andrew Duggar
Katrina B. Myricks
Phillips King
Matt Roland

Absent:

Melanie Greer

Also present:

Zachary L. Giddy, Attorney
Caine Dearman and Chris Buckner, City of Gluckstadt

Acting Chairman Lauren Bishop 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.

Bridgette Smith opened the meeting with prayer and Lauren Bishop 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 Minutes-Special Call Meeting September 29, 2026

4. PNZ Update

A) PNZ Memo-Update

5. Request for Rezoning

A) Public Hearing-Request for Rezoning-Project 26-054-Quiet Waters

6. Request for Variance

A) Request for Variance-Project 26-054.01-Quiet Waters

7. Old Business

A) Next Regular Meeting-November 24, 2026, 6 pm City Hall

8. Public Comment

9. Next Meeting

10. Adjourn

The Board considered the Minutes of the September 29, 2026, special-called meeting. Commissioner Patrick Beasley moved to approve the minutes presented as written with no corrections. The motion was seconded by Commissioner Phillips King and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

NEW BUSINESS

Mr. Dearman updated Commissioners on recent Planning and Zoning matters.

Public Hearing for Application for Rezoning for Project 26-054- Quiet Waters Ministries, Inc.

Acting Chairman Lauren Bishop opened the Public Hearing on the Petition and Application to Rezone Real Property on Project 26-054 for Quiet Waters for property located at the corner of Calhoun Station Parkway and Stout Road in the City of Gluckstadt and being identified as Tax Parcel No. 082B-09-002/07.00. The subject property is presently zoned R-1

Single-Family Residential Estate District. Caine Dearman presented the application and advised the Board that Applicant is requesting a rezoning from the current R-1 classification to R-2 Medium Density Residential District. Mr. Dearman further advised the Board that notice posting and publication requirements were met and that applicant sent letters to surrounding properties. Mr. Dearman advised that his office has received 4-5 inquiries via phone. Additionally, Mr. Dearman received an email from FBC stating southern access point not approved by FBC. Mr. Neill Bryant appeared and spoke on behalf of the Application and provided the Board with additional documents – Entergy letter and Ex. E – statement of need. Mr. Bryant advised the Board that the Applicant is requesting the rezoning from R-1 to R-2. Mr. Bryan further stated that the Applicant does not have access for emergency exit because FBC denied it's request, but the proposed development will have a 40-foot emergency access. Mr. Neill further advised that the development proposed is 64 lots which are to be sold to individual purchasers; there will be no renters and there will be a 30-foot buffer along boundary with Panther Creek.

Chad Phillips appeared and spoke in favor of the rezoning. Mr. Phillips stated he believes higher intensity residential use acts as a good buffer between commercial and less intense residential.

Opposition was given an opportunity to respond.

Mr. Sam McGaugh appeared and spoke in opposition to the rezoning. Mr. McGaugh stated he has concerns with additional density of housing so close to the two dams and possible flooding and concerns with runoff from development into lake potentially compromising integrity of the dams.

Mr. Chris Brossette, HOA President of Panther Creek appeared and spoke in opposition to the rezoning. Mr. Brossette stated his concerns with the number of houses compared to Panther Creek and lot sizes. He stated he would like larger lot sizes as allowed in R1A and R1B.

Ms. Brandi Dausman appeared and spoke in opposition to the rezoning. Ms. Dausman stated her concerns with safety and keeping individuals from getting in a lake and accidental drownings. Ms. Dausman further stated she has concerns about noise and mess from developing homes and concerns about property values.

Mr. John Lester appeared and spoke in opposition to the rezoning. Mr. Lester stated his concerns over construction traffic on Calhoun Station Parkway.

Mr. Wesley Slay appeared and spoke in opposition to the rezoning. Mr. Slay stated his c concerns being the location of the development next to the dam; concerns with tree/no cut buffer not being substantial enough for meaningful buffer; concerns with respite development being funded by sale of homes; and concerns with previous excavation of top soil to build a lake on property and back filled with bad dirt which creates concern with safety and structural integrity at homes does not believe there is a need for the housing.

Mr. Bruce Stribling appeared and spoke in opposition to the rezoning and stated his concerns with potential flooding from additional homes; concerns with possibility of individuals

getting onto his property and getting injured. He also stated he is concerned about property values.

Mr. Joshua Ashaka appeared and spoke in opposition to the rezoning stating his concern with emergency access location in relation to his home and concerns about property values. He further stated his concerns with disturbance of the number of homes and impact to peace and tranquility of his home.

There was no additional opposition present or support.

Acting Chairman Lauren Bishop closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Andrew Duggar and seconded by Commissioner Katrina Myricks, the Board present voted 4-0 to recommend to the Mayor and Board of Aldermen that they deny the requested rezoning to rezone the subject property from R-1 Single-Family Residential Estate District to R-2 Medium Density Residential District. Patrick Beasley, Andrew Duggar, Katrina Myricks and Matt Roland voted in favor of recommending denial of the Application. Phillips King abstained. The Chairman declared the motion carried.

Hearing for Application for Variance from Subdivision Regulations for Project 26-054.01 Quiet Waters Ministries, Inc.

The Planning and Zoning Commission next discussed the Application for a Variance from the Subdivision Regulations by Quiet Waters Ministries, Inc. for property located at the corner of Calhoun Station Parkway and Stout Road in the City of Gluckstadt and being identified as Tax Parcel No. 082B-09-002/07.00. Mr. Dearman advised that the subject property is presently zoned R-1 and is the same property considered in the previous agenda item for a recommendation is being made to the Board of Aldermen to deny the requested rezoning to R-2. Mr. Dearman next advised the Board that Applicant is requesting a variance from the subdivision regulations to allow a reduction of the required 50’ ROW for access to a 40’ ROW.

After discussion, Acting Chairman Lauren Bishop called for a vote on the Application. On motion by Commissioner Phillips King and seconded by Commissioner Andrew Duggar, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the variance for Applicant to reduce the 50’ ROW for access to 40’ ROW on the subject property in the R-1 zoning district. The Chairman declared the motion carried.

OLD BUSINESS

None.

Mr. Dearman advised that the next meeting of the Planning & Zoning Commission will be November 24, 2026 at 6:00 p.m.

There was no further business to be presented.

ADJOURN

Commissioner Phillips King moved that the meeting be adjourned. The motion was seconded by Commissioner Katrina Myricks and approved unanimously by all present Commissioners. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the _____ day of _____, 2026.

_____
MELANIE GREER, Chairman

_____
ATTEST

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 11/24/26

SUBJECT: Planning and Zoning-Update

We have two applicants for you tonight as well as a zoning text amendment I am purposing. Quick update from the last MMBOA meeting. I did not have any requests for the Board at the November meeting. Quiet Waters decided to pull their rezoning and variance after our last PNZ meeting.

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 11/24/26

SUBJECT: Request for Conditional Use-Project 26-057-Accessory Storage Building

Mr. Bridgforth Rutledge is requesting recommendation of approval for a Conditional Use to build accessory storage buildings on his property of 110 & 118 Wiesenberger Rd. This parcel is zoned C-2 and enclosed storage/warehousing requires a Conditional Use. These buildings are accessory in nature to the main building at the 110 Weisenberger Rd. These buildings are meant for storage, and not for the operation of businesses. There is a similar accessory building to its North, but these will match the material and color scheme to the existing building to its West, along the North, West, and South facades.

We did make the proper publication for this Conditional Use and placed a sign at the property's frontage. We have not received any communication regarding this request. Mr. Rutledge is here today to answer any questions.

City of Gluckstadt

Application for Conditional Use

Subject Property Address: 118 Weisenberger Road, Gluckstadt, MS 39110
Parcel #: 082H-28-008/02.04

Owner: Gluckstadt Management, LLC (Attn: Bridgforth Rutledge)
Address: 967 Madison Ave., Suite B, Madison, MS 39110

Phone #: 601-291-0211
E-Mail: bridgforth.rutledge@gmail.com

Applicant: Gluckstadt Management, LLC (Attn: Bridgforth Rutledge)
Address: 967 Madison Ave., Suite B, Madison, MS 39110

Phone #: 601-291-0211
E-Mail: bridgforth.rutledge@gmail.com

Current Zoning District: C-2
Acreage of Property (If applicable): 0.33 acre, more or less (rear portion of 118 Weisenberger Road)
Use sought of Property: Storage and warehousing

Requirements of Applicant:

1. Letter demonstrating how the proposed use will comply with or otherwise satisfy the requirements for granting a Conditional Use pursuant to Section 805.01 of the Zoning Ordinance.
2. Copy of written legal description.
3. Additional items may be requested depending on the nature and status of the proposed development or property.
4. $250.00 fee required for processing
5. Site Plan as required in Section 807-810

Requirements for Granting Conditional Use: (Section 805.01, Zoning Ordinance)

A Conditional Use shall not be granted unless satisfactory provisions and arrangements have been made concerning all the following:

(a). Ingress and egress to property and proposed structures
(b). Off-Street parking and loading areas
(c). Refuse and service areas
(d). Utilities, with reference locations, availability, and compatibility.
(e). Screening and buffering with reference to type, dimensions, and character.
(f). Required yards and other open spaces.
(g). General compatibility with adjacent properties and other properties in the district.
(h). Any other provisions deemed applicable by the Mayor and Board of Aldermen.

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor and Board of Alderman 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 a dimensional variance.

Gluckstadt Management, LLC

By: BR **, Manager**

Applicant Signature | 10/23/2026 **Date**

See Attached Letter

Property Owner Signature | **Date**

MADISON COUNTY JOURNAL

Invoice

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Bill to
City of Gluckstadt Planning and Zoning

Invoice number	20571CB1-0095
Notice ID	qjcnspys4CgEC2FSc898
Publisher	Madison County Journal
Date of issue	Nov 3, 2026
Date due	Dec 3, 2026
Amount due	**$28.98**

Description	Qty	Unit price	Amount
11/05/2026: Governmental Entity Notice	1	16.80	16.80
Proof of Publication Fee	1	5.00	5.00

=== Notes ===
Notice Name: Conditional Use - Gluckstadt Management, LLC

=== How to pay this invoice ===
Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
https://www.column.us/invoices/JIJVyRFSgk8xps7ex2tg/pay

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 20571CB1-0095 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.

Net Subtotal	$21.80
Tax	0.00
Processing Fee	7.18
Amount due	$28.98



Column

OFFICIAL AD PROOF

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: qjcnspys4CgEC2FSc898 | **Proof Updated: Nov. 03, 2026 at 11:13am CST**
Notice Name: Conditional Use - Gluckstadt Management, LLC

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: 3.1

Number of Lines: 27

11/05/2026: Governmental Entity Notice	16.80
Proof of Publication Fee	5.00
Subtotal	$21.80
Tax	$0.00
Processing Fee	$7.18
Total	**$28.98**

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST that there will be a public hearing on Tuesday, November 24, 2026 at 6:00 PM, before the Gluckstadt Planning and Zoning Commission at the Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, MS 39110 for the purpose of determining whether or not a conditional use shall be granted to the owners of the following described parcel:

Madison County Parcel No.
082H-28-008/02.04

The public hearing in relation thereto shall provide parties in interest and citizens an opportunity to be heard. A copy of the conditional use application shall be available at City Hall for inspection by the public.

