



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

Tuesday, September 29, 2026 at 6:00 PM

Agenda

This notice and agenda of the Special Planning & Zoning Commission Meeting is hereby given by the undersigned. Said meeting shall be held on Tuesday, September 29, 2026, at 6:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

The business to be brought before the meeting shall be limited to the following:

1. Call to Order

2. Opening Prayer and Pledge of Allegiance

3. Approval of Minutes

[A\)](#) Consideration of Minutes-Regular Meeting July 28, 2026

4. New Business

[A\)](#) Consideration of Site Plan Amendment-Kayo Center

5. Request for Rezoning

6. Old Business

7. Next Meeting

A) Next Regular Meeting-October 27th, 2026

8. Adjourn

Commissioner Patrick Beasley _____

Commissioner Lauren Bishop _____

Commissioner Andrew Duggar _____

Commissioner Melanie Greer _____

Commissioner Phillips King _____

Commissioner Katrina Myricks _____

Commissioner Kayce Saik _____

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF GLUCKSTADT, MISSISSIPPI**

A regular meeting of the Planning and Zoning Commission of the City of Gluckstadt, Mississippi (“the Board”), was duly called, held, and conducted on Tuesday, July 28, 2026, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Melanie Greer
Patrick Beasley
Lauren Bishop
Andrew Duggar
Katrina B. Myricks
Phillips King
Kayce Saik

Absent:

Also present:

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

Chairman Melanie Greer called the meeting to order. Roll was called and it was announced that a majority of the voting members of the Board were present, and that said number constituted a quorum.

Kayce Saik opened the meeting with prayer and Chairman Melanie Greer 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-Regular Meeting June 23rd, 2026

4. New Business

A) Public Hearing-Project 26-040-SIP Outdoors Conditional Use

B) Consideration of Site Plan-Project 26-040.01 SIP Outdoors

C) Public Hearing-Project 041-RPT Expansion Conditional Use

D) Consideration of Site Plan-Project 26-041.01 RPT Expansion

E) Public Hearing-Project 26-044-Spin & Fold Conditional Use

F) Public Hearing-Project 26-047-Mac Variance

G) Public Hearing-Project 26-045-D Noblin Conditional Use

H) Consideration of Site Plan-Project 26-046 D Noblin

5. Old Business

6. Public Comment

7. Next Meeting

A) Next Regular Meeting-August 25th 2026

8. Adjourn

The Board considered the Minutes of the June 23, 2026, regular meeting. Commissioner Kayce Saik moved to approve the minutes presented as written with no corrections. The motion was seconded by Commissioner Andrew Duggar and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

NEW BUSINESS

**Public Hearing for Application for Conditional Use Permit
for Project 26-040 - Sip Outdoors**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Sip Outdoors for property located at 412 Business Park Drive in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-023/00.00. Mr. Caine

Dearman presented the Application for Sip Outdoors and stated the Applicant is seeking a conditional use to allow for meat processing on the subject property. The subject property is presently zoned C-2. Mr. Dearman further advised the Board that the Mayor and Board of Aldermen recently voted to allow deer/meat processing as a conditional use in a C-2 zone. Mr. Dearman further advised the Board that notice posting and publication requirements were met and his office had received no comments regarding the requested conditional use. Mr. Patrick McCraw appeared and spoke on behalf of the Applicant. Mr. McCraw advised that Applicant plans to do an expansion to add to its existing retail business currently located on the subject property and to provide the services of venison and beef processing. He further advised that Applicant will also have pre-made/pre-packaged meals for sale from local retailers.

Opposition was given an opportunity to respond, but there was no opposition present and no additional support present.

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Kayce Saik and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use to allow deer/meat processing on the subject property in the C-2 zoning district. The Chairman declared the motion carried.

Site Plan Project 26-040.01 - Sip Outdoors

The Board next considered the site plan submitted by Sip Outdoors for an addition to add deer/meat processing services at its current retail property located at 412 Business Park Drive in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-023/00.00. Mr. Caine Dearman advised the Commissioners that the subject property is the same as the subject property in the request for conditional use hearing just prior to consideration of this site plan for Sip Outdoors. Mr. Dearman presented Commissioners with the site plan and advised that Applicant will add landscaping along road frontage and the existing gravel outside of fence will be paved. Mr. Dearman further stated that he recommends adding a fence along the north side of the property bordered with the church. Applicant advised that carcass disposal will be through a third-party company who provides a dumpster for the carcasses. The dumpster will be located inside the fenced portion of the property. Applicant is adding 1,900 sq. ft. addition to existing structure on property. On motion by Commissioner Andrew Duggar and seconded by Commissioner Patrick Beasley, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan with additional fencing along the northern property border with church. The Chairman declared the motion carried.

Public Hearing for Application for Conditional Use Permit for Project 26-041 - Rick's Pro Truck (RPT)

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Estel Commercial Properties, LLC for property located at 170

Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/15.00. Estel Commercial Properties, LLC is the current owner of the subject property. The subject property is presently zoned C-2. Mr. Caine Dearman advised the Board that the Applicant represented by Mr. Richard Estel who owns Ricks Pro Truck (RPT) is seeking a conditional use to allow for mixed use with retail and warehouse facilities. Mr. Dearman further advised the Board that notice posting and publication requirements were met and there has been no feedback from publication and posting. Mr. Joseph Orr appeared and spoke on behalf of Applicant stating Applicant plans an addition for bifurcated building with a portion being retail and a portion being warehouse/storage. RPT does not do repairs and only installs accessories and tires. The proposed expansion will have a separate entrance from RPT with curb cut and addition of sidewalk. The proposed warehouse will house wheels, rims, accessories, etc. for RPT. Applicant's plan consists of 6,000 sq. ft. of retail and 7,600 sq. ft. of warehousing.

Opposition was given an opportunity to respond, but there was no opposition present and no additional support present.

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Andrew Duggar and seconded by Commissioner Phillips King, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use to allow mixed use with retail and warehouse facilities on the subject property in the C-2 zoning district with the condition that additional entrance not allowed and must utilize RPT existing entryway. The Chairman declared the motion carried.

Site Plan Project 26-041.01 - Rick's Pro Truck (RPT)

The Board next considered the site plan submitted by Estel Commercial Properties, LLC for property located at 170 Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/15.00. Mr. Caine Dearman advised the Commissioners that the subject property is the same as the subject property in the request for conditional use hearing just prior to consideration of this site plan for Ricks Pro Truck (RPT). Mr. Dearman presented Commissioners with the site plan and advised that Applicant will add a dumpster with enclosure to be utilized by new facility and existing building. Mr. Dearman further stated that any dirt work done in floodway must be done so that existing drainage ditch is not altered and drainage remains flowing. It is recommended to add pedestrian access from sidewalk to retail. Mr. Dearman further advised that 35 parking spaces are required and the site plan shows 42; however, the widths are 9.5' which will be adjusted as required and Applicant will still have sufficient parking after adjustment. 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 site plan with the addition of pedestrian access where entry was shown and meeting parking requirements. The Chairman declared the motion carried.

**Public Hearing for Application for Conditional Use Permit
for Project 26-044 – Spin & Fold**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Daniel Wooldridge for Spin & Fold for property located at 160 Weisenberger Road, Suite A in the City of Gluckstadt and identified by Tax Parcel Number 082H-28-001/04.02. Mr. Dearman presented the Application for Spin & Fold and stated the Applicant is seeking a conditional use to allow a laundromat style facility on the subject property. The subject property is presently zoned C-2. LA FLOR, LLC is the current owner of the property. Mr. Dearman further advised the Board that notice posting and publication requirements were met and the city received feedback in favor of the laundromat facility. Mr. Daniel Wooldridge appeared and spoke on behalf of Application. Mr. Wooldridge advised that washers and dryers have been removed from the front of the building and replaced to allow for dropoffs and pickups. The existing building will be remodeled – separated for three different businesses. One business will be the laundromat and one will be a cleaner with the middle portion vacant. The laundromat will be mainly dropoffs and pickups with an option for self-service. Proposed hours of operation are 7:00 a.m. till 7:00 p.m.

Opposition was given an opportunity to respond, but there was no opposition present and no additional support present.

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Kayce Saik and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use to allow a laundromat facility on the subject property in the C-2 zoning district with the conditions that 1) final floor plan provided; 2) provide ratio of dropoff v. self-service; 3) hours of operation shall be 7:00 a.m. till 7:00 p.m.; and 4) the conditional use granted will cease to exist if subject business closes. The Chairman declared the motion carried.

**Public Hearing for Sign Variance
for Project 26-047 – Mac Haik**

Chairman Melanie Greer opened the Public Hearing on the Application for Variance from the Sign Regulations by Gator Sign Company on behalf of Mac Haik for property located at 160 Autobahn Loop in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/20.00. Mr. Cain Dearman presented the Application for Mac Haik requesting a variance for two ground mounted signs at 9’5” and for one pylon sign at 29’ 10.” Mr. Dearman discussed the application and advised that the city’s current sign requirements do not allow ground signs to exceed 6’ without a variance. Mr. Dearman further advised that two ground signs are allowed because they are located on two separate parcels.

Opposition was given an opportunity to respond, but there was no opposition present and no additional support present.

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Phillips King and seconded by Commissioner Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they deny the requested variance for Applicant to allow a pylon sign and ground sign height over 6' on the subject property. The Chairman declared the motion carried.

**Public Hearing for Application for Conditional Use Permit
for Project 26-045 – D Noblin**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Danny Gray for property located at 259 Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/12.00. Commissioner Lauren Bishop recused from discussion and voting. Mr. Dearman presented the Application of Danny Gray for D. Noblin Furniture Store and stated the Applicant is seeking a conditional use to allow a furniture store on the subject property. The subject property is presently zoned C-2. Mr. Dearman advised the Board that notice posting and publication requirements were met and his office had received no comments regarding the requested conditional use. Mr. Dearman further advised that a conditional use is required to allow the proposed big box retail furniture store of approximately 32,000 sq. ft. Mr. Daniel Wooldridge, Grant Gray and Mason Gray all appeared and spoke on behalf of Applicant. Applicant plans to remodel existing structure consisting of 17,570 sq. ft. and add an additional new portion of 15,145 sq. ft. Commissioners expressed concerns over a big box retail establishment at this location with regard to the "Village District" set forth in the Architectural Guidelines and Regulations. Applicant representatives stated that traffic will be minimal and the proposed store will be a showroom, not a warehouse. Proposed store hours are 10:00 a.m. till 7:00 p.m. Monday through Friday and 10:00 a.m. till 6:00 p.m. on Saturday.

Opposition was given an opportunity to respond, but there was no opposition present and no additional support present.

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Andrew Dugger and seconded by Commissioner Katrina Myricks, the Board present voted 3-2 to recommend to the Mayor and Board of Aldermen that they approve a conditional use to allow for the big box retail furniture store on the subject property in the C-2 zoning district with no recommendations and/or conditions. Andrew Dugger, Katrina Myricks, and Patrick Beasley voted Yea. Phillips King and Kayce Saik voted Nay. The Chairman declared the motion carried.

**Site Plan
for Project 26-046 – D Noblin**

The Board next considered the site plan submitted by Danny Gray for D Noblin Furniture Store to be located at 259 Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/12.00. Caine Dearman advised the Commissioners that the

subject property is the same as the subject property in the request for conditional use hearing just prior to consideration of this site plan for D Noblin Furniture Store. Mr. Dearman presented Commissioners with the site plan and advised that Applicant will add paving for parking and landscaping – 55 spaces are required and 98 are planned. Applicant will add a dumpster with enclosure. Applicant will also add sidewalk along frontage of property on Calhoun Station Parkway and along Gluckstadt Way. On motion by Commissioner Katrina Myricks and seconded by Commissioner Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan with the recommendations that sidewalk along Gluckstadt Way be removed and that the Architectural Standards are met and approved by the Architectural Review Committee. The Chairman declared the motion carried.

