



REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF GLUCKSTADT, MISSISSIPPI

Tuesday, August 18, 2026 at 3:00 PM

Agenda

This notice and agenda of the Regular Meeting of the Architectural Review Committee is hereby given by the undersigned. Said meeting shall be held on Tuesday, August 18, 2026, at 3:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

1. **Call Meeting to Order and Roll Call**
2. **Opening Prayer and Pledge of Allegiance**
3. **Consideration and Approval of Minutes**
 - [A\)](#) Consideration of Minutes-Regular Meeting July 21st
4. **New Business**
 - [A\)](#) Consideration for Architectural Review-26-027 Springhill Suites
5. **Old Business**
6. **Public Comment**
7. **Next Meeting**
 - A) Next Regular Meeting-September 22, 2026
8. **Adjourn**

Commissioner Kayce Saik _____

Commissioner Melanie Greer Smith _____

Commissioner Lee Sahler _____

**Regular Meeting of the Architectural Review
Committee
of the City of Gluckstadt, Mississippi
Tuesday, July 21, 2026, at 3:00 PM**

Minutes

The business of this meeting with Committee Members Kayce Saik, Melanie Greer and Lee Sahler were as follows:

1. Chairman Kayce Saik called the meeting to order; all members of the board were present.
2. Kayce Saik gave the opening Prayer with Melanie Greer giving the Pledge of Allegiance.
3. **Consideration of Minutes:**
Melanie Greer made the motion to approve the minutes for June 16, 2026, regular meeting as presented. Lee Sahler seconded the motion with all members voting “AYE” the motion carried.
4. **New Business**
 - A) **Consideration of Architectural Review – 26-040.01 (SIP Outdoors)**
 - i. Caine Dearman, Planning and Zoning Director, presented the proposed expansion project which includes enclosing the existing east side porch to create a Deer Processing facility which will match the existing building materials. Adding refrigeration units and landscaping along the west frontage. Pat McGraw, the owner of SIP Outdoors, spoke and discussed the business.
 - ii. The Committee made the following recommendations:
 - Ensure the fencing is eight feet in height
 - iii. Lee Sahler made the motion to approve, Melanie Greer seconded the motion with all members voting “AYE”; the motion carried.
 - B) **Consideration of Architectural Review – 26-041.01 (Rick’s Pro Truck Expansion)**
 - i. Caine Dearman, Planning and Zoning Director, presented the proposed project which will consist of a mixed use of a retail store, warehouse space and storage facility.
 - ii. Joseph Orr, Architect, spoke on behalf of Rick’s Pro Truck
 - iii. The Committee made the following recommendations:
 - Extend the roof elevation of the South side and slope to the north side disguising the roof from the Southern view
 - Add detail/design to the frontage of the building.

- Remove or replace the metal siding with brick on the north side.
- iv. Lee Sahler made the motion to approve; Melanie Greer seconded the motion with all members voting “AYE”; the motion carried.

C) Consideration of Architectural Review – 26-046 (D Noblin)

- i. Caine Dearman, Planning and Zoning Director, presented the proposed renovation and addition to the existing Callaway’s building which included renovating the existing 17, 570 square feet, adding an additional 15,000 square feet. Daniel Woolridge, the Designer, explained the project was the Village Mid-Century architectural style.
- ii. Committee member, Lee Sahler, recused himself from this vote.
- iii. Remaining Committee members discussed tabling this review until a new design can be submitted due to this not being what the City was looking for in the Village District and it looked too commercially
- iv. Melanie Greer made the motion to table; Kayce Saik seconded the motion with both members voting “AYE”; the motion carried.

5. Old Business

No action taken

6. Public Comment

- i. Lee Hutchinson addressed the board regarding the newly adopted Architectural Standards.

7. Next Meeting

A) Regular Meeting August 18, 2026, 3:00 PM City Hall

8. Adjourn

Melanie Greer made a motion to adjourn; Kayce Saik seconded the motion with all members voting “AYE” the motion carried.

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

KAYCE SAIK, Chairman

MELANIE GREER, Vice Chairman



CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 08/18/26

SUBJECT: Consideration of Architectural Review-Springhill Suites

Bellamare Development is presenting the Springhill Suites Hotel for Architectural Review. This will be a 92-room Marriot Hotel situated in the C-2 Zone and the Highway Commercial Architectural District. This development was presented and approved back in 2023, but due to the lapse of time from starting work they are required to go back through the process. Attached within are the building elevations, color renderings, and landscape for your review. Owner and designers are here today to answer any questions.

City of Gluckstadt

Application for Site Plan & Architectural Review

Subject Property Address: TBD - Germantown Village on Calhoun Station Parkway (behind Chervon)

Parcel #: 082E-21-006/00.00

Owner: Lodging Amercia at Gluckstadt, LLC **Applicant:** Bellamare Development, LLC

Address: 207 Jackson St, Ridgeland, MS 39157 **Address:** 207 W. Jackson St. Ridgeland, MS 39157

Phone #: 601-391-6779

Phone #: 601-391-6778

E-Mail: Deep@Bellamaredevelopment.com

E-Mail: Paige@Bellamaredevelopment.com

Current Zoning District: Commercial

Acreage of Property (If applicable): 2.5 Acres +/-

Use sought of Property: Hotel

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 #2025-01, 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.