/s/ Lindsay Kellum
City Clerk's Signature

Publish: November 5, 2026

343 Distribution Drive
Gluckstadt MS 39110

Receipt Number: R0
Cashier Name: BRIDGETTE SMITH
Terminal Number: 24
Receipt Date: 10/28/2026 12:06:51 PM

GLUCKSTADT MANAGEMENT, LL
967 MADISON AVE., STE. B
MADISON, MS 39110

Trans Code: 400.00 - Permit Payments **Account: 2026159 GLUCKSTADT MANAGEMENT, LL** **$250.00**

2026159 250.00CR

Total Balance Due: **$250.00**

Payment Method: Check Payor: GLUCKSTADT MANAGEMEI Reference: 1200 Amount: $250.00

Total Payment Received: **$250.00**

Change: **$0.00**

Color Rendering



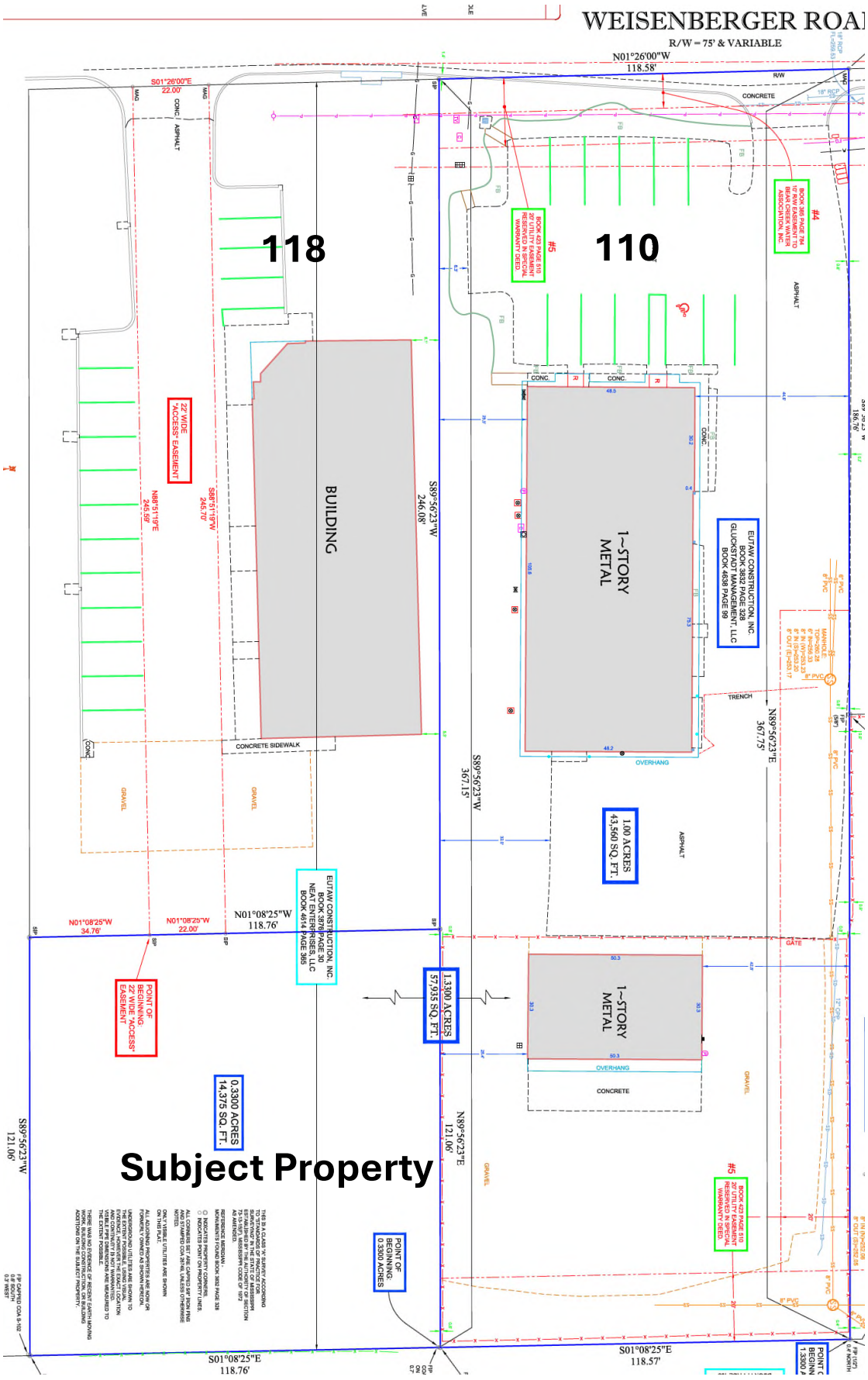
Street-facing façades include block water table, trim, and EIFS to match existing building in front of property.

Doors facing wooded flood zone like existing adjacent building.

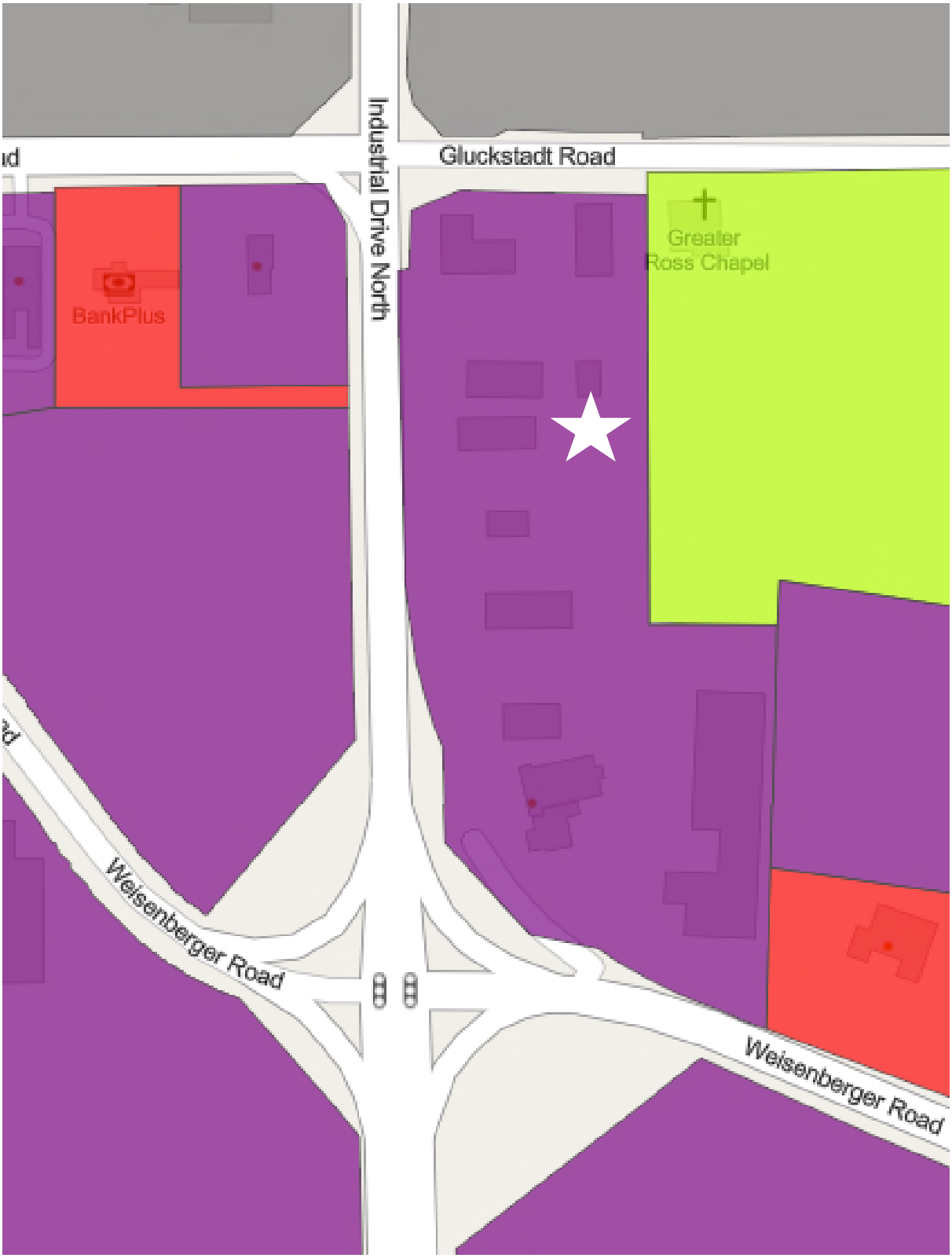
Aerial Photograph



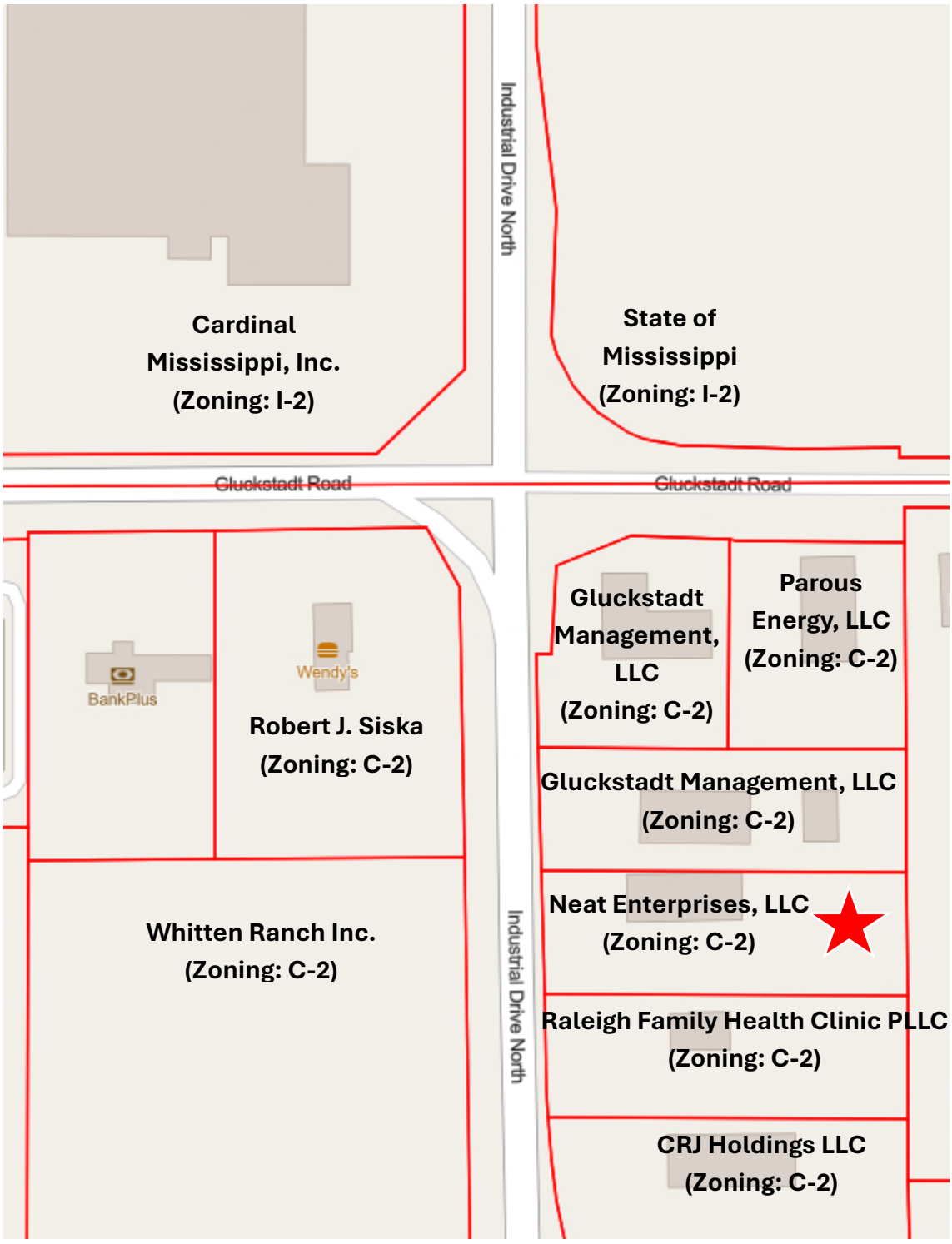
Boundary Survey



Zoning Map


Industrial Drive North
Gluckstadt Road
BankPlus
Greater
Ross Chapel
Weisenberger Road
Weisenberger Road

Adjacent Owners, Lot Lines, and Zoning



THE PROPERTY SHOWN HEREON IS LOCATED
IN ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD)
IN ZONE "X" (OUTSIDE 0.2% ANNUAL CHANCE FLOOD HAZARD)
ACCORDING TO FLOOD INSURANCE RATE MAP
NUMBER 28089C0415G, DATED 1-17-2025.