OLD BUSINESS

None.

PUBLIC COMMENT

None.

NEXT MEETING

Next Regular Meeting-August 25th 2026.

There was no further business to be presented.

ADJOURN

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

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

MELANIE GREER, Chairman

KAYCE SAIK, Vice Chairman/Secretary



CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 09/29/26

SUBJECT: Consideration of Site Plan Amendment-26-016 Kayo Center

Kayo Center development along Kayo Drive and Calhoun Station was approved in 2025. Jam has been completed in the back of the development. West of 55 and Crafted 81 are currently under construction in the front of the development. The middle section has been reimagined due to some tenant turnover, so we required them to present a site plan amendment for the middle section of the development. The section will consist of (6) new buildings with mixed uses ranging from retail to office space. With this amendment they will be installing the sidewalks along Calhoun Station and Kayo Drive to accommodate our requirements for new developments. Parking requirements have been met with a total allotment of 212 spaces throughout the entire development.

They recently presented to the ARC Committee and received recommendations for approval. Two detention areas will handle the storm water for Lots 4 & 5. With an agreement with Sullivans they will enlarge the existing detention pond to accommodate both Sullivans and the Southern portion of Lots 4 & 5. The Northern portion of the lots will drain into a smaller pond at the Cul de sac. City Engineer has reviewed and approved the detention reports. The reports are attached.

OWNER'S CERTIFICATE

State of Mississippi County of Madison

i, the Owner, as listed heron below, do hereby certify that we are the Owner of the land described in the foregoing certificate of Colin L. Baird, Registered Professional Land Surveyor, and that it has caused the same to be subdivided and platted as shown hereon, and has designated the same as Kayo Center, and hereby adopts this plat of subdivision as its free act and deed.

Witness my signature on this the ____ day of _____, 2026.

Lee Sahler, President of Sahler Brothers, LLC

CERTIFICATE OF COMPARISON

State of Mississippi County of Madison

We, Ronny Lott, Chancery Clerk and Colin L. Baird, Registered Professional Land Surveyor, do hereby certify that we have carefully compared this plat of Kayo Center, with the original thereof, as made by the said Colin L. Baird, Registered Professional Land Surveyor, and find it to be a true and correct copy of said map or plat.

Given under my hand and seal of office on this the ____day of _____, 2026.

Registered Professional Land Surveyor Chancery Clerk

CERTIFICATE OF ACKNOWLEDGEMENT

State of Mississippi County of Madison

Personally appeared before me, the undersigned Owner, who acknowledged to me that as Owner they signed and delivered this plat and certificate thereon as their own act and deed on the day and year mentioned, and that Colin L. Baird, Registered Professional Land Surveyor, who acknowledged to me that he executed this plat and the certificates thereon as his own act and deed, on the day and year mentioned.

Given under my hand and seal of office on this the ____ day of _____, 2026

My Commission Expires

Notary Public

CERTIFICATE OF CITY'S APPROVAL

State of Mississippi City of Gluckstadt County of Madison

I, Walter C. Morrison, IV, Mayor of the City of Gluckstadt, do hereby certify that this plat was approved and accepted by the Mayor and Board of Alderman of the City of Gluckstadt, Mississippi, at their meeting on the ____ day of _____, 2026.

Witness our signatures this the ____day of _____, 2026.

Mayor City Clerk

City Engineer

CERTIFICATE OF FILING AND RECORDATION

State of Mississippi County of Madison

I, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the Final Plat of Kayo Center was filed for record in my office on this the ____day of _____, 2026, and was duly recorded in Plat Book _____, Page _____ of the records of maps and plats of land of the Madison County, Mississippi.

Given under my hand and seal of office on this the ____day of _____, 2026.

Chancery Clerk

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS

State of Mississippi County of Madison

I hereby certify that the monuments and markers shown hereon are in place on the ground and the plan and plat shown and described hereon area true and correct representation of a survey to the accuracy designated in the Subdivision Regulations for the City of Gluckstadt, Madison County,

Witness our signatures this the ____day of _____, 2026.

Registered Professional Land Surveyor

KAYO CENTER (REVISED)

CITY PLANNING AND PUBLIC WORKS DIRECTOR'S APPROVAL

State of Mississippi City of Gluckstadt County of Madison

We have examined this plat and find that it conforms to all conditions set forth on the preliminary plat as approved by the Mayor and Board of Aldermen and thus recommend final approval.

Planning and Zoning Administrator Public Works Director

Basis of Bearing: the bearings on this plat are based on and referenced to the Mississippi State Plane Coordinate System Grid North (NAD83—West Zone) as derived using RTK GPS observations using Cors Stations MSJK and MSYZ.
Convergence Angle = N 00°07'25" W
Combined Factor = 0.99994187388280 (Ground to Grid)
(Computed at N=1099096.342, E=2367387.178)

DATE DRAWN: January 15, 2026.

REGISTERED PROFESSIONAL SURVEYOR'S CERTIFICATE

State of Mississippi County of Madison

I, Colin L. Baird, Registered Professional Land Surveyor, do hereby certify that at the request of the Owners, I have subdivided and platted the following described property as follows:

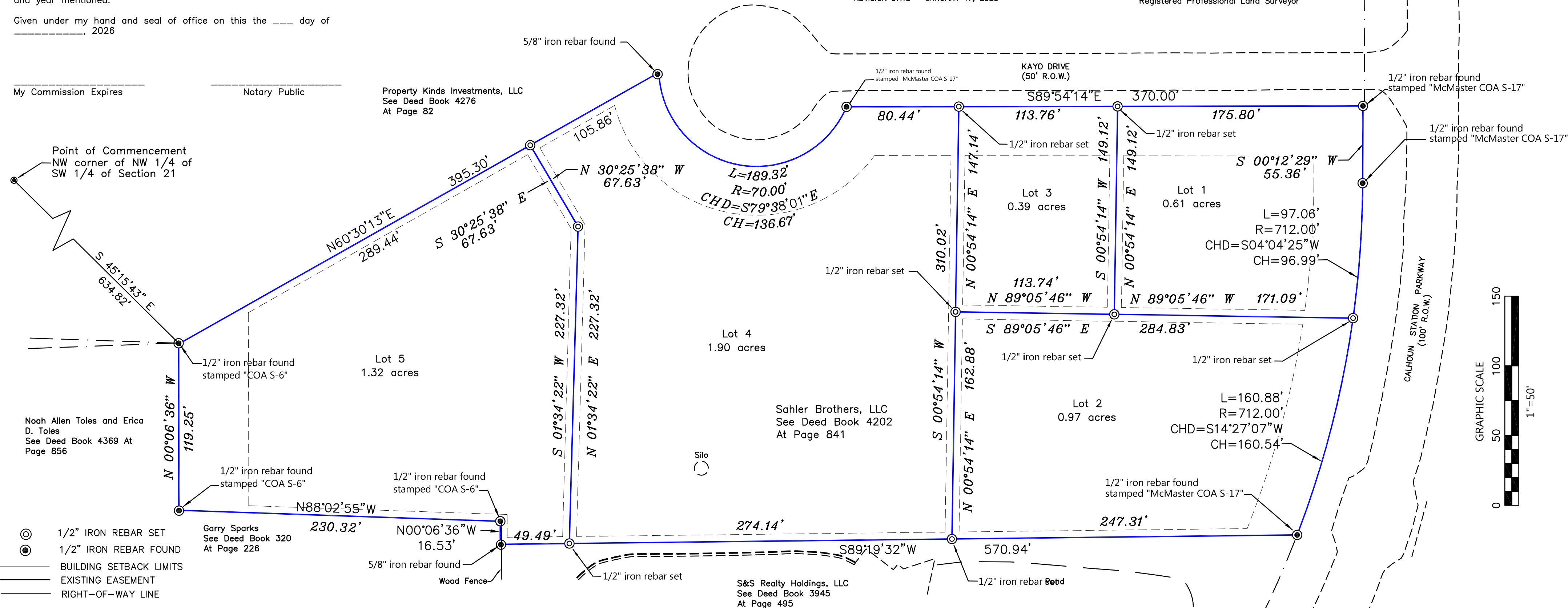
Legal Description

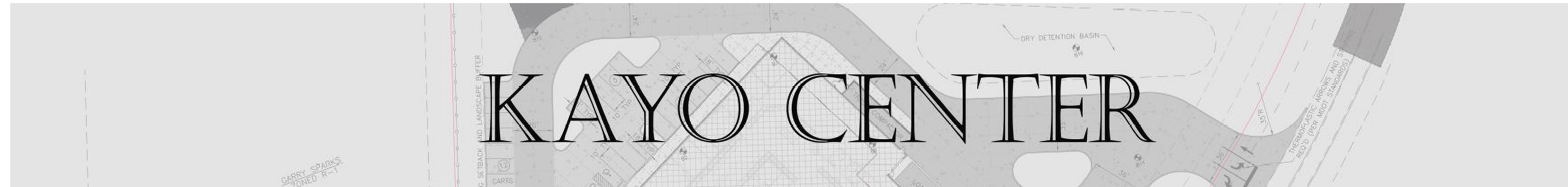
A certain parcel of land situated in the Northwest ¼ of the Southwest ¼ of Section 21, T8N-R2E, Madison County, Mississippi, and being more particularly described as follows:

Commence at an existing nail marking the Northwest corner of the aforesaid Northwest ¼ of the Southwest ¼ of Section 21, T8N-R2E and run thence South 45 degrees 15 minutes 43 seconds East for a distance of 634.82 feet to an existing ½" iron rebar found (stamped "COA S-6) marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING run thence North 60 degrees 30 minutes 13 seconds East for a distance of 395.30 feet to a 5/8" iron rebar found on the West right-of-way line of a proposed roadway; said point also having a radius of 70.00 feet; run thence southeasterly along the West and South right-of-way line of a proposed roadway an arc length of 189.32 feet to a found ½" iron rebar (stamped McMaster COA S-17), said curve having a chord bearing of South 79 degrees 38 minutes 01 seconds East and a chord distance of 136.67 feet; run thence South 89 degrees 54 minutes 14 seconds East along said South right-of- way line of a proposed roadway for a distance of 370.00 feet to a found ½" iron rebar (stamped McMaster COA S-17) marking the Point of Intersection of said South right-of-way line of a proposed roadway with the West right-of-way line of Calhoun Station Parkway; leaving said South right-of-way line of a proposed roadway, run thence South 00 degrees 12 minutes 29 seconds West along said West right-of-way line of Calhoun Station Parkway for a distance of 55.36 feet to a ½" iron rebar found (stamped McMaster COA S-17) marking the Point of Curvature of a curve with a radius of 712.00 feet; run thence southwesterly along said right-of-way line of Calhoun Station Parkway and along the arc of said curve an arc length of 131.44 feet to ½" iron rebar, said curve having a chord bearing of South 05 degrees 27 minutes 24 seconds West and a chord distance of 131.25 feet marking the Point of Curvature of a curve with a radius of 712.00 feet; run thence southwesterly along said right-of-way line of Calhoun Station Parkway and along the arc of said curve an arc length of 126.50 feet to ½" iron rebar found (stamped McMaster COA S-17), said curve having a chord bearing of South 15 degrees 50 minutes 06 seconds West and a chord distance of 126.34 feet; leaving said West right-of-way line of Calhoun Station Parkway and the arc of said curve, run thence South 89 degrees 19 minutes 32 seconds West for a distance of 570.94 feet to an existing 5/8" iron rebar; run thence North 00 degrees 06 minutes 36 seconds West for a distance of 16.53 feet to an existing ½" iron rebar found (stamped COA S-6); run thence North 88 degrees 02 minutes 55 seconds West for a distance of 230.32 feet to an existing ½" iron rebar (stamped COA S-6); run thence North 00 degrees 06 minutes 36 seconds West for a distance of 119.25 feet to the POINT OF BEGINNING, containing 5.19 acres, more or less.