Applicant Signature

3-19-26
Date

CITY OF GLUCKSTADT BUILDING DEPARTMENT
OFFICE USE ONLY

Date Received: _____

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

Yes _____ No _____

Signature: _____
Planning & Zoning Administrator (or Authorized Representative)

BOOK 3578 PAGE 594 DOC 01 TY W
INST # 834758 MADISON COUNTY MS.
This instrument was filed for
record 3/09/18 at 1:14:17 PM
RONNY LOTT, C.C. BY: ILB D.C.

Prepared by and return to:
Giddens Law Firm, PLLC
Attorneys at Law
385 Edgewood Terrace Drive
Jackson, MS 39206
(601) 373-4647

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we,

Dr. S. L. Sethi and Raksha Sethi
1554 W Peace Street
Canton, MS 39046
Telephone: (601) 855-0146

do hereby sell, convey and warrant unto

R & S Holdings, LLC.
1554 W Peace Street
Canton, MS 39046
Telephone: (601) 855-0146

12⁰⁰ ②
#601

the following described property located and situated in Madison County, Mississippi, being more particularly described as follows, to-wit:

Indexing Instructions:
SW 1/4 Sec 21, T8N, R2E Madison Co., MS

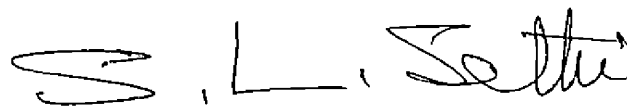
SEE ATTACHED EXHIBIT "A"

BOOK 3578 PAGE 595

THIS CONVEYANCE is subject to all easements, restrictive covenants, affecting the above described property.

AD VALOREM taxes for the current year shall be assumed by the Grantee herein.

WITNESS THE SIGNATURE of the Grantors this 6th day of March, 2018.



Dr. S. L. Sethi

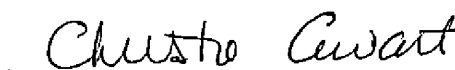


Raksha Sethi

STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, on this 6th day of March, 2018, within my jurisdiction, the within named Dr. S. L. Sethi and Raksha Sethi, who acknowledged that he/she/he executed the above and foregoing instrument of writing on the date listed above.


NOTARY PUBLIC

My Commission Expires: April 24, 2021



BOOK 3578 PAGE 596

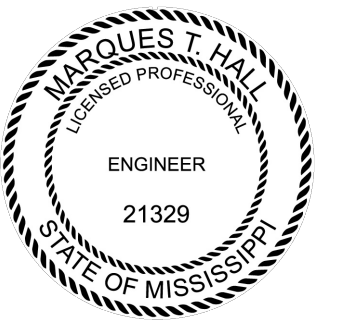
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EXHIBIT "A"

A parcel of land lying and situated in the SW ¼ of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi being more particularly described as follows: Commence at a 2" iron pipe representing the SE corner of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi and run thence S 90 degrees 00 minutes 00 seconds W for a distance of 3341.44 feet to a point; thence run N 0 degrees 00 minutes 00 seconds E for a distance of 1310.87 feet to an iron pin at the intersection of the westerly line of that parcel described in Book 2768 at page 443 and southerly line of the survey description in Exhibit A in Book 539 at page 863, said iron pin being the Point of Beginning of the parcel herein described. From the Point of Beginning run thence S 89 degrees 44 minutes 15 seconds W for a distance of 614.57 feet to the easterly line of that parcel described in Book 2549 at Page 206; thence run northerly along said easterly line for the following calls:

Northeasterly along the arc of a curve to the left having a radius of 812.00 feet, a delta angle of 18 degrees 21 minutes 54 seconds, a chord bearing of N 9 degrees 18 minutes 10 seconds E, a chord length of 259.16 feet and an arc length of 260.27 feet for a distance of 260.27 feet to a concrete right of way monument; thence N 0 degrees 10 minutes 34 seconds E for a distance of 744.83 feet to a point; thence northeasterly along the arc of a curve to the right having a radius of 1950.00 feet, a delta angle of 0 degrees 51 minutes 26 seconds; a chord bearing of N 0 degrees 36 minutes 16 seconds E, a chord length of 29.17 feet and an arc length of 29.17 feet for a distance of 29.17 feet to a concrete right of way monument; thence S 88 degrees 58 minutes 01 seconds E for a distance of 75.00 feet to a concrete right of way monument; thence northeasterly along the arc of a curve to the right having a radius of 1875.00 feet, a delta angle of 1 degrees 43 minutes 08 seconds, a chord bearing of N 1 degrees 53 minutes 33 seconds E, a chord length of 56.25 feet and an arc length of 56.25 feet for a distance of 56.25 feet to an iron pin; thence N 87 degrees 14 minutes 53 seconds W for a distance of 75.00 feet to a concrete right of way monument; thence northeasterly along the arc of a curve to the right having a radius of 1950.00 feet, a delta angle of 5 degrees 57 minutes 16 seconds, a chord bearing of N 5 degrees 43 minutes 44 seconds E, a chord length of 202.56 feet and an arc length of 202.56 feet for a distance of 202.56 feet to an iron pin on the north line of the survey description in Exhibit A, Book 539 at page 863; thence run N 89 degrees 43 minutes 17 seconds E along said north line for a distance of 816.42 feet to a point; thence run S 88 degrees 33 minutes 54 seconds E along said north line for a distance of 428.34 feet to an iron pin; thence run S 0 degrees 06 minutes 48 seconds W along the easterly line of said Exhibit A for a distance of 131.31 feet to an iron pin on the westerly right of way of Interstate Highway 55 per Federal Aid Project #IR- 55-2(140)111; thence in southwesterly along said right of way and along the arc of a curve to the right having a radius of 5623.58 feet; a delta angle of 4 degrees 23 minutes 17 seconds, a chord bearing of S 27 degrees 40 minutes 57 seconds W, a chord length of 430.57 feet and an arc length of 430.68 feet for a distance of 430.68 feet to a point; thence run S 29 degrees 52 minutes 35 seconds W along said right of way for a distance of 253.37 feet to an iron pin representing the northernmost corner of that parcel described in Book 2768 at page 443; thence run along the westerly line of said parcel for the following calls: S 60 degrees 36 minutes 28 seconds W for a distance of 174.92 feet to an iron pin; thence S 45 degrees 03 minutes 58 seconds W for a distance of 150.42 feet to an iron pin; thence S 28 degrees 05 minutes 45 seconds W for a distance of 185.07 feet to an iron pin; S 11 degrees 12 minutes 33 seconds W for a distance of 126.49 feet to an iron pin; thence S 0 degrees 25 minutes 28 seconds E for a distance of 65.49 feet to the Point of Beginning. This parcel contains 27.82 acres, more or less.