REFERENCE MATERIALS USED:
BOOK 61 PAGE 462
BOOK 362 PAGE 687
BOOK 385 PAGE 784
BOOK 411 PAGE 276
BOOK 423 PAGE 510
BOOK 884 PAGE 253
BOOK 3832 PAGE 328
BOOK 3122 PAGE 309

WEISENBERGER ROAD
AKA 75 & VARIABLE

N88°34'00"E
14.38'

N01°26'00"W
68.46'

18" RCP
SD
POWER RUNS UNDERGROUND

#6
BOOK 362 PAGE 687
30' MP&L EASEMENT

ANDREW & ANGIE RUSHING
BOOK 411 PAGE 276
GLUCKSTADT MANAGEMENT LLC
BOOK 4298 PAGE 937

PAROUS ENERGY, LLC
BOOK 3122 PAGE 309

POINT OF COMMENCEMENT:
CENTER OF SECTION 28,
T8N, R2E, MADISON COUNTY,
MISSISSIPPI.

EAST
987.86'

N89°56'23"E
325.59'

POINT OF BEGINNING
BOOK 3832
PAGE 328

NORTH
2642.93'

MANHOLE:
TOP=262.14
6" IN=256.59
8" IN (W)=252.12
8" IN (N)=252.06
8" OUT (S)=252.05

8" PVC

FIP (1/2")
0.4' NORTH

S89°56'23"W
186.76'

18" RCP
FL=259.53

MAG

#4
BOOK 385 PAGE 784
10' R/W EASEMENT TO
BEAR CREEK WATER
ASSOCIATION, INC.

6" PVC
8" PVC

MANHOLE:
TOP=260.28
6" IN=256.33
8" IN (W)=253.23
8" IN (S)=253.20
8" OUT (E)=253.17

12" CPP

ASPHALT

GATE

EUTAW CONSTRUCTION, INC.
BOOK 3832 PAGE 328
GLUCKSTADT MANAGEMENT, LLC
BOOK 4638 PAGE 99

N89°56'23"E
367.75'

TRENCH

GRAVEL

#5
BOOK 423 PAGE 510
20' UTILITY EASEMENT
RESERVED IN SPECIAL
WARRANTY DEED.

ROSS CHAPEL TRUSTEES
BOOK 77 PAGE 430

CONCRETE

FB

CONC.

ASPHALT

OVERHANG

1.00 ACRES
43,560 SQ. FT.

30.3'

50.3'

BLDG 1
50'x30'
1,500 SF

CONCRETE

S01°08'25"E
118.57'

N01°26'00"W
118.58'

#5
BOOK 423 PAGE 510
20' UTILITY EASEMENT
RESERVED IN SPECIAL
WARRANTY DEED.

15.0'

15.1'

S89°56'23"W
367.15'

S89°56'23"W
121.06'

FIP (1/2")

FIP CAPPED
COA S-102
ON LINE
0.7' SOUTH

BLDG 2
76'x40'
3,041 SF

76.0'

POINT OF
BEGINNING:
0.3300 ACRES

STORMWATER
FLOW

EUTAW CONSTRUCTION, INC.
BOOK 3870 PAGE 20
NEAT ENTERPRISES, LLC
BOOK 4614 PAGE 65

CONCRETE SIDEWALK

10.0'

GRAVEL
PARKING

40.0'

0.3300 ACRES
14,375 SQ. FT.

N01°08'25"W
118.76'

S01°08'25"E
118.76'

15.0'

EXISTING
ASPHALT
DRIVE AND
PARKING LOT

EXTEND
ASPHALT

26.0'

BLDG 3
23'x40'
928 SF

23.2'

10'
CONCRETE
APRON

STORMWATER
FLOW

15.0'

S89°56'23"W
121.06'

FIP CAPPED COA S-102
0.6' SOUTH
0.3' WEST

FIP (1/2")

PLAT SHOWING
CERTAIN PROPERTIES
SITUATED IN THE NORTHEAST 1/4 OF
SECTION 28, TOWNSHIP 8 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

0.3300 ACRES
14,375 SQ. FT.

GRAPHIC SCALE
15 0 7.5 15 30 60
(IN FEET)
1 inch = 15 ft.

DEAN
ENGINEERING SOLUTIONS INC.
CONTACT: SETH@DEANES.COM, 601-260-6677, C

PROPERTY OF DEAN ENGINEERING SOLUTIONS INC. ALL RIGHTS RESERVED
COPYRIGHT OF DEAN ENGINEERING SOLUTIONS INC. 2026
ANY REUSE OF THESE PLANS WITHOUT THE WRITTEN CONSENT
OF DEAN ENGINEERING SOLUTIONS INC. WILL BE SUBJECT TO LEGAL ACTION.

W. SETH DEAN
REGISTERED PROFESSIONAL
NOT FOR CONSTRUCTION
ENGINEER
20357
STATE OF MISSISSIPPI

00-00-0000

DRAWING ISSUED

#	Description	Date
1	PLANS SUBMITTED FOR REVIEW	00.00.00

OWNER:
OWNER NAME & DATA
OWNER ADDRESS AND PHONE

PROJECT TITLE:
SITE DEVELOPMENT

SHEET TITLE:
SITE PLAN

DATE: 00 JAN 2026
SCALE: AS SHOWN
DRAWN BY: WSD

SHEET NUMBER:
C3.0





National Flood Hazard Layer FIRMette

90°6'W 32°31'19"N



90°5'22"W 32°30'49"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND IN UT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/17/2026 at 8:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community ide FIRM panel number, and FIRM effective date. Map im unmapped and unmodernized areas cannot be used regulatory purposes.



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.v1.2
Powered by Esri

Legal Description of Property

A 0.3300 acre parcel of land being situated in the Northeast 1/4 of Section 28, Township 8 North, Range 2 East, Madison County, Mississippi, and being a part of an 8.59 acre tract as described in Book 247 at Page 263 and part of a 1.00 acre tract as described in Book 4614 at Page 365, both in the Chancery Records of the said Madison County in Canton, Mississippi and being more particularly described by metes and bounds as follows, to wit:

Commence at an iron pin found at the center of the said Section 28 and run North for a distance of 2,642.83 feet to a point; Thence East for a distance of 987.86 feet to the previous intersection of the South right of way line of Gluckstadt Road with the east right of way line of Weisenberger Road (S.A.P. 45 (38) connection road), said intersection being the most northerly northwest corner of the said 8.59 acre tract; thence North 89° 56' 23" East for a distance of 328.59 feet along the said previous southern right of way line of Gluckstadt Road to a 1/2" iron pin found at the northeast corner of the said 8.59 acre tract and the northwest corner of the Ross Chapel tract as recorded in Book 77 at Page 430 of the said Chancery Records; thence leave said previous southern right of way line of Gluckstadt Road and run South 01° 08' 25" East for a distance of 240.70 feet along the eastern property line of the said 8.59 acre tract to a 1/2" iron pin found at the northeastern corner of that certain parcel of land as described in Book 4638 at Page 99 of the said Chancery Records, thence continue South 01° 08' 25" East for a distance of 118.57 feet along the eastern property line of that said certain parcel of land as described in Book 4638 at Page 99 to a 1/2" iron pin found at the northeast corner of that said certain parcel of land as described in Book 4614 at Page 365, said iron pin marks the **POINT OF BEGINNING** for the 0.3300 acre tract herein described; thence continue South 01° 08' 25" East for a distance of 118.76 feet along the said eastern property line of the 8.59 acre tract and the eastern property line of that said certain parcel of land as described in Book 4614 at Page 365 of the said Chancery Records to a 1/2" iron pin found at the southeast corner thereof; thence run South 89° 56' 23" West for a distance of 121.06 feet along the southern property lines of that said certain parcel of land as described in Book 4614 at Page 365 to a 5/8" iron pin set; thence North 01° 08' 25" West for a distance of 118.76 feet to a 5/8" iron pin set on the northern property line of that said certain parcel of land as described in Book 4614 at Page 365; thence North 89° 56' 23" East for a distance of 121.06 feet along the said northern property line of that certain parcel of land as described in Book 4614 at Page 365 to the **POINT OF BEGINNING,** containing 0.3300 acres (14,375 square feet), more or less.

The reference meridian for the above description is based on monuments found in Book 3832 at Page 328.

Letter Regarding Compliance with Ordinance

The applicant requests conditional use approval (for storage and warehousing) for two additional buildings at the rear of the property. The proposed buildings will be located beside an existing building of similar design, creating a coordinated group of structures consistent with the established development. Their rear placement, complementary exterior treatments, and orientation toward the wooded area will accommodate the proposed uses while maintaining the property's appearance from Weisenberger Road.

The following addresses each requirement identified in Section 805.01:

(a) Ingress and egress to the property and proposed structures.

The proposed buildings will be served through the existing development's access from Weisenberger Road, with access through the 110 Weisenberger Road property and/or the 118 Weisenberger Road property. This arrangement integrates the new buildings into the established circulation pattern without requiring a separate street entrance.

(b) Off-street parking and loading areas.

The property will provide adequate off-street parking and loading areas for the proposed buildings. The parking area shown on the site plan will easily accommodate vehicles and loading activities within the property.

(c) Refuse and service areas.

Adequate refuse collection and service arrangements will be provided for the proposed buildings. There is currently a new dumpster enclosure near the buildings for which applicant provides regular trash collection services, which will be made available depending on the circumstances and need.

(d) Utilities, with reference to locations, availability, and compatibility.

Adequate utilities will be provided to serve the proposed buildings. The property is part of an established development with existing utility infrastructure. Utilities will be extended to the proposed buildings. Utility arrangements will be compatible with the uses and the surrounding development.

(e) Screening and buffering, with reference to type, dimensions, and character.

The proposed buildings will be positioned at the rear of the developed property, with their doors oriented toward the wooded area (a flood zone), consistent with the orientation of the adjacent existing building. This placement directs the principal access and loading side away from the street and provides separation from the public-facing portion of the development.

Street-facing façades will incorporate a block water table, trim, and EIFS coordinated with the existing front building on the 118 Weisenberger Road property. These treatments will provide a consistent and attractive appearance where the new construction is visible. Together, the rear placement, building orientation, surrounding vegetation, and coordinated exterior finishes provide a site-sensitive approach to screening and compatibility.

(f) Required yards and other open spaces.

The proposed buildings are arranged within the rear development area to maintain open space for access, maintenance, and separation between structures. The site plan depicts approximately 15 feet between the proposed buildings and approximately 15 feet between the southernmost building and the southern property line.

Note: One proposed building extends slightly across the northern boundary of the 0.3300-acre tract onto adjoining property also owned by the applicant. This line is an internal 'fictional' boundary

between commonly owned tracts (rather than an actual perimeter boundary line); the proposed building does not encroach onto property owned by another party.

(g) General compatibility with adjacent properties and other properties in the district.

The proposed buildings are designed as a compatible extension of the existing development. Their building forms, roof profiles, exterior colors, and materials will complement the adjacent existing buildings. The street-facing architectural treatments will also relate the rear structures to the existing building at the front of the property, creating visual continuity throughout the site.

The surrounding area includes established business properties, buildings of similar character, and wooded land. Locating the new buildings behind the existing development and orienting their doors toward the wooded area responds to this setting and reduces their prominence from the street.