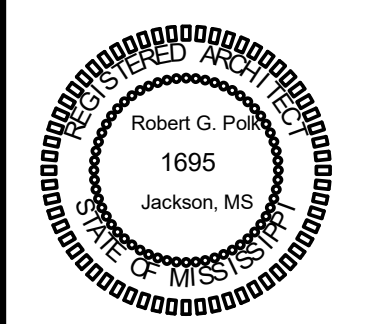
Witness my signature on this the ____ day of _____, 2026.

Registered Professional Land Surveyor





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



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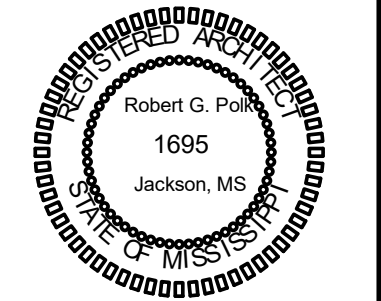
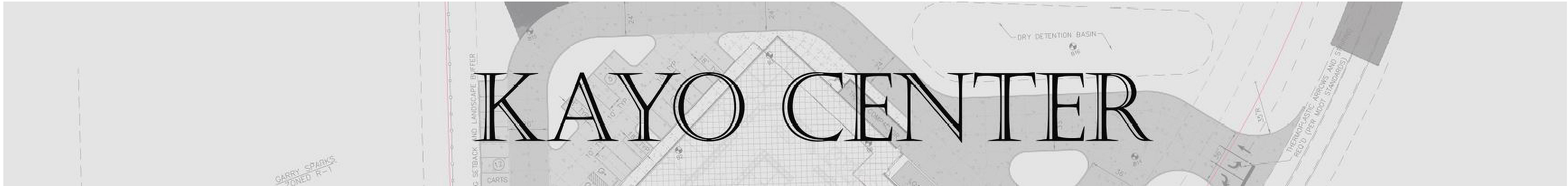
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KAYO CENTER

LEE SAHLER
KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

PLOTTED:
9/4/2026
10:46:04 AM

SHEET
ARB-1



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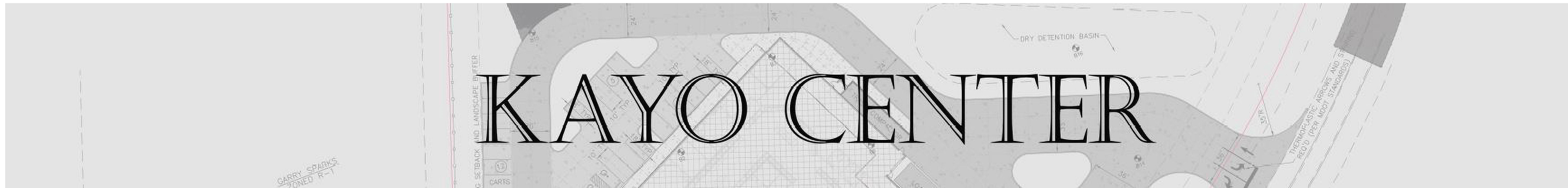
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KAYO CENTER

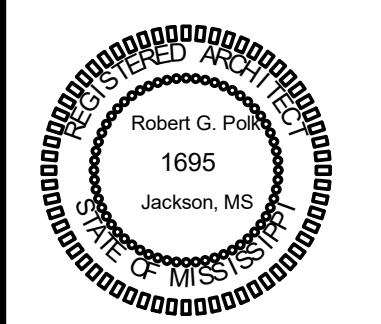
LEE SAHLER
KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

PLOTTED:
9/3/2026 5:00:12
PM

SHEET
ARB-2



702 Commerce Street
Jackson, MS 39201
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EMAIL:
robertpolkarchitect@gmail.com



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FOR REGULATORY APPROVAL
ONLY**

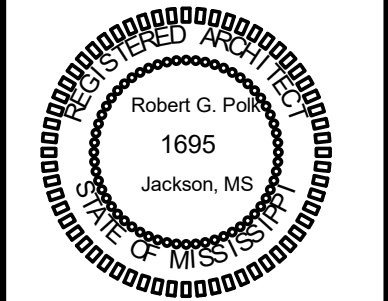
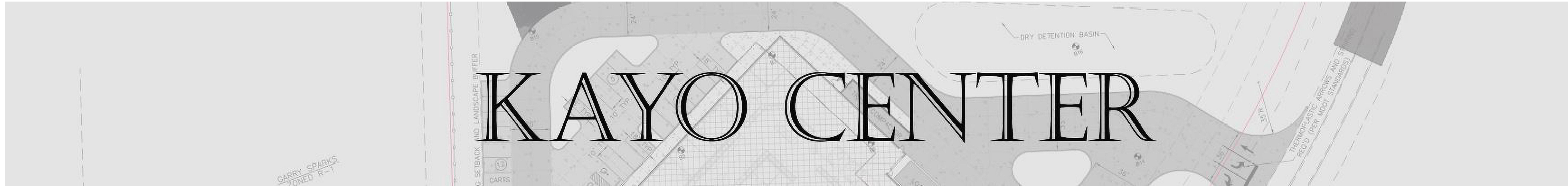
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KAYO CENTER

LEE SAHLER
KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

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SHEET
ARB-3



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KAYO CENTER

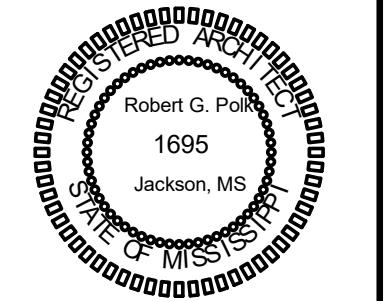
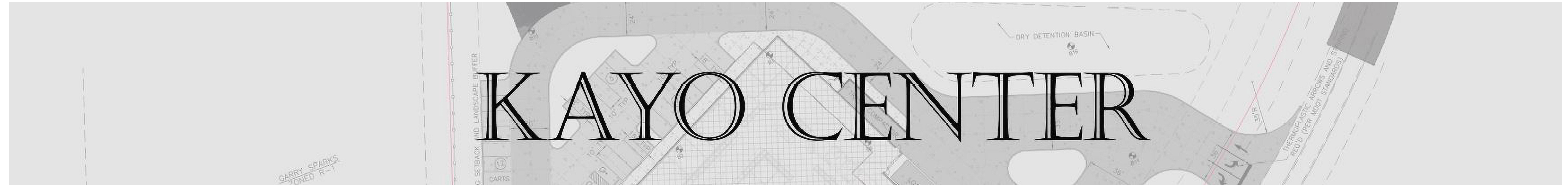
LEE SAHLER

KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

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SHEET

ARB-4



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KAYO CENTER
LEE SAHLER
KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

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ARB-5



STANDING SEAM METAL • McElroy Matte Black



ASPHALT SHINGLE • GAF Timberline HDZ Pewter Gray



BOARD-&-BATTEN SIDING • James Hardie •
SW Pewter Green SW 6208



LAP SIDING • James Hardie HardiePlank •
SW Pewter Green SW 6208



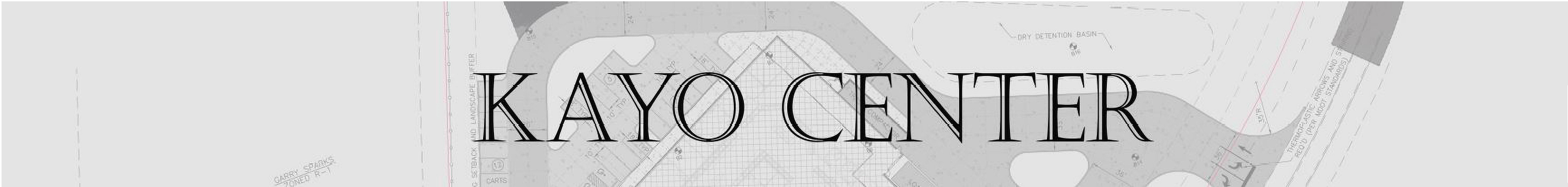
MASONRY • Cherokee Brick Ansley Park



TRIM • SOFFIT • COLUMNS •
James Hardie HardieTrim



GLAZING • Black Aluminum Storefront + Clear Glass



MATERIALS

Scale:

Section 4, Item A)

RGPA

pa

ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
801-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

Robert G. Polk
1695
Jackson, MS

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KAYO CENTER

LEE SAHLER
KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

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ARB-6



JAM



BURGERS AND BLUES



WEST OF FIFTY FIVE



BUILDING 1



BUILDING 2



BUILDING 3



BUILDING 4



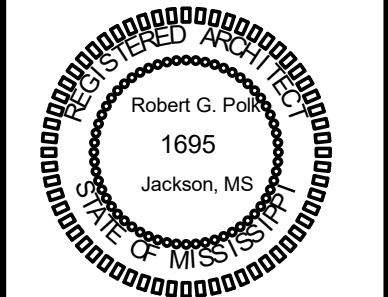
BUILDING 5



BUILDING 6

BUILDING	ROOF SLOPES	BUILDING WALLS	BUILDING GLASS	PAINT	COMMENTS
BUILDING ONE - KINDER	3/12 4/12 6/12	BRICK , SIDING, BOARD AND BATTEN	STOREFRONT	CREAM AND GREEN	LOW SLOPE PORCH ROOF, PAINTED RAILS AND COLUMNS
BUILDING TWO	8/12	BRICK , BOARD AND BATTEN	STOREFRONT	CREAM AND GREEN	AWNINGS WITH BRACKETS
BUILDING THREE	6/12 8/12	BRICK , SIDING, BOARD AND BATTEN	STOREFRONT	CREAM AND GREEN	AWNINGS WITH BRACKETS
BUILDING FOUR	4/12 6/12 8/12	BRICK AND SIDING	STOREFRONT	CREAM AND GREEN	AWNINGS WITH WOOD BRACING
BUILDING FIVE	4/12 6/12 8/12 12/12	BRICK , SIDING, BOARD AND BATTEN	STOREFRONT	CREAM AND GREEN	AWNINGS WITH WOOD BRACING
BUILDING SIX	8/12	BRICK , SIDING, BOARD AND BATTEN	STOREFRONT	CREAM AND GREEN	AWNINGS WITH BRACKETS