4607 WOMACK
JACKSON MS 39209

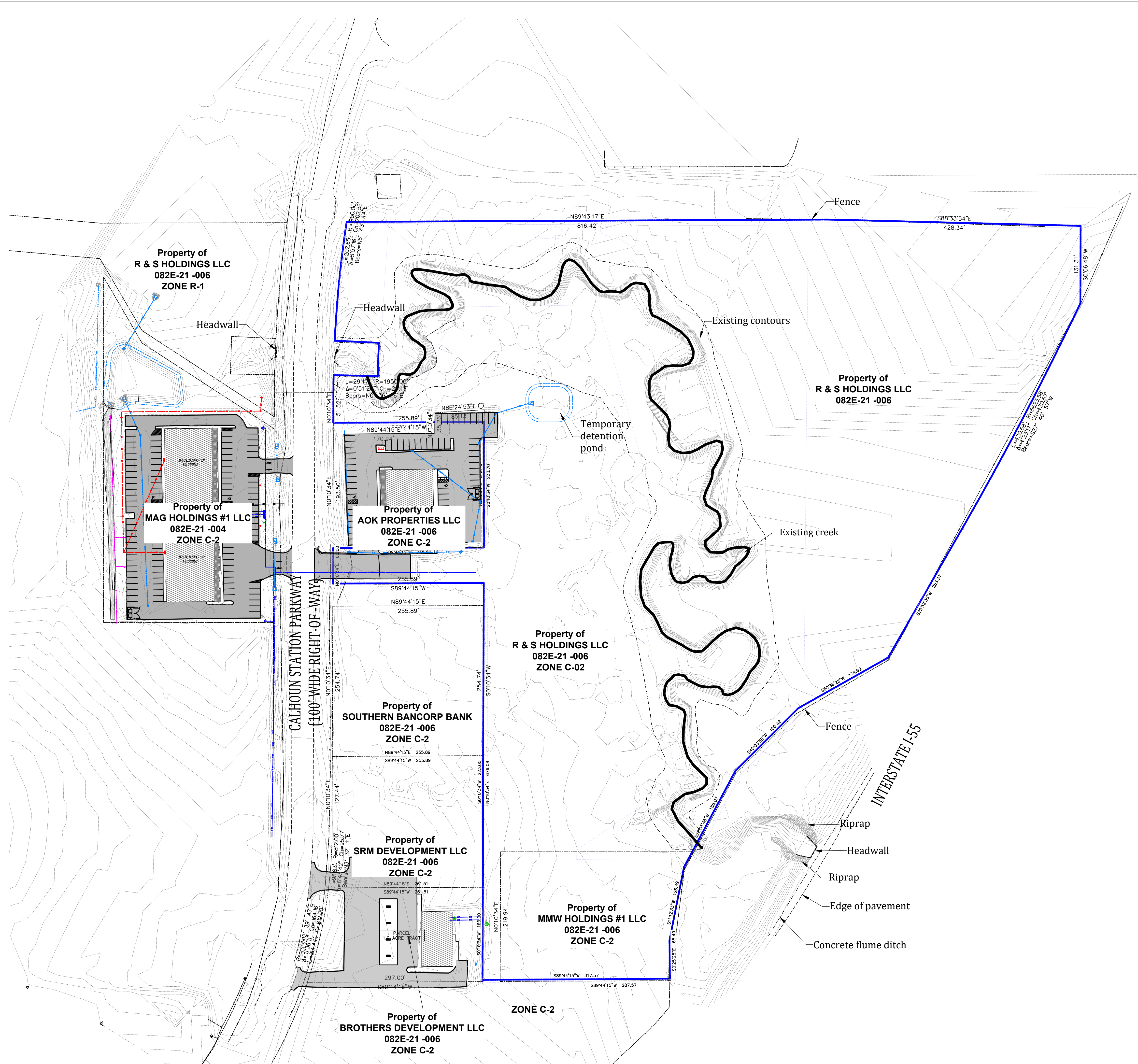


GLUCKSTADT, MISSISSIPPI

EXISTING FEATURES

REVISIONS	DESCRIPTION	DATE

C-02





FRONT VIEW (FROM SOUTH)