The proposed storage and warehousing uses will keep stored items within the buildings, supporting an orderly appearance. Adequate on-site access, parking, loading, refuse service, and utilities will accommodate these uses within the development, as applicable. The buildings' placement, orientation, and coordinated architectural design support their compatibility with adjacent properties and the character of the surrounding district.

(h) Other provisions deemed applicable by the Mayor and Board of Aldermen.

The applicant will address any other applicable requirements identified by the Mayor and Board of Aldermen.

Authorization Letter from Current Owner

NEAT ENTERPRISES, LLC
118 Weisenberger Road
Gluckstadt, MS 39110

October 23, 2026

City of Gluckstadt, Mississippi
1004 Madison Avenue
Gluckstadt, MS 39110

Re: 118 Weisenberger Road, Gluckstadt, MS 39110

Dear City of Gluckstadt:

Gluckstadt Management, LLC will be purchasing a 0.33 acre portion of the rear of my property within the next few weeks, and it has authority to file and process site plan review applications, architectural review documents, and other applications/documents with the city.

Sincerely,

Neat Enterprises, LLC

10-23-2026
Robin Covington, Member

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 11/24/26

SUBJECT: Request for Conditional Use-Project 26-057-Accessory Storage Building

Mr. Rutledge now requests the recommendation of approval for his site plan to building two accessory storage buildings. He recently purchased the back of the property of 118 Weisenberger and would like to extend his storage capacity to the South of his 110 Weisenberger property. As mentioned previously, these two buildings will be similar to the existing accessory building to it North, except these will be upgradef on the North, West, and South facades to match the existing building at 110 Weisenberger. The roll-up doors will face the floodplain to its East disguising them from public view. We did recently present these to the ARC Committee, and they recommended approval contingent on the following:

- Remove the barbed on the existing fence and add a black vinyl screening along all the street facing fencing.
- Add landscaping along the front of the new buildings to further screen the buildings from Weisenberger Rd.
- Add wall-mounted lighting on the buildings

These requests have been updated to the rendering. Also, these properties gently slope from West to East so all drainage will be surface drained across the stone parking area and slowly into the floodplain to the East. They will have access from the property at 110 Weisenberger Rd as well as adding a new access drive from 110 Weisenberger Rd.

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 11/24/26

SUBJECT: Request for Variance-Project 26-058.01-Market Place Parking

Mr. Robert Polk is requesting the recommendation of approval for a parking space count variance on his Market Place development. They currently plan to have one restaurant, ice cream shop, a coffee shop, and a couple retail stores. Our restaurant parking requirement is the most demanding with 1 spot per 100 SF. Currently they have maxed out the parking spaces at 71 spots including the 3 ADA spaces. Per the square footage of all the buildings the requirement is 75 parking spaces. Two of the restaurants will be used considerably through the drive-thru nature of the business which would free up spaces for the retail and main restaurant. Also, after recently studying the parking behavior on a development further down Calhoun Station, I do believe being 4-5 parking spaces shy on this development is acceptable.

We did make a publication of this request and placed a sign at the property's frontage. We have not had any communication regarding this request.

City of Gluckstadt

Application for Variance (#) PARKING

Subject Property Address: Calhoun Station Parkway East (Between Johnny's Pizza and Little C's)
Parcel #: 082E-21-016/25.00

Owner: KBS Development LLC (Lee Sahker)
Address: 103 Eastwick Cove
Madison MS 39110

Phone #: 6015036860
E-Mail: jlsconst@yahoo.com

Applicant: Joe's, LLC. - Robert Polk
Address:

Phone #: 6017207655
E-Mail: Lights736@gmail.com

Current Zoning District: C-2
Acreage of Property (If applicable): 1.6 ac.
Current Use of Property: NA

Requirements of Applicant: 2026163

1. Letter demonstrating how the requested Variance will comply with or otherwise satisfy the requirements for granting a Variance pursuant to Section 804.01 of the Zoning Ordinance.
2. Copy of written legal description.
3. Additional items may be requested depending on the nature and status of the proposed development or property.
4. $250.00 fee required for processing

Requirements for Granting Variances: (Section 804.01, Zoning Ordinance)

(a). Applicant shall demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

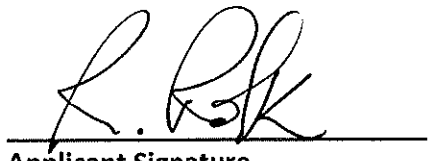
(b). Applicant shall demonstrate that the literal interpretation of this Ordinance would deprive the applicant's rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

(c). Applicant shall demonstrate that granting the Variance will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same zoning district.

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor and Board of Alderman 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.

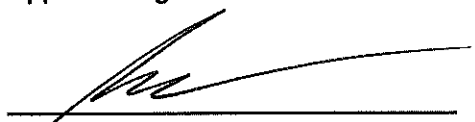
By signing this application, it is understood and agreed that permission is given to the Zoning Administrator to have a sign erected on subject property, giving notice to the public that said property is being considered for a dimensional variance.



Applicant Signature

10/20/26

Date



Property Owner Signature

10/20/26

Date

October 1, 2026

Caine Dearman, CFM

Planning & Zoning Director

City of Gluckstadt

107 Lone Wolf Dr

Gluckstadt, MS 39110

Re: Gluckstadt Marketplace

Calhoun Parkway and Gluckstadt Way

Mr. Dearman,

Please attached the site plan review request for this proposed commercial center. It is proposed to be a more centralized development with a character of Cottage Downtown flavors, but with, at this time two different drive through designs for customer convenience. One is a express coffee and beverage concept, the other a quick serve custom ice cream shop. These both will take minimum on site parking, but at this time the parking is counted in the overall site plan.

We would like to discuss with you a variance on these two tenants for the parking requirements so a restaurant can be added to the proposed other tenants. Thank you for your time and we request to be placed for consideration and agenda.

Respectfully,

Robert Polk

Robert G. Polk, Architect, P. A.

MADISON COUNTY JOURNAL

Invoice

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Bill to
City of Gluckstadt Planning and Zoning

Invoice number	20571CB1-0096
Notice ID	IlPMnchLRZNMD880pTLu
Publisher	Madison County Journal
Date of issue	Nov 3, 2026
Date due	Dec 3, 2026
Amount due	**$29.11**

Description	Qty	Unit price	Amount
11/05/2026: Governmental Entity Notice	1	16.92	16.92
Proof of Publication Fee	1	5.00	5.00

=== Notes ===
Notice Name: Variance - Robert Polk

=== How to pay this invoice ===
Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
https://www.column.us/invoices/24e9JiibksTZA8fRxeVv/pay

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Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 20571CB1-0096 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.

Net Subtotal	$21.92
Tax	0.00
Processing Fee	7.19
Amount due	**$29.11**



Column

OFFICIAL AD PROOF

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: IlPMnchLRZNMD880pTLu | **Proof Updated: Nov. 03, 2026 at 11:42am CST**
Notice Name: Variance - Robert Polk

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: 2.99

Number of Lines: 26

11/05/2026: Governmental Entity Notice	16.92
Proof of Publication Fee	5.00
Subtotal	$21.92
Tax	$0.00
Processing Fee	$7.19
Total	**$29.11**

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST that there will be a public hearing on Tuesday, November 24, 2026 at 6:00 PM, before the Gluckstadt Planning and Zoning Commission at the Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, MS 39110 for the purpose of determining whether or not a petition for a variance shall be granted to the owners of the following described parcel:

Madison County Parcel No.
082E-21-016/25.00

The public hearing in relation thereto shall provide parties in interest and citizens an opportunity to be heard. A copy of the variance application shall be available at City Hall for inspection by the public.

/s/ Lindsay Kellum
City Clerk's Signature

Publish: November 5, 2026

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 11/24/26

SUBJECT: Consideration of Site Plan-Project 26-058 Market Place at Calhoun Station

Mr. Robert Polk is requesting the recommendation of approval for his site plan for Market Place on Calhoun Station. This parcel is zoned C-2, and retail/restaurants are a first permitted use. They have done a wonderful job with the layout of these buildings straying away from the strip development mentality even though it is a small lot. By separating the buildings, it provides pedestrian walk-throughs and cozy hang-out areas. The drainage for this entire area makes its way to the planned detention area to the South at the City park. Also, all the drives and parking space dimensions meet our requirements. The driveway off Calhoun Station is 25' from the property line, so the gap between this driveway and its neighbor to its South are more than acceptable. We recently presented this to the ARC Committee, and they recommended approval with just a couple conditions. Those conditions have been updated to these plans:

- Add additional landscaping in between the trees along Calhoun Station and Gluckstadt Way as well as more along the South and East property lines.
- Add an exterior lighting plan
- Incorporate additional architectural detailing on the North side of Building 3
- Provide details on brick and color schemes at next ARC meeting

Mr. Polk is here today to answer any questions from you.

.

City of Gluckstadt

Application for Site Plan & Architectural Review

Subject Property Address: _____

Parcel #: 082E-21-016/25.00

Owner: JOB's, LLC

Applicant: Robert Polk

Address: _____

Address: 4214 Ridgewood Road
Jackson, MS 39211

Phone #: _____

Phone #: 601-720 7655

E-Mail: _____

E-Mail: robertpolkarchitect@gmail.com

Current Zoning District: C-2 Highway

Acreage of Property (If applicable): 1.5

Use sought of Property: commercial retail

26-058

Requirements of Applicant:

1. Overview letter briefly describing the intent of the project
2. Copy of written legal description
3. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
4. Architectural Design Standards as stated in Ordinance #2025-01
5. Color Rendering & Elevations at time of submittal
6. Color samples and/or color identification codes
7. $100.00 fee required for processing

Requirements for Site Plan Submittal (Refer to Section 807, Gluckstadt Zoning Ordinance)

One (1) hard copy and One (1) digital copy of the site plan shall be prepared and submitted to the Zoning Administrator.

Site Plan Specifications (Section 809, Zoning Ordinance, ARC Ordinance #2026-08, Landscape Ordinance #2025-04, & Subdivision/Development Regulations)

A. Lot Lines (property lines)
B. Zoning of the adjacent lots
C. The names of owners of adjacent lots
D. Rights of way existing and proposed streets, including streets shown on the adopted Throughfares plan
E. Access ways, curb cuts, driveways, and parking, including number of parking spaces to be provided
F. Sidewalk must be installed in City ROW on the frontage. Please reference Subdivision Regulations
G. All existing and proposed easements
H. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants. City of Gluckstadt does not provide Water and Sewer. Please contact local water/sewer authorities for specific requirements and taps.
I. Drainage plan showing existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off-site drainage courses and projected storm water flow rates from off-site and on-site sources.

J. Contours at vertical intervals of five (5) feet or less
K. Floodplain designation, according to FEMA Maps
L. Landscaped areas and planting screens (Ordinance #2023-06)
M. Building lines and the locations of all structures, existing and proposed
N. Proposed uses of the land and buildings, if known
O. Open space and recreation areas where required
P. Area in square feet, and/or square acres of parcel
Q. Proposed gross lot coverage in square feet
R. Number and type of dwelling units where proposed
S. Location of sign structures and drawings (Section 701)
T. Location of garbage dumpster and enclosure (Section 406.06)
U. Any other data necessary to allow for a thorough evaluation of the proposed use, including a traffic study

Applicant shall be present at the monthly meetings of the Planning and Zoning Commission and Architectural Review Committee when site plan is on the agenda for consideration; additionally, applicant shall be present at the Mayor and Board of Alderman meeting when the site plan is on the agenda for final approval.

Applicant is responsible for complying with all applicable requirements of the Gluckstadt Zoning Ordinance and the Architectural Design Standards Ordinance.