ALL BUILDINGS USE ROOF SLOPES THAT MATCH THE OVERALL CENTER DESIGN AS NEEDED



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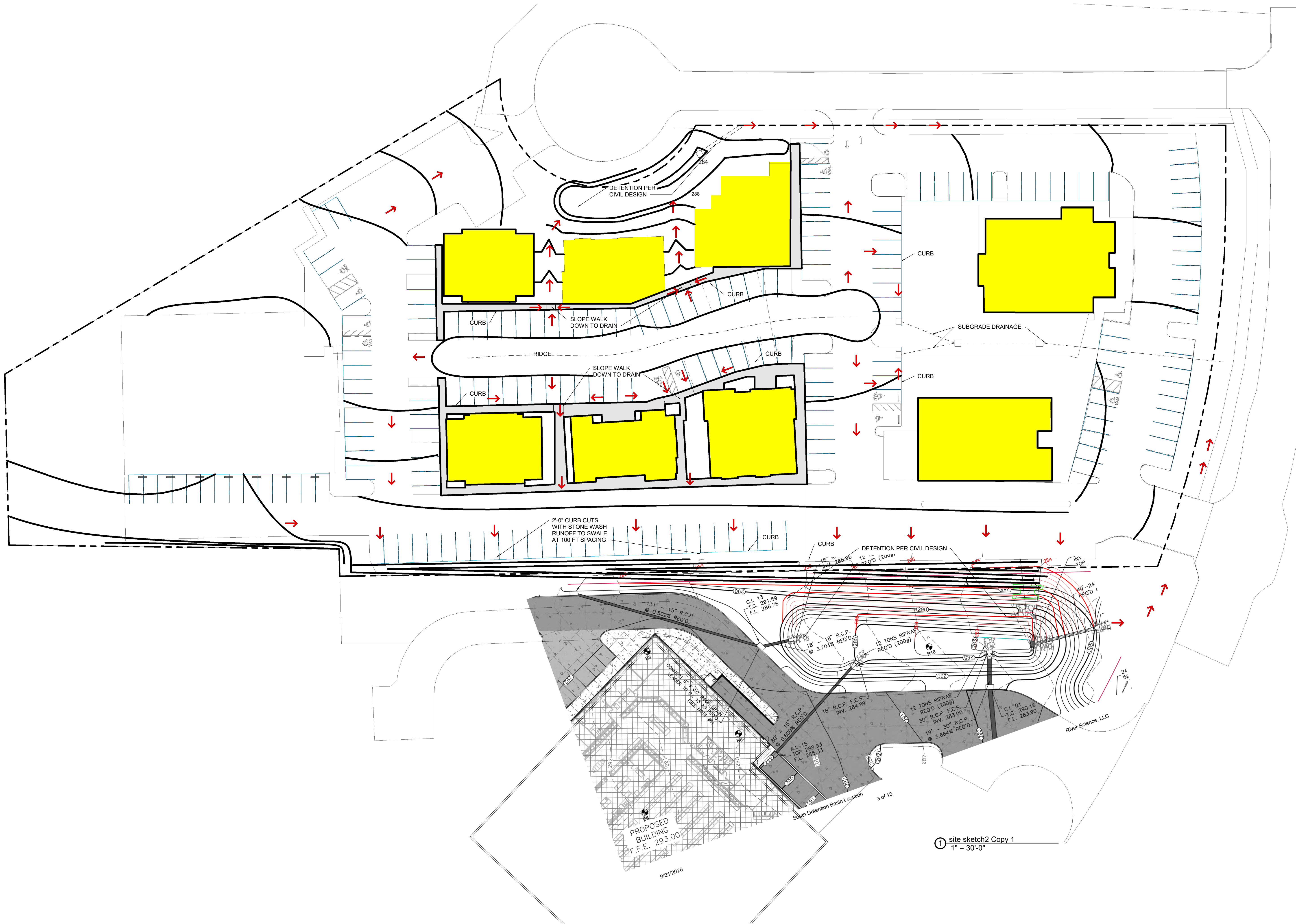
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KAYO CENTER
LEE SAHLER
KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

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9/11/2026
11:59:05 AM

SHEET
ARB-7

BUILDING FINISHES AND SLOPES
Scale: 1/2" = 1'-0"



Unnamed
Scale: 1" = 30'-0"

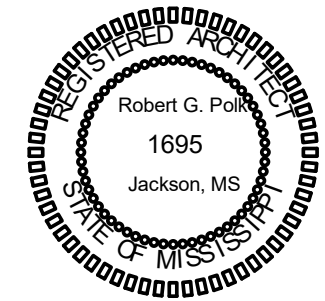
KAYO CENTER

LEE SAHLER
KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

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9/24/2026
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SHEET

ARB-12



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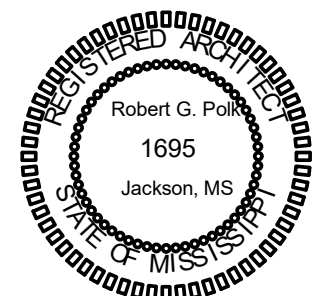
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RGPA pa
ROBERT G POLK ARCHITECT, P.A.

ROBERT G POLK ARCHITECT, P.A.

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KAYO CENTER

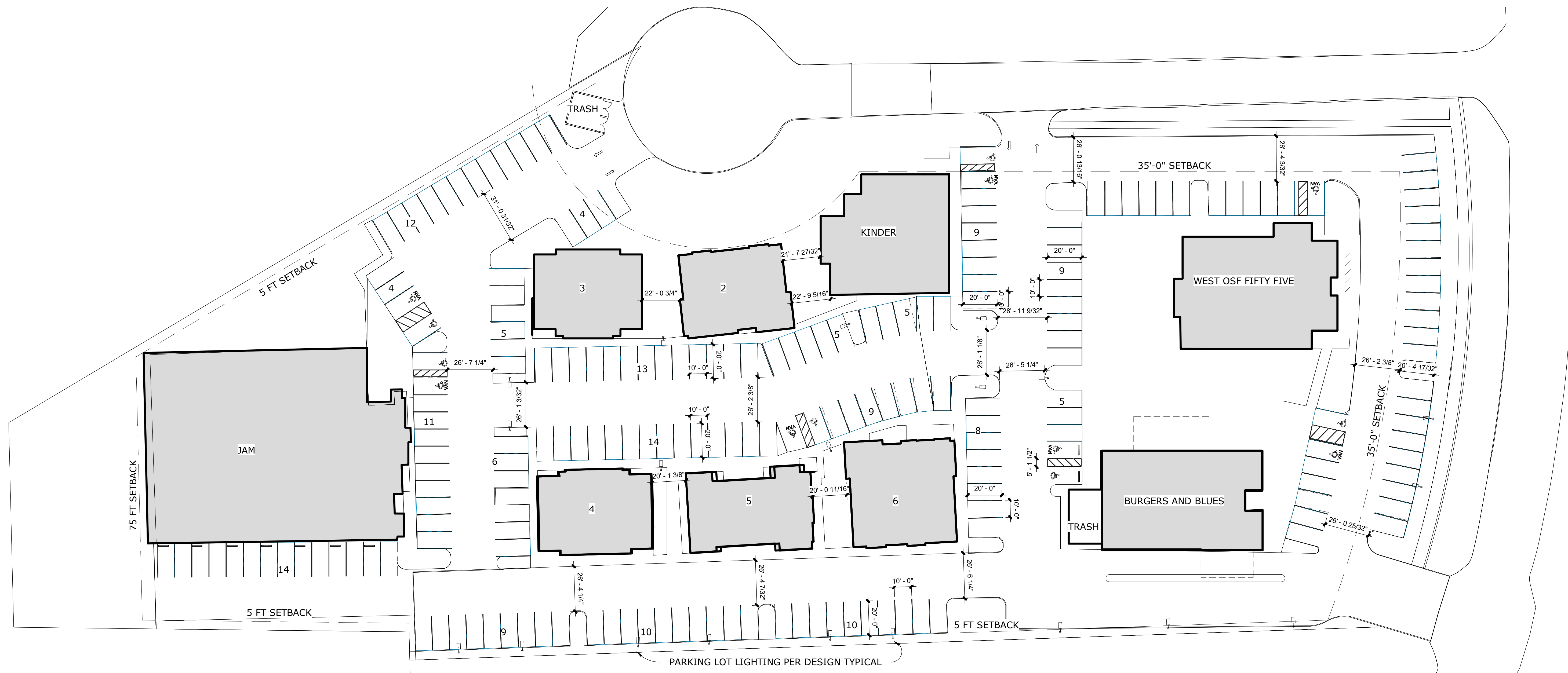
LEE SAHLER

KAYO CENTER
KAYO DRIVE
GLUCKSTADT, N

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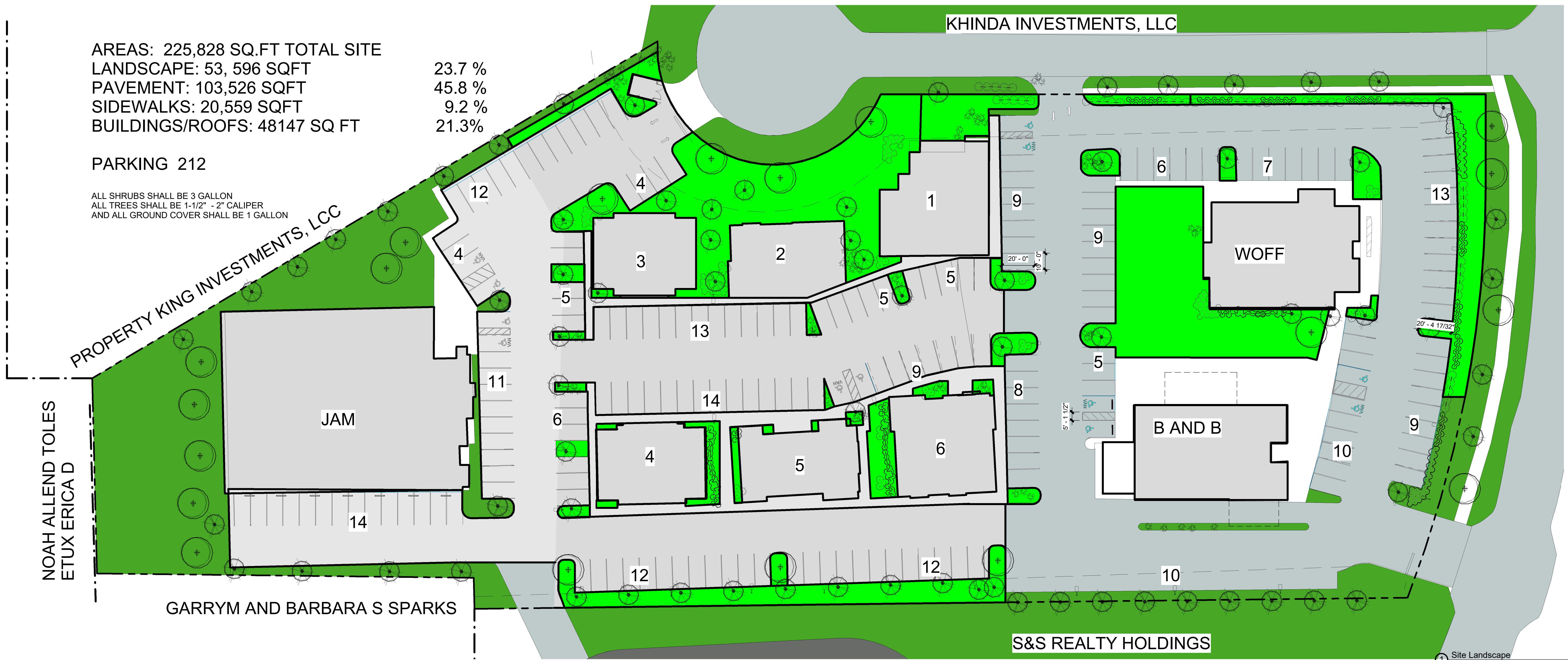
ARB-8



① Site Layout
1" = 30'-0"

OVERALL KAYO CENTER

Scale: 1" = 30'-0"



AREAS: 225,828 SQ.FT TOTAL SITE
LANDSCAPE: 53, 596 SQFT 23.7 %
PAVEMENT: 103,526 SQFT 45.8 %
SIDEWALKS: 20,559 SQFT 9.2 %
BUILDINGS/ROOFS: 48147 SQ FT 21.3%

PARKING 212

ALL SHRUBS SHALL BE 3 GALLON
ALL TREES SHALL BE 1-1/2" - 2" CALIPER
AND ALL GROUND COVER SHALL BE 1 GALLON

PROPERTY KING INVESTMENTS, LLC

NOAH ALLEND TOLES
ETUX ERICA D

GARRYM AND BARBARA S SPARKS

KHINDA INVESTMENTS, LLC

WOFF

B AND B

S&S REALTY HOLDINGS

Site Landscape
1" = 30'-0"

PARKING AND LANDSCAPING

Scale: 1" = 30'-0"