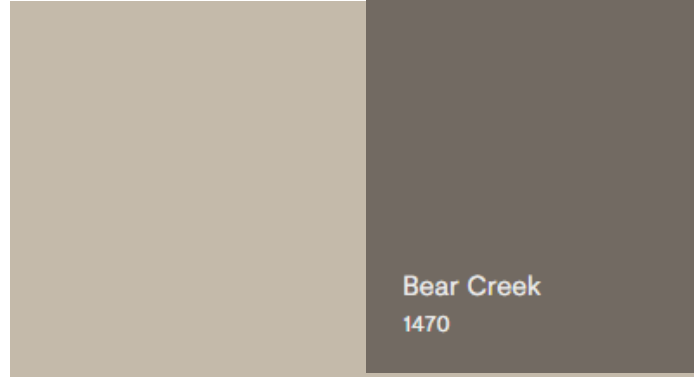
FRONT VIEW (FROM SOUTHWEST)



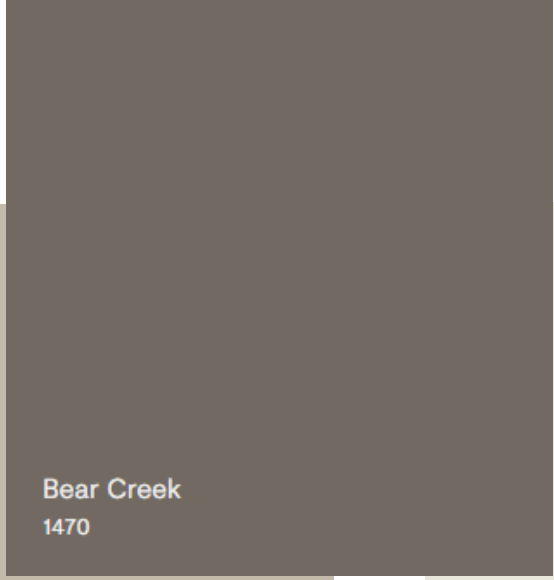
MBI MIDNIGHT BRONZE - STANDING SEAM METAL ROOF
FASCIA TRIM / GUTTERS
WINDOW FRAMES



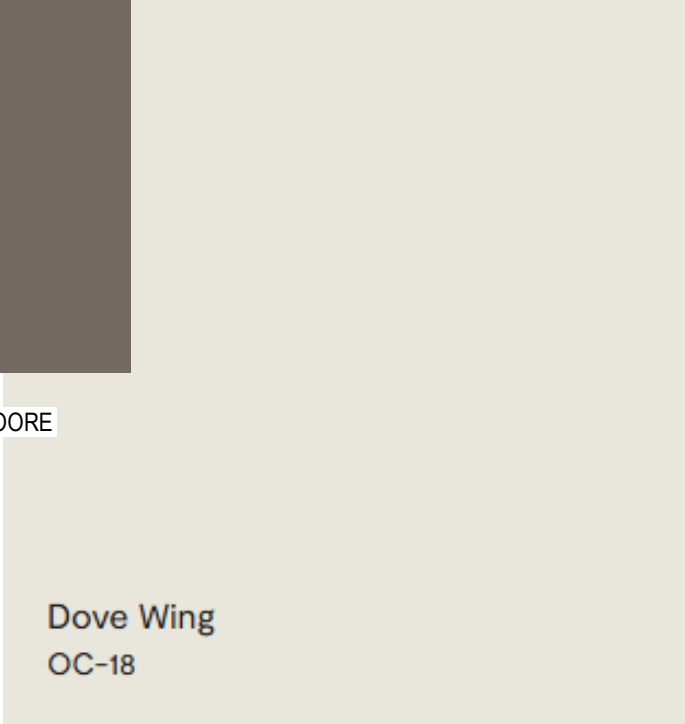
GAF TIMBERLINE NATURAL SHADOW WEATHERED
WOOD ARCHITECTURAL SHINGLES



Stone Hearth
CC-490



DOORS IN BRICK WALL: BENJAMIN MOORE
BEAR CREEK 1470



Dove Wing
OC-18

HORIZONTAL & VERTICAL EIFS BANDS; DARK ACCENT COLOR
DOWNSPOUT COLOR @ EIFS

MAIN EIFS COLOR: BENJAMIN MOORE
DOVE WING OC-18



Black Bean Soup
2130-10

HEAVY TIMBER SUPPORTS AND HEAVY TIMBER TRUSSES



WATERTOWN BRICK - MEDIUM GRAY WIRE CUT



BACK VIEW (FROM NORTHEAST)