Site Plans shall be submitted by 5:00 pm on the 1st day of the month, immediately preceding the next regular meeting of the Planning and Zoning Commission and Architectural Review Committee. No Exceptions.

Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission's and Architectural Review Committee's agenda, no amendments or changes shall be made to the site plan. If you wish to submit changes, you will be required to resubmit by the 1st of the following month for the next monthly meeting of the Planning and Zoning Commission and Architectural Review Committee.

Attestation: ***By signing this application, the applicant agrees to all the terms and conditions laid out in this document. Approval of the site plan is subject to Board approval.***

Robert G Polk — 10/1/2026

Applicant Signature **Date**

CITY OF GLUCKSTADT BUILDING DEPARTMENT
OFFICE USE ONLY

Date Received: 10.1.2026

Application Complete & Approved to Submit to P&Z Board (please check):

Yes_____ **No**_____

Signature: _____

Planning & Zoning Administrator (or Authorized Representative)

343 Distribution Drive
Gluckstadt MS 39110

Receipt Number: RO
Cashier Name: BRIDGETTE SMITH
Terminal Number: 24
Receipt Date: 10/5/2026 11:57:41 AM

JLS CONSTRUCTION
C/O ROBERT POLK, ARCHITECT
4214 RIDGEWOOD RD
JACKSON, MS 39211

Trans Code: 400.00 - Permit Payments **Account: 2026144 JLS CONSTRUCTION** **$100.00**

2026144 100.00CR

Total Balance Due: $100.00

Payment Method: Check Payor: JLS CONSTRUCTION Reference: 3051 Amount: $100.00

Total Payment Received: $100.00

Change: $0.00



MARKET PLACE

COVER

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

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MARKET PLACE
JOE'S LLC
CALHOUN STATION PARKWAY
GLUCKSTADT, MS

PLOTTED:
11/20/2026
8:54:48 AM

SHEET
ARB 0









RENDERINGS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
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MARKET PLACE

JOE'S LLC

CALHOUN STATION PARKWAY
GLUCKSTADT, MS

PLOTTED:
11/20/2026
8:54:50 AM

SHEET
ARB 1



OVERALL

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

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MARKET PLACE
JOE'S LLC
CALHOUN STATION PARKWAY
GLUCKSTADT, MS

PLOTTED:
11/20/2026
8:54:50
AM

SHEET
ARB 2





RENDERINGS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
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MARKET PLACE
JOE'S LLC
CALHOUN STATION PARKWAY
GLUCKSTADT, MS

PLOTTED:
11/20/2026
8:54:51
AM

SHEET
ARB 3



LANDSCAPING TO COMPLY WITH
ALL GLUCKSTADT ORDINANCES
AS INDICATED ON RENDERINGS

SITE PLAN RENDERED

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
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Jackson, MS
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MARKET PLACE
JOE'S LLC
CALHOUN STATION PARKWAY
GLUCKSTADT, MS

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AM

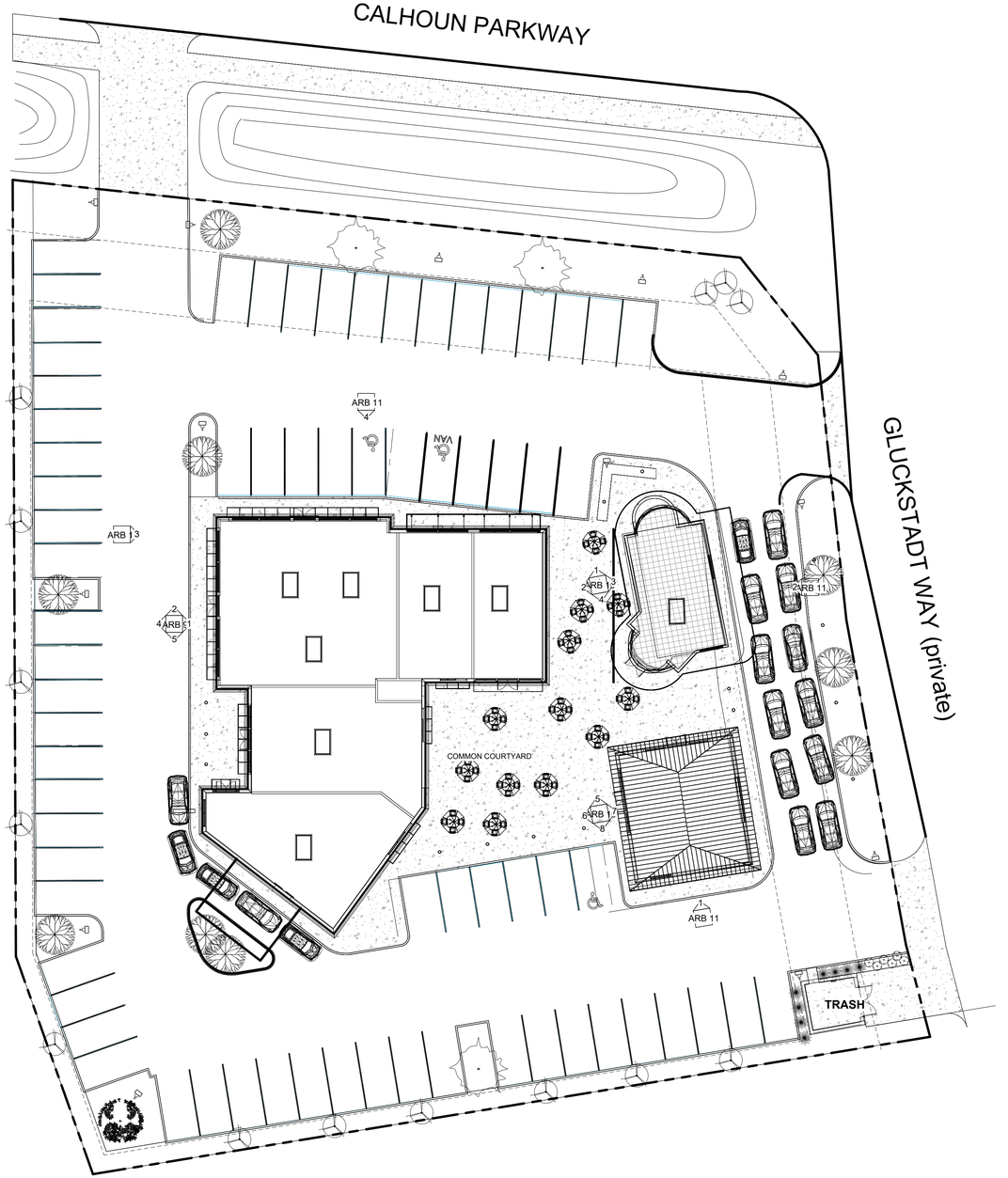
SHEET
ARB 4



AERIAL IMAGE FROM GOOGLE



APPROXIMATE LAYOUT ON AERIAL IMAGE



2 SITE PLAN
1" = 20'-0"

SITE PLAN
Scale: 1" = 20'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.
702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
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SHEET
ARB 5

Gluckstadt Marketplace - Site & Parking Summary

RGPA project 2026-29 | Builder: Lee Sahler | City of Gluckstadt, C-2 Highway Commercial | Final plan numbers, October 23, 2026

Site

Item	Value	Note
Site area	65,456 sf (1.50 ac)	
Zoning	C-2 Highway Commercial	Ord. 2021-4 Art. XXII
Maximum building coverage	50% = 32,728 sf	Sec. 2203
Storm water detention	Not required on this parcel	Development's pond covers it (verify with civil)

Tenant spaces and parking required

Space	Use	Area (sf)	Ratio	Spaces
Restaurant	Restaurant	2,665	1 / 100 sf	27
Retail 1	Retail	1,004	1 / 225 sf	5
Retail 2	Retail	997	1 / 225 sf	5
Retail 3	Retail	1,655	1 / 225 sf	8
Ice Cream	Restaurant	1,614	1 / 100 sf	17
Bldg 3 - Retail	Retail	1,301	1 / 225 sf	6
Bldg 2 - Coffee	Restaurant	1,032	1 / 100 sf	11
Total		**10,268**		**79**

Gluckstadt Ord. 2021-4 Sec. 501.02: restaurant 1 per 100 sf, general business / retail 1 per 225 sf. Each space figured separately, fractions rounded up.

Parking result

	Spaces
Required by ordinance (each space rounded up)	79
Drawn on the final site plan, including ADA	68
Short	**11**

How the count changes with the city's reading

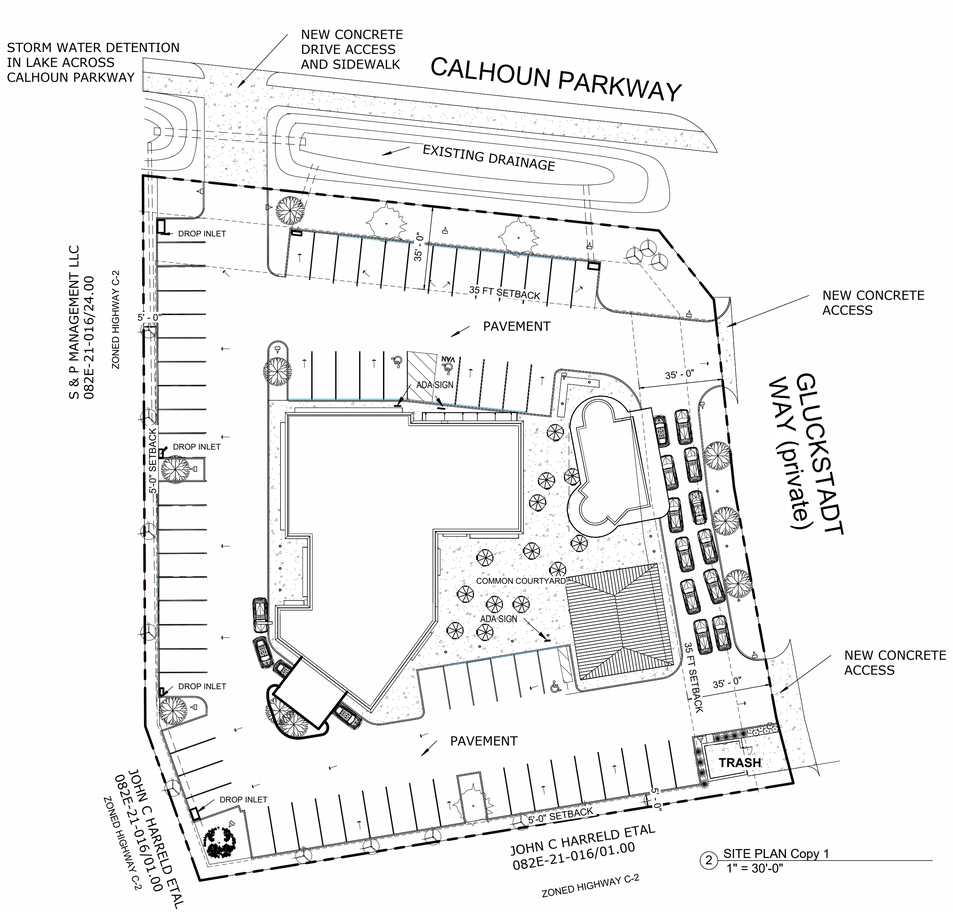
Reading	Required	vs. 68 drawn
All three food uses as restaurant, each space rounded up	79	11 short
Rounded once per use type (restaurant 5,311 sf; retail 4,957 sf)	77	9 short
Coffee counted as retail	73	5 short
Ice cream counted as retail	70	2 over
Ice cream and coffee counted as retail	64	4 over

The ice cream space decides whether the plan meets code. The ordinance says to figure each use separately and round up; it does not say whether that means each tenant space or each use type - a question for the city.