KAYO CENTER

LEE SAHLER
KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

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ARB-9

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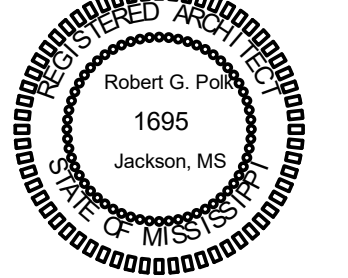
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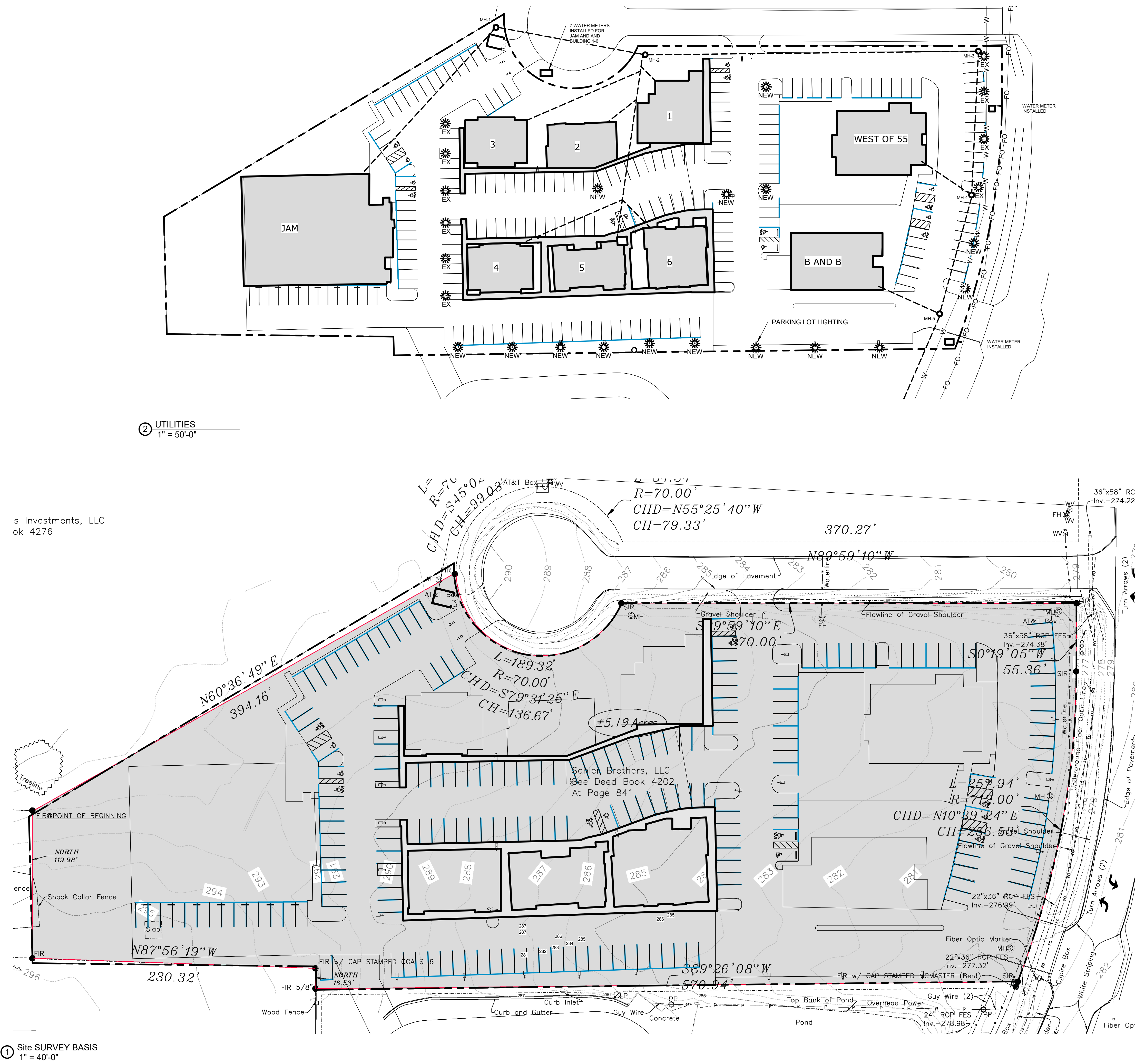
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601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

RGPA pa
ROBERT G POLK ARCHITECT, P.A.



1 Site SURVEY BASIS
1" = 40'-0"

2 UTILITIES
1" = 50'-0"

s Investments, LLC
ok 4276

SURVEY BASIS AND UTILITIES

Scale: As indicated

KAYO CENTER

LEE SAHLER
KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

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SHEET
ARB-10

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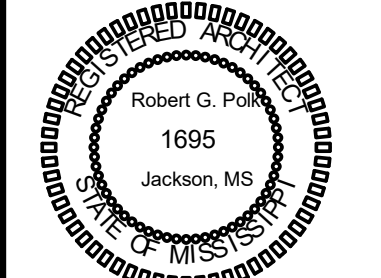
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robertpolkarchitect@gmail.com

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

Kayo Center South Stormwater Detention Analysis

Section 4, Item A)

Kayo Center - South

Kayo Drainage area = 1.73 acres (excludes Burgers & Blues)

Sullivan's Drainage area = 5.54 acres

The detention basin at Sullivan's Grocery will be modified to accommodate Kayo runoff.

Runoff hydrographs developed for the Sullivan's Grocery were added to those of the Kayo project in order to determine the pre-project runoff peaks.

Storm	Sullivan's Preproject Flow (cfs)	Kayo Preproject Flow (cfs)	Total Preproject Flow (cfs)	Sullivan's Postproject Flow (cfs)	Kayo Postproject Flow (cfs)	Total Postproject Flow (cfs)	Routed Through Modified Sullivan's Basin (cfs)	Difference, Pond Outflow vs total Preproject (cfs)
2-yr	10.8	2.6	13.4	20.6	6.7	27.2	10.6	-2.7
5-yr	16.4	4.2	20.5	27.0	8.8	35.6	12.0	-8.5
10-yr	20.6	5.4	25.9	31.6	10.3	41.8	20.0	-5.9
25-yr	25.3	6.8	32.0	36.8	11.9	48.6	29.6	-2.4
50-yr	29.6	8.0	37.6	41.4	13.4	54.7	36.5	-1.0
100-yr	32.6	9.0	41.5	44.6	14.5	59.0	41.1	-0.4

Hydraflow Hydrographs by Intellisolve was used to compute the runoff hydrographs.

The attached computations show the runoff parameters and the results for the 2-yr through 100-yr storm events.

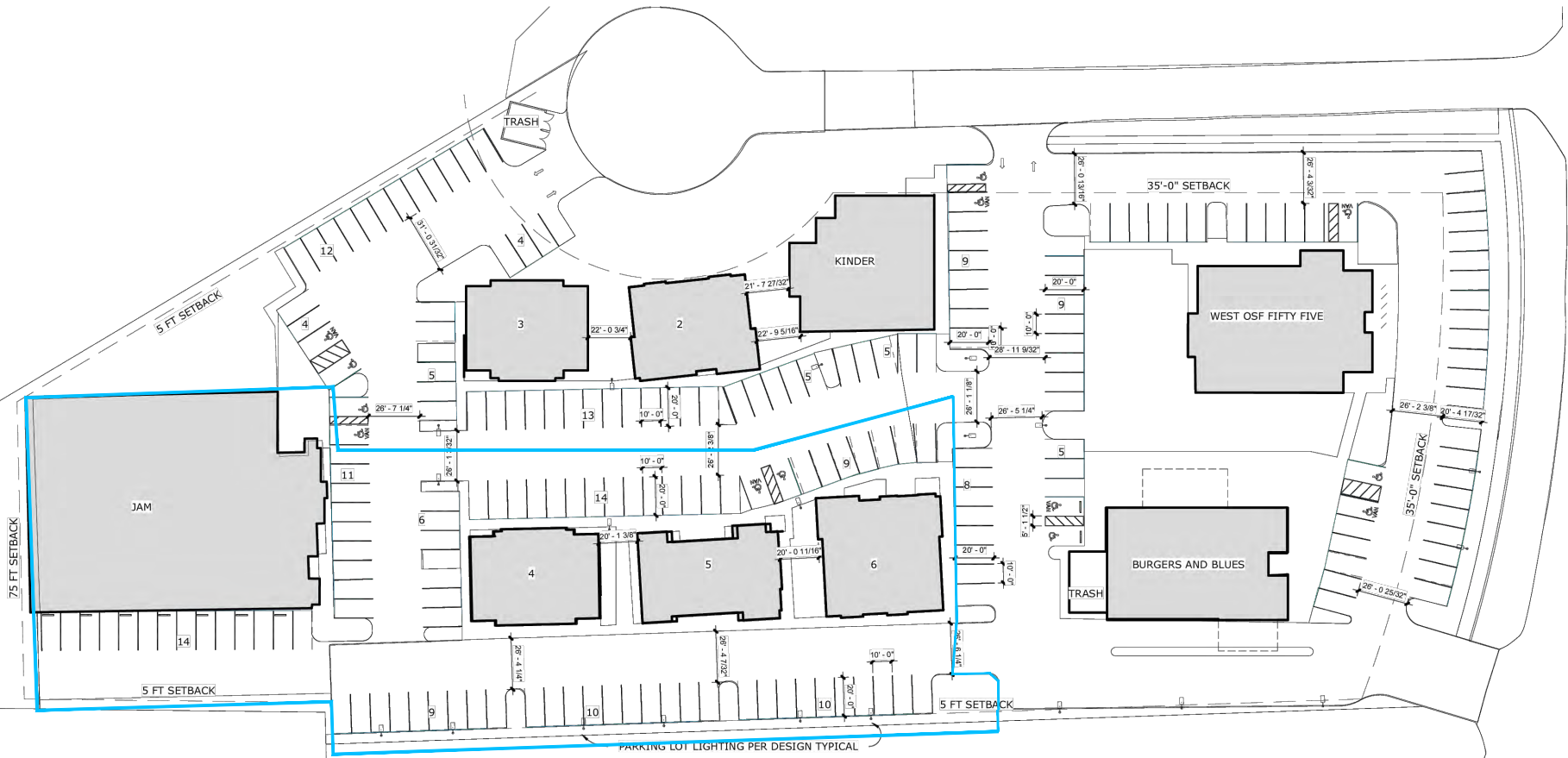
Information for Kayo:		
Soil type =	Loring silt loam, 2 to 5 percent slopes	
Hydrologic soil group:	C	
Runoff Curve number (from TR-55, Chapter 2, Table 2-2a & 2-2c)		
Preproject	Open space grassland	CN = 71
Postproject	Urban business districts	CN = 94

Sullivan's		Kayo	
Preproject	D.A. = 5.54 ac CN = 76 Length = 500 ft Slope = 3% Tc = 11.9 min	Preproject	D.A. = 1.73 ac CN = 71 Length = 500 ft Slope = 3% Tc = 13.7 min
Postproject	D.A. = 5.54 ac CN = 94 Length = 500 ft Slope = 1.5% Tc = 8.7 min	Postproject	D.A. = 1.73 ac CN = 94 Length = 500 ft Slope = 2.5% Tc = 6.7 min



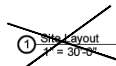
Kayo Center South Stormwater Detention Analysis

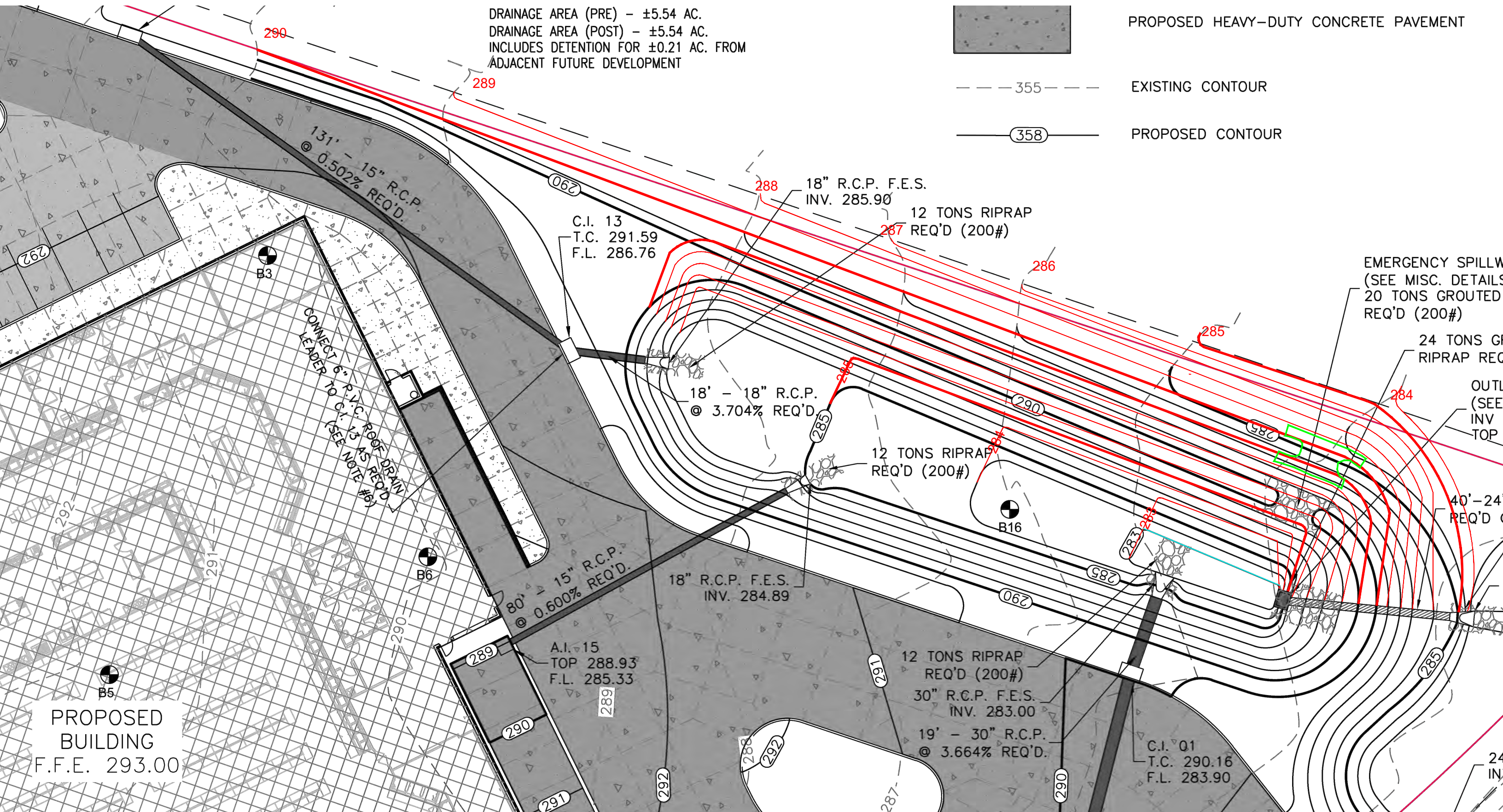
Section 4, Item A)



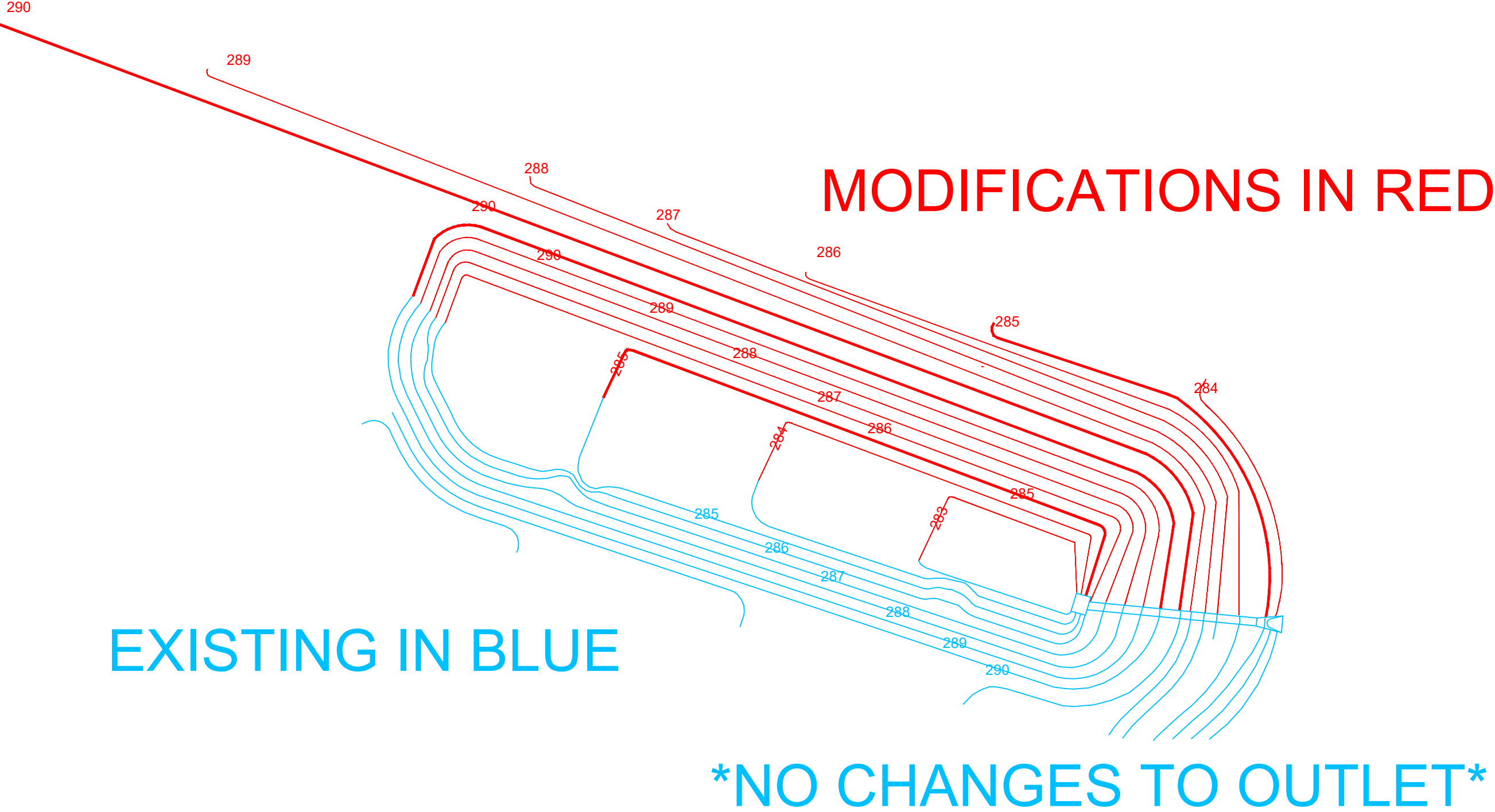
KAYO SOUTH D.A. = 1.73 AC

N.T.S.





South Detention Basin Location



Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	SCS Runoff	-----	8.50	10.81	-----	16.36	20.55	25.30	29.58	32.61	Sullivans Pre project
2	SCS Runoff	-----	17.74	20.55	-----	26.95	31.60	36.77	41.38	44.63	Sullivans Post project
3	SCS Runoff	-----	1.98	2.61	-----	4.17	5.38	6.77	8.04	8.95	Kayo pre project
4	SCS Runoff	-----	5.76	6.67	-----	8.75	10.25	11.93	13.42	14.48	Kayo Post project
5	Combine	1, 3,	10.45	13.37	-----	20.48	25.87	32.01	37.56	41.50	Preproject Total Flow
6	Combine	2, 4,	23.46	27.18	-----	35.64	41.77	48.61	54.70	59.00	Postproject Total Flow
7	Reservoir	6	9.93	10.63	-----	12.02	19.99	29.64	36.52	41.07	Route thru modified
9/21/2026									5 of 13		River Science, LLC

Hydrograph Report

Hyd. No. 1

Sullivans Pre project

Hydrograph type	=	SCS Runoff	Peak discharge	=	32.61 cfs
Storm frequency	=	100 yrs	Time interval	=	1 min
Drainage area	=	5.54 ac	Curve number	=	76
Basin Slope	=	3.0 %	Hydraulic length	=	500 ft
Tc method	=	LAG	Time of conc. (Tc)	=	11.9 min
Total precip.	=	9.20 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

Hydrograph Volume = 123,707 cuft

Hydrograph Discharge Table

Time -- Outflow
(hrs cfs)

12.15 32.61 <<

...End

Hydrograph Report

Hyd. No. 2

Sullivans Post project

Hydrograph type	=	SCS Runoff	Peak discharge	=	44.63 cfs
Storm frequency	=	100 yrs	Time interval	=	1 min
Drainage area	=	5.54 ac	Curve number	=	94
Basin Slope	=	1.5 %	Hydraulic length	=	500 ft
Tc method	=	LAG	Time of conc. (Tc)	=	8.7 min
Total precip.	=	9.20 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

Hydrograph Volume = 170,261 cuft

Hydrograph Discharge Table

Time -- Outflow
(hrs cfs)

12.10 44.63 <<

...End

Hydrograph Report

Hyd. No. 3

Kayo pre project

Hydrograph type	=	SCS Runoff	Peak discharge	=	8.95 cfs
Storm frequency	=	100 yrs	Time interval	=	1 min
Drainage area	=	1.73 ac	Curve number	=	71
Basin Slope	=	3.0 %	Hydraulic length	=	500 ft
Tc method	=	LAG	Time of conc. (Tc)	=	13.7 min
Total precip.	=	9.20 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

Hydrograph Volume = 35,316 cuft

Hydrograph Discharge Table

Time -- Outflow
(hrs cfs)

12.17 8.95 <<

...End

Hydrograph Report

Hyd. No. 4

Kayo Post project

Hydrograph type	=	SCS Runoff	Peak discharge	=	14.48 cfs
Storm frequency	=	100 yrs	Time interval	=	1 min
Drainage area	=	1.73 ac	Curve number	=	94
Basin Slope	=	2.5 %	Hydraulic length	=	500 ft
Tc method	=	LAG	Time of conc. (Tc)	=	6.7 min
Total precip.	=	9.20 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

Hydrograph Volume = 51,850 cuft

Hydrograph Discharge Table

Time -- Outflow
(hrs cfs)

12.08 14.48 <<

...End

Hydrograph Report

Hydraflow Hydrographs by Intelisolve

Hyd. No. 5

Preproject Total Flow

Hydrograph type = Combine
Storm frequency = 100 yrs
Inflow hyds. = 1, 3

Peak discharge = 41.50 cfs
Time interval = 1 min

Hydrograph Volume = 159,024 cuft

Hydrograph Discharge Table

Time (hrs)	Hyd. 1 + (cfs)	Hyd. 3 + (cfs)	Outflow (cfs)
12.15	32.61 <<	8.88	41.50 <<

...End

Hydrograph Report

Hydraflow Hydrographs by Intelisolve

Hyd. No. 6

Postproject Total Flow

Hydrograph type = Combine
Storm frequency = 100 yrs
Inflow hyds. = 2, 4

Peak discharge = 59.00 cfs
Time interval = 1 min

Hydrograph Volume = 222,110 cuft

Hydrograph Discharge Table

Time (hrs)	Hyd. 2 + (cfs)	Hyd. 4 + (cfs)	Outflow (cfs)
12.10	44.63 <<	14.36	59.00 <<

...End

Hydrograph Report

Hydraflow Hydrographs by Intelisolve

Hyd. No. 7

Route thru modified

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Inflow hyd. No. = 6
Max. Elevation = 289.57 ft

Peak discharge = 41.07 cfs
Time interval = 1 min
Reservoir name = Sullivans modifie
Max. Storage = 38,532 cuft

Storage Indication method used.

Outflow hydrograph volume = 222,006 cuft

Hydrograph Discharge Table

Time (hrs)	Inflow cfs	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	Clv D cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	Outflow cfs
12.20	41.83	289.57 <<	36.31	3.27	-----	-----	4.76	30.93	2.11	-----	-----	41.07 <<

...End

Reservoir Report

Reservoir No. 2 - Sullivans modified

Hydraflow Hydrographs by Intelisolve

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	282.50	10	0	0
0.50	283.00	630	160	160
1.50	284.00	1,943	1,287	1,447
2.50	285.00	3,839	2,891	4,338
3.50	286.00	6,121	4,980	9,318
4.50	287.00	7,151	6,636	15,954
5.50	288.00	8,397	7,774	23,728
6.50	289.00	9,568	8,983	32,710
7.50	290.00	10,827	10,198	42,908

Culvert / Orifice Structures

	[A]	[B]	[C]	[D]
Rise in	= 24.0	15.0	0.0	0.0
Span in	= 24.0	15.0	0.0	0.0
No. Barrels	= 1	1	0	0
Invert El. ft	= 282.50	282.50	0.00	0.00
Length ft	= 50.0	0.5	0.0	0.0
Slope %	= 1.00	0.00	0.00	0.00
N-Value	= .013	.013	.000	.000
Orif. Coeff.	= 0.60	0.60	0.00	0.00
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len ft	= 10.00	12.00	0.00	0.00
Crest El. ft	= 289.25	288.50	288.50	0.00
Weir Coeff.	= 2.60	3.33	2.54	0.00
Weir Type	= Broad	Rect	V-notch	---
Multi-Stage	= No	Yes	Yes	No

Exfiltration Rate = 0.00 in/hr/sqft Tailwater Elev. = 0.00 ft

Note: All outflows have been analyzed under inlet and outlet control.

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	Clv D cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	Total cfs
0.00	0	282.50	0.00	0.00	---	---	0.00	0.00	---	---	---	0.00
0.50	160	283.00	0.84	0.84	---	---	0.00	0.00	---	---	---	0.84
1.50	1,447	284.00	4.58	4.55	---	---	0.00	0.00	---	---	---	4.55
2.50	4,338	285.00	6.87	6.87	---	---	0.00	0.00	---	---	---	6.87
3.50	9,318	286.00	8.76	8.72	---	---	0.00	0.00	---	---	---	8.72
4.50	15,954	287.00	10.26	10.24	---	---	0.00	0.00	---	---	---	10.24
5.50	23,728	288.00	11.53	11.52	---	---	0.00	0.00	---	---	---	11.52
6.50	32,710	289.00	24.57	9.99	---	---	0.00	14.13	0.45	---	---	24.57
7.50	42,908	290.00	38.18	2.11	---	---	16.89	32.93	3.14	---	---	55.06

Kayo Center - North

Drainage area = 1.32 acres (excludes West Of 55)

Storm	Preproject flow (cfs)	Postproject flow (cfs)	Outflow from Pond (cfs)	Difference (cfs)
2-yr	2.5	5.2	2.7	0.3
5-yr	4.0	6.9	3.6	-0.4
10-yr	5.1	8.0	4.3	-0.9
25-yr	6.4	9.4	5.6	-0.9
50-yr	7.6	10.5	6.9	-0.7
100-yr	8.5	11.4	7.8	-0.6

Hydraflow Hydrographs by Intellisolve was used to compute the runoff hydrograph
The attached computations show the runoff parameters and the results for
the 2-yr through 100-yr storm events.

Soil type = Loring silt loam, 2 to 5 percent slopes

Hydrologic soil group: C

Runoff Curve number (from TR-55, Chapter 2, Table 2-2a & 2-2c)

Preproject Open space grassland CN = 71

Postproject Urban business district CN = 94

Preproject

D.A. = 1.32 acres

CN = 71

Length = 150 ft

Slope = 3%

Tc = 5.2 min

Postproject

D.A. = 1.73 ac

CN = 94

Length = 500 ft

Slope = 2.5%

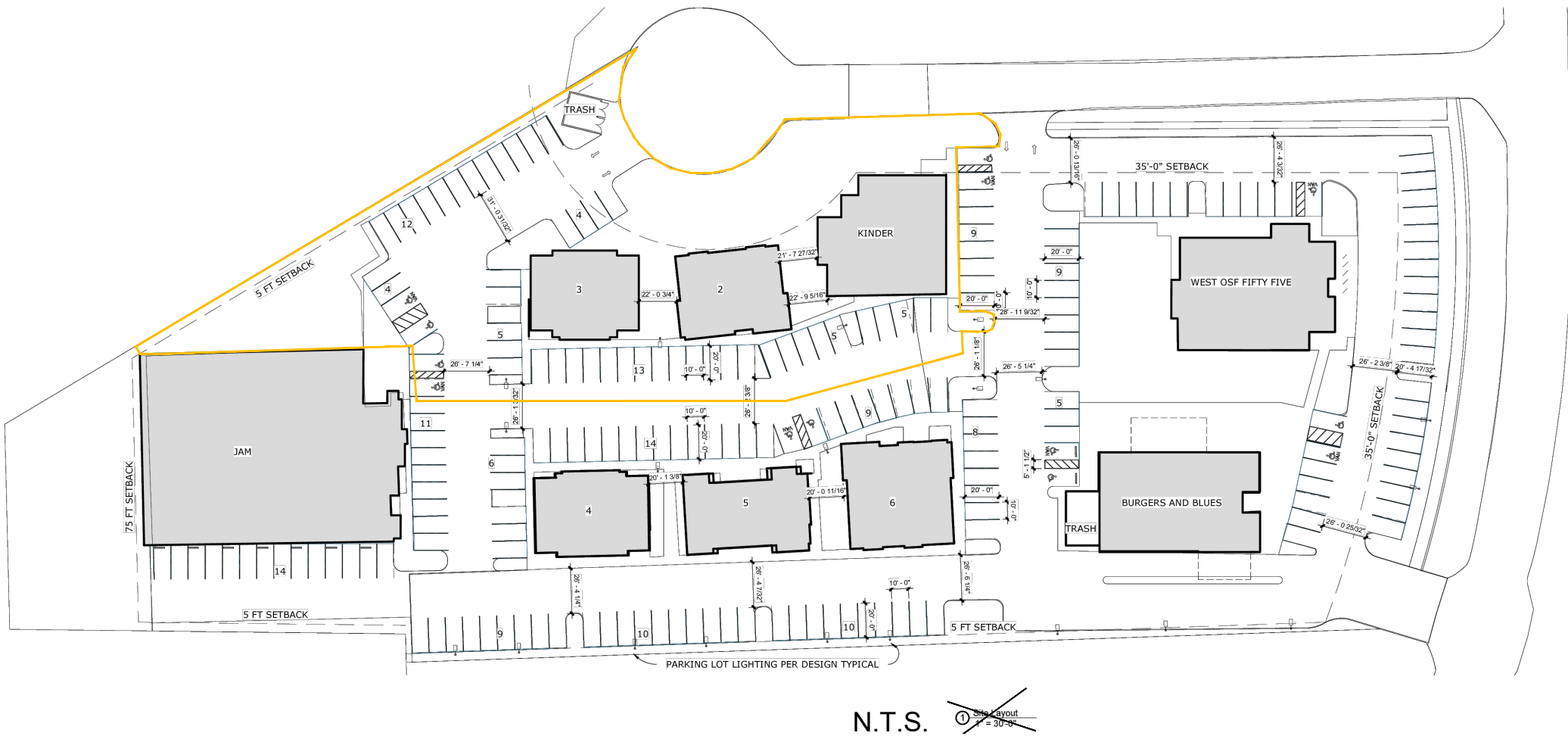
Tc = 6.7 min



Kayo Center North Stormwater Detention Analysis

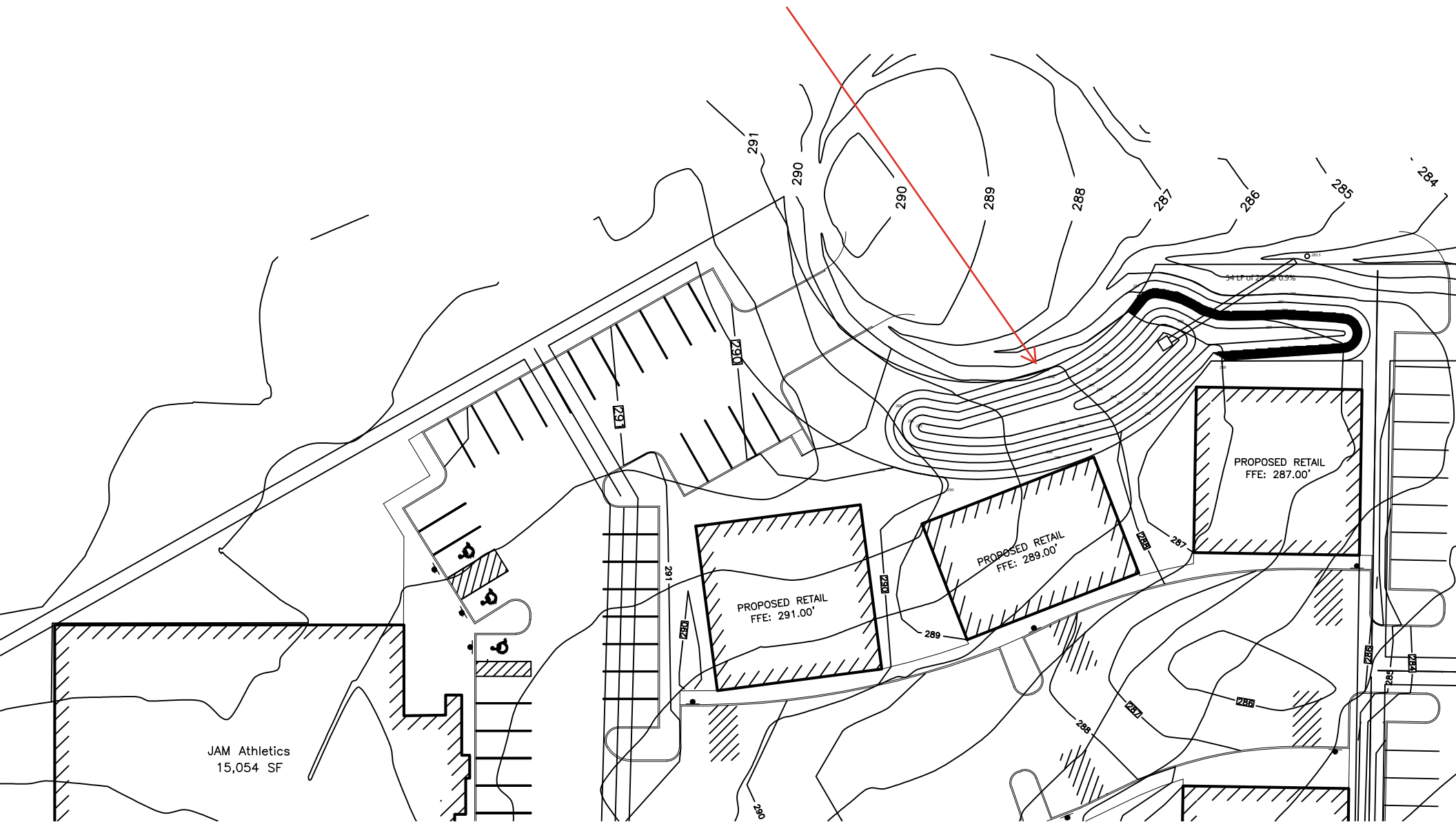
Section 4, Item A)

NORTH KAYO D.A. = 1.32 AC



Kayo Center North Stormwater Detention Analysis

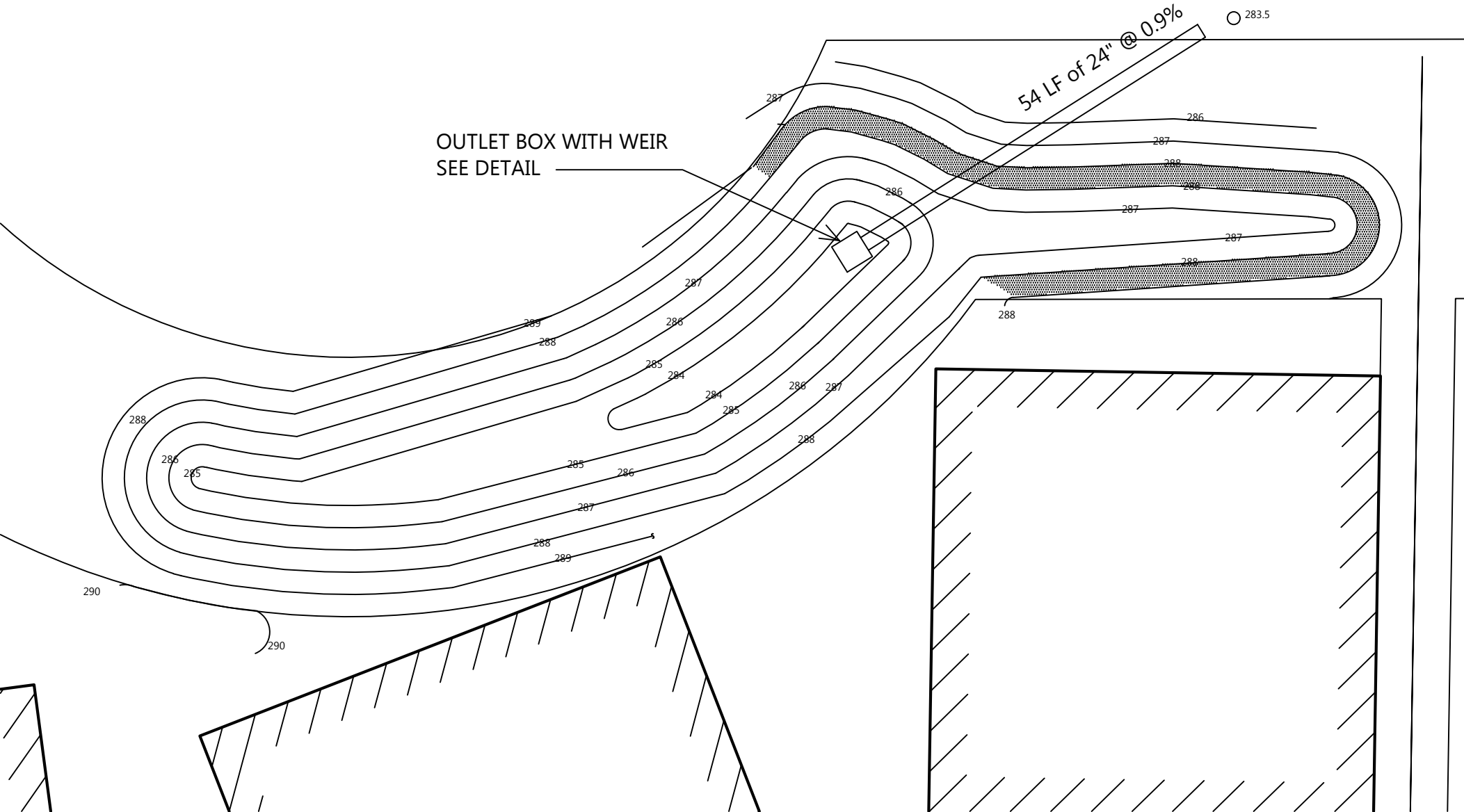
Section 4, Item A)



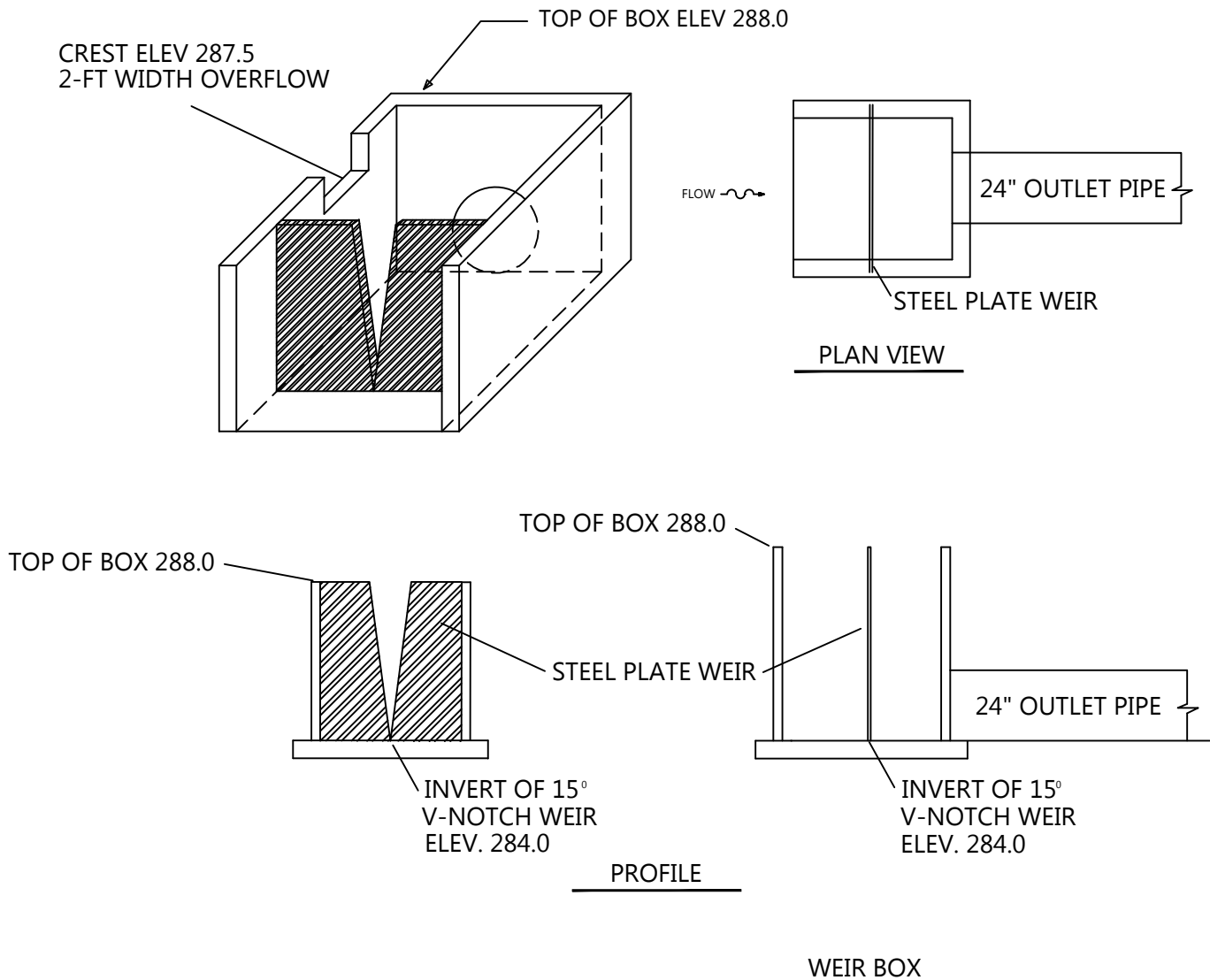
North Detention Basin Location

Kayo Center North
Stormwater Detention Analysis

Section 4, Item A)



CONCEPTUAL



WEIR BOX DETAILS
STEEL PLATE WEIR
DETENTION POND
N.T.S.

Kayo Center North
Stormwater Detention Analysis

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	SCS Runoff	-----	1.88	2.48	-----	3.96	5.10	6.41	7.60	8.45	Kayo North Preproject
2	SCS Runoff	-----	4.52	5.24	-----	6.86	8.04	9.35	10.52	11.35	Kayo North Postproject
3	Reservoir	2	2.27	2.73	-----	3.57	4.25	5.55	6.86	7.83	Route thru detention
9/22/2026									6 of 10		River Science, LLC

Hydrograph Report

Hyd. No. 1

Kayo North Preproject

Hydrograph type	=	SCS Runoff	Peak discharge	=	8.45 cfs
Storm frequency	=	100 yrs	Time interval	=	2 min
Drainage area	=	1.32 ac	Curve number	=	71
Basin Slope	=	3.0 %	Hydraulic length	=	150 ft
Tc method	=	LAG	Time of conc. (Tc)	=	5.2 min
Total precip.	=	9.20 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

Hydrograph Volume = 25,321 cuft

Hydrograph Discharge Table

Time -- Outflow
(hrs cfs)

12.07 8.45 <<

...End

Hydrograph Report

Hyd. No. 2

Kayo North Postproject

Hydrograph type	=	SCS Runoff	Peak discharge	=	11.35 cfs
Storm frequency	=	100 yrs	Time interval	=	2 min
Drainage area	=	1.32 ac	Curve number	=	94
Basin Slope	=	1.5 %	Hydraulic length	=	150 ft
Tc method	=	LAG	Time of conc. (Tc)	=	3.3 min
Total precip.	=	9.20 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

Hydrograph Volume = 38,075 cuft

Hydrograph Discharge Table

Time -- Outflow
(hrs cfs)

12.07 11.35 <<

...End

Hydrograph Report

Hyd. No. 3

Route thru detention

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Inflow hyd. No. = 2
Max. Elevation = 287.97 ft

Peak discharge = 7.83 cfs
Time interval = 2 min
Reservoir name = Contour
Max. Storage = 6,736 cuft

Storage Indication method used.

Outflow hydrograph volume = 38,014 cuft

Hydrograph Discharge Table

Time (hrs)	Inflow cfs	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	Clv D cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	Outflow cfs
12.13	7.91	287.97	-----	-----	-----	-----	5.70	2.13	-----	-----	-----	7.83 <<

...End

Reservoir Report

Reservoir No. 2 - Contour

Hydraflow Hydrographs by Intelisolve

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	284.00	212	0	0
1.00	285.00	850	531	531
2.00	286.00	1,541	1,196	1,727
3.00	287.00	2,529	2,035	3,762
4.00	288.00	3,630	3,080	6,841
5.00	289.00	3,630	3,630	10,471

Culvert / Orifice Structures

	[A]	[B]	[C]	[D]
Rise in	= 0.0	0.0	0.0	0.0
Span in	= 0.0	0.0	0.0	0.0
No. Barrels	= 0	0	0	0
Invert El. ft	= 0.00	0.00	0.00	0.00
Length ft	= 0.0	0.0	0.0	0.0
Slope %	= 0.00	0.00	0.00	0.00
N-Value	= .013	.000	.000	.000
Orif. Coeff.	= 0.60	0.00	0.00	0.00
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len ft	= 0.00	2.00	0.00	0.00
Crest El. ft	= 284.00	287.50	0.00	0.00
Weir Coeff.	= 0.18	3.33	0.00	3.33
Weir Type	= V-notch	Rect	---	---
Multi-Stage	= No	No	No	No

Exfiltration Rate = 0.00 in/hr/sqft Tailwater Elev. = 0.00 ft

Note: All outflows have been analyzed under inlet and outlet control.

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	Clv D cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	Total cfs
0.00	0	284.00	---	---	---	---	---	0.00	---	---	---	0.00
1.00	531	285.00	---	---	---	---	0.18	0.00	---	---	---	0.18
2.00	1,727	286.00	---	---	---	---	1.03	0.00	---	---	---	1.03
3.00	3,762	287.00	---	---	---	---	2.84	0.00	---	---	---	2.84
4.00	6,841	288.00	---	---	---	---	5.82	2.35	---	---	---	8.18
5.00	10,471	289.00	---	---	---	---	10.17	12.24	---	---	---	22.41