**SPRINGHILL
SUITES by
MARRIOTT
GLUCKSTADT**

**Bellmare
Development**
GERMANTOWN
VILLAGE
GLUCKSTADT, MS 39110



NOVEMBER 21, 2025

**DESIGN
DEVELOPMENT 60%**
WBA ~~SES~~-004
MARRIOTT # 63439

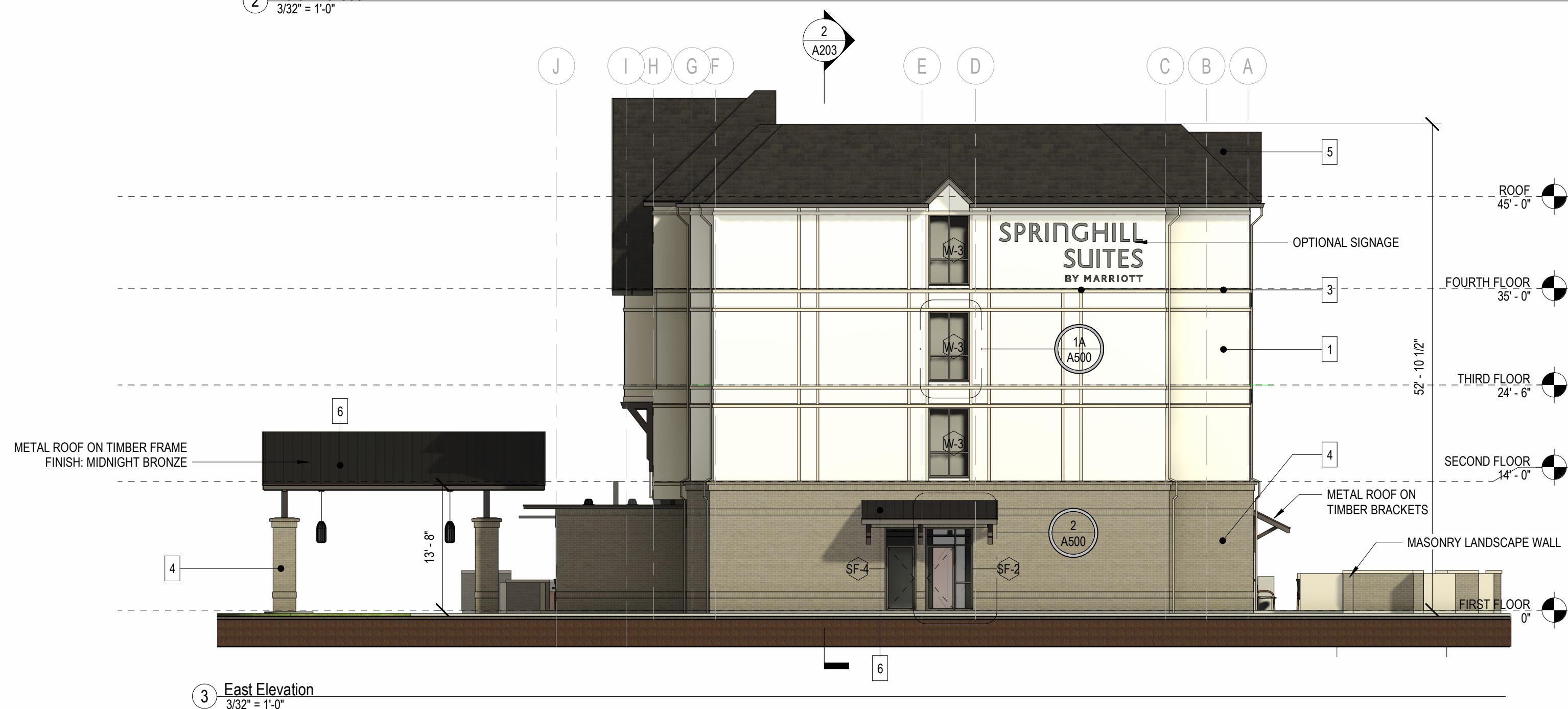
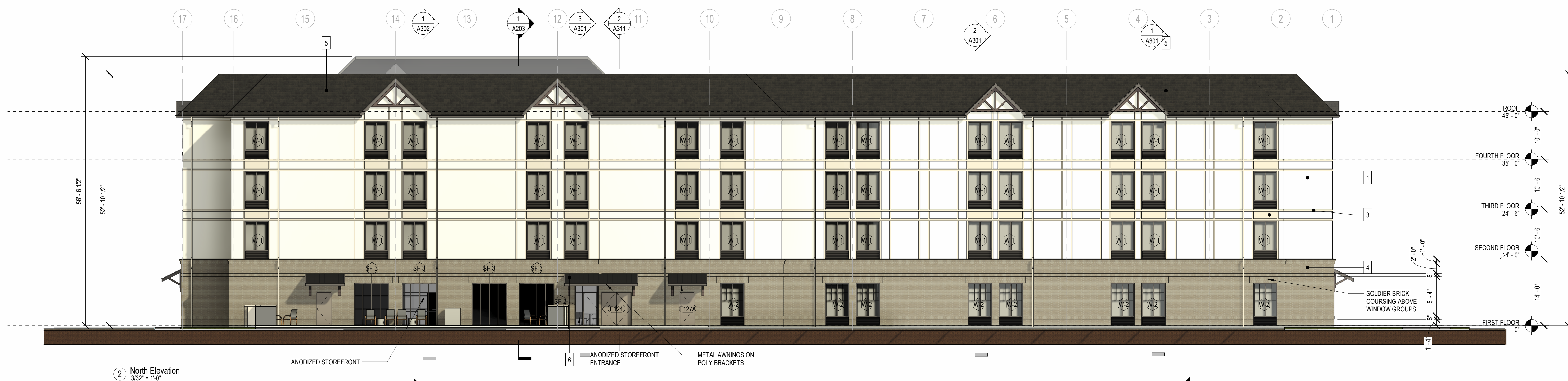
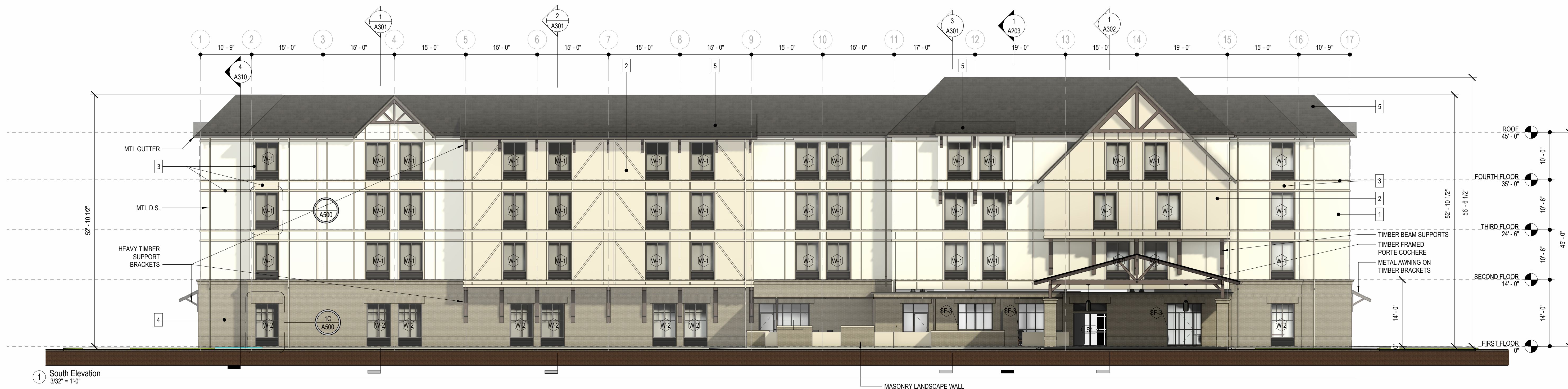
REVISIONS
NO. DESCRIPTION DATE