Land covered

Surface	Area (sf)	% of site
Buildings	10,268	15.7%
Parking and drives	35,884	54.8%
Courtyard / walks	9,034	13.8%
Landscape	10,270	15.7%
Total site	**65,456**	**100.0%**

Building coverage 15.7%, well under the 50% cap. Impervious (buildings, parking, walks) 84.3%. Landscape reduced 304 sf from the plan figure of 10,574 sf so the surfaces close to the site area.



2 SITE PLAN Copy 1
1" = 30'-0"



1 SITE PLAN DENOTED
1/16" = 1'-0"

10,268 TOTAL
parking requirements
1/100 restaurant
1/225 for business/office
79 NEEDED *
68 AS DESIGNED WITH ADA

* FULL RESTAURANT PARKING FOR DRIVE THRU SERVICE

NORTH

THIS PROPERTY IS NOT IN A FLOOD ZONE

ZONED C-2 HIGHWAY

SITE PLAN DENOTED

Scale: As indicated

RGPA pa
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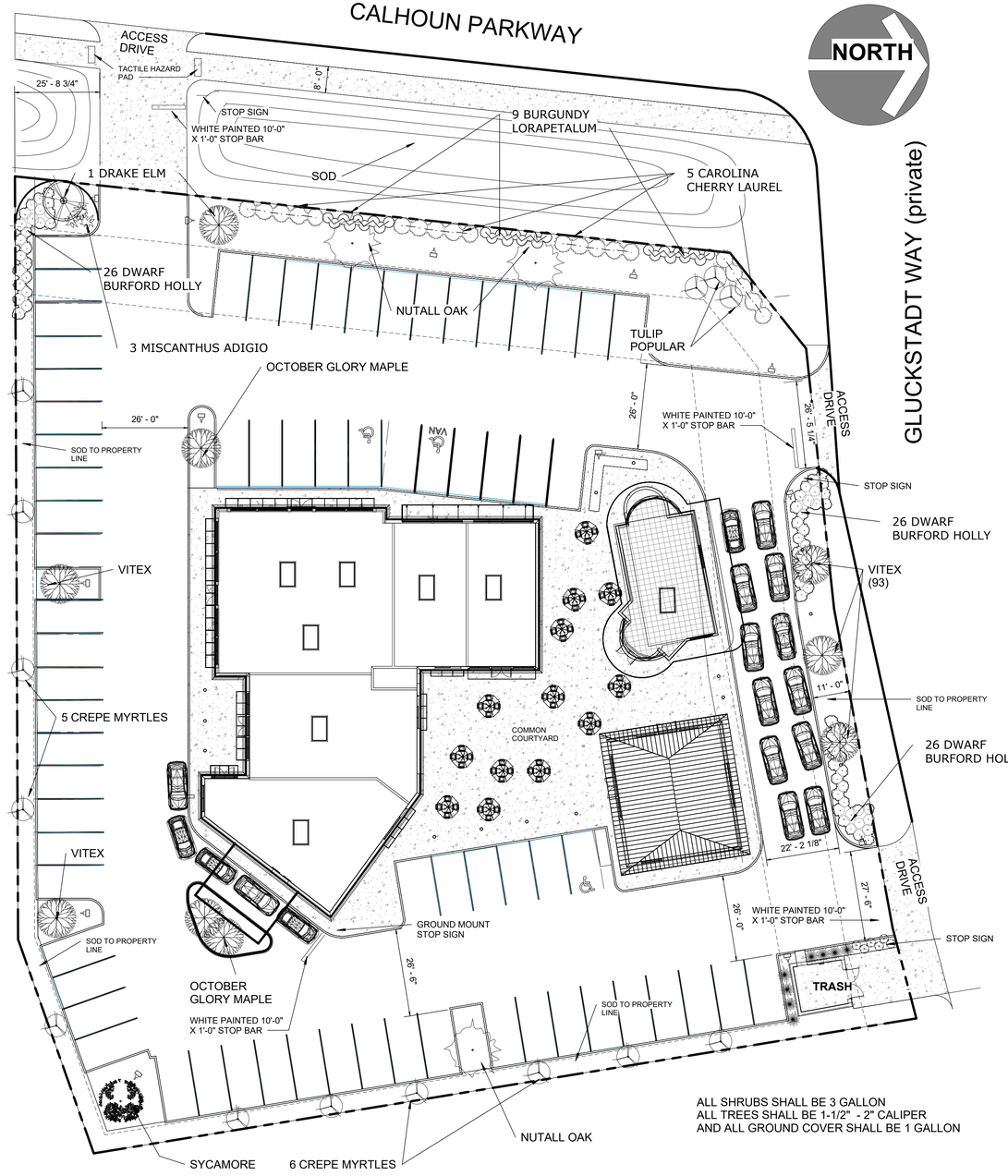
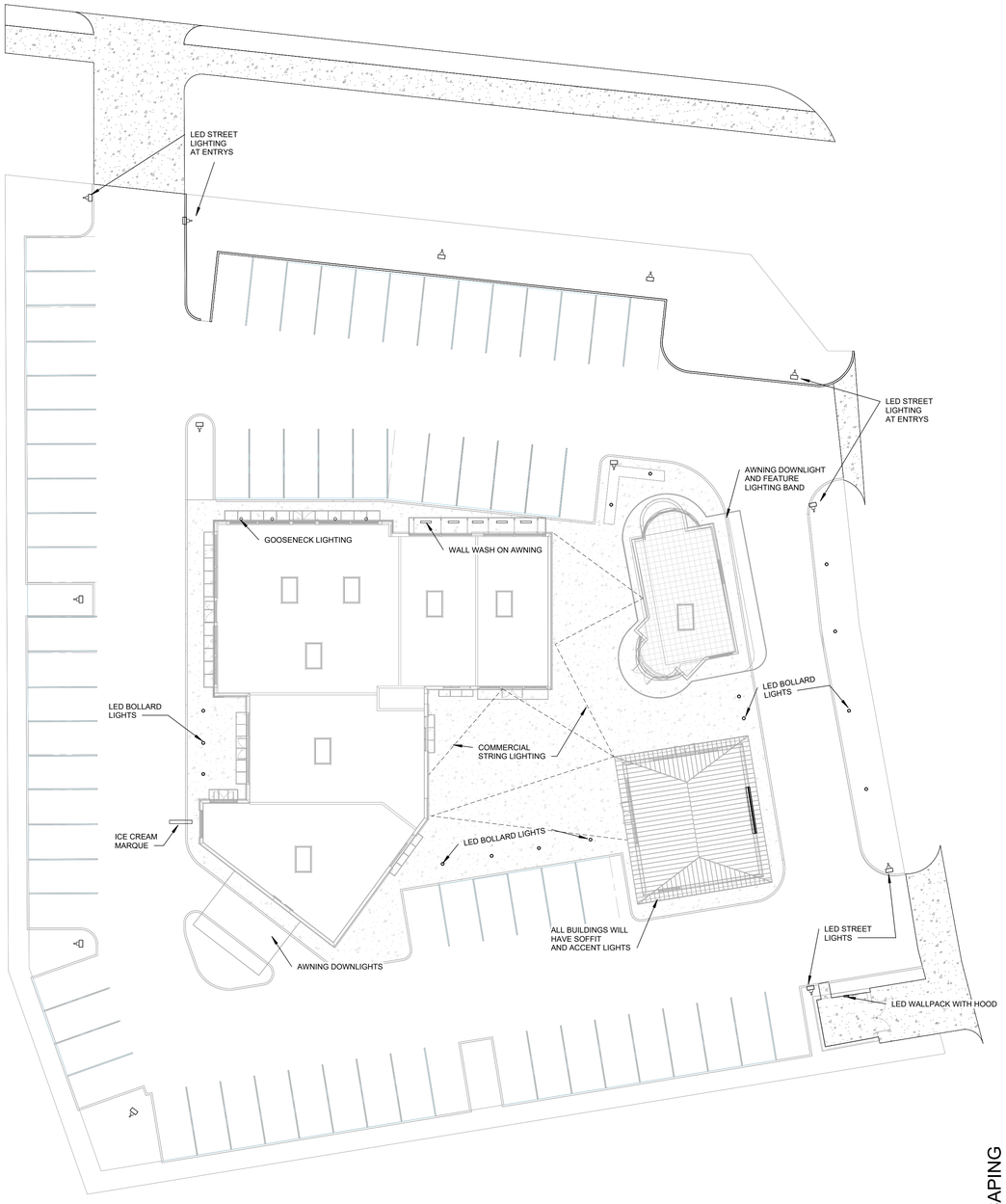


2 SITE PLAN Landscaping
1" = 20'-0"



1 SITE PLAN Site Lighting
1" = 20'-0"

SITE LIGHTING AND LANDSCAPING

Scale: 1" = 20'-0"

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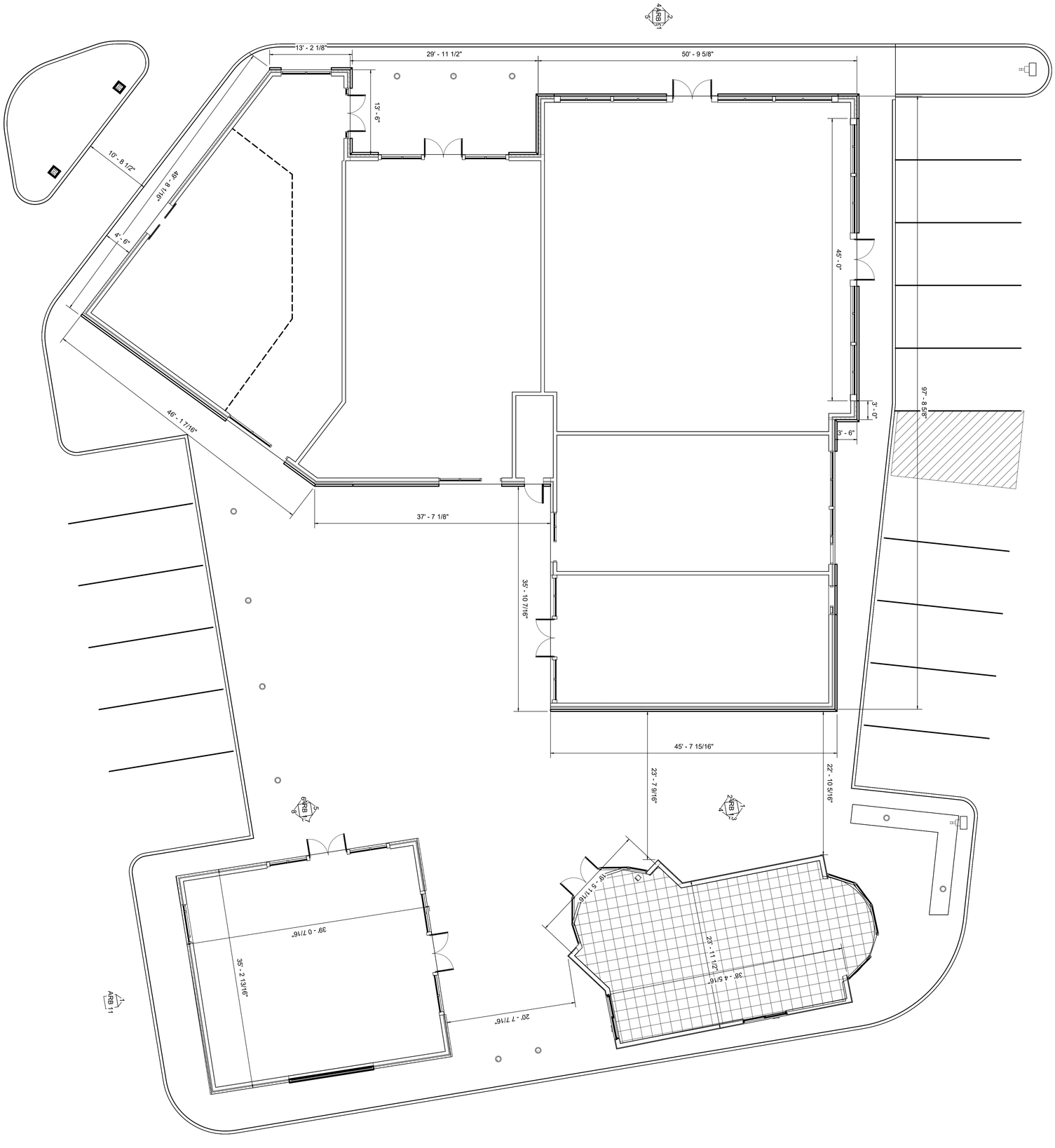
SHEET ARB 7



1 First floor DIMENSIONED
1/8" = 1'-0"

FLOOR LAYOUT DIMENSION

Scale: 1/8" = 1'-0"

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SHEET ARB 8

MARKET PLACE

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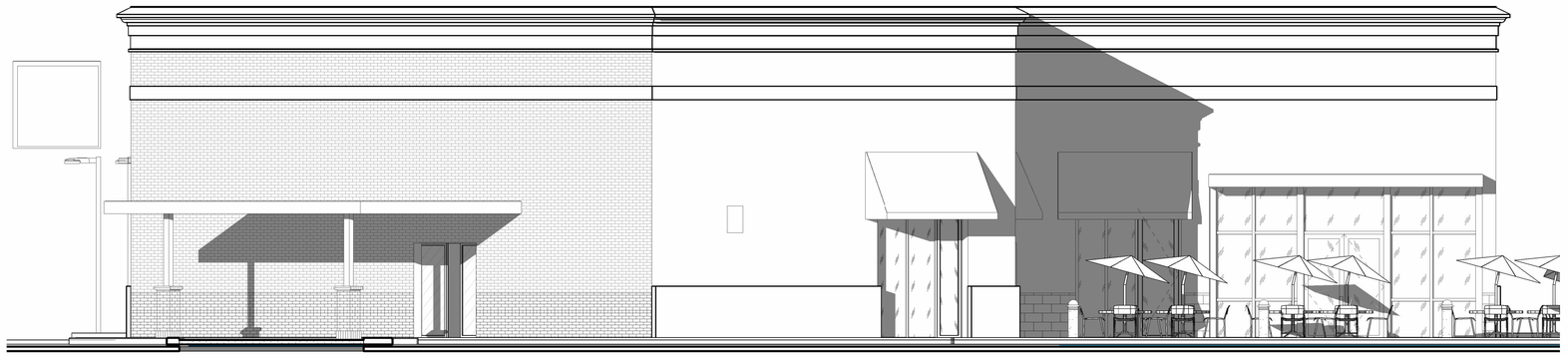
ROBERT G POLK ARCHITECT, P.A.

Section 4: Item E)



1 BLDG1 SOUTH
3/16" = 1'-0"



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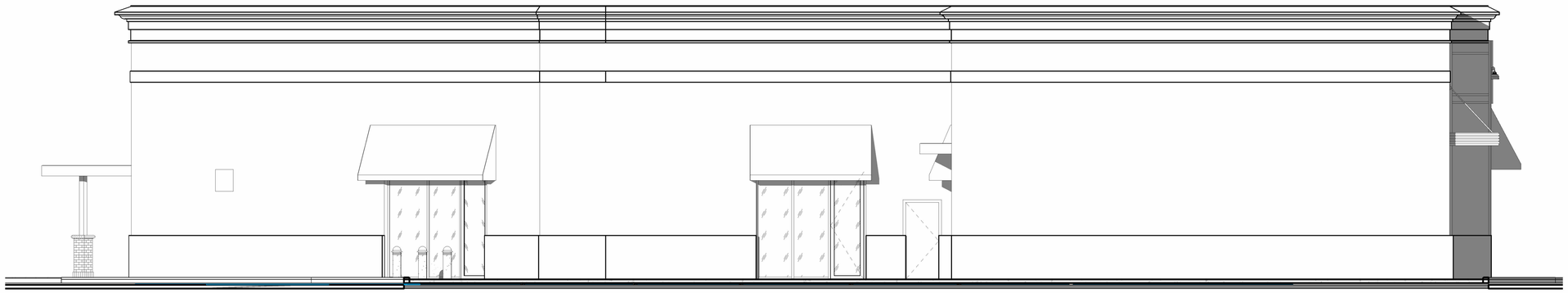
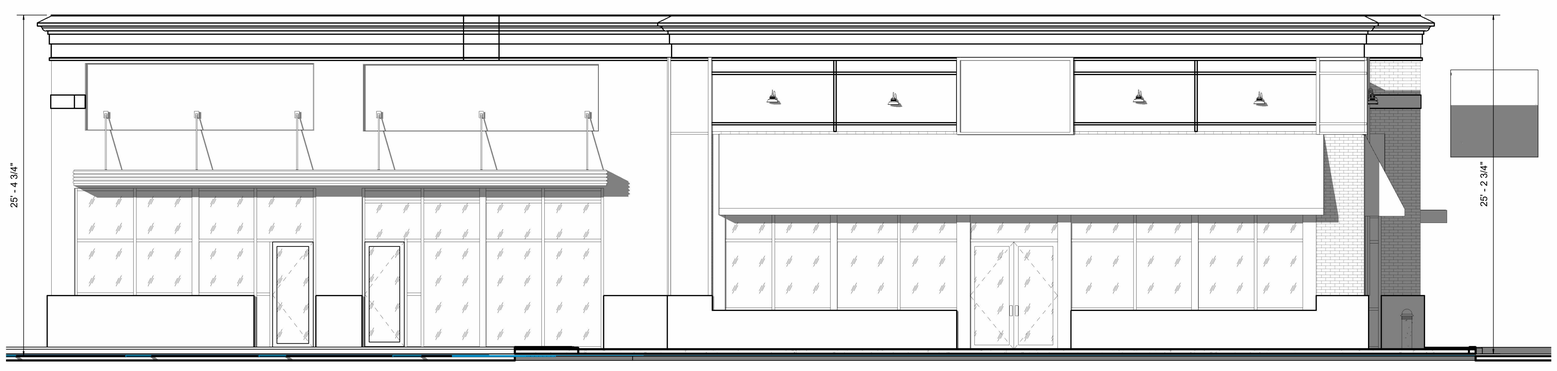
3/16" = 1'-0"



4 BLDG 1 NORTH
3/16" = 1'-0"



5 BLDG 1 WEST
3/16" = 1'-0"

BUILDING 1 ELEVATIONS

Scale: 3/16" = 1'-0"

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MARKET PLACE

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GLUCKSTADT, MS

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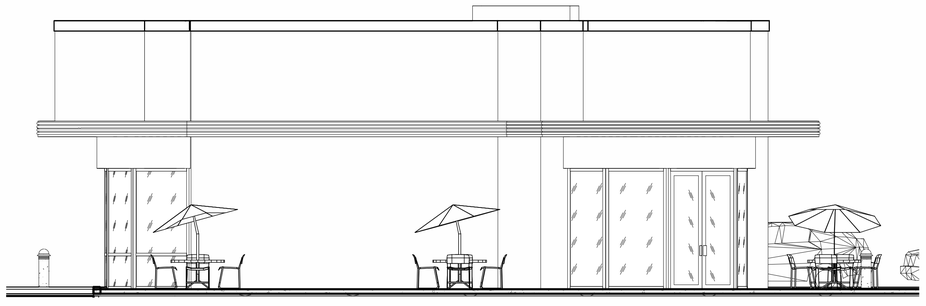
SHEET
ARB 9



1 BLDG 2 EAST
3/16" = 1'-0"



2 BLDG 2 NORTH
3/16" = 1'-0"



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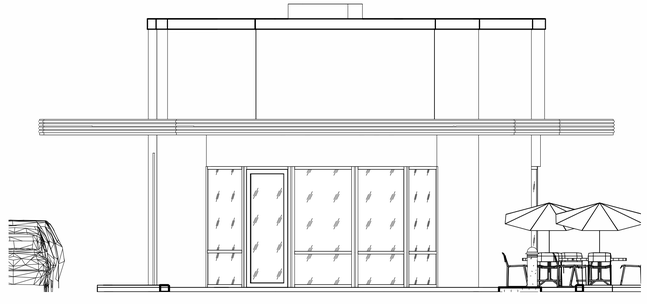

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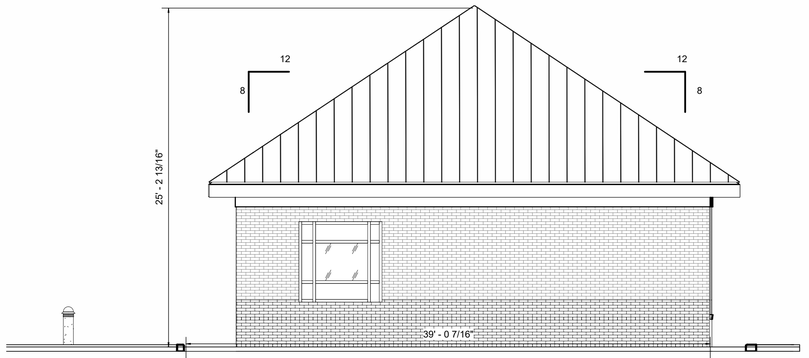

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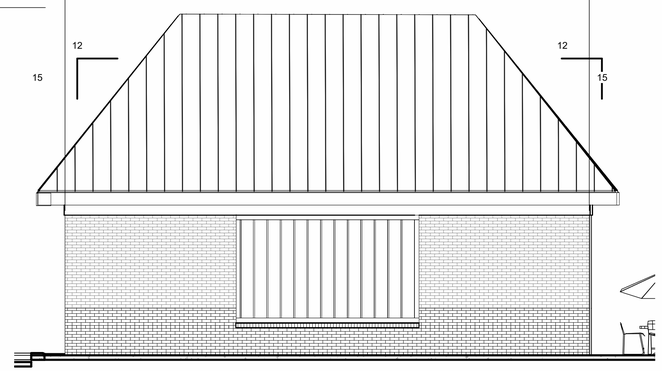

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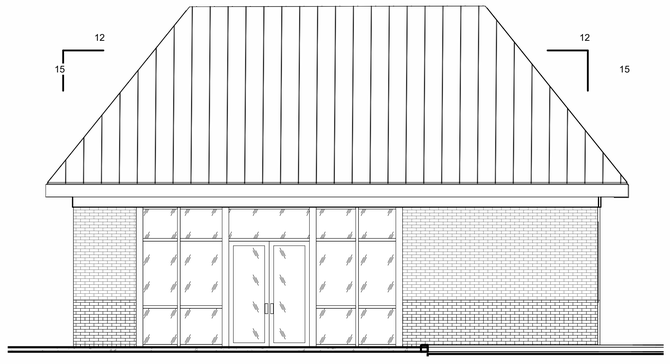

7 BLDG 3 SOUTH
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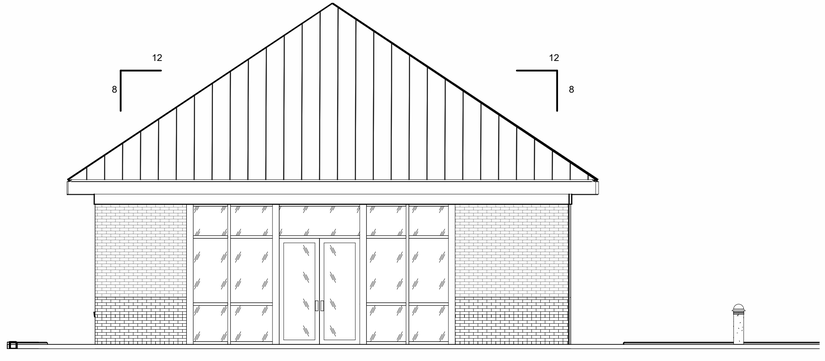

8 BLDG 3 WEST
3/16" = 1'-0"

BUILDING 2 ELEVATIONS

Scale: 3/16" = 1'-0"

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

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GLUCKSTADT, MS

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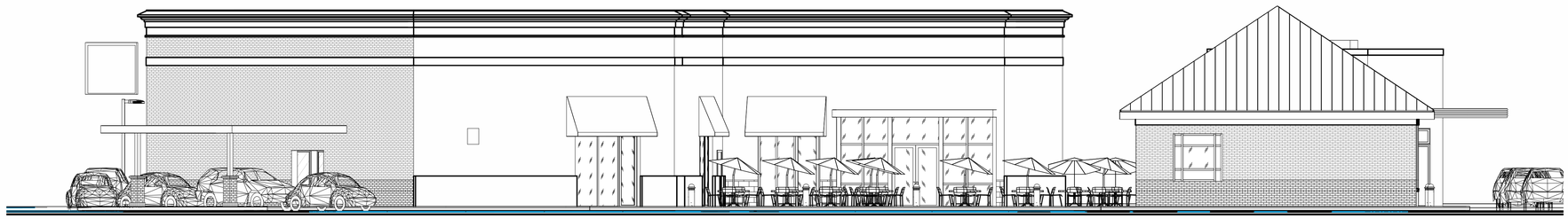
SHEET
ARB 10



1 EAST
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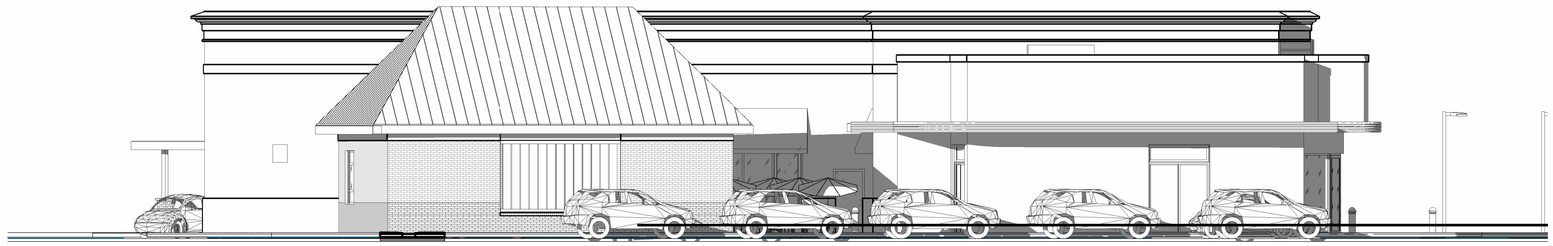

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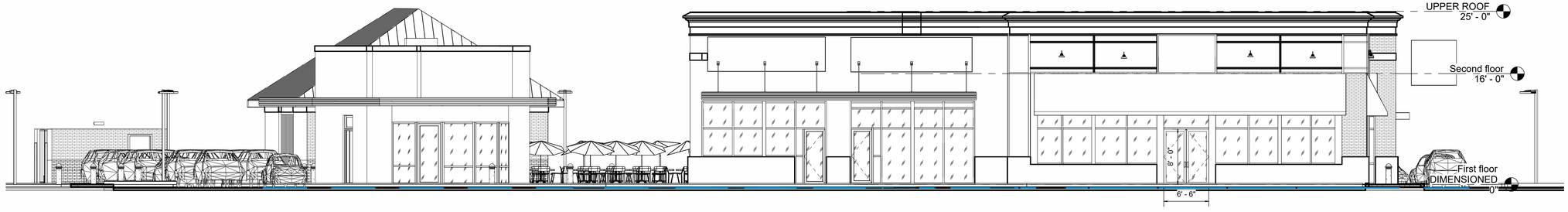
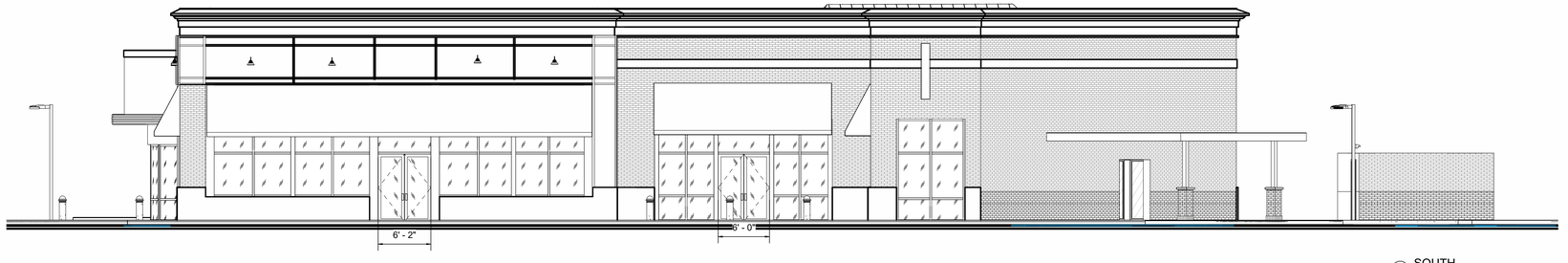


4 WEST
1/8" = 1'-0"



3 SOUTH
1/8" = 1'-0"

OVERALL ELEVATIONS

Scale: 1/8" = 1'-0"

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GLUCKSTADT MARKETPLACE

EXTERIOR MATERIALS BOARD



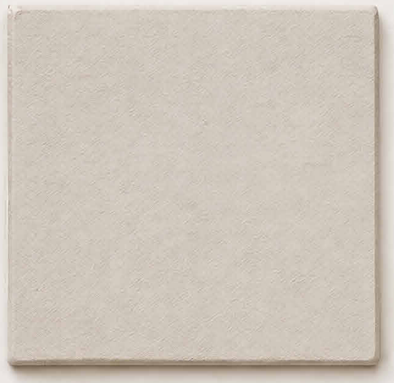
1. WHITEWASH MASONRY



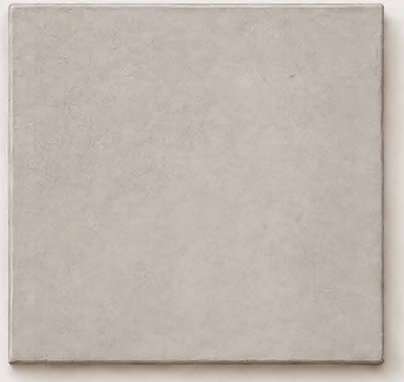
2. GRAY MASONRY



3. NAVY PAINTED TRIM



4. CREAM EIFS - FINE SAND FINISH



5. MASONRY BASE

6. CHROME BANDED CANOPY



7. BROWN STANDING SEAM ROOF



8. STRIPED CANVAS AWNING



9. BLACK STOREFRONT

10. COURTYARD PAVERS

COLOR SAMPLES

Scale:

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MARKET PLACE
JOE'S LLC
CALHOUN STATION PARKWAY
GLUCKSTADT, MS

PLOTTED:
11/20/2026
8:55:34
AM

SHEET
ARB 12

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 11/24/26

SUBJECT: Request for Zoning Text Amendment-Public Hearing

We are requesting the recommendation of approval for a text amendment to our Zoning Ordinance. We propose to make strip developments Conditional Use in all zones applicable. After studying our new Architectural Standards and recognizing the progress our City has made, strip developments do not align with where we hope to be in the future. Conditional Use does not prohibit these type developments, but it gives the advisory boards and the Mayor and Board Alderman more options when evaluating these types of submissions. The Architectural Standards are already producing better designs and layouts of projects, but we believe this text amendment could further persuade designers/developers into thinking bigger and better than a rectangle box with several units. The draft ordinance is attached and includes a couple definition changes as well.

We did make a publication for this request, and to date we have not had any communications regarding this request.

ORDINANCE NO. 2026-_____

ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF GLUCKSTADT, MISSISSIPPI AMENDING SECTIONS 301, 2002, 2102, AND 2202 OF THE ZONING ORDINANCE OF THE CITY OF GLUCKSTADT, MISSISSIPPI

WHEREAS, the Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi did lawfully adopt a Zoning Ordinance on December 16, 2021, after proper notice and a public hearing; and,

WHEREAS, the Mayor and Board of Aldermen now desire to amend certain sections of the City's Zoning Ordinance; and,

WHEREAS, in the time and manner provided for by law, the City of Gluckstadt did cause a public hearing to be noticed and published and set for November, 2026, at 6:00 o'clock p.m. in City Hall before the Planning and Zoning Commission to consider a text amendment to the City's Zoning Ordinance; and,

WHEREAS, at the time date and place specified in the notice, the Planning and Zoning Commission of the City of Gluckstadt, Mississippi did conduct a full and complete hearing and thereafter did recommend that the Zoning Ordinance of the City of Gluckstadt, Mississippi be amended as set out hereinafter; and,

WHEREAS, the Mayor and Board of Aldermen find that there exists both a public need and a change in character of the neighborhood for a text amendment to the City's Zoning Ordinance; and

NOW THEREFORE BE IT ORDAINED, by the Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi, that the following sections are hereby adopted as amendments to the Official Zoning Ordinance of the City of Gluckstadt, Mississippi, as provided in the following sections:

SECTION 1

That the matters and facts stated in the preamble hereof are found to be true and correct.

SECTION 2

Amend "ARTICLE III: INTERPRETATION AND DEFINITIONS" as follows:

1. Amend "SECTION 301 – DEFINITIONS" by amending the following definitions:

> "**Shopping Center**: A group, consisting of five or more commercial establishments, planned, developed and managed as a unit, the adequate off-street

parking facilities provided on the property and related in its location, size, and type of stores to the trade area or neighborhood which the unit serves."

"**Strip Development**: Commercial development, consisting of a minimum of two units but no more than five units, usually on store deep, that fronts on a major street."

SECTION 3

Amend "ARTICLE XX: RESTRICTED COMMERCIAL DISTRICT (C-1A)" as follows:

3. A new paragraph to "SECTION 2002 – CONDITIONAL USES AND STRUCTURES" shall be added as follows:

F. Strip Development.

SECTION 4

Amend "ARTICLE XXI: GENERAL COMMERCIAL DISTRICT (C-1)" as follows:

5. A new paragraph to "SECTION 2102 – CONDITIONAL USES AND STRUCTURES" shall be added as follows:

H. Strip Development.

SECTION 5

Amend "ARTICLE XXII: HIGHWAY COMMERCIAL DISTRICT (C-2)" as follows:

7. A new paragraph to "SECTION 2202 – CONDITIONAL USES AND STRUCTURES" shall be added as follows:

W. Strip Development.

SECTION 6

This Ordinance shall take effect and be in force one (1) month from and after passage as provided by law.

MOTION made to adopt the foregoing Ordinance was made by Alderman _____ and SECONDED by Alderman _____ and the foregoing having first been reduced to writing, was submitted to a Roll Call Vote, the result was as follows:

Alderman Bates voted: Aye / Nay

Alderman Powell voted:	Aye / Nay
Alderman Campbell voted:	Aye / Nay
Alderman Taylor voted:	Aye / Nay
Alderman Williams voted:	Aye / Nay

WHEREUPON, the Mayor declared the Motion had carried and that the Ordinance was adopted.

SO ORDAINED, ADOPTED, AND APPROVED by the Mayor and Board of Alderman of the City of Gluckstadt, Madison County, Mississippi at its regular meeting held on the _____ day of _____, 2026.

_____
Walter C. Morrison, Mayor of the
City of Gluckstadt, Mississippi

ATTEST:

_____
Lindsay Kellum, City Clerk

[S E A L]