**SPRINGHILL
SUITES by
MARRIOTT
GLUCKSTADT**

**Bellmare
Development**
GERMANTOWN
VILLAGE
GLUCKSTADT, MS 39110

**EXTERIOR FINISH
SCHEDULE**

- | | |
|---|---|
| 1 | EIFS TEXTURED FINISH
COLOR 1 |
| 2 | EIFS TEXTURED FINISH
COLOR 2 |
| 3 | EIFS DETAIL BANDING
COLOR 2 |
| 4 | BRICK VENEER
WATSONTOWN BRICK:
MEDIUM GRAY |
| 5 | ARCHITECTURAL ASPHALT SHINGLES
TIMBERLINE NATURAL SHADOW
WEATHERED WOOD |
| 6 | STANDING SEAM METAL ROOF
FINISH: MIDNIGHT BRONZE |



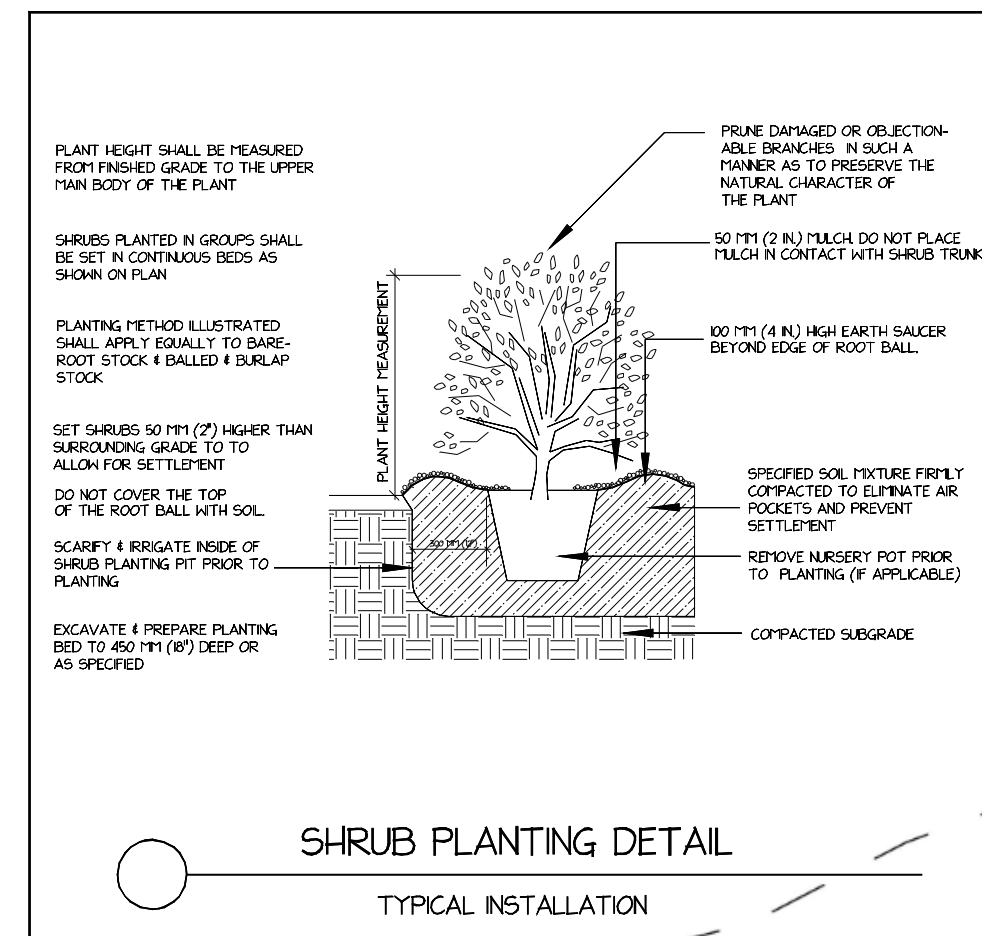
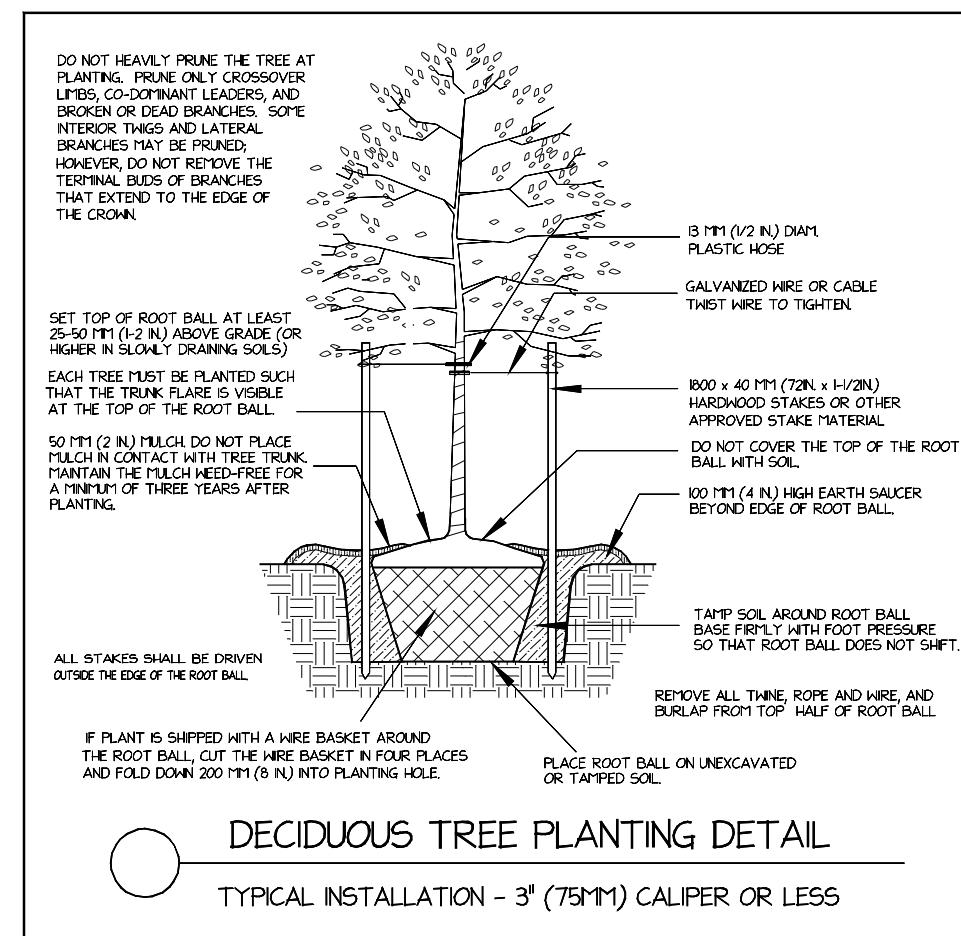
NOVEMBER 21, 2025

**DESIGN
DEVELOPMENT 60%**
WBA SEP-004
MARRIOTT # 63439

REVISIONS
NO. DESCRIPTION DATE

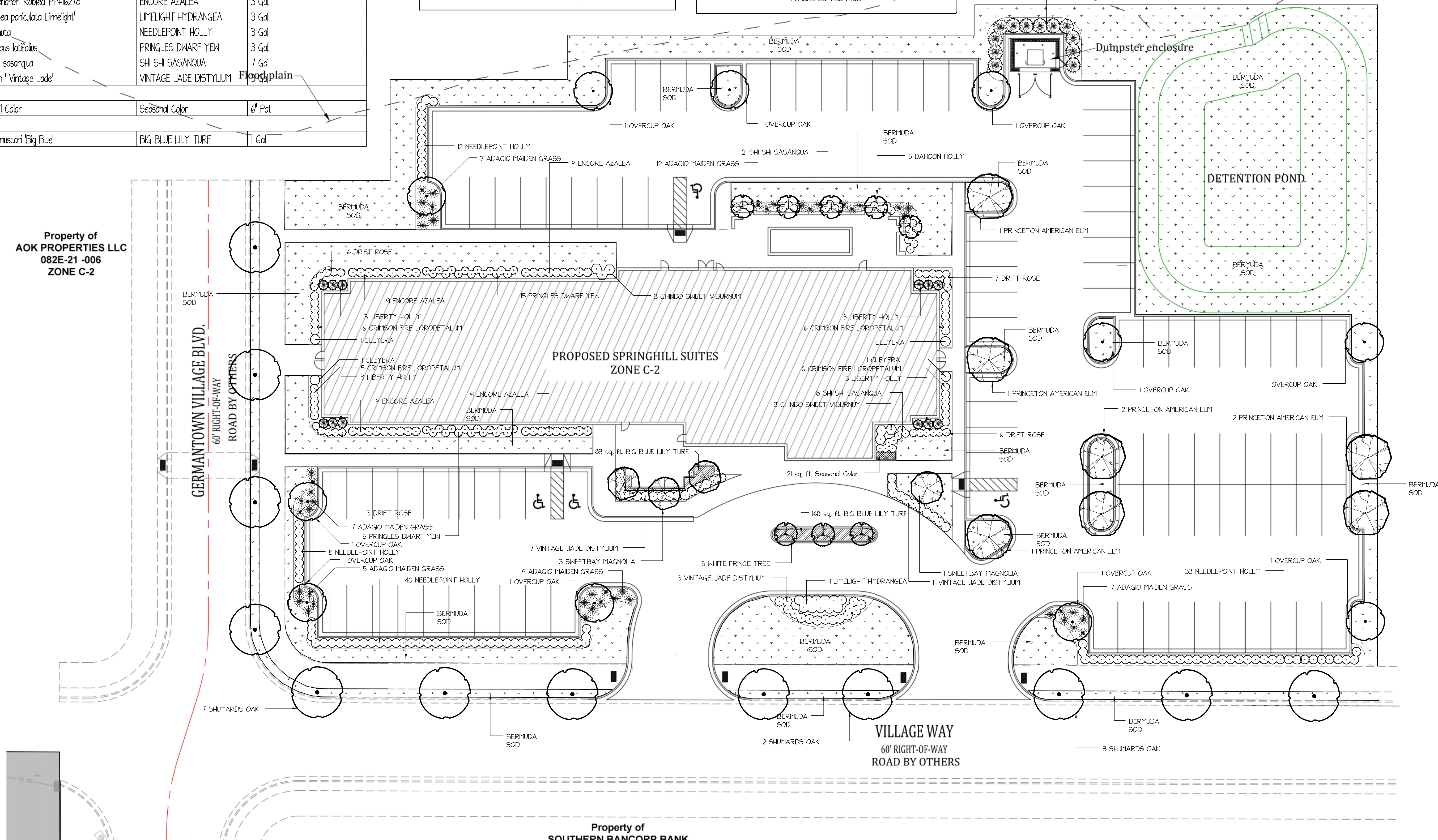
A201
EXTERIOR
ELEVATIONS-RENDERED

Qty	Botanical Name	Common Name	Size/Condition
Trees			
5	Ilex cassine	DAHOO HOLLY	15 Gal
24	(New Plant)	LIBERTY HOLLY	30 Gal
10	Quercus lyrata	OVERCUP OAK	30 Gal
7	Ulmus americana 'Princeton'	PRINCETON AMERICAN ELM	B&B/CONT - 2" CAL - 10' -12' Ht
12	Quercus shumardii	SHUMARDS OAK	30 Gal
4	Magnolia virginiana	SWEETBAY MAGNOLIA	30 Gal
3	Chionanthus virginicus var. maritimus	WHITE FRINGE TREE	30 Gal
Shrubs			
47	Miscanthus sinensis 'Adagio'	ADAGIO MAIDEN GRASS	3 Gal
6	Viburnum odoratissimum var. awabuki 'Chindo'	CHINDO SWEET VIBURNUM	7 Gal
4	Cleyera japonica	CLEYERA	3 Gal
23	Loropetalum chinense var. nubrum 'Crimson Fire'	CRIMSON FIRE LOROPETALUM	3 Gal
24	Rosa 'Drift'	DRIFT ROSE	3 Gal
36	Rhododendron 'Robled' PP#16278	ENCORE AZALEA	3 Gal
11	Hydrangea paniculata 'Limelight'	LIMELIGHT HYDRANGEA	3 Gal
93	Ilex cornuta	NEEDLEPOINT HOLLY	3 Gal
30	Podocarpus latifolius	PRINGLES DWARF YEW	3 Gal
29	Camellia sasangua	SHI SHI SASANGUA	7 Gal
43	Distylium 'Vintage Jade'	VINTAGE JADE DISTYLIUM	3 Gal
Annuals			
21 sq. ft.	Seasonal Color	Seasonal Color	6" Pot
Perennials			
251 sq. ft.	Liriope muscari 'Big Blue'	BIG BLUE LILY TURF	1 Gal



LANDSCAPE AND IRRIGATION NOTES:

1. PLANTING BEDS TO RECEIVE 3" OF PINESTRAW MULCH, 10-15-10 FERTILIZER TILLED TO A DEPTH OF 6-8". SOIL MAY BE PREMIXED.
2. ALL BEDS AND PUT PLANTINGS SHALL RECEIVE SNAPSHOT® PRE-EMERGENT OR APPROVED EQUAL.
3. ALL BEDS TO BE MULCH ED WITH A MIN. OF 3 INCHES OF PINESTRAW MULCH. ALL TREES TO HAVE A MIN. OF 3" DIAMETER MULCH RING.
4. IRRIGATION SYSTEM TO BE DESIGN/BUILD PROVIDED BY A LANDSCAPE CONTRACTOR. IRRIGATION WATER LINES TO BE CONNECTED TO WATER LINE AS SHOWN ON CIVIL SITE UTILITY PLAN, WITH A CITY OF GLAUCGSTADT APPROVED BACKFLOW PREVENTOR.



THIS DRAWING IS THE PROPERTY OF THE MADISON LANDSCAPE CO. LLC AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION.