



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

Tuesday, May 19, 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, May 19, 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 from April 29th Special Call Meeting
4. **New Business**
 - A) ARC Update-Memo
 - B) Consideration of Architectural and Landscaping Review-128 Weisenberger Renovation
 - C) Consideration of Architectural and Landscaping Review-The Maverick New Build
 - D) Consideration of Architectural Review-104 Hazleton Cove Renovation
 - E) Consideration of Architectural and Landscaping Review-927 Motorsports New Build
5. **Old Business**
6. **Public Comment**
7. **Next Meeting**
 - A) Next Meeting, June 16th at 3:00 pm, City Hall
8. **Adjourn**

Commissioner Kayce Saik _____

Commissioner Melanie Greer Smith _____

Commissioner Lee Sahler _____

**Special Call Meeting of the Architectural Review
Committee
of the City of Gluckstadt, Mississippi
Wednesday, April 29, 2026, at 3:00 PM**

Minutes-Draft

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

- 1.** Chairman Kayce Saik called the meeting to order; Melanie Greer was present.
- 2.** Kayce Saik gave the opening Prayer and Melanie Greer gave the Pledge of Allegiance. Chairman Lee Sahler joined the meeting after the Pledge of Allegiance and Prayer.
- 3. Consideration and Approval of Minutes**
Melanie Greer gave the motion to approve the minutes of April 21, 2026, regular meeting as presented. Lee Sahler seconded the motion with all members voting “AYE” the motion carried.
- 4. Old Business**
 - A)** Consideration of Exterior Material and Color Scheme for Taco Bell (rec. 4)
 - i.** Melanie Greer made the motion to approve exterior scheme as presented per revision number (4) four dated April 22, 2026. Lee Sahler seconded the motion with all members voting “AYE” the motion carried.
- 5. New Business**
No action taken.
- 6. Public Comment**
No members of the public signed up to address the board.
- 7. Next Meeting**
 - A)** ARC Regular Meeting May 19, 2026
- 8. Adjourn**
Melanie Greer made the motion to adjourn. Lee Sahler second the motion with all members voting “AYE” the motion passed.

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: 05/19/26

SUBJECT: Architectural Review Update

Since the last regular meeting of the ARC board, the MMBOA did approve the site plan amendment for The Oaks-Memory Care facility. We are awaiting construction drawings now for the permitting process. We also had a Special Call meeting last month for the purpose of Taco Bell exterior scheme. I updated the MMBOA on that exterior approval. Taco Bell has submitted construction drawings for permitting and those drawings are currently under review. We have a few items to present to you today and they are as follows:

- 26-014-The Steakhouse Renovation-128 Wiesenberger Rd
- 26-029.01-The Maverick-new build on Titan Lane
- 26-033-104 Hazleton Cove Renovation
- 26-032-927 Motorsports-new build on Autobahn Loop



CITY OF GLUCKSTADT

MISSISSIPPI
PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

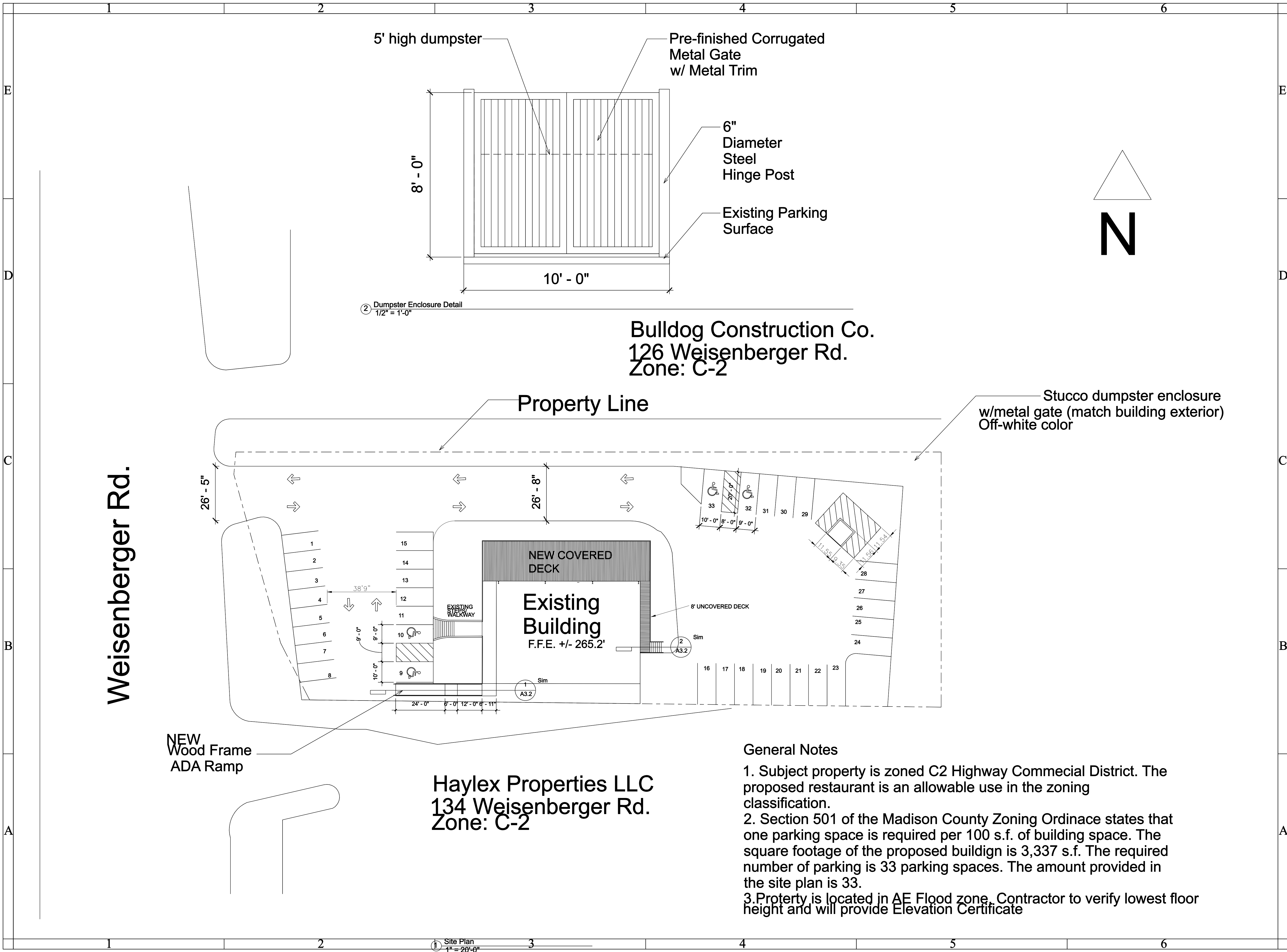
DATE: 05/19/26

SUBJECT: Consideration of Architectural and Landscaping Review-128 Weisenberger Rd

Mr. John Giggilo is requesting Architectural and Landscaping approval for his renovation project on 128 Weisenberger Rd. They started this project a couple years back and stopped work for a time period. Upon wanting to start the project back, we have requested they go thru the proper approval process in order to receive a new building permit.

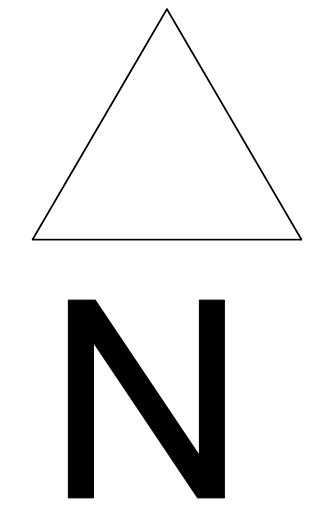
Although the majority of the renovations are taking place inside the building, they need to make some changes to the exterior and site as well. Attached are the building elevations and landscaping plans for your consideration. Building owners are here today if any questions arise. They do plan to keep the white exterior, add more landscaping to the front, update the parking striping, and redo the ada handicap ramp.





② Dumpster Enclosure Detail
1/2" = 1'-0"

Bulldog Construction Co.
126 Weisenberger Rd.
Zone: C-2



A Renovation For:
128 Weisenberger Rd.
Madison, MS

PROJECT ARCHITECT: _____
 PROJECT NUMBER: _____
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

REVISIONS	1	2	3	4

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS EXCEPT BY AGREEMENT IN WRITING WITH THE ARCHITECT.

SHEET TITLE
Site Plan

SHEET NUMBER OF
A0.02

Haylex Properties LLC
134 Weisenberger Rd.
Zone: C-2

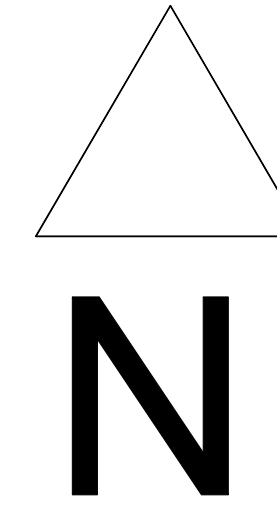
General Notes

1. Subject property is zoned C2 Highway Commercial District. The proposed restaurant is an allowable use in the zoning classification.
2. Section 501 of the Madison County Zoning Ordinance states that one parking space is required per 100 s.f. of building space. The square footage of the proposed building is 3,337 s.f. The required number of parking is 33 parking spaces. The amount provided in the site plan is 33.
3. Property is located in AE Flood zone. Contractor to verify lowest floor height and will provide Elevation Certificate

① Site Plan
1" = 20'-0"

The Kelly Factory, PLLC

1001 Euclid Ave.
Jackson, MS 39202
PH: 713-540-9123



A Renovation For:
128 Weisenberger Rd.
Madison, MS

PROJECT ARCHITECT: _____

PROJECT NUMBER: _____

DATE: _____

DRAWN BY: _____

CHECKED BY: _____

REVISIONS	1	2	3	4

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SHEET TITLE

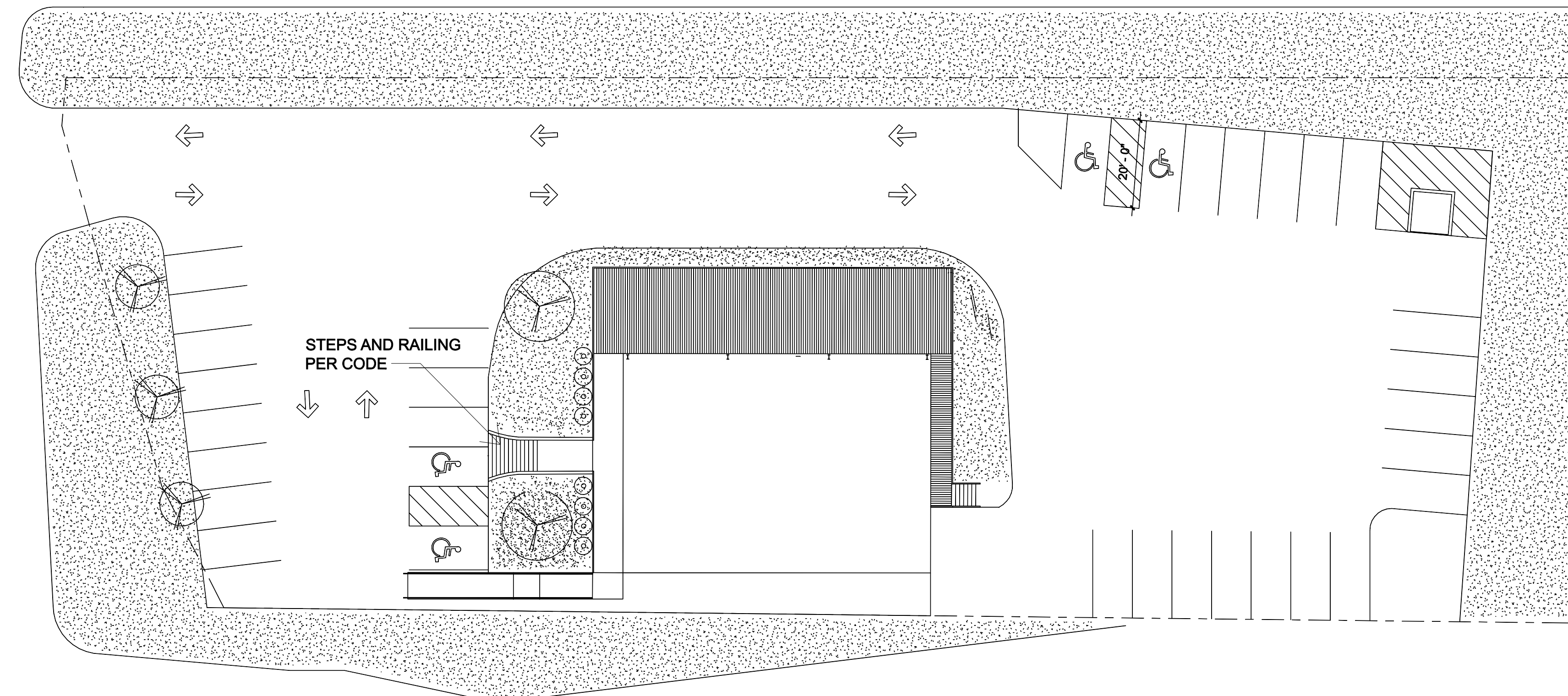
Landscape Plan

SHEET NUMBER OF

A0.03

Landscaping Notes

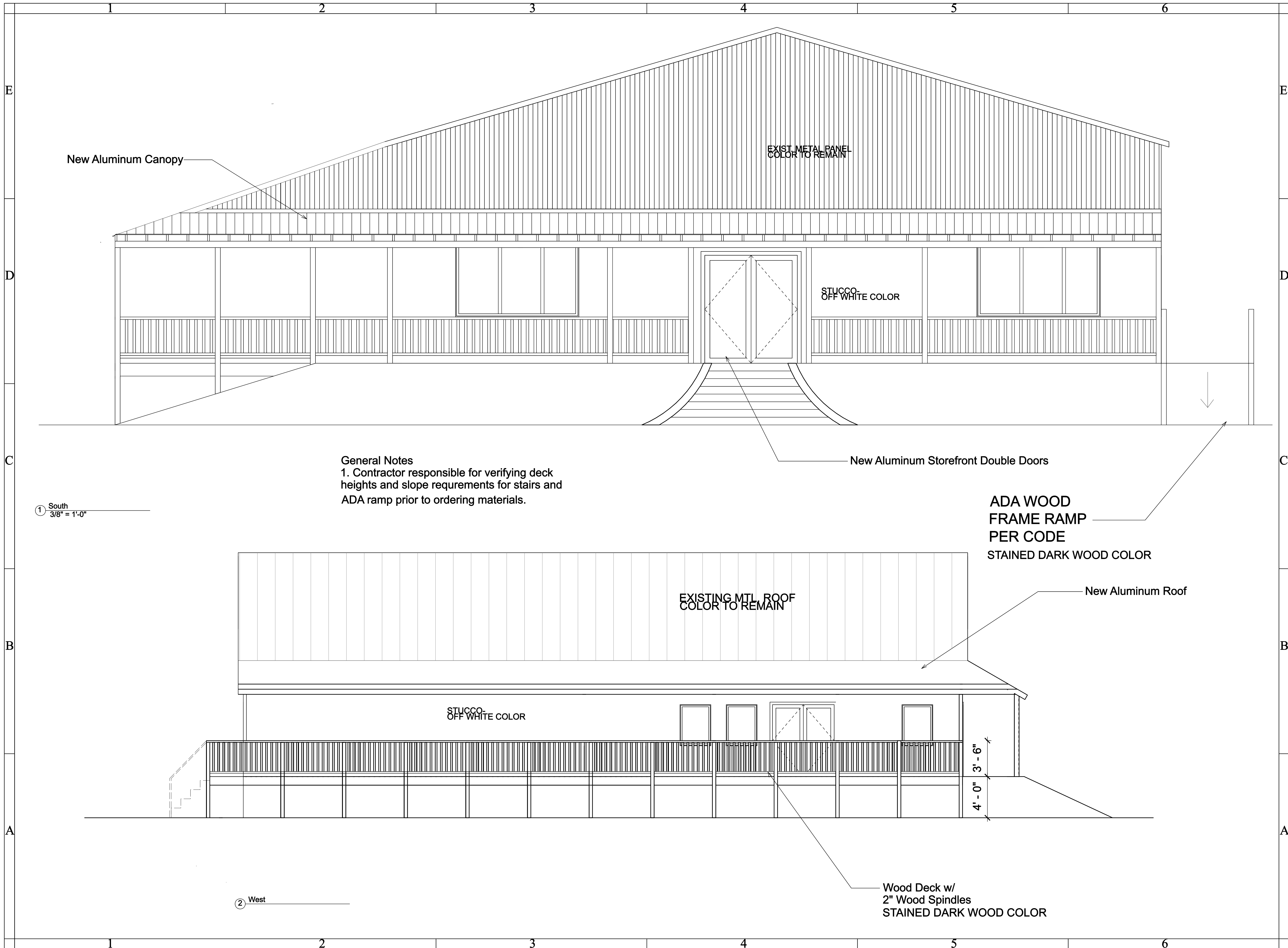
1. All plant materials shall be in accordance the the American Standards for Nursery Stock (ANSI Z60.1-2004).
2. Dig the planting hole a minimum of 2x width of rootball for at least the first 12 inches of depth. Below 12 inches, dig hole wide enough to permit adjusting. Do not dig the hole deeper that root ball depth.
3. Scarify the subgrade and sides of the planting hole when planitn in clay soils (more that 15% clay).
4. Lift and set the tree by root ball only. Do not lift using the tree trunk and do not use tree trunk as a lever.
5. Set the top of the root ball level with the soil surface of slightly higher if the soil is prone to settling.
6. After the tree is set in place, remove burlap, wire and straps from at least the upper 1/3 of the root ball.
7. Backfill the existing soil that has ben well-tilled or broken up. Do not add amendments to the backfill soil. Amend the surface with mulch.



Legend

-  Grass
-  Asphalt/Concrete Sidewalk
-  Leyland Cypress
-  Azalea Bush
-  Existing Tree

1 Landscape Plan
1" = 20'-0"



New Aluminum Canopy

EXIST. METAL PANEL
COLOR TO REMAIN

STUCCO
OFF WHITE COLOR

New Aluminum Storefront Double Doors

General Notes
 1. Contractor responsible for verifying deck heights and slope requirements for stairs and ADA ramp prior to ordering materials.

① South
3/8" = 1'-0"

ADA WOOD
 FRAME RAMP
 PER CODE
 STAINED DARK WOOD COLOR

EXISTING MTL. ROOF
COLOR TO REMAIN

New Aluminum Roof

STUCCO
OFF WHITE COLOR

4'-0"
3'-6"

Wood Deck w/
 2" Wood Spindles
 STAINED DARK WOOD COLOR

② West

A Renovation For:
128 Weisenberger Rd.
Madison, MS

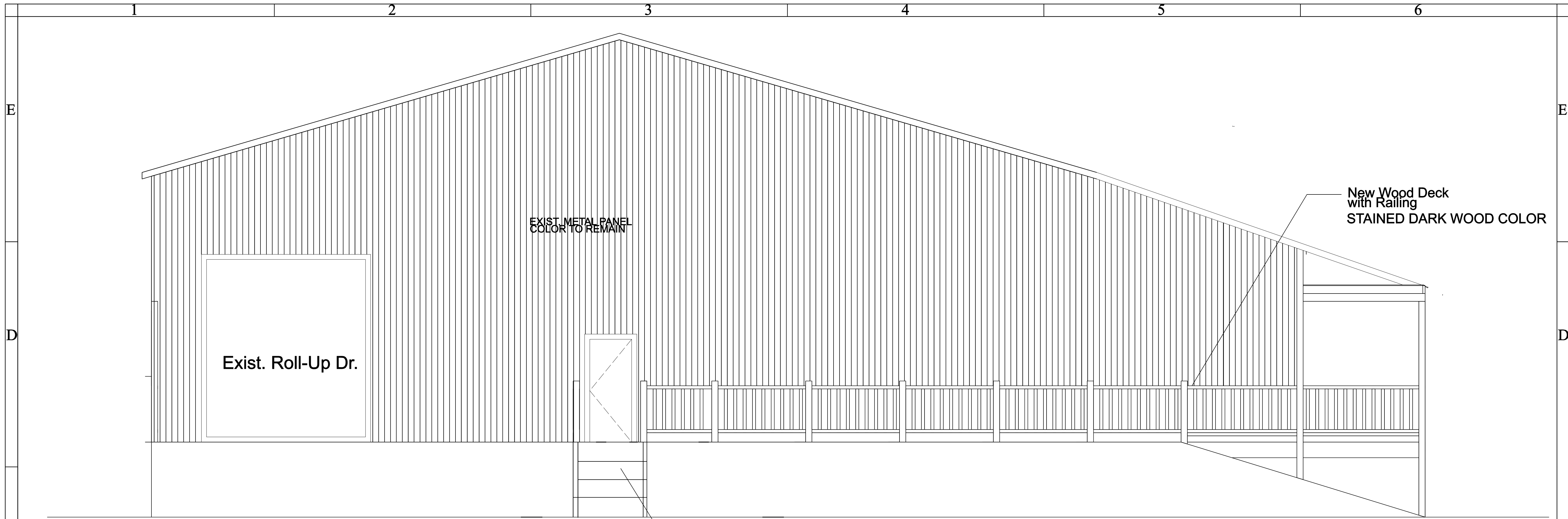
PROJECT ARCHITECT: _____
 PROJECT NUMBER: _____
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____

REVISIONS	1	2	3	4

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SHEET TITLE
Exterior Elevations

SHEET NUMBER OF
A2.1



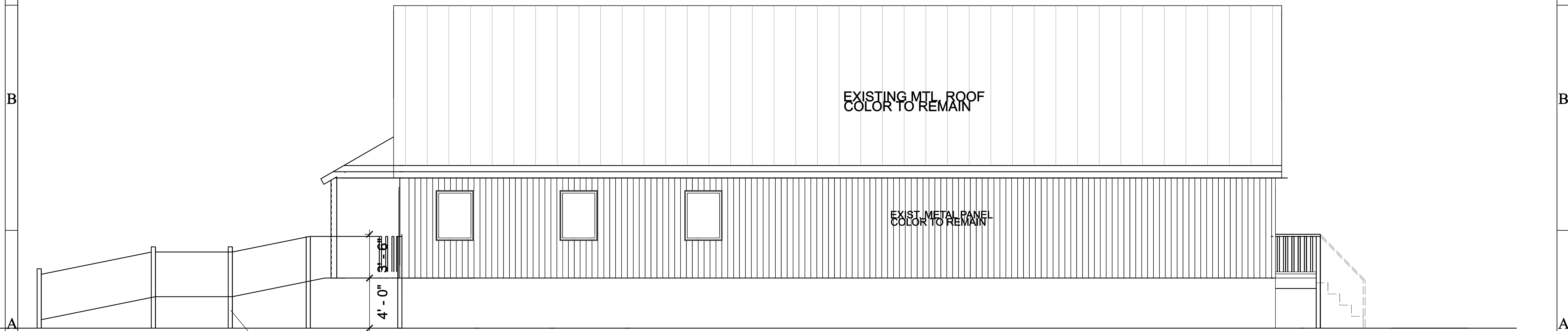
New Wood Stairs
STAINED DARK WOOD COLOR

New Wood Deck
with Railing
STAINED DARK WOOD COLOR

Exist. Roll-Up Dr.

EXIST. METAL PANEL
COLOR TO REMAIN

① North
3/8" = 1'-0"



NEW ADA WD
RAMP (SEE DETAIL)
STAINED DARK WOOD COLOR

EXISTING MTL. ROOF
COLOR TO REMAIN

EXIST. METAL PANEL
COLOR TO REMAIN

② East

A Renovation For:
128 Weisenberger Rd.
 Madison, MS

PROJECT ARCHITECT: _____

PROJECT NUMBER: _____

DATE: _____

DRAWN BY: _____

CHECKED BY: _____

REVISIONS	1	2	3	4
	_____	_____	_____	_____

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SHEET TITLE
Exterior Elevations

SHEET NUMBER OF
A2.1

The Kelly Factory, PLLC

1001 Euclid Ave.
Jackson, MS 39202
PH: 713-540-9123

A Renovation For:
128 Weisenberger Rd.
Madison, MS

PROJECT ARCHITECT: _____

PROJECT NUMBER: _____

DATE: _____

DRAWN BY: _____

CHECKED BY: _____

REVISIONS	1	2	3	4

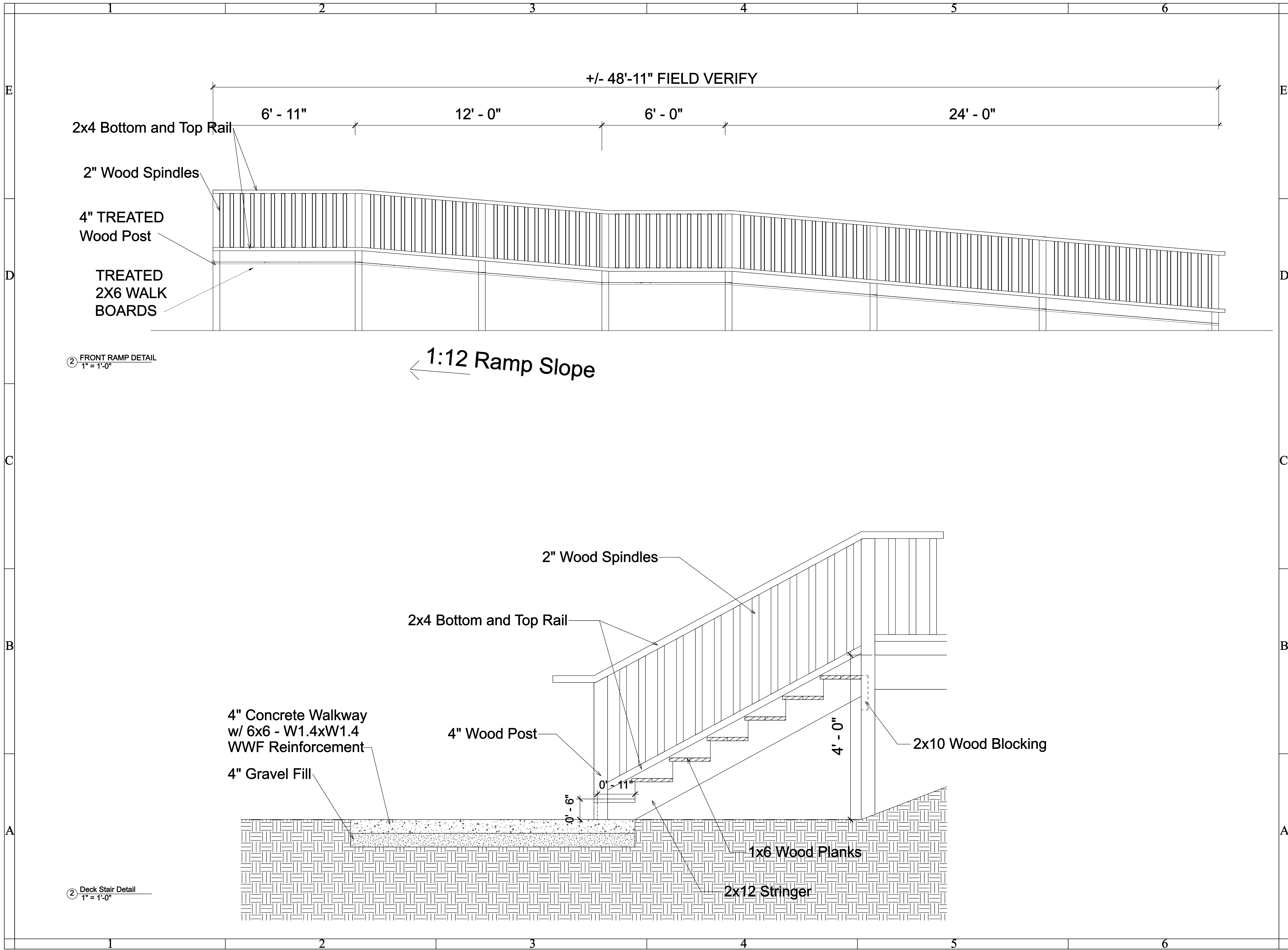
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SHEET TITLE

Ramp and Stair Sections

SHEET NUMBER OF

A3.2



3/16/2026 7:42:56 PM



CITY OF GLUCKSTADT

MISSISSIPPI
PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

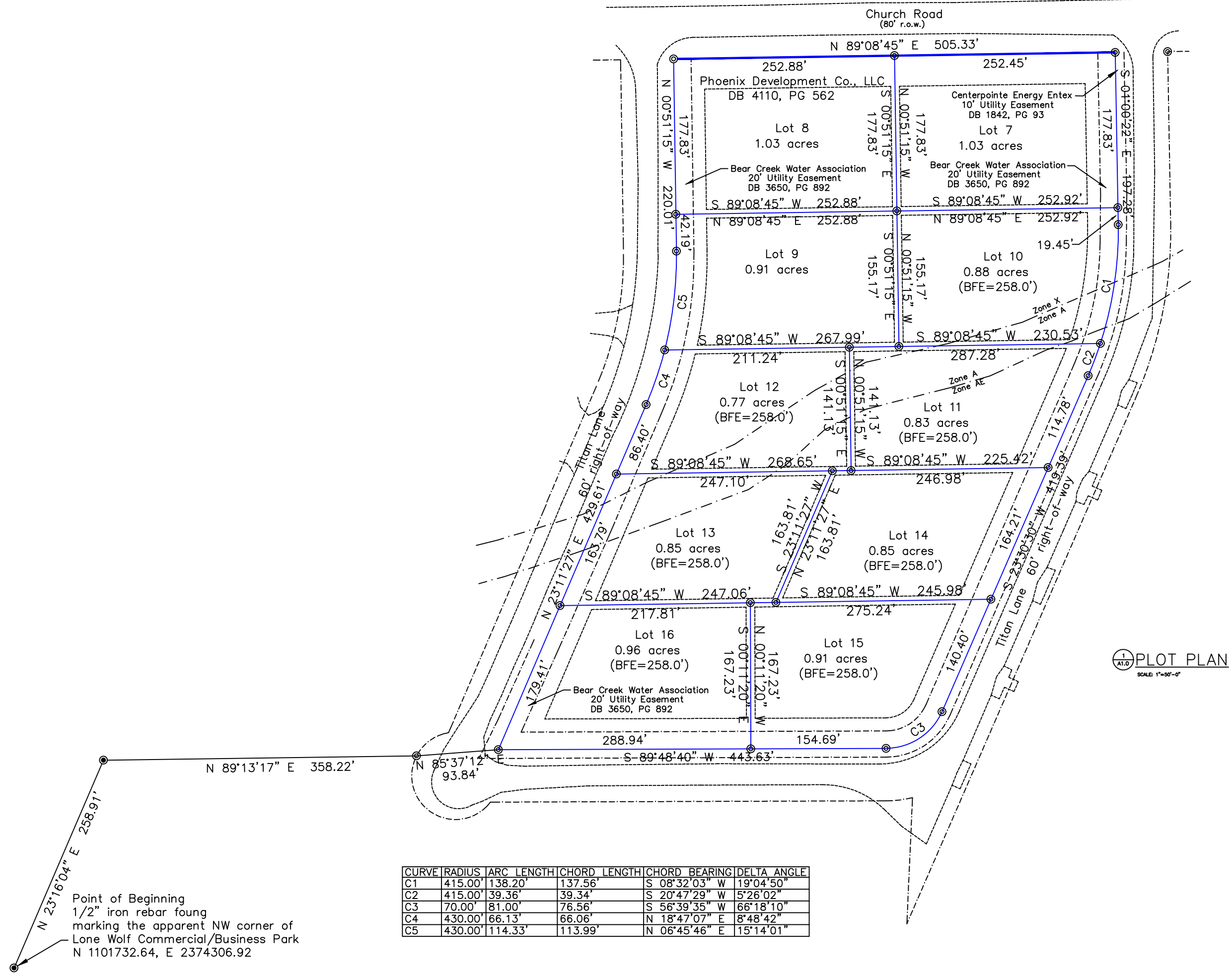
FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 05/19/26

SUBJECT: Consideration of Architectural and Landscaping Review-The Maverick at Titan Lane

Mr. Todd Carter is requesting Architectural and Landscaping approval for The Maverick project on Titan Lane. This project consists of 4 buildings on lots 9, 10, 11, & 12 within the Titan Lane development. Each building consists of multi-unit office/warehouse set up. They plan on bricking the fronts and sides of the building and the rear of each building will be metal. A color rendering is provided that will represent each of the four buildings. They have provided a landscaping plan, and it is more than sufficient. They also plan to install a fence along the rear of the buildings to hide any ground equipment.

They will be presenting to the PNZ next week for conditional use, site plan, and variance. I wanted to point out the variance. Per our current Architectural Standards any façade facing a public ROW must have 30% glass front. Due to this layout of the project the sides of the buildings are actually facing the public ROW and their fronts of the building will be facing into the property. They will be requesting to minimize the glass requirement since the office portion of each building does not run the entire length of the ROW. The building elevations show the side window arrangement. The owner/designer is here today to answer any questions.



1 PLOT PLAN
SCALE: 1"=50'-0"

Point of Beginning
1/2" iron rebar found
marking the apparent NW corner of
Lone Wolf Commercial/Business Park
N 1101732.64, E 2374306.92

N 23°16'04" E 258.91'
N 89°13'17" E 358.22'
N 85°37'12" E 93.84'
S 89°48'40" W 443.63'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	415.00'	138.20'	137.56'	S 08°32'03" W	19°04'50"
C2	415.00'	39.36'	39.34'	S 20°47'29" W	5°26'02"
C3	70.00'	81.00'	76.56'	S 56°39'35" W	66°18'10"
C4	430.00'	66.13'	66.06'	N 18°47'07" E	8°48'42"
C5	430.00'	114.33'	113.99'	N 06°45'46" E	15°14'01"

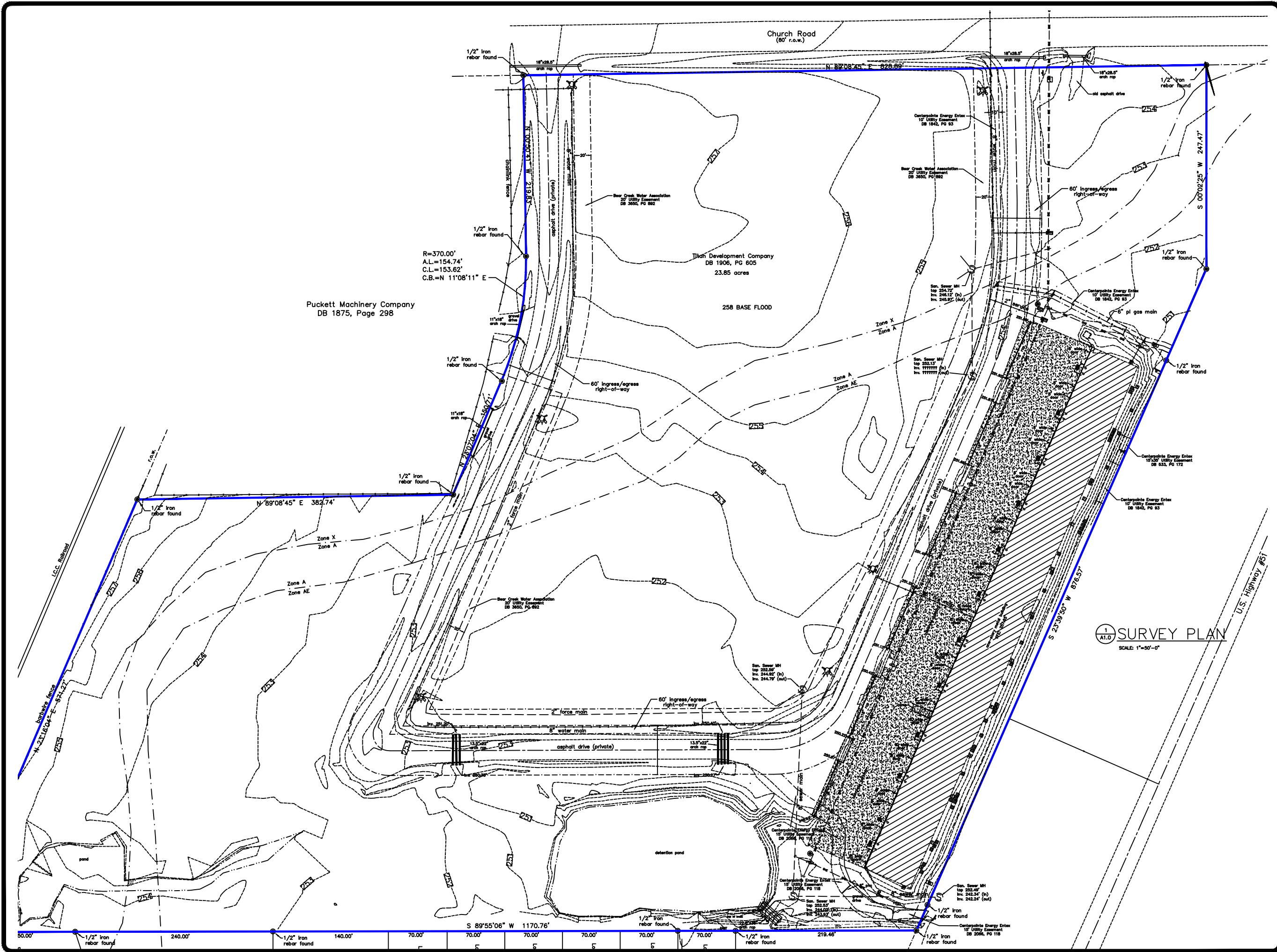


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The Maverick of Germantown
Church Road
Gluckstadt, Mississippi

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DATE
3/16/26
SCALE
JOB NO.
SHEET



Section 4, Item C)



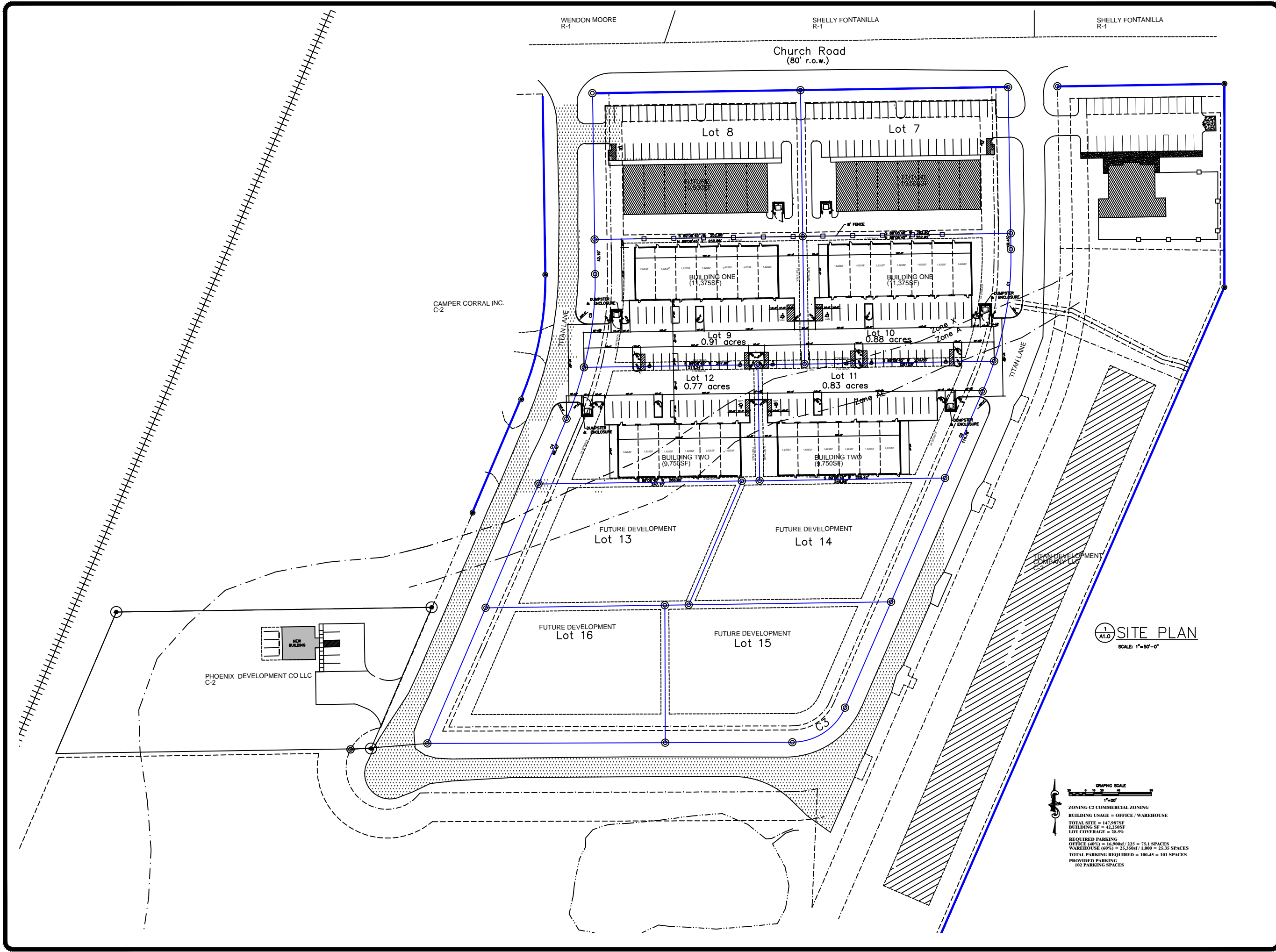
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The Maverick of Germantown
Church Road
Gluckstadt, Mississippi

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CHECKED
DATE 3/16/26
SCALE
JOB NO.
SHEET

A0.1



1 SITE PLAN
 A1.D
 SCALE: 1"=50'-0"

GRAPHIC SCALE
 1"=20'

ZONING C2 COMMERCIAL ZONING
 BUILDING USAGE = OFFICE / WAREHOUSE
 TOTAL SITE = 147,987SF
 BUILDING SF = 42,250SF
 LOT COVERAGE = 28.5%

REQUIRED PARKING
 OFFICE (60%) = 16,900sf / 225 = 75.1 SPACES
 WAREHOUSE (60%) = 25,350sf / 1,000 = 25.35 SPACES
 TOTAL PARKING REQUIRED = 100.45 = 101 SPACES
 PROVIDED PARKING
 102 PARKING SPACES

REVISIONS BY
 Section 4, Item C)



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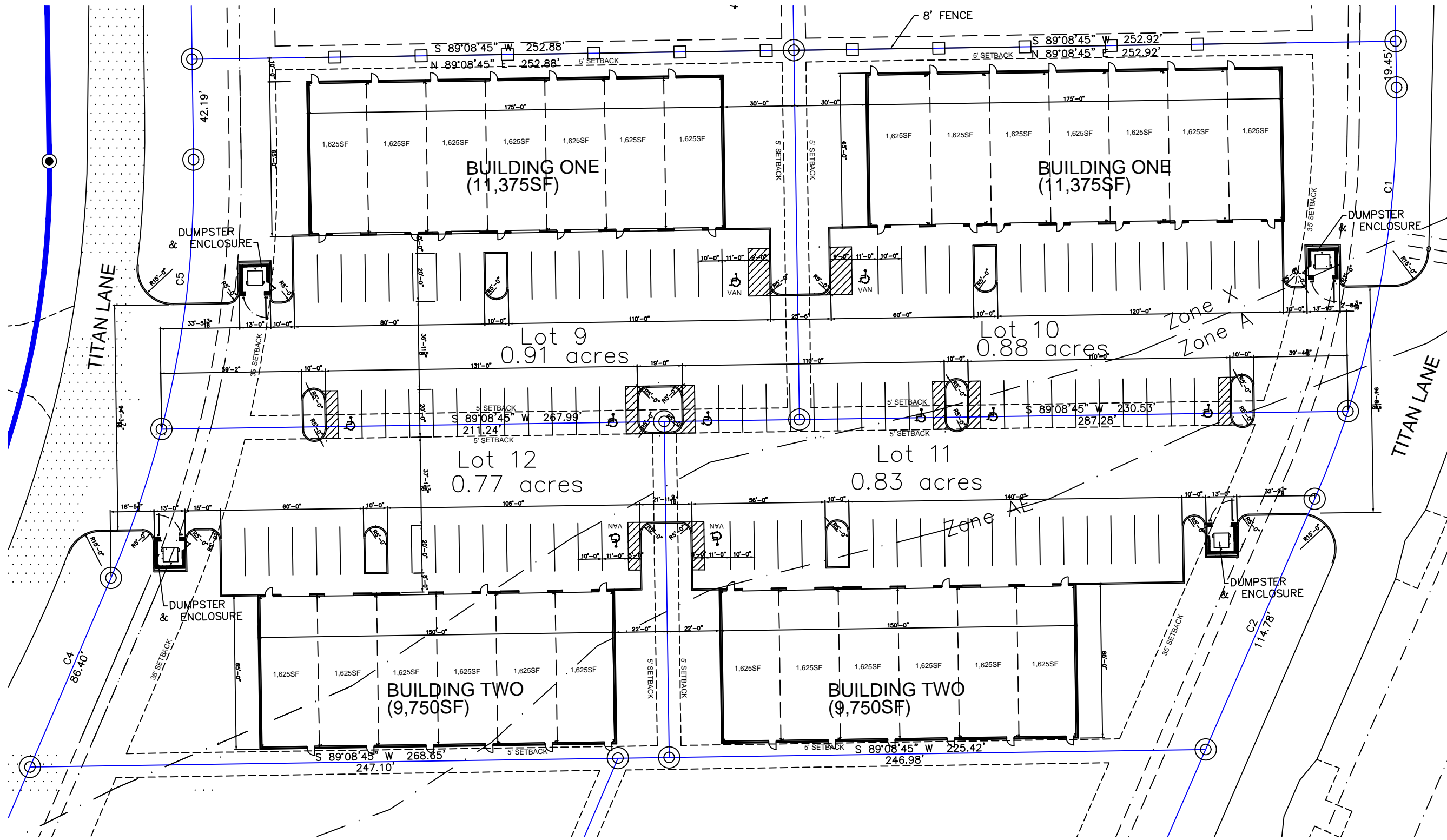
The Maverick of Germantown
 Church Road
 Gluckstadt, Mississippi

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 SHEET

A0.2

SITE PLAN
SCALE: 1"=50'-0"



Section 4, Item C)



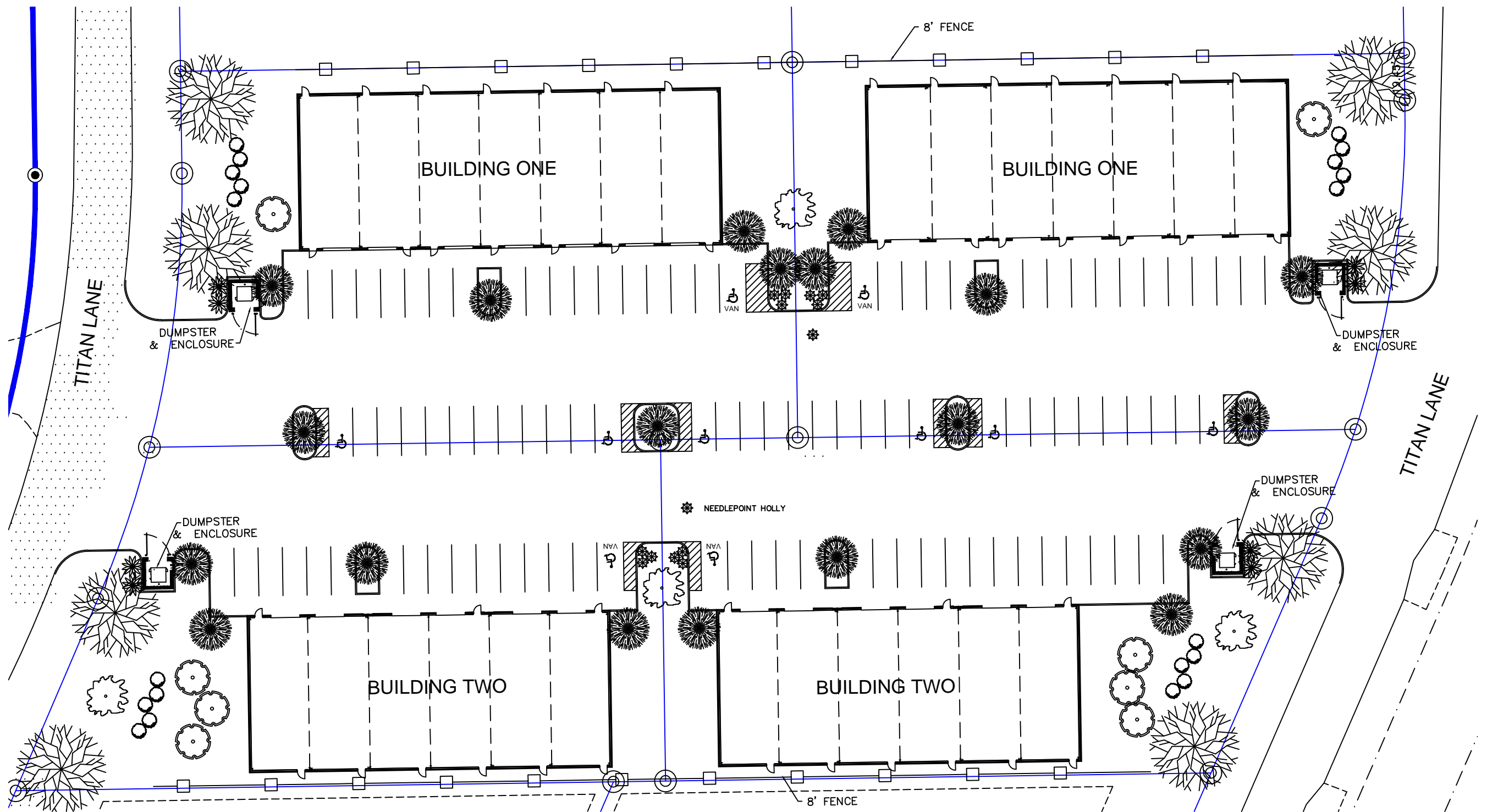
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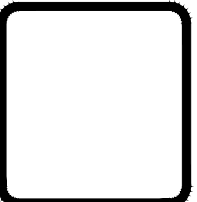
A0.3



1 LANDSCAPE PLAN
SCALE: 1"=50'-0"

- WILLOW OAK, QUERCUS PHELLOS,
- PAMPAS GRASS
- NATCHEZ CRAPE MYRTLE,
- RED RUFFLE AZALEAS,
RHODODENDRON RUTHERFORD,
3 GAL. @ 3'-6" O.C.
50 REQ. (17 FOR EVERY 50 L/F OF FRONTAGE)
- SWEETBAY MAGNOLIA, "MAGNOLIA VIRGINIANA"
- RED MAPLE, 'OCTOBER GLORY',

REVISIONS BY
Section 4, Item C)



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Taven Hall with Ivory Mortar

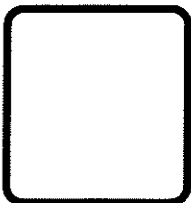
Graystone with Porcelain Mortar

Burnished Slate Canopy & Door Colors

THE MAVERICK OF GERMANTOWN

GLUCKSTADT, MISSISSIPPI

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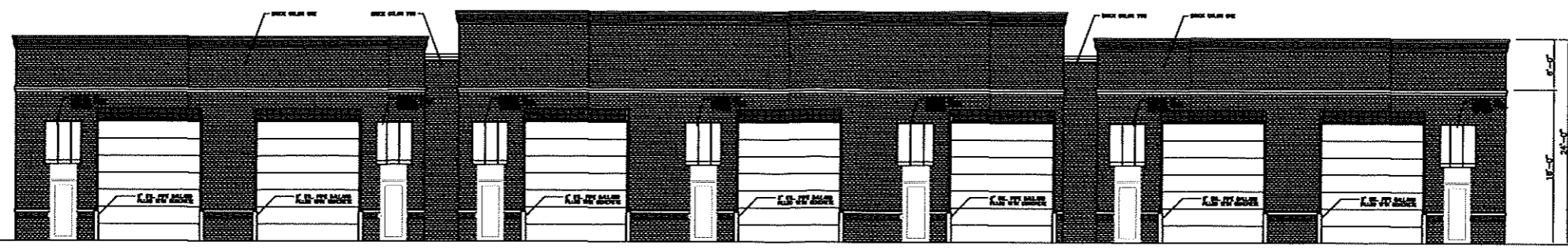


W
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 MADISON, MS 39110
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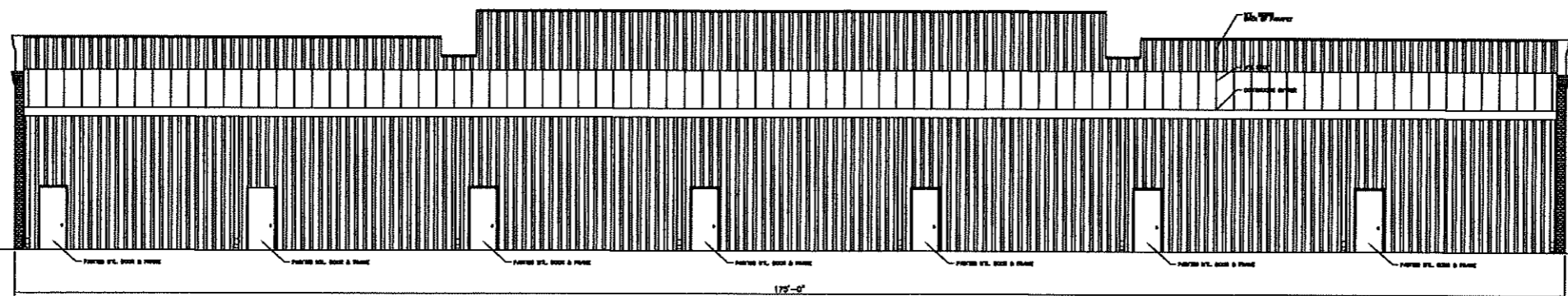
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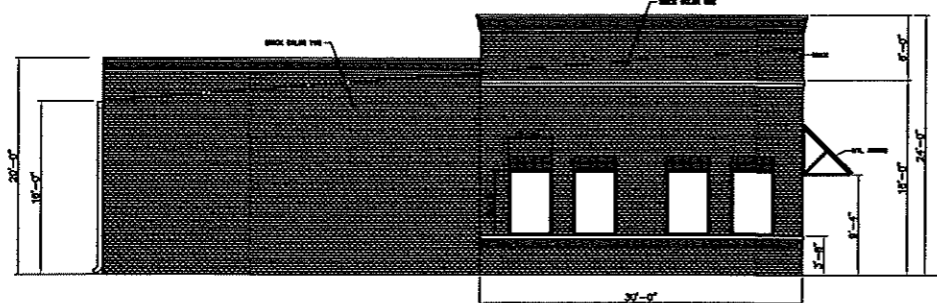
DATE
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DWG 3/16/26
SCALE
JOB NO.
SHEET
A1.0



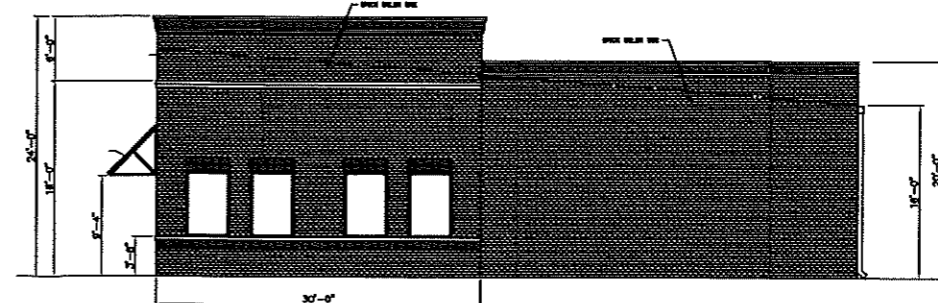
1
A1.0 BUILDING ONE FRONT ELEVATION
 SCALE: 1/8"=1'-0"



1
A1.0 BUILDING ONE REAR ELEVATION
 SCALE: 1/8"=1'-0"



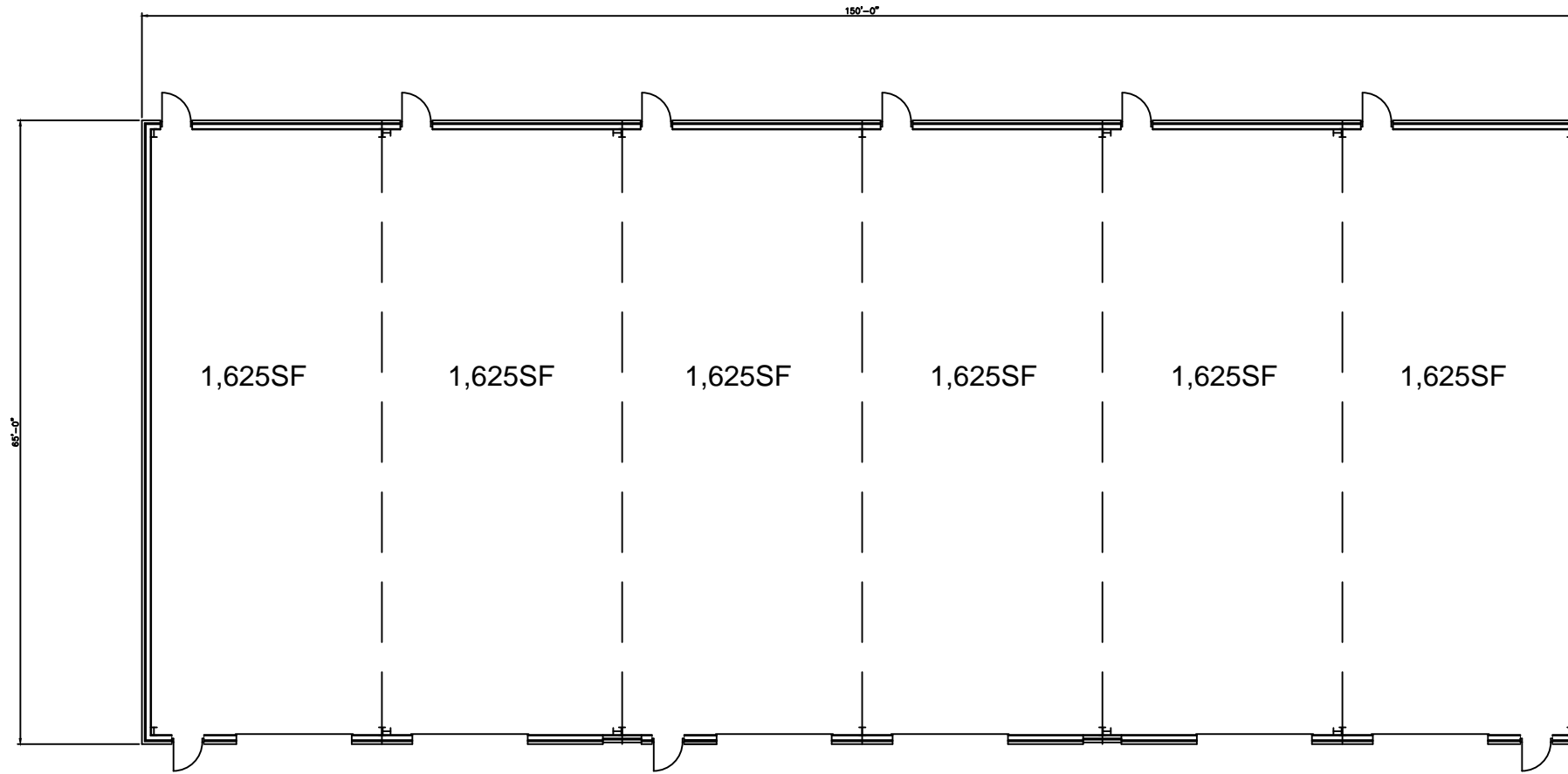
1
A1.0 BUILDING ONE SIDE ELEVATION
 SCALE: 1/8"=1'-0"



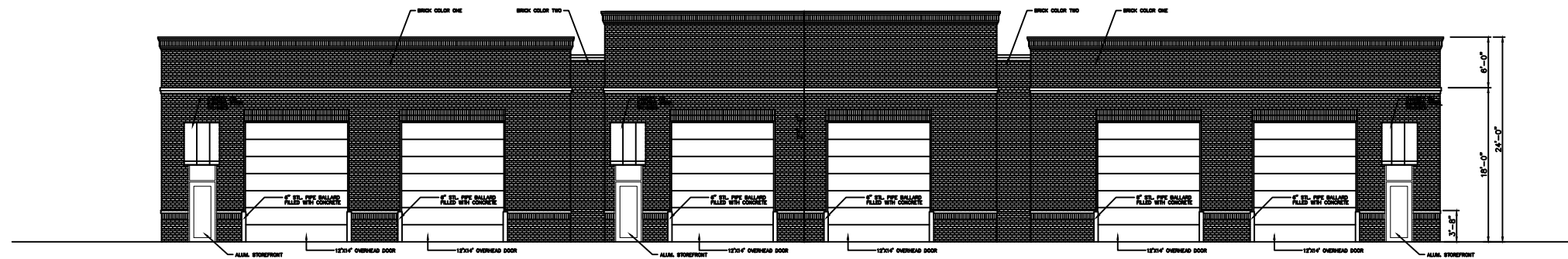
1
A1.0 BUILDING ONE SIDE ELEVATION
 SCALE: 1/8"=1'-0"

OWNER FINAL Titan AND CHURCH Development (1).dwg

3/16/2026 11:20 AM

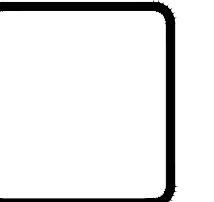


1
A1.0 BUILDING TWO FLOOR PLAN
SCALE: 1/8"=1'-0"



1
A1.0 BUILDING TWO FRONT ELEVATION
SCALE: 1/8"=1'-0"

NO.	REVISIONS	BY



W

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The Maverick of Germantown
Church Road
Gluckstadt, Mississippi

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DATE 3/16/26
SCALE
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SHEET

A1.0



CITY OF GLUCKSTADT

MISSISSIPPI
PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 05/19/26

SUBJECT: Consideration of Architectural Review-104 Hazleton Cove Renovation

Mr. Brad Moncrief is requesting Architectural approval for the exterior renovation of his property at 104 Hazleton Cove. He plans to relocate the roll up doors from the front of the building to the side and rear. Creating a full glass front façade as well as painting the existing brick. The interior will be renovated, but this will be handled through building at permit time. The owner/designer is here today to answer any questions you may have.



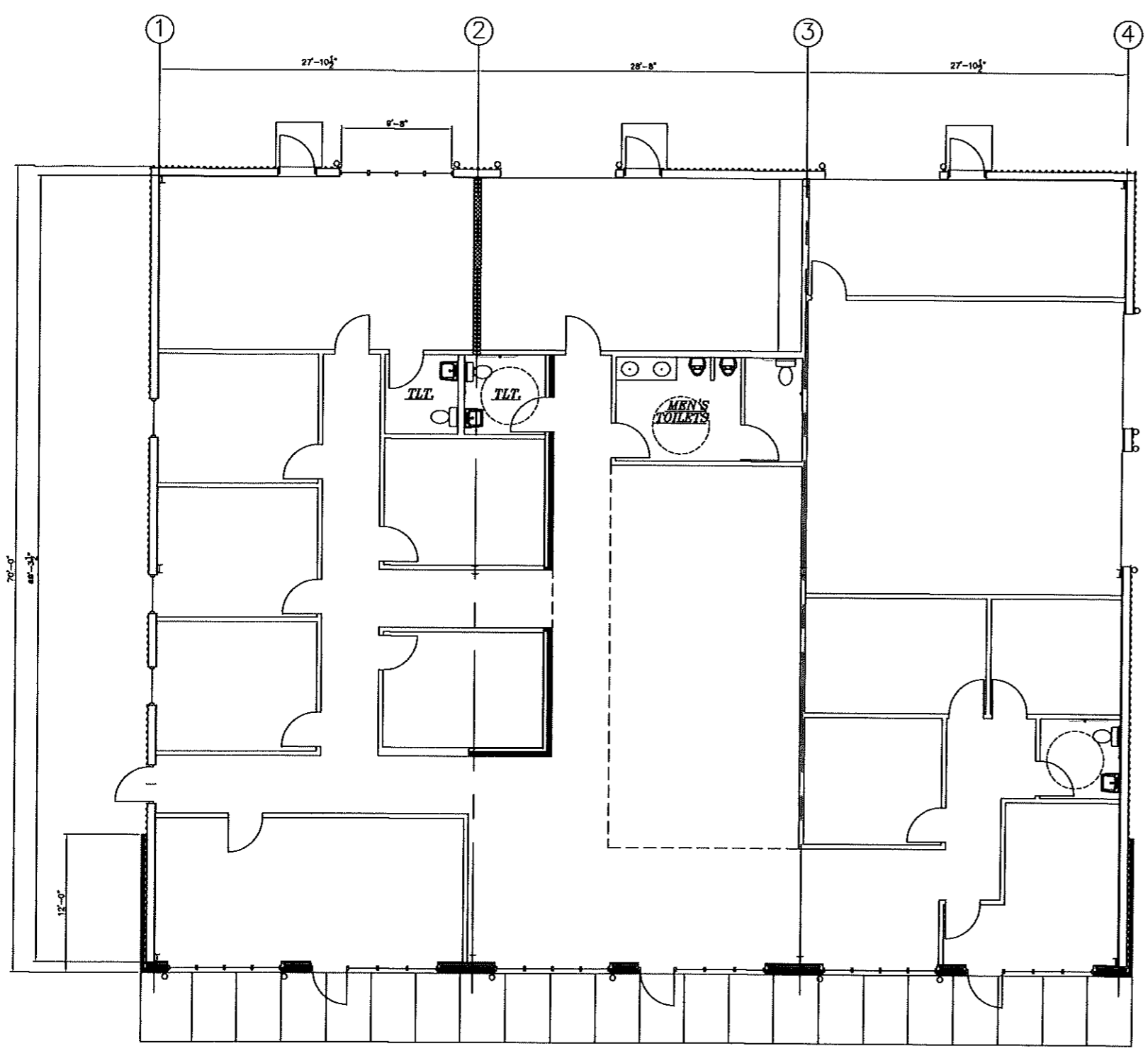


REVISIONS	BY



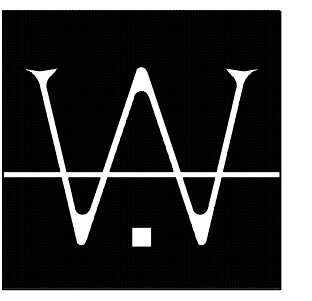
A Building Renovation at
 Hazelton Cove
 Gluckstadt, Mississippi

OWNER
CHECKED
DATE JANUARY 11, 2018
SCALE
JOB NO.
SHEET
A3.0
OF SHEETS



① FRONT ELEVATION
 SCALE: 3/4"=1'-0"

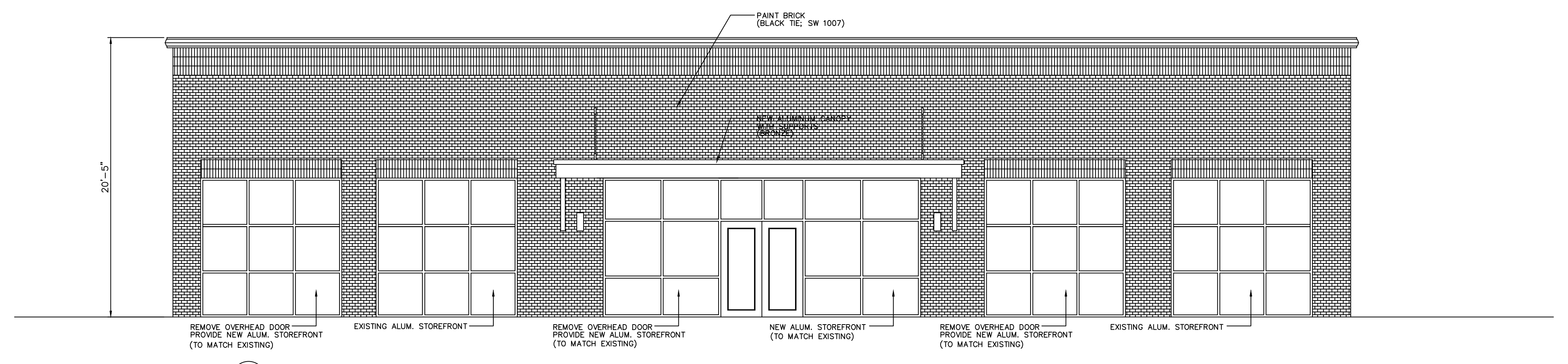
REVISIONS	BY



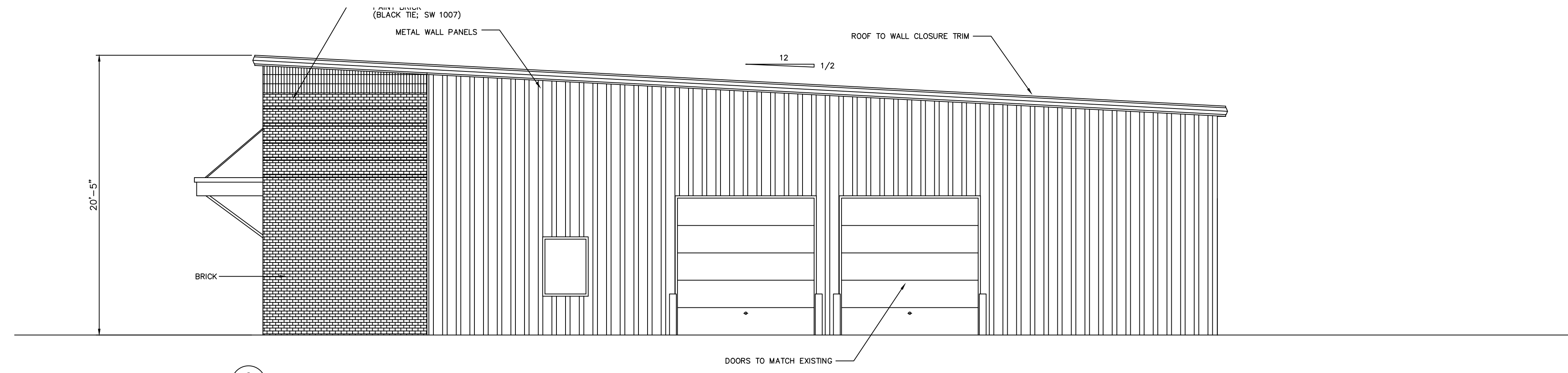
WOOLDRIGE & ASSOCIATES
388 HIGHLAND COLONY PARKWAY
RIDGELAND, MS 39157
601-209-8666

A Building Renovation at
Hazelton Cove
Gluckstadt, Mississippi

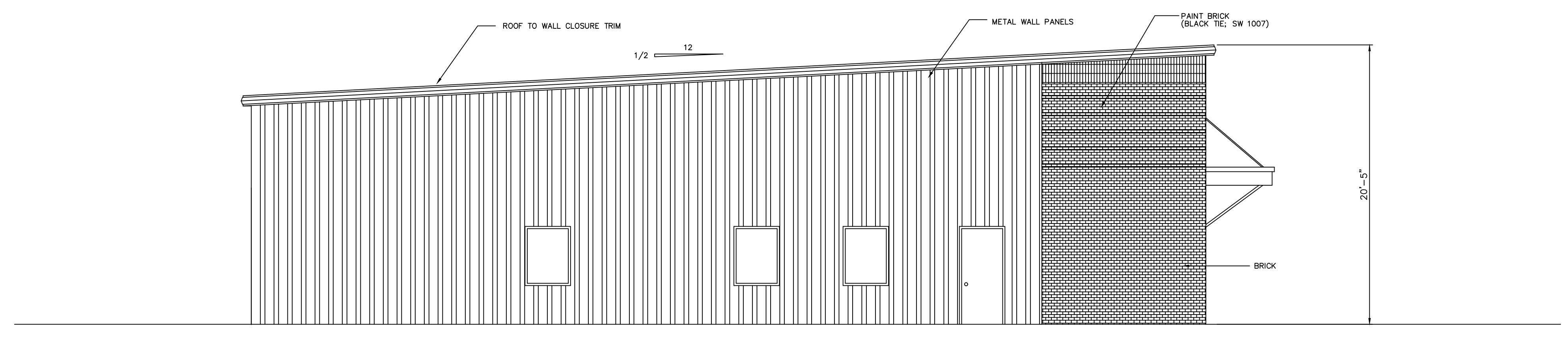
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CHECKED
DATE JANUARY 11, 2018
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JOB NO.
SHEET
A3.0
OF SHEETS



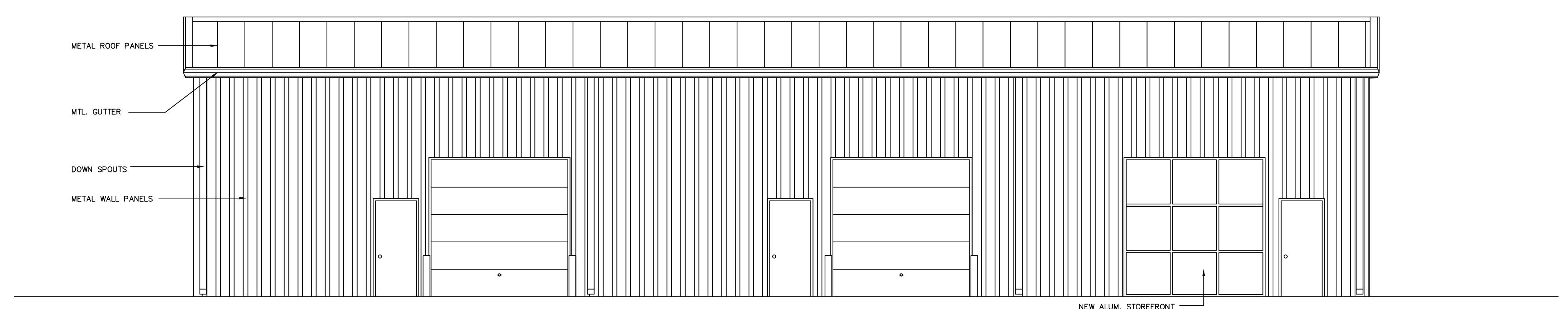
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2 SIDE ELEVATION
SCALE: 3/16"=1'-0"



3 SIDE ELEVATION
SCALE: 3/16"=1'-0"



4 REAR ELEVATION
SCALE: 3/16"=1'-0"

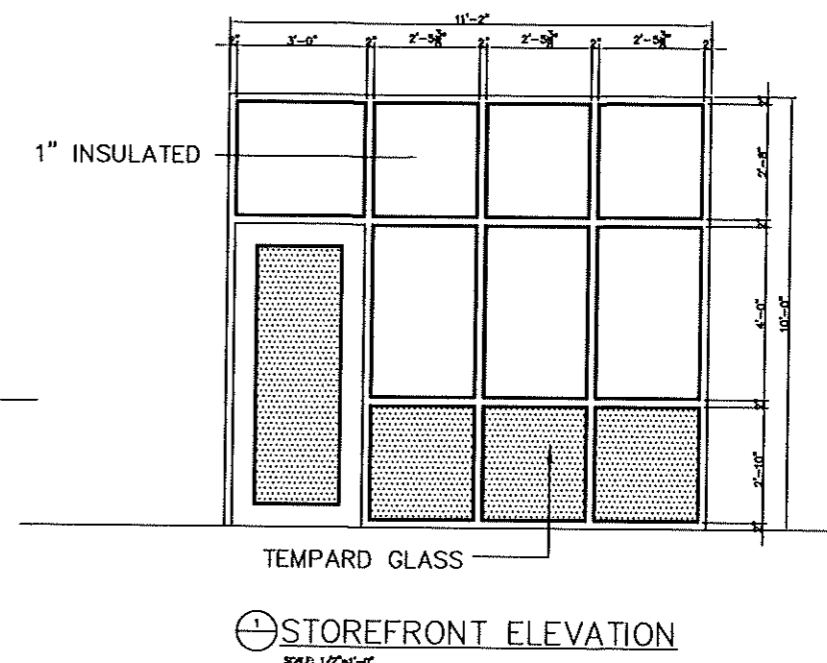
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REVISIONS	BY

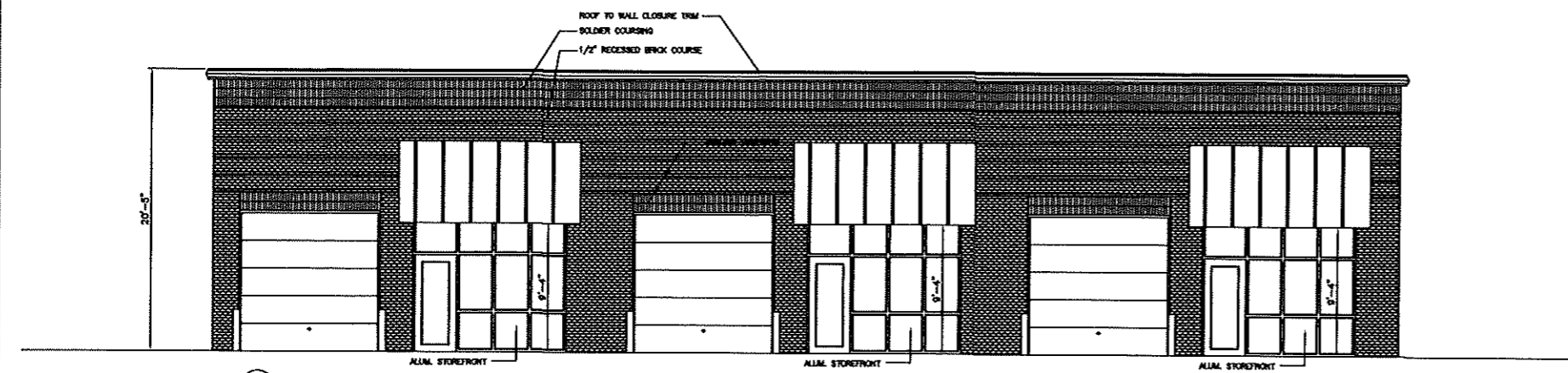


A New Building at
 Hazelton Cove
 Gluckstadt, Mississippi

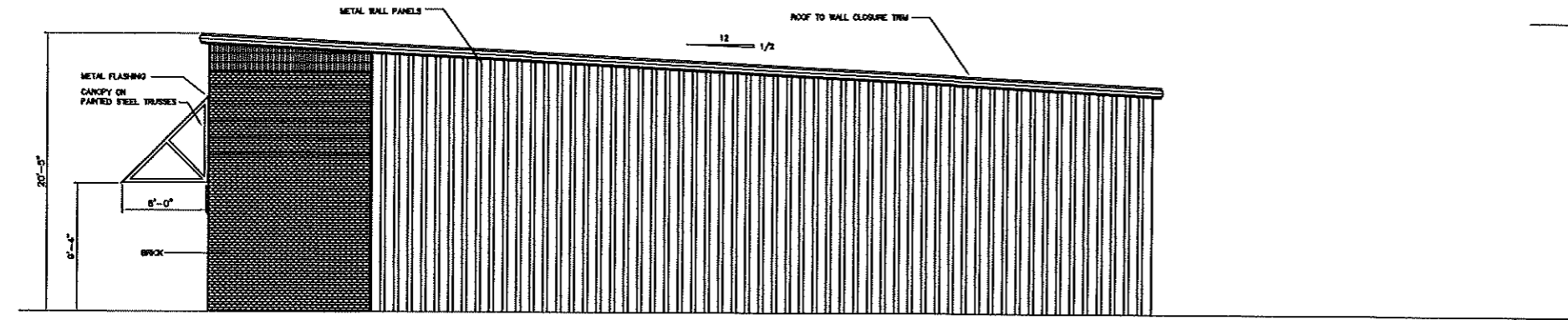
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OF	
SHEETS	



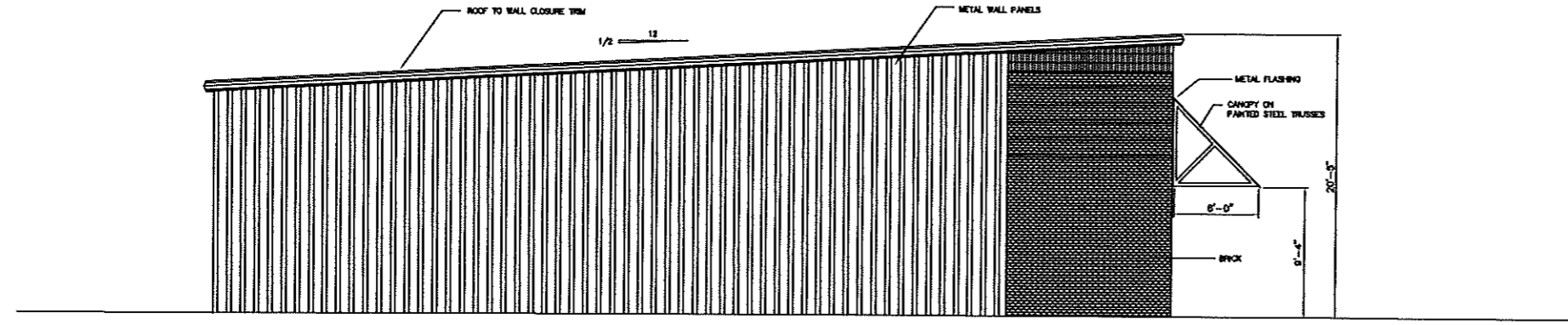
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 SCALE: 1/2"=1'-0"



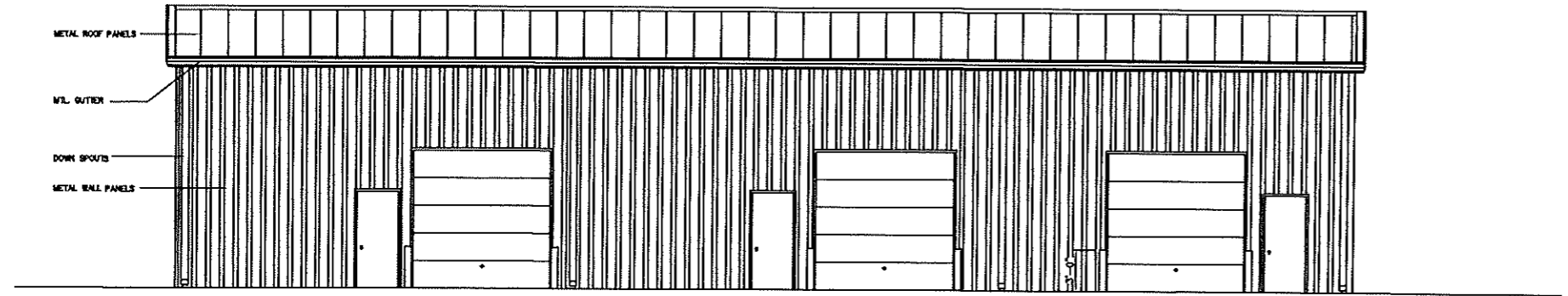
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 SCALE: 3/16"=1'-0"



⊖ SIDE ELEVATION
 SCALE: 3/16"=1'-0"



⊕ SIDE ELEVATION
 SCALE: 3/16"=1'-0"



⊕ REAR ELEVATION
 SCALE: 3/16"=1'-0"

Woodruff & Associates 10/25/2004 8:59 AM OLDE COLONY FLOORPLAN.dwg



CITY OF GLUCKSTADT

MISSISSIPPI
PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 05/19/26

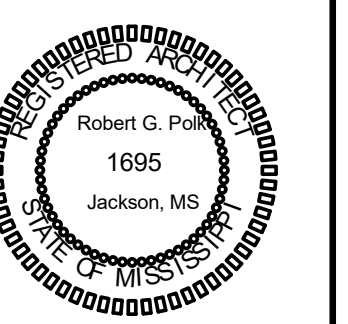
SUBJECT: Consideration of Architectural and Landscaping Review-927 Motorsports

Mr. Lee Sahler is requesting Architectural and Landscaping approval for his 927 Motorsports project on Autobahn Lane. 927 Motorsports is approximately 15,000 SF new and used vehicle dealership. Conditional use is needed for this business, and they will be requesting that conditional use next week at the PNZ meeting. He has provided more than sufficient landscaping with trees and shrubs along the drive and the parking areas. The interstate side of the building will be sodded to give good visual to the sales area of the property from the interstate. The building equipment will be contained with a brick wall. This building will have some great architectural elements including a variety of materials, unique roof lines, and articulations that will give this area a much-needed lift in terms of architecture. Owner is here today to answer any questions you may have.



NINE27

MOTORSPORTS

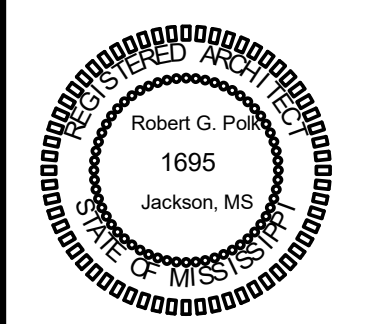


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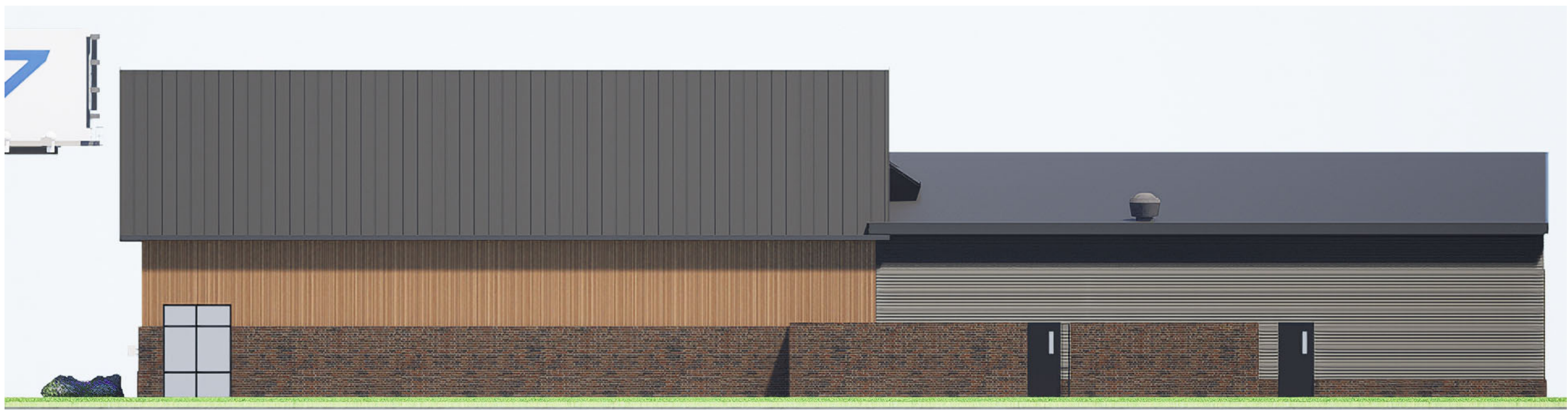
**927 MOTORSPORTS
LEE SAHLER
GLUCKSTADT, MS 39110**

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SHEET
A102



SOUTH ELEVATION



NORTH ELEVATION



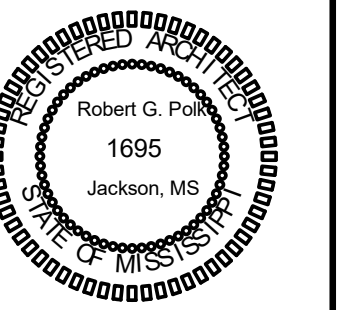
WEST ELEVATION



EAST ELEVATION

COLOR ELEVATIONS

Scale:



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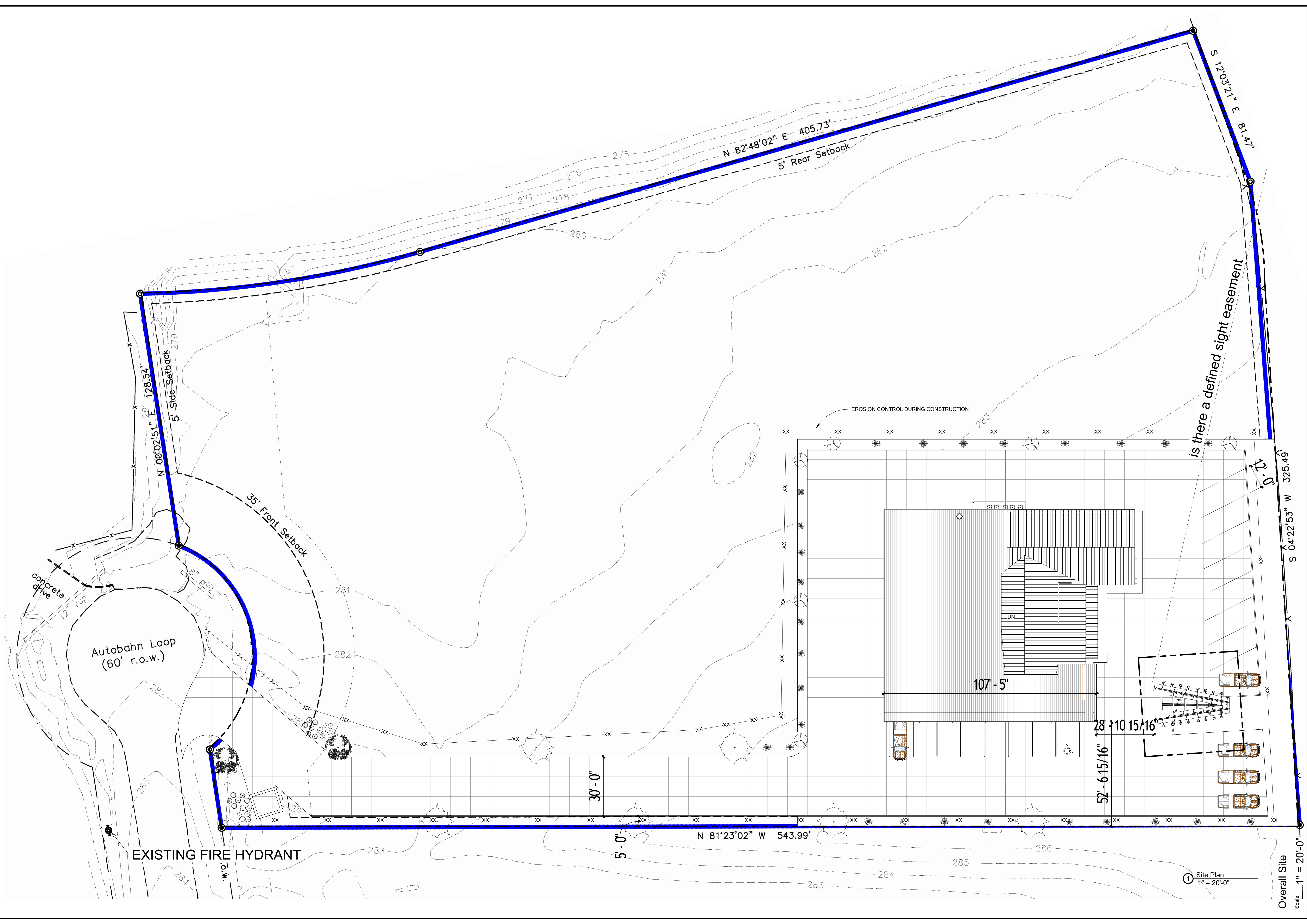
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927 MOTORSPORTS
LEE SAHLER
GLUCKSTADT, MS 39110

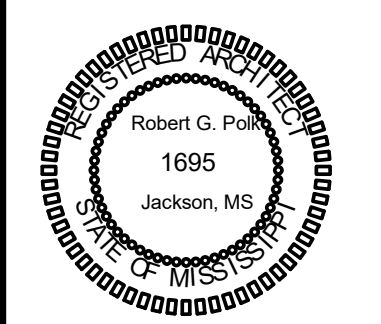
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SHEET
A302



Overall Site
Scale: 1" = 20'-0"

1 Site Plan
1" = 20'-0"



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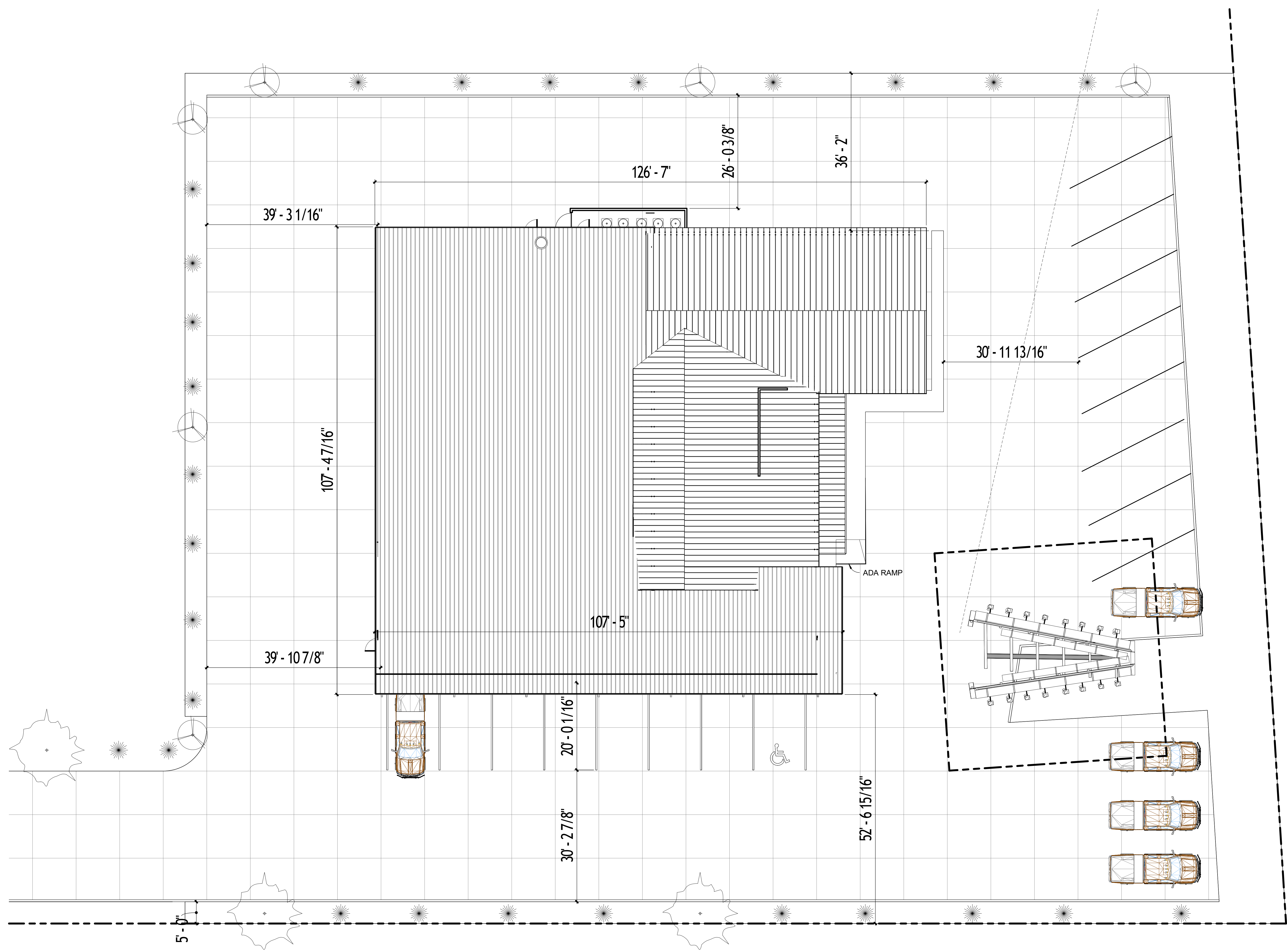
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927 MOTORSPORTS
LEE SAHLER
GLUCKSTADT, MS 39110

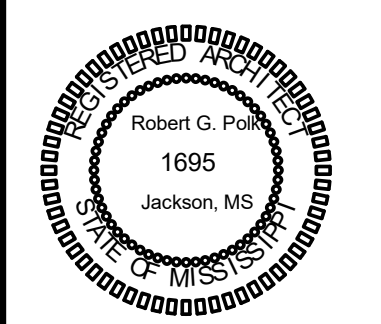
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SHEET
A301



1 Site Plan
1" = 10'-0"

Architectural Site Plan
Scale: 1" = 10'-0"



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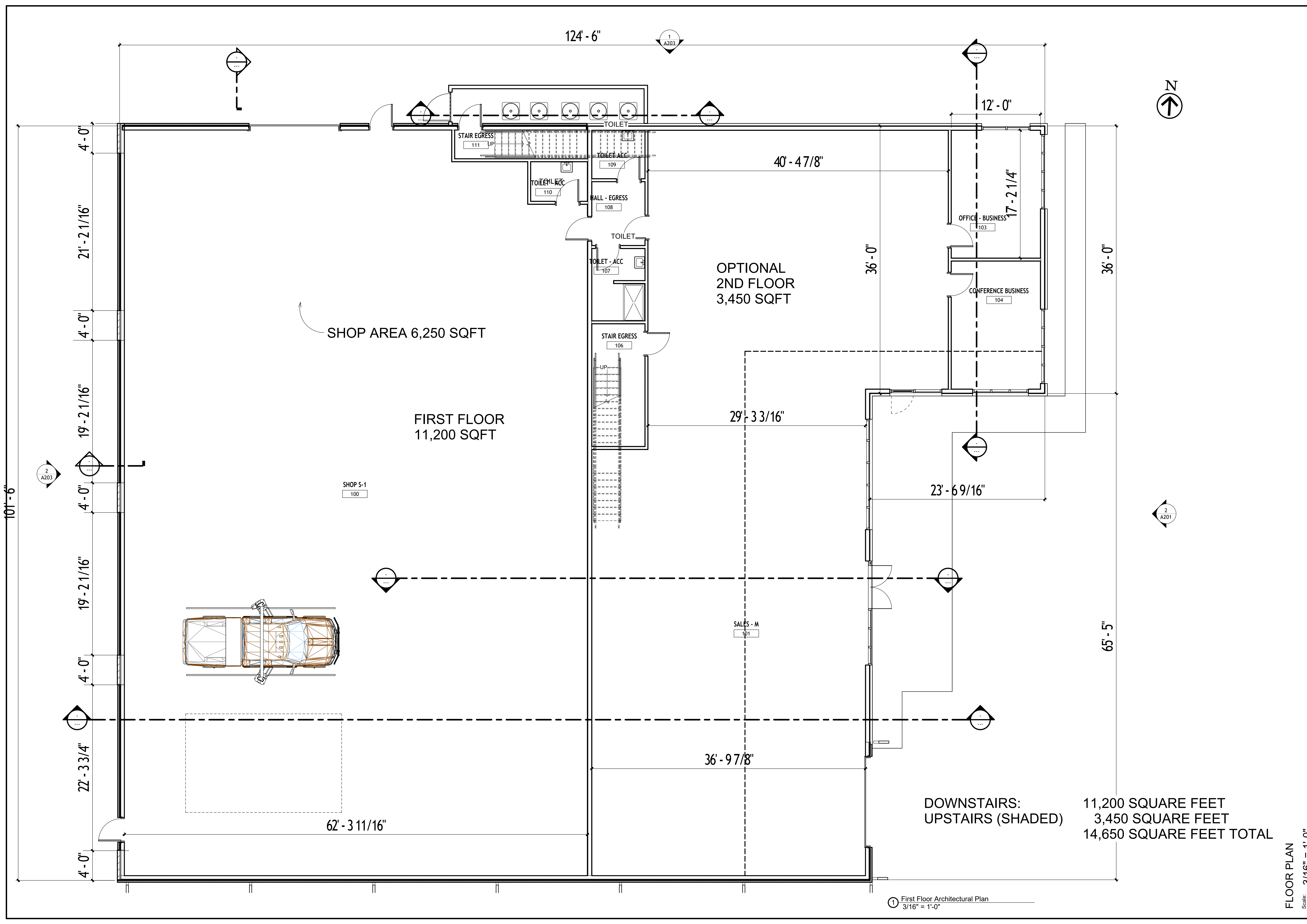
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927 MOTORSPORTS
LEE SAHLER
GLUCKSTADT, MS 39110

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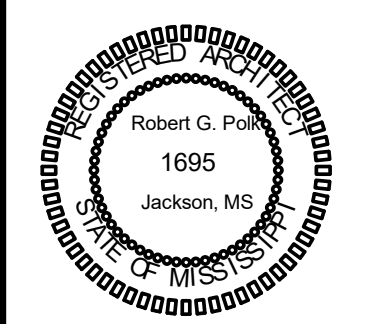
SHEET
A101



1 First Floor Architectural Plan
3/16" = 1'-0"

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

DOWNSTAIRS:
UPSTAIRS (SHADED)
11,200 SQUARE FEET
3,450 SQUARE FEET
14,650 SQUARE FEET TOTAL



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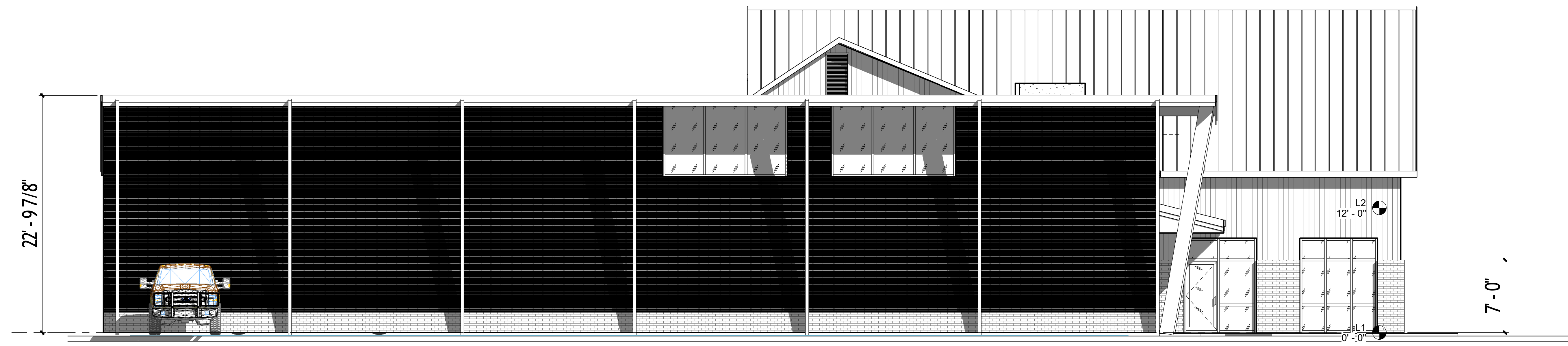
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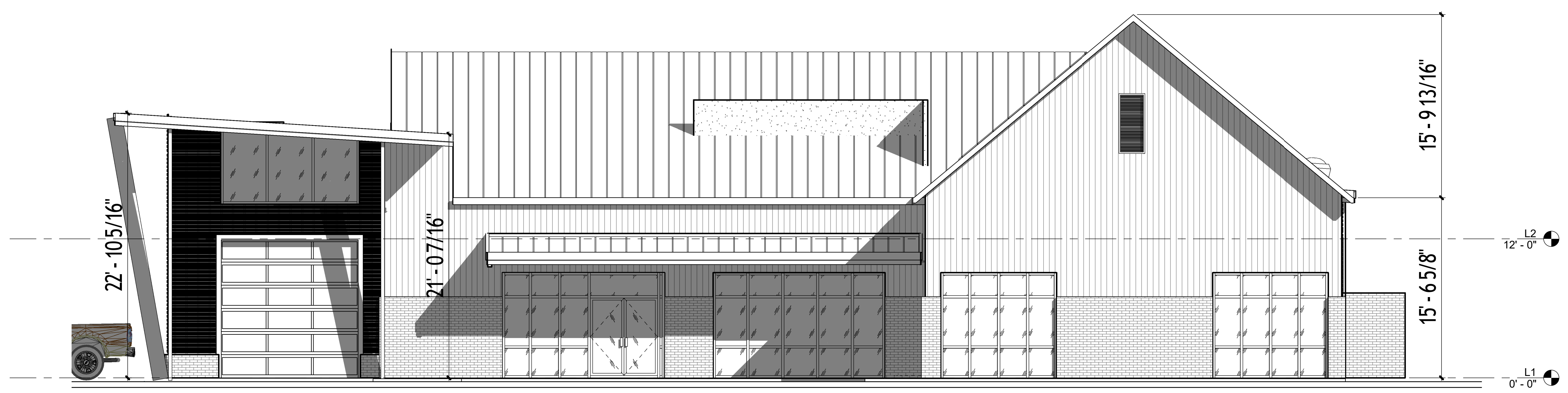
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LEE SAHLER
GLUCKSTADT, MS 39110

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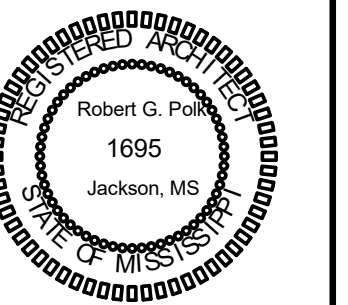


① SOUTH ELEVATION
3/16" = 1'-0"



② EAST ELEVATION
3/16" = 1'-0"

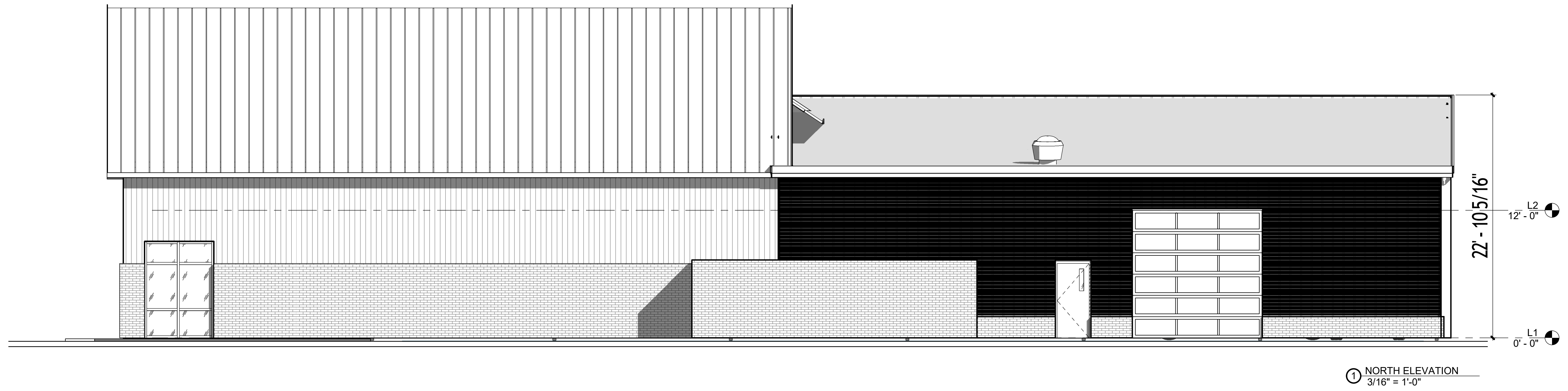
Architectural Building Elevations
Scale: 3/16" = 1'-0"



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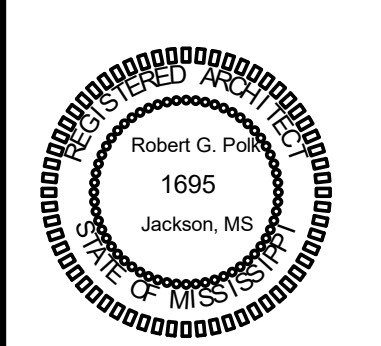
Architectural Building Elevations

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

927 MOTORSPORTS
LEE SAHLER
GLUCKSTADT, MS 39110

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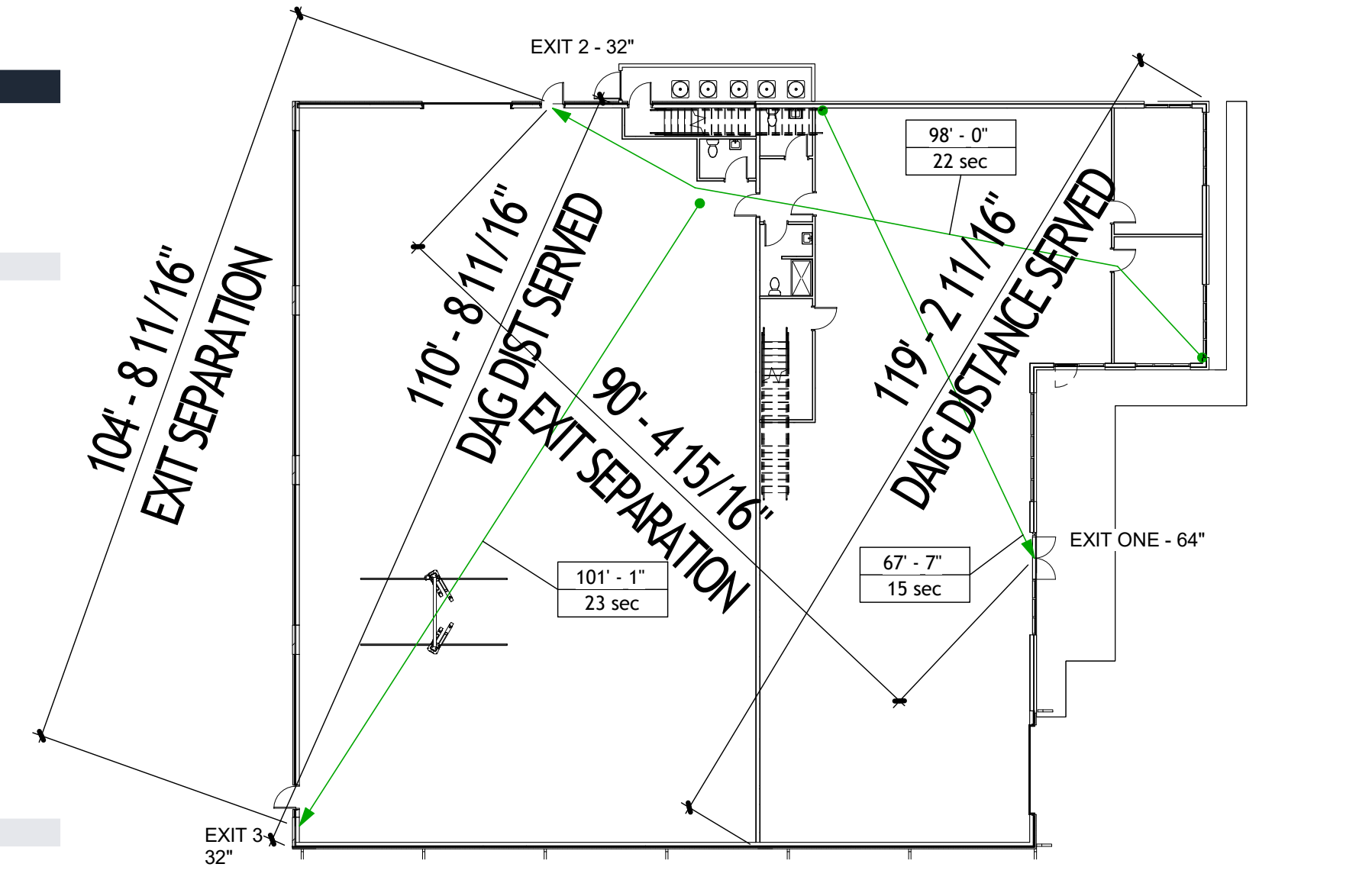
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927 MOTORSPORTS LEE SAHLER GLUCKSTADT, MS 39110

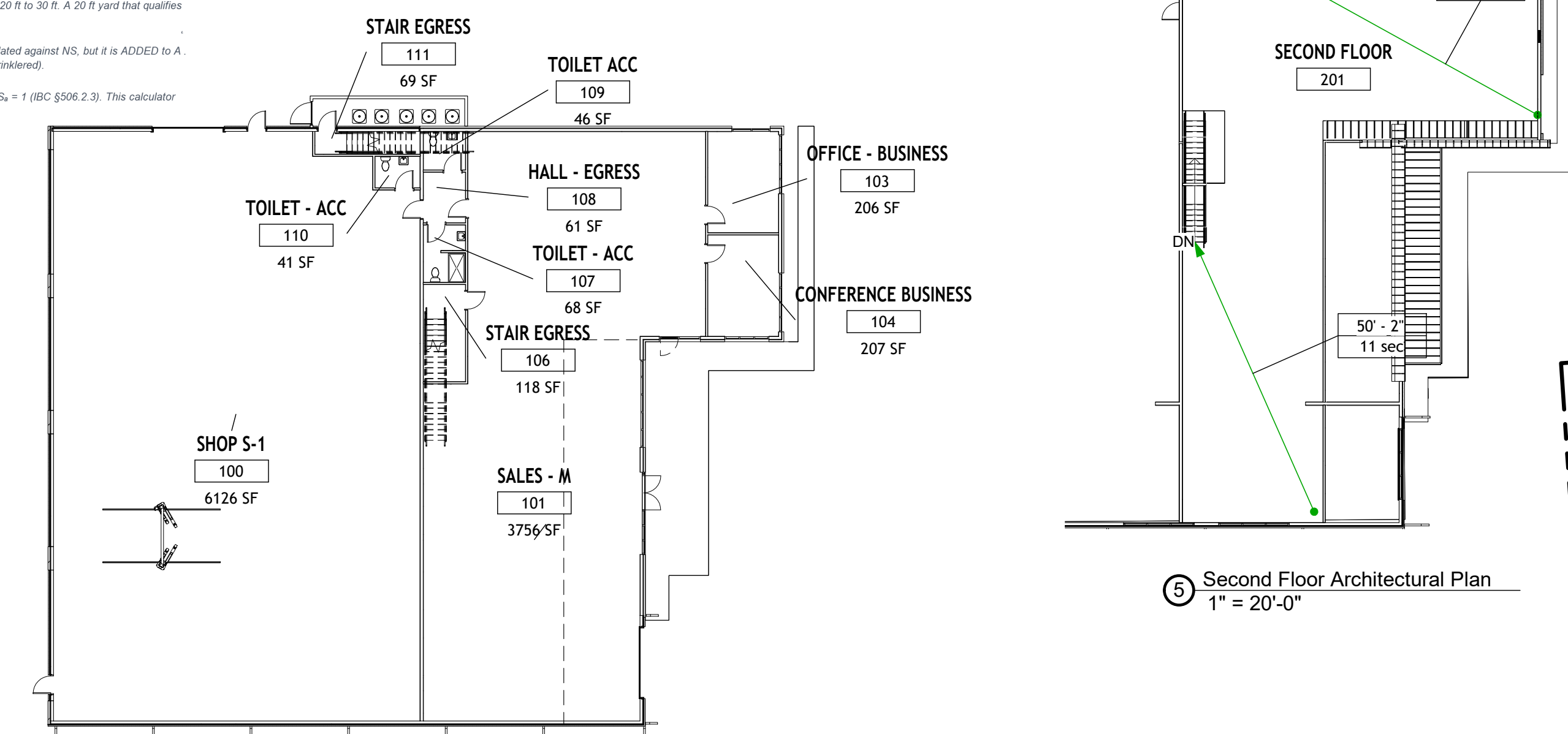
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LS-1

LIFE SAFETY Scale: As indicated



4 LIFE SAFETY OCCUPANCY 1" = 20'-0"



5 Second Floor Architectural Plan 1" = 20'-0"

IBC 2018 AREA MODIFICATION — Code Reference

Code Reference: International Building Code, 2018 edition - Chapter 5 - Section 506.3 Frontage Increase

THE FORMULA

Frontage Increase (Eq. 5-5): If = [F / P] - 0.25] x W / 30
Weighted-average W (Eq. 5-4): W = (L * w + L * w + ...) / F
Allowable area, one story (Eq. 5-1): A_s = A + (NS * If)
Allowable area, multi-story (Eq. 5-2): A_m = [A + (NS * If)] * S_s

Variable definitions

If: Area factor increase due to frontage. A decimal between 0 and a maximum of 0.75. Multiplies the non-sprinklered tabular area NS.
F: Length of building perimeter (ft) that fronts on a public way or open space with a minimum 20 ft clear width measured perpendicular to the building face.
P: Total perimeter of the building (ft). Includes every exterior wall, qualifying or not.

W: Weighted-average open-space width (ft) along the qualifying frontage. Computed per Eq. 5-4. Capped at 30 ft (506.3.2). Walls with w < 20 ft do not qualify and are excluded from F and from the Eq. 5-4 numerator.

A_s: Allowable area per story (sq ft) after the frontage increase is applied.
A_m: Tabular allowable area from IBC Table 506.2 for the building's occupancy and construction type. Use the column matching the sprinkler status: NS, S1, SM, S13R, or S13D.

NS: Non-sprinklered tabular area from IBC Table 506.2. ALWAYS used to compute the frontage bonus - even on sprinklered buildings. Most-missed point in the equation.
S_s: Number of stories above grade plane. Capped at 3 in Eq. 5-2 (or 4 for Group R with NFPA 13R).

What the formula is rewarding (plain English)

The frontage increase exists because a building with open space around it is easier for fire crews to reach, and burns less aggressively because radiant heat dissipates instead of bouncing off adjacent structures. The formula rewards two things: (1) the PERCENTAGE of perimeter that has at least 20 ft of clear space, and (2) the WIDTH of that clear space, up to a 30 ft cap.

The first bracket [F/P - 0.25] gives credit for qualifying frontage above the 25% minimum that triggers eligibility. Maximum value of this bracket is 0.75 (entire perimeter qualifies).
The factor W/30 ranges from 0.67 (when W = 20) to 1.00 (when W >= 30).

Multiply the two and the maximum frontage bonus is 0.75 x 1.00 = 0.75 - a 75% increase on the non-sprinklered tabular area NS, added to the tabular area A to give the allowable area per story.

Code-edition reminders

- 2018 IBC uses the old form of Equation 5-5 above. This is the code Mississippi mostly commonly references as of 2025-2026.
2021 IBC replaced Equation 5-5 with a lookup table (Table 506.3). The 2021 numbers are close but not identical at bin edges.
2024 IBC raised the minimum qualifying open-space width W from 20 ft to 30 ft. A 20 ft yard that qualifies under 2018 does NOT qualify under 2024.
For a sprinklered building, the frontage increase is ALWAYS calculated against NS, but it is ADDED to A. The shortcut A_s = A + (I * NS) only works when A = NS (i.e., non-sprinklered).
No individual story may exceed the allowable area computed with S_s = 1 (IBC 506.2.3). This calculator caps S_s at 3 inside Eq. 5-2 per the code.

IBC 2018 AREA MODIFICATION — BLANK CALCULATOR (copy this sheet for a new project)

HOW TO USE: Type your values into the YELLOW cells. The grey CALCULATIONS section updates automatically.

INPUTS - PROJECT PARAMETERS (type values in the yellow cells)
Project name: 927 Motorsports
Occupancy classification: S-1
Construction type: V-B
Sprinklered?: No - use NS column

INPUTS - Building size (enter areas floor by floor)
Ground floor area: 11,200 sf
Mezzanine / additional ground-floor area: 0
Upper floor area, per floor (blank if single): 3,450 sf
Number of upper floors (0 or blank if single): 1
Stories above grade plane, S_s: 2
Total designed building area: 14,650 sf

S-1 sprinkler trigger check (IBC 903.2.9 - Group S-1 only)
Status: OK - within non-sprinklered S-1 thresholds

INPUTS - Tabular areas from IBC Table 506.2 (look up by occupancy + construction type)
NS - From Table 506.2 NS column (always): 9,000 sf
A - Only if sprinklered (S1/SMS13R/S13D):

INPUTS - WALL MEASUREMENTS (type lengths and open-space widths)
Table with columns: Wall / side, Length L (ft), Open space w (ft), Qualifies? (w >= 20), L in F (ft), L * w

CALCULATIONS - read-only. All values below computed from yellow inputs.

Variables
Total perimeter, P: 468.0 ft
Qualifying frontage F (w >= 20 ft): 468.0 ft
Sum of (L * w) over qualifying walls: 21,774.5 ft^2
F / P: 1.000
Weighted W_raw (Eq. 5-4): 46.53 ft
W used (capped at 30 ft): 30.00 ft
W / 30: 1.000

Equation 5-5 - frontage increase factor

Table for Equation 5-5 calculations showing If = [F/P - 0.25] * W/30 and resulting frontage increase factor of 0.7500.

Allowable area - Equation 5-1 (one story) or Equation 5-2 (multi-story)
Equation: Multi-story (Eq. 5-2): A_m = [A + (NS * If)] * S_s
Plugged-in: A_m = [9,000 + (9,000 * 0.7500)] * 2
Allowable area, A_m: 31,500 sf

RESULT - area-modification check

Table showing Total designed area (14,650 sf), Allowable, total (Eq. 5-2) (31,500 sf), and Total margin (16,850 sf).

506.2.3 per-story check (multi-story only)
Largest single-floor area: 11,200 sf
Allowable, per story (Eq. 5-1): 15,750 sf
Per-story margin: 4,550 sf

Within IBC 2018 limit? YES - within code (total + per-story both pass)

Occupancy Classification
Section 311.2 Moderate-Hazard Storage, Group S-1 lists motor vehicle repair garages as an S-1 occupancy, specifically: "Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials listed in Table 307.1(1) (see Section 406.8)."
Section 311.2.2 then points directly to 406.8 for the detailed requirements.

Note that "F-1 Factory Industrial - Moderate Hazard" is sometimes proposed for body shops, but the code text in 311.2 is specific enough that ICC's position, and the prevailing plan-reviewer consensus, is that S-1 governs.

Section 406.8 - Repair Garage Requirements
406.1 requires all motor-vehicle-related occupancies to comply with 406.2 (general motor-vehicle provisions), and repair garages must additionally comply with 406.8. The explicit exclusion in 406.8 is that a repair garage cannot contain a motor fuel-dispensing facility (those are governed by 406.7). The subsections under 406.8 in the 2018 IBC:

- 406.8.1 Ventilation - Mechanical ventilation per the IMC, with controls at the entrance to the garage.
406.8.2 Gas detection system - Required for garages repairing vehicles fueled by nonodorized gases (hydrogen, nonodorized LNG). The detection system must comply with Section 916, must detect leakage of the nonodorized fuel, and if there are lubrication or chassis service pits for LNG vehicles, sensors are required in the pits.

(The floor-surface-must-be-concrete requirement that existed in earlier editions moved to 406.2.4 Floor surfaces in the 2018 code - concrete or similar noncombustible and nonabsorbent, with an exception for slip-resistant finishes with a critical radiant flux <= 0.45 W/cm^2 per NFPA 253. Heating equipment rules likewise moved to the general 406.2 provisions referencing the IMC.)

Sprinkler Requirements - Section 903.2.9.1
This is where most of the teeth are. An NFPA 13 sprinkler system is required throughout a repair-garage building if any of these conditions exist:

- The general S-1 triggers in 903.2.9 also still apply - notably, any S-1 fire area > 12,000 sf, any S-1 fire area more than three stories above grade, or combined S-1 fire areas on all floors > 24,000 sf. In practice, 903.2.9.1 governs most repair-garage designs, but it's worth running the area down both thresholds.

Fire-Resistance Separation from Other Occupancies - Table 508.4
For separated occupancies, Table 508.4 groups B, F-1, M, and S-1 together as equivalent hazard - which is the useful design shortcut. No separation is required between S-1 and adjacent B (office/service write-up), M (parts retail counter), or F-1 (light fabrication) whether the building is sprinklered or not. This is how most auto dealers and service centers are laid out without fire barriers between the bay area, parts counter, and showroom.

Where you do need a rated separation from an S-1 repair bay (typical values from Table 508.4, sprinklered / non-sprinklered):

- S-1 to A (assembly, e.g. customer waiting with occupant load triggering A): 1 hr / 2 hr
S-1 to E (education): 2 hr / 2 hr
S-1 to R (residential, e.g. mixed-use with apartments above): 2 hr / 3 hr
S-1 to I (institution); varies, generally 2 hr minimum
S-1 to H-1/H-2: generally NP (not permitted) or highly restricted

When used as fire barriers, these walls must comply with Chapter 7 construction (Section 707), and horizontal assemblies with Section 711.

A Few Other Items Worth Flagging
406.2 General provisions that apply to a repair garage because of 406.1: minimum clear height 7 ft in vehicle and pedestrian areas, vehicle barriers where a drive lane door exceeds 1 ft (barriers 2'-9" min. height, designed for the 6,000-lb concentrated load of IBC 1607.8.3), and guards per Section 1015.

IFC Chapter 23 (Motor Fuel-Dispensing and Repair Garages) and IFC Chapter 57 (Flammable and Combustible Liquids) contain operational requirements that overlap with 406.8 - drainage/waste oil handling, spray-booth separation, welding/hot-work limits. The IBC defers to the IFC on these.

Tire storage: 903.2.9.2 requires sprinklers throughout where indoor tire storage exceeds 20,000 cubic feet, which can get triggered unexpectedly in tire-shop programming.

Mezzanines for parts storage are permitted but bring in Section 905 limits, and the mezzanine area counts toward the fire-area calculation for sprinkler triggers.

THIS BUILDING HAS AN NEW S-1 STORAGE FACILITY
WITH A GROSS FOOTPRINT OF 11,200 SQFT DOWNSTAIRS (UNDER 12,000 MAX - 903.2.9)
SECOND FLOOR OF 3,450 SQFT
2 FLOOR GROSS 14,650 SQFT (LESS THAN 24,000 MAX - 903.2.9)

NO SPRINKLERS REQUIRED
Table 508.4 groups B, F-1, M, and S-1 together as equivalent hazard - which is the useful design shortcut. No separation is required between S-1 and adjacent B (office/service write-up), M (parts retail counter), or F-1 (light fabrication) whether the building is sprinklered or not.

MAINTANANCE AREA IS 6,250 SQFT ENCLOSED.

MECHANICAL VENTILATION FOR CARBON MONOXIDE IS PART OF THIS CONSTRUCTION FOR THE BUILDING'S GARAGE AREA

TIRE STORAGE DOES NOT EXCEED 20,000 CUFT

THIS BUILDING IS TYPE V UNPROTECTED.

TABLE 506.2 ALLOWABLE AREA FACTOR (A_s = NS, S1, S13R, S13D or SM, as applicable) IN SQUARE FEET

PROJECT ADDRESS: 927 MOTORSPORTS AUTOBAUN ROAD GLUCKSTADT, MS

CONSTRUCTION TO BE IN ACCORDANCE WITH THE FOLLOWING CODES: BUILDING CODE: 2018 IBC, ADA-AG 2010

THIS PROJECT IS NEW CONSTRUCTION

PROPERTY IS ZONED C-3 HIGHWAY OCCUPANCY CLASSIFICATION: GROUP S-1 - STORAGE WITH OFFICES

NUMBER OF STORIES - 2 TYPE OF CONSTRUCTION:

MINIMUM OCCUPANT LOADS BY CODE: NSPRINKLERED. 1 PER 300 S.F. - STORAGE S-1 VEHICLE REPAIR (IBC TABLE 1004.5) 6126 SHOP/300 = 21

BUILDING HEIGHT MAX PER CODE 75 FT. (IBC TABLE 504 AND 506) ORDINANCE LIMITED TO 40 FT - PROJECTED HEIGHT 31'-2"

MAXIMUM TRAVEL DISTANCE TO EXIT ALLOWED TABLE 1016.1: (UNSPRINKLED) 200 FT.

NUMBER OF EXITS REQUIRED (IBC TABLE 1018.1): 2, THREE (3) PROVIDED

MINIMUM CORRIDOR AND STAIR WIDTH, 44 INCHES

MINIMUM CLEAR OPENING OF EXIT DOORS 32 INCHES (36" DOOR)

OCCUPANT LOAD - PER CODE SUMMARY = 115 OCCUPANTS

CONTROLLING EXIT NUMBER 115 TOTAL

115 X .320 EXIT UNITS = 34.5 INCHES USE MINIMUM OF 36" INCHES (32" MINIMUM CLEAR)

128 INCHES EXIT UNITS PROVIDED

34.5 INCHES REQUIRED - LS101 - 2/3 ON ENTRY = 35" MINIMUM - 64" PROVIDED.

DIAGONAL DISTANCE - 119 /110

SEPARATION OF EXITS- 1/2 DIAGONAL DISTANCE = 60'

SEPARATION OF EXITS PROVIDED 90'-4" EXCEEDS MINIMUM SEPARATION

FIRE EXTINGUISHERS TO BE PROVIDED AND LOCATED IN COUNT, TYPE AND LOCATION AS REQUIRED BY FIRE MARSHAL

MASONRY MOUNTED KNOX BOX TO BE PROVIDED PER FIRE MARSHAL

Quick clarification before the number: IBC 2018 Table 1004.5 (Maximum Floor Area Allowances Per Occupant) is keyed to function of space, not to occupancy group. So there isn't a single "S-1 factor" - you pick the function line that matches the actual use. The two lines you typically apply to an S-1 (Moderate-Hazard Storage) occupancy:

Table with columns: Function of space, Factor, Basis. Warehouse: 500 sf gross. Storage areas, mechanical equipment room (i.e., accessory storage): 300 sf gross.

Both are unchanged in the 2021 IBC; this exact pairing has been in place since the 2018 edition rolled forward.

How to pick between them: "Warehouses" is for a primary storage function - bulk goods, racking, palletized inventory, the kind of building that is a warehouse. "Storage areas, mechanical equipment room" is for accessory storage within a building of another primary use (a stock room behind a retail store, a back-of-house storage room in an office, a mech/elect room). In healthcare and similar projects, the 300 gross factor is the one that almost always applies - true 500 of warehousing is rare in the occupied portion of a renovation.

- Things worth knowing:
"Gross" means inside surface of walls, including corridors, restrooms, mechanical, closets - nothing subtracted (per Chapter 2 definitions).
Round occupants up to the next whole person per §1004.5.
You can intentionally increase the occupant load above the table value (§1004.5.1) so long as you don't exceed one occupant per 7 sq ft. You can't go below the table number without building official approval (§1004.5 Exception).
An S-1 area inside a mixed-use building is calculated separately and added to the rest of the building's occupant load.

Mississippi's adopted code is the 2018 IBC, so this maps directly to the projects you're working on.

Table showing Building Occupancy and Room Occupancy with columns: Rm. No., Name, Area, S.F. Per Person, Persons. Includes rooms like STAIR EGRESS, TOILET - ACC, HALL - EGRESS, OFFICE - BUSINESS, CONFERENCE BUSINESS, SALES - M, and SHOP S-1.

SITE PLAN NOTES:

- CONSTRUCTION DETAILS SHALL BE MUNICIPAL STANDARD DETAILS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES.
- TEMPORARY SEDIMENT BARRIERS REQUIRED SHALL BE PLACED AS NECESSARY TO CONTAIN SEDIMENT WITHIN CONSTRUCTION LIMITS
- DIMENSIONS UNLESS OTHERWISE SHOWN ARE TO FACE OF CURB.
- ACCESSIBLE PARKING AND ASSOCIATED ACCESSIBLE ROUTE SHALL MEET 2010 ADA REQUIREMENTS AT A MINIMUM, AND COMPLY WITH LOCAL AND MUNICIPAL REGULATIONS, WHICHEVER IS THE MOST STRINGENT.
- SPOT ELEVATIONS SHOWN ARE FINISHED GRADE OF TOP OF CURB, PAVING OR SIDEWALK.
- PARKING STRIPES SHALL BE 4" WIDE UNLESS NOTED OTHERWISE WHITE WATERBORNE PAINT FOR NON ACCESSIBLE PARKING OR BLUE WATERBORNE PAINT AT ACCESSIBLE PARKING AND ACCESSIBLE ROUTES MEETING SPECIFICATION TT-P-1952B.
- OWNER TO PROVIDE CONTROL POINT COORDINATES AND A BENCHMARK ELEVATION FOR THE SITE. ALL OTHER LAYOUT SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR SHALL PROVIDE WATER AND SANITARY AS SHOWN AND COORDINATE WITH LOCAL UTILITY COMPANIES TO PROVIDE GAS AND POWER CONNECTION TO THE BUILDING.
- WATER SERVICE IS REQUIRED COMPLETE (LESS METER) TO SHOWN TENANT SPACE.
- CURB CONSTRUCTION JOINTS SHALL BE 10'-0" ON CENTER. EXPANSION JOINTS SHALL BE 60'-0" ON CENTER.
- INLET CASTINGS SHALL BE VULCAN (V-4302-1) OR DEWS & SONS (DF-22F) W/ MUNICIPAL SEAL WHERE REQUIRED BY ORDINANCE.
- COMPACTION FOR OPEN TRENCHES IN THE PROJECT SHALL BE TO 95% STANDARD PROCTOR, MINIMUM, WITH COMPACTION TESTS FURNISHED TO OWNER FOR ALL FILLED TRENCHES WHICH HAVE OCCURRED UNDER PAVEMENT OR BUILDING.

DEMOLITION NOTES:

WHEN CONDUCTING DEMOLITION AND CLEANUP OPERATIONS THE CONTRACTOR SHALL NOTE THE IMPORTANCE OF KEEPING THE EXISTING VEGETATED AREAS VEGETATED FOR EROSION CONTROL MEASURES.
UPON COMPLETION OF GRADING OPERATIONS, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. THIS MAY INCLUDE, BUT IS NOT LIMITED TO, INSTALLING TOPSOIL (MIN. 6" THICKNESS), PERMANENT SEEDING AND MULCH, SODDING, EROSION CONTROL BLANKET, RIPRAP, ETC. CONTRACTOR SHALL REFER TO EROSION CONTROL NOTES FOR TEMPORARY GRASSING AND MULCHING DURING GRADING OPERATIONS.

ANY PERMANENT AND/OR CONSTRUCTION FENCING (EXISTING OR REQUIRED PER THE PLANS) REQUIRED TO BE REMOVED/RESET FOR INSTALLATION OF SITE, UTILITY, BUILDING, ETC. IMPROVEMENTS SHALL BE DONE SO AT NO ADDITIONAL COST TO THE PROJECT AND IS CONSIDERED INCIDENTAL. THE PLANS HAVE BEEN NOTED WITH GENERAL AREAS THIS IS TO OCCUR IN. THE REMOVAL AND/OR REPLACEMENT LIMITS WILL BE DETERMINED IN THE FIELD.

THE CONTRACTOR SHALL COORDINATE HIS DEMOLITION/CLEANUP WORK WITH THE CITY OF GLUCKSTADT PRIVATE UTILITY COMPANIES, AND ANY OTHER OWNER OR GOVERNING AGENCY WITH EXISTING INFRASTRUCTURE OR JURISDICTION IN THIS AREA.

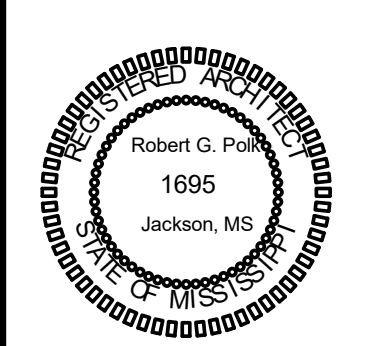
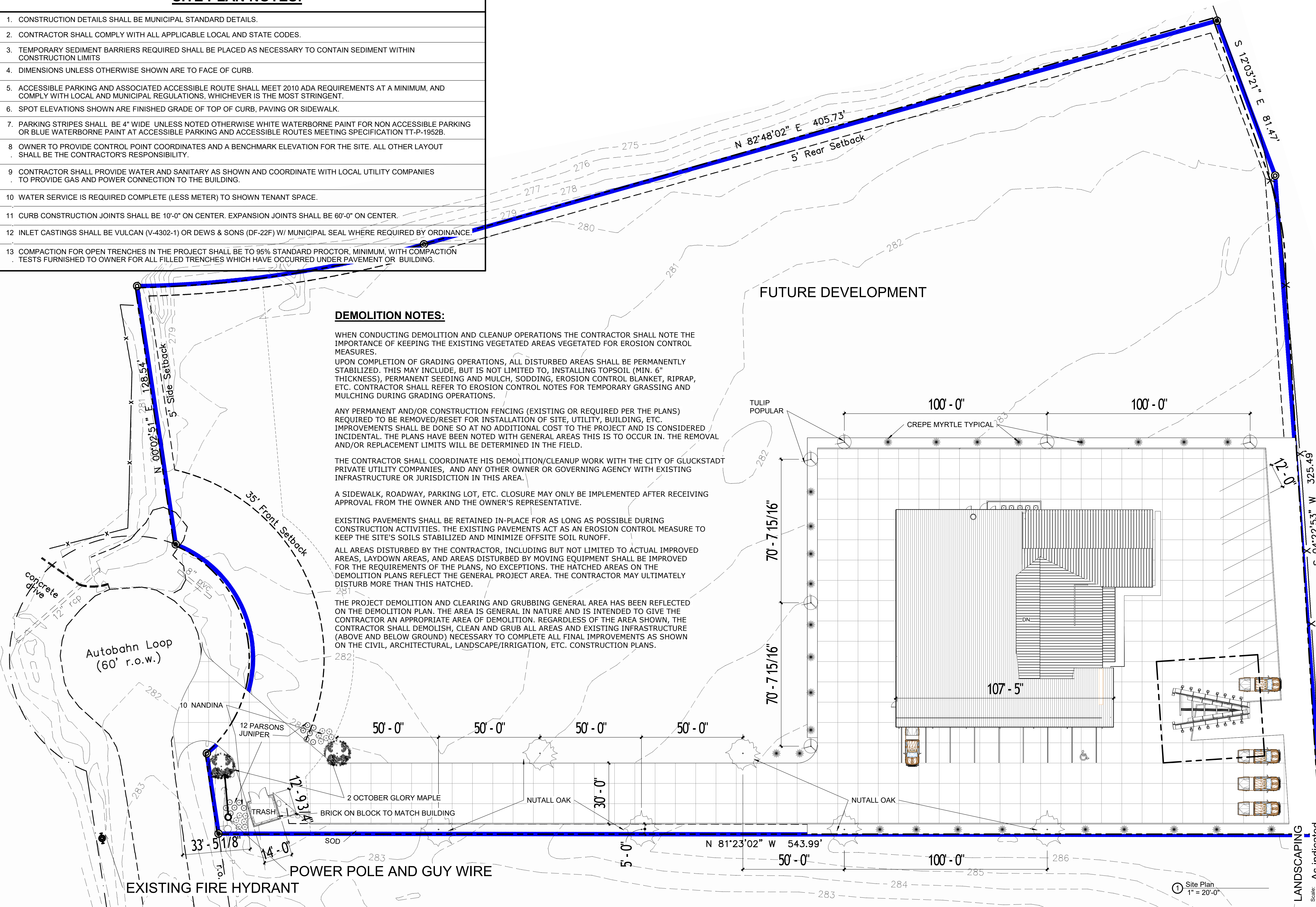
A SIDEWALK, ROADWAY, PARKING LOT, ETC. CLOSURE MAY ONLY BE IMPLEMENTED AFTER RECEIVING APPROVAL FROM THE OWNER AND THE OWNER'S REPRESENTATIVE.

EXISTING PAVEMENTS SHALL BE RETAINED IN-PLACE FOR AS LONG AS POSSIBLE DURING CONSTRUCTION ACTIVITIES. THE EXISTING PAVEMENTS ACT AS AN EROSION CONTROL MEASURE TO KEEP THE SITE'S SOILS STABILIZED AND MINIMIZE OFFSITE SOIL RUNOFF.

ALL AREAS DISTURBED BY THE CONTRACTOR, INCLUDING BUT NOT LIMITED TO ACTUAL IMPROVED AREAS, LAYDOWN AREAS, AND AREAS DISTURBED BY MOVING EQUIPMENT SHALL BE IMPROVED FOR THE REQUIREMENTS OF THE PLANS, NO EXCEPTIONS. THE HATCHED AREAS ON THE DEMOLITION PLANS REFLECT THE GENERAL PROJECT AREA. THE CONTRACTOR MAY ULTIMATELY DISTURB MORE THAN THIS HATCHED.

THE PROJECT DEMOLITION AND CLEARING AND GRUBBING GENERAL AREA HAS BEEN REFLECTED ON THE DEMOLITION PLAN. THE AREA IS GENERAL IN NATURE AND IS INTENDED TO GIVE THE CONTRACTOR AN APPROPRIATE AREA OF DEMOLITION. REGARDLESS OF THE AREA SHOWN, THE CONTRACTOR SHALL DEMOLISH, CLEAN AND GRUB ALL AREAS AND EXISTING INFRASTRUCTURE (ABOVE AND BELOW GROUND) NECESSARY TO COMPLETE ALL FINAL IMPROVEMENTS AS SHOWN ON THE CIVIL, ARCHITECTURAL, LANDSCAPE/IRRIGATION, ETC. CONSTRUCTION PLANS.

FUTURE DEVELOPMENT



These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

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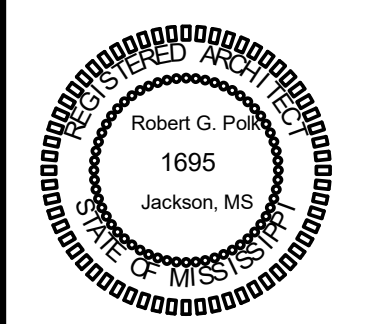
927 MOTORSPORTS
LEE SAHLER
GLUCKSTADT, MS 39110

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5/15/2026
10:19:40
AM

SHEET
L-1

1 Site Plan
1" = 20'-0"

LANDSCAPING
Scale: As indicated



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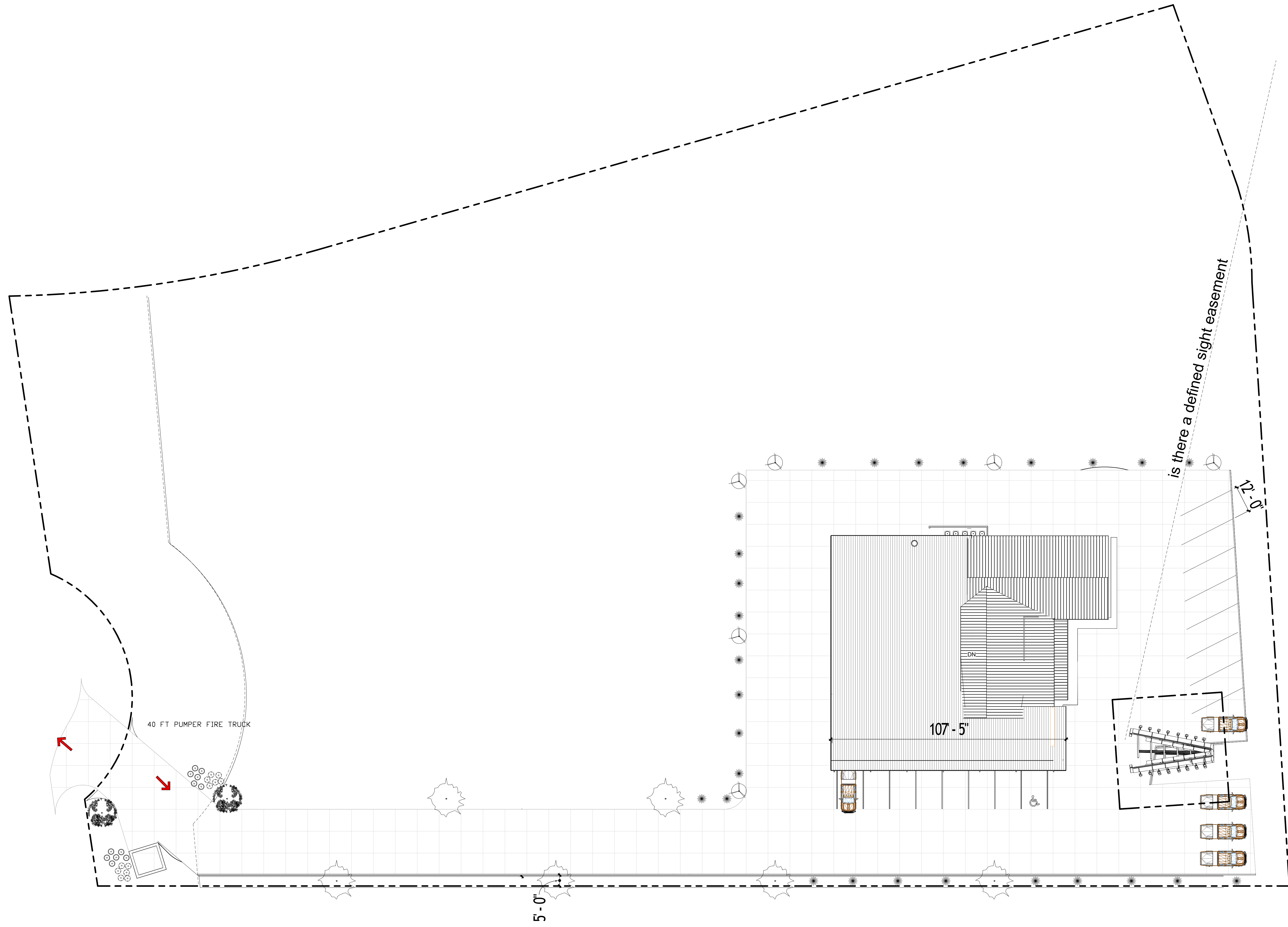
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927 MOTORSPORTS
LEE SAHLER
GLUCKSTADT, MS 39110

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SHEET
LS-2



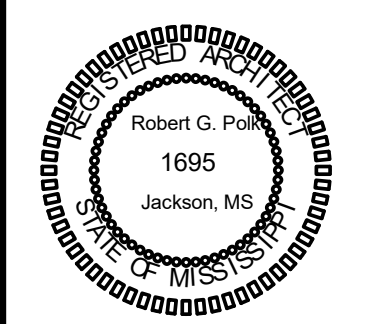
40 FT PUMPER FIRE TRUCK

107'-5"

5'-0"

is there a defined sight easement

FIRE VEHICLE PATH
Scale: 1" = 20'-0"



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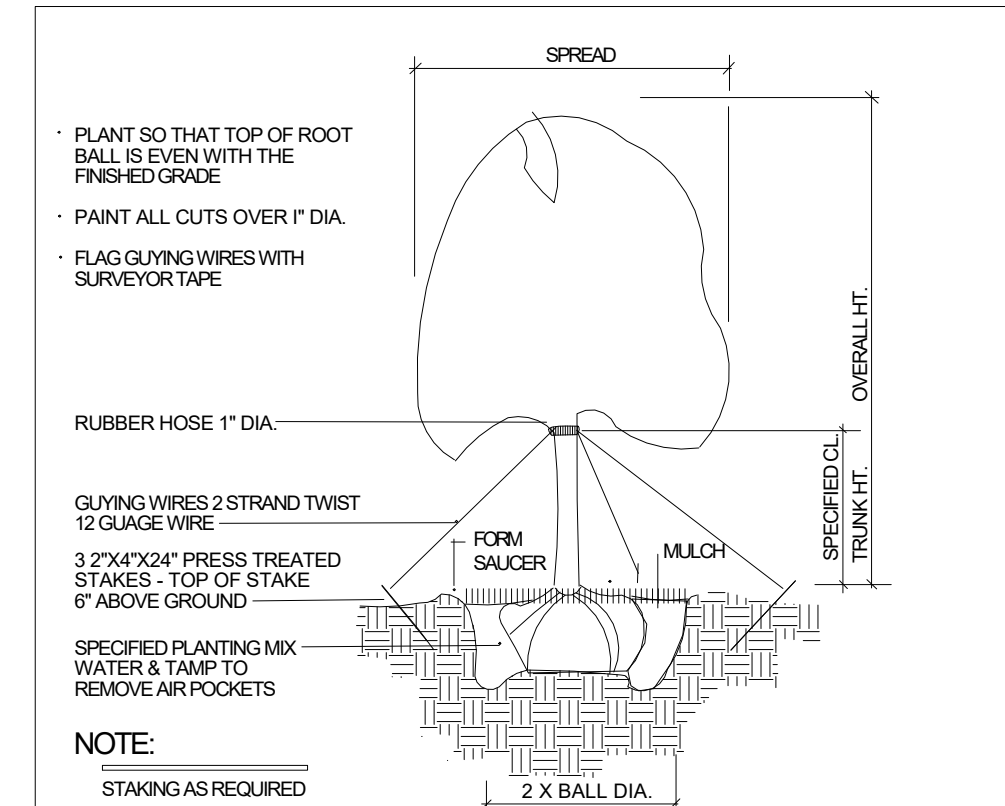
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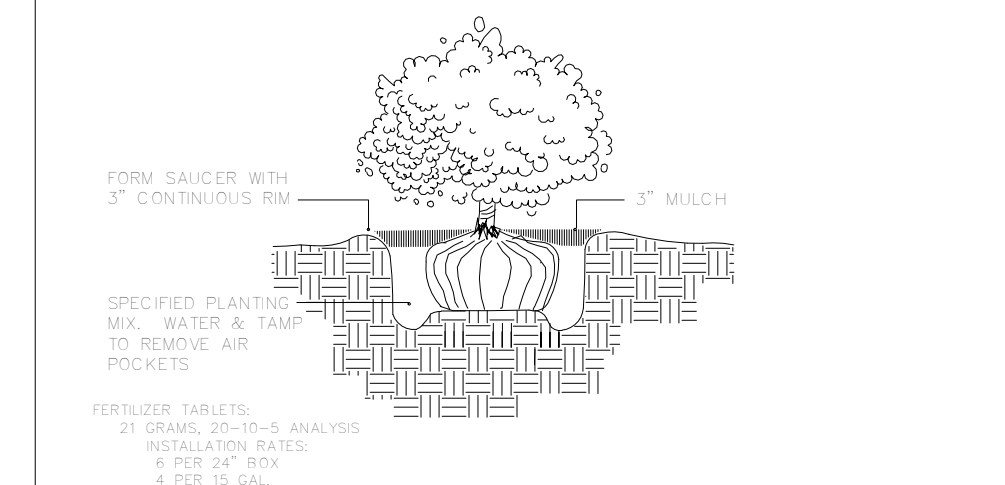
927 MOTORSPORTS
 LEE SAHLER
 GLUCKSTADT, MS 39110

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 SHEET
 L-2

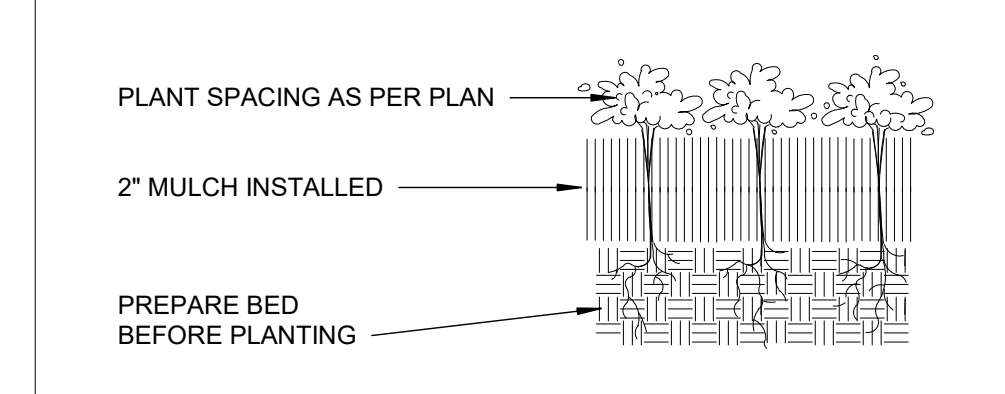
DETAILS
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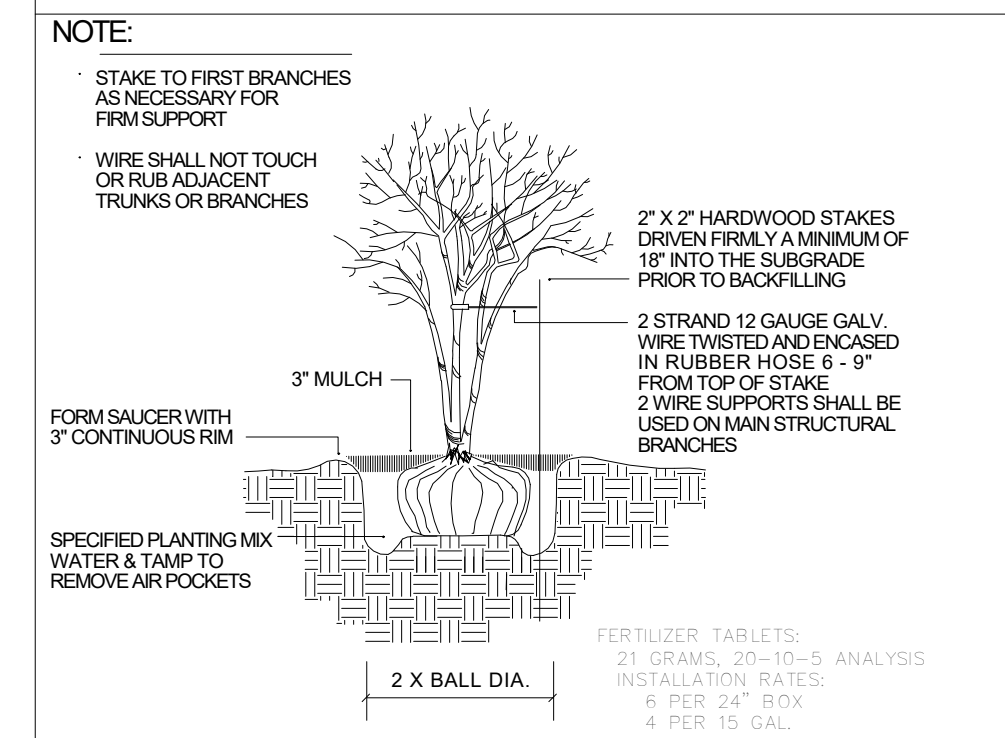
TREE PLANTING - GUY WIRES
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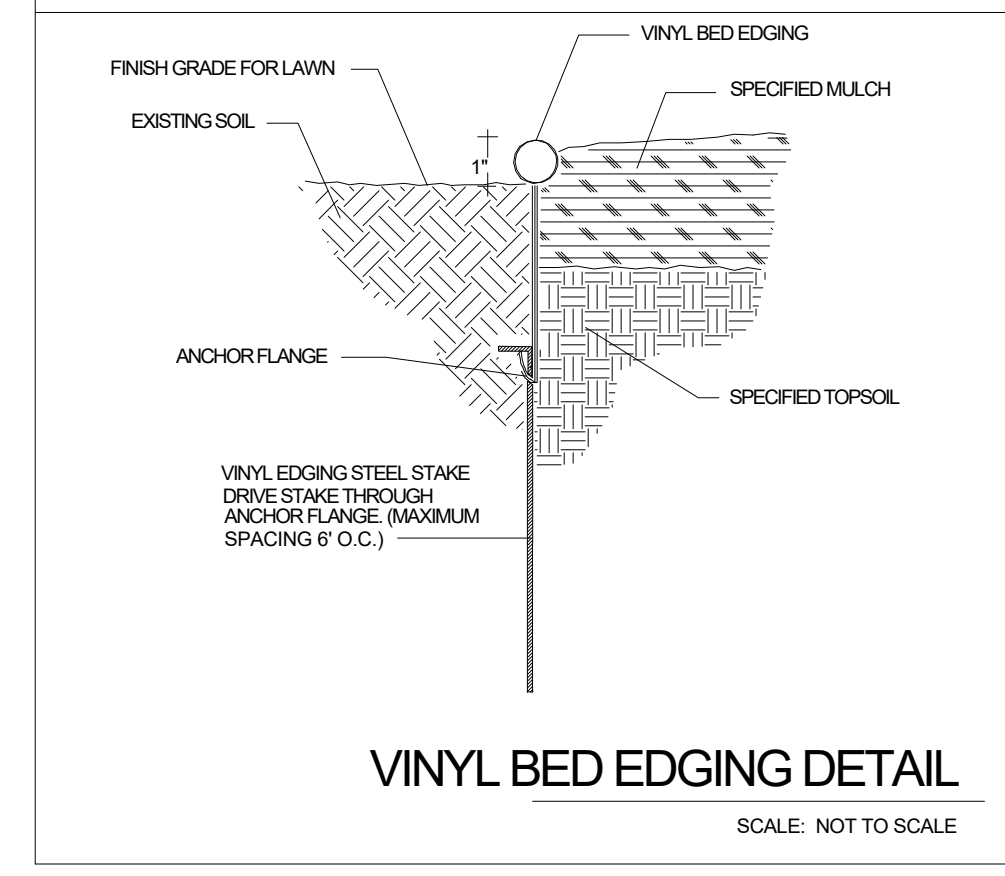
SHRUB PLANTING
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GROUNDCOVER PLANTING DETAIL
 SCALE: NOT TO SCALE

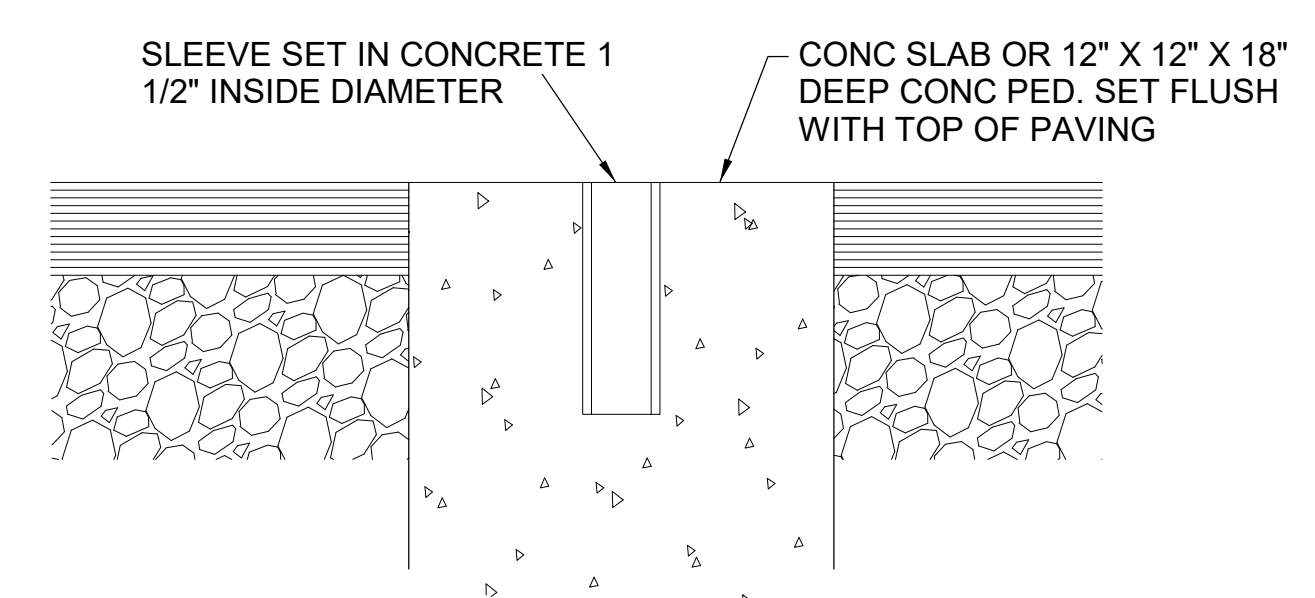
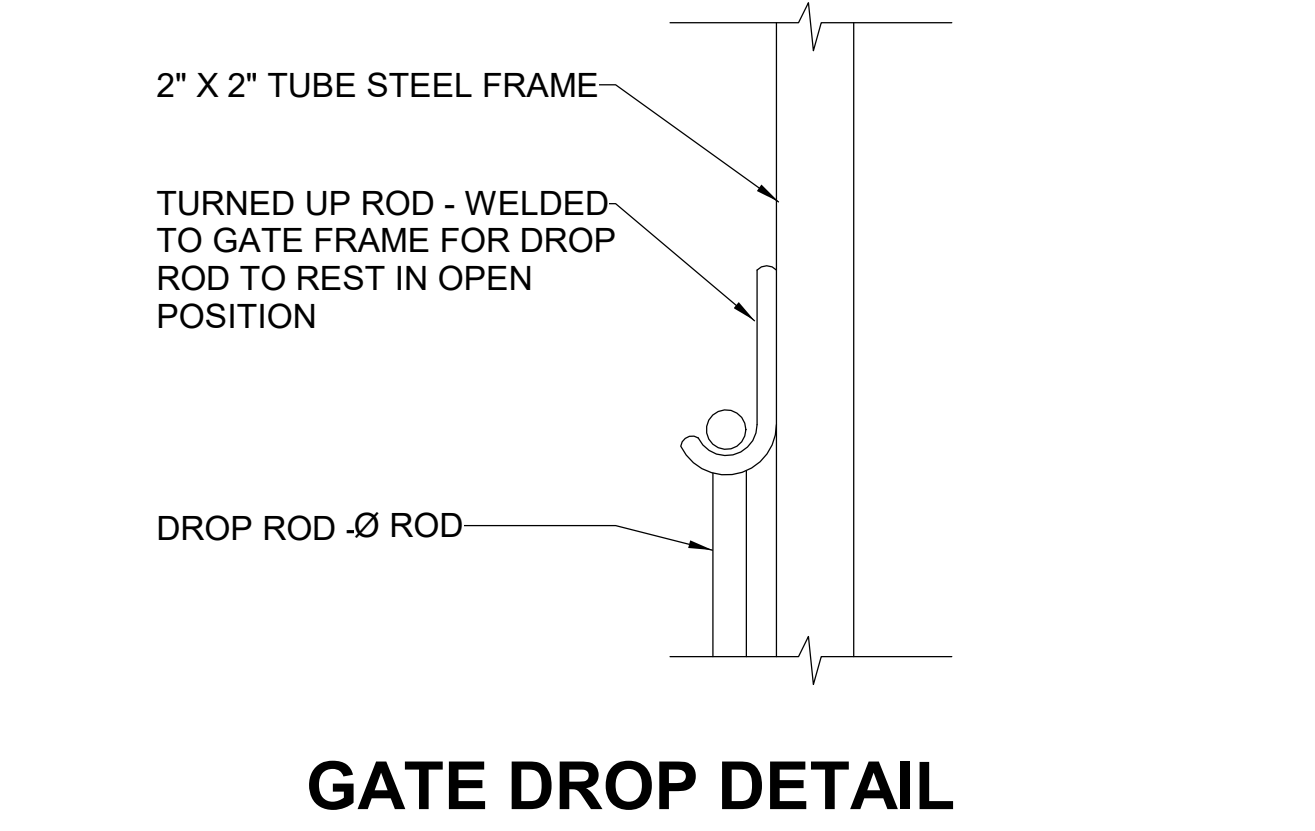


MULTI-TRUNK TREE STAKING
 SCALE: NOT TO SCALE



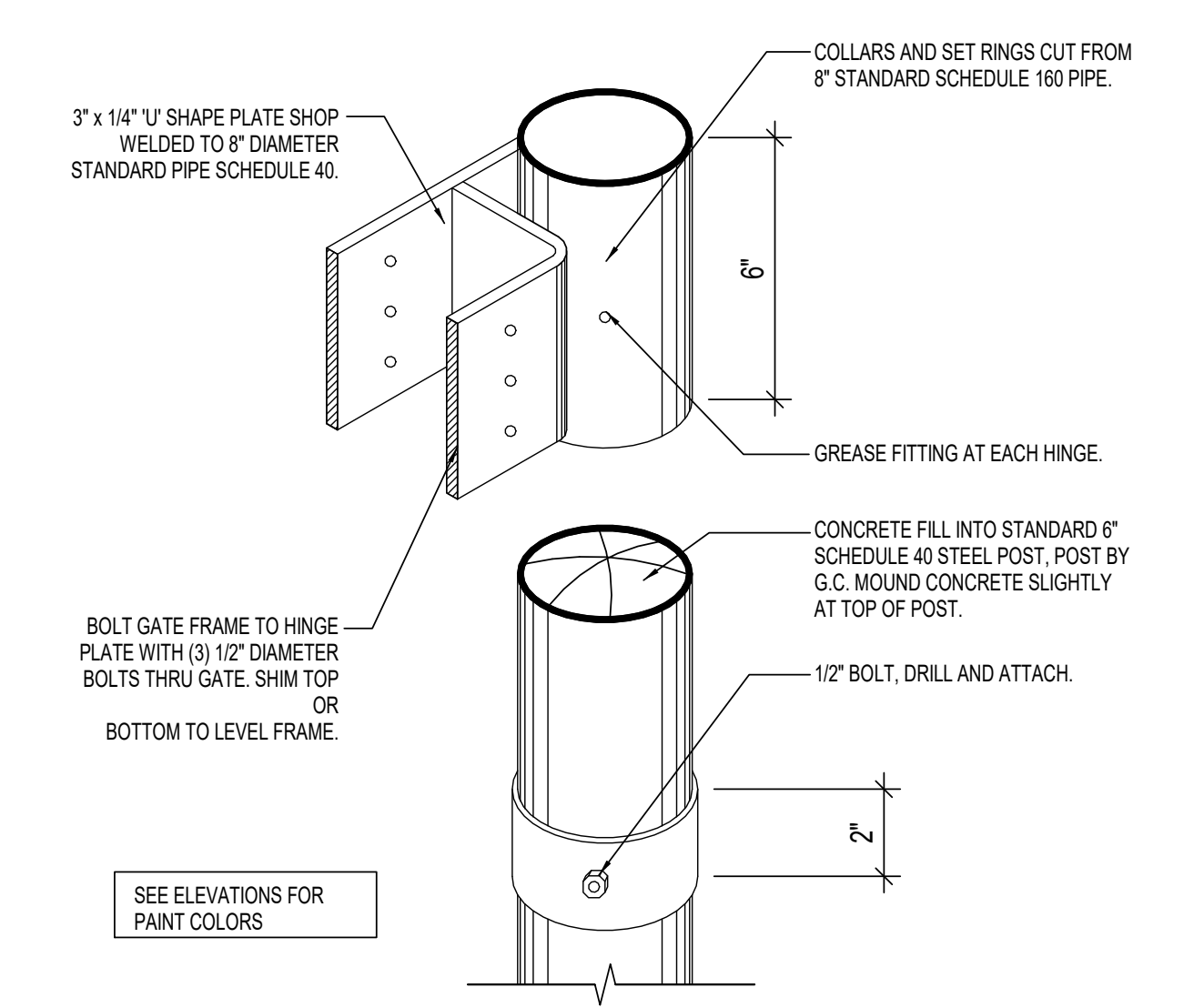
VINYL BED EDGING DETAIL
 SCALE: NOT TO SCALE

1 Landscape Plant Details
 1/8" = 1'-0"



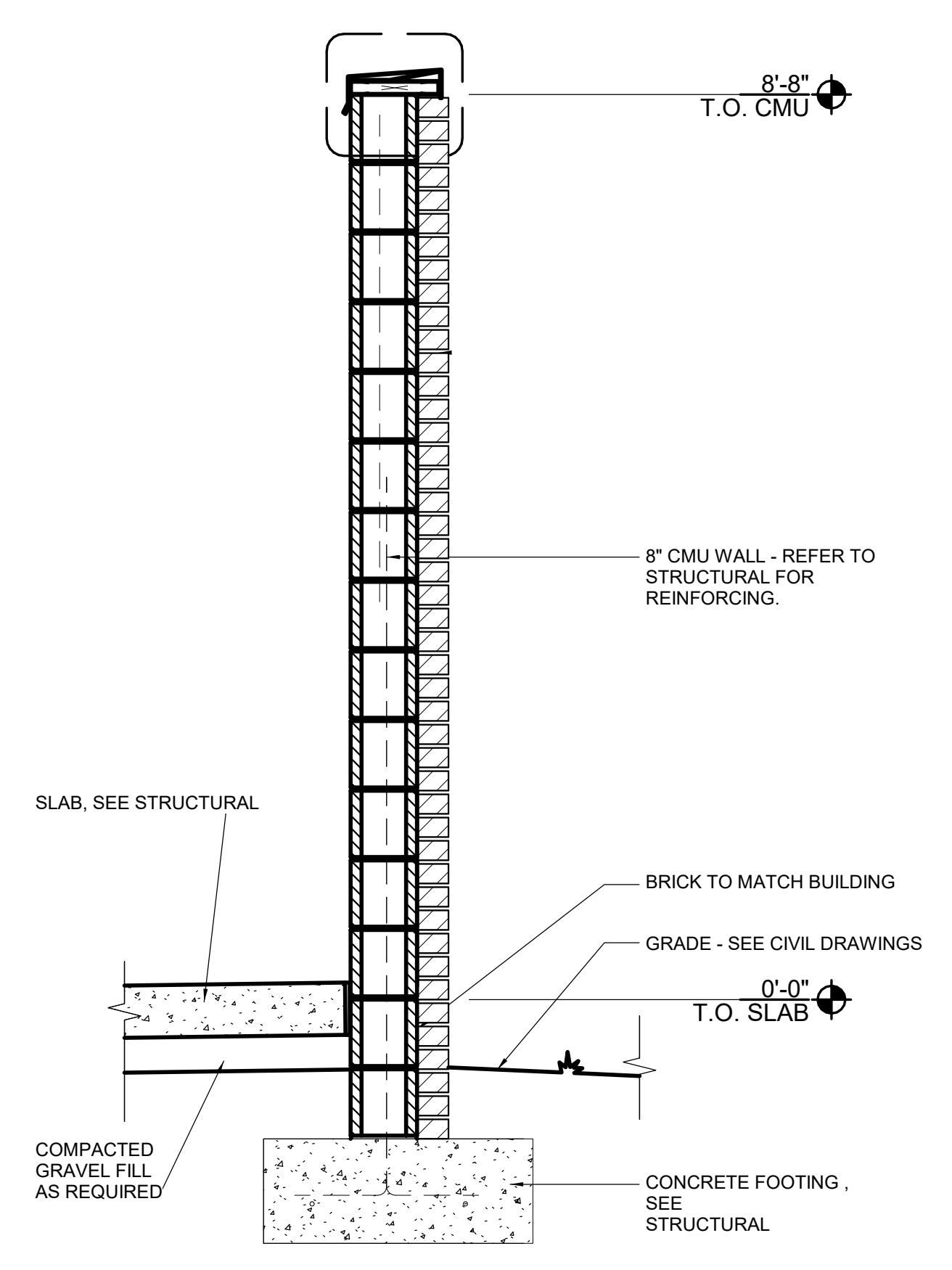
GATE HOLD DETAIL

4 TRASH ENCLOSURE GATE HOLD
 1" = 1'-0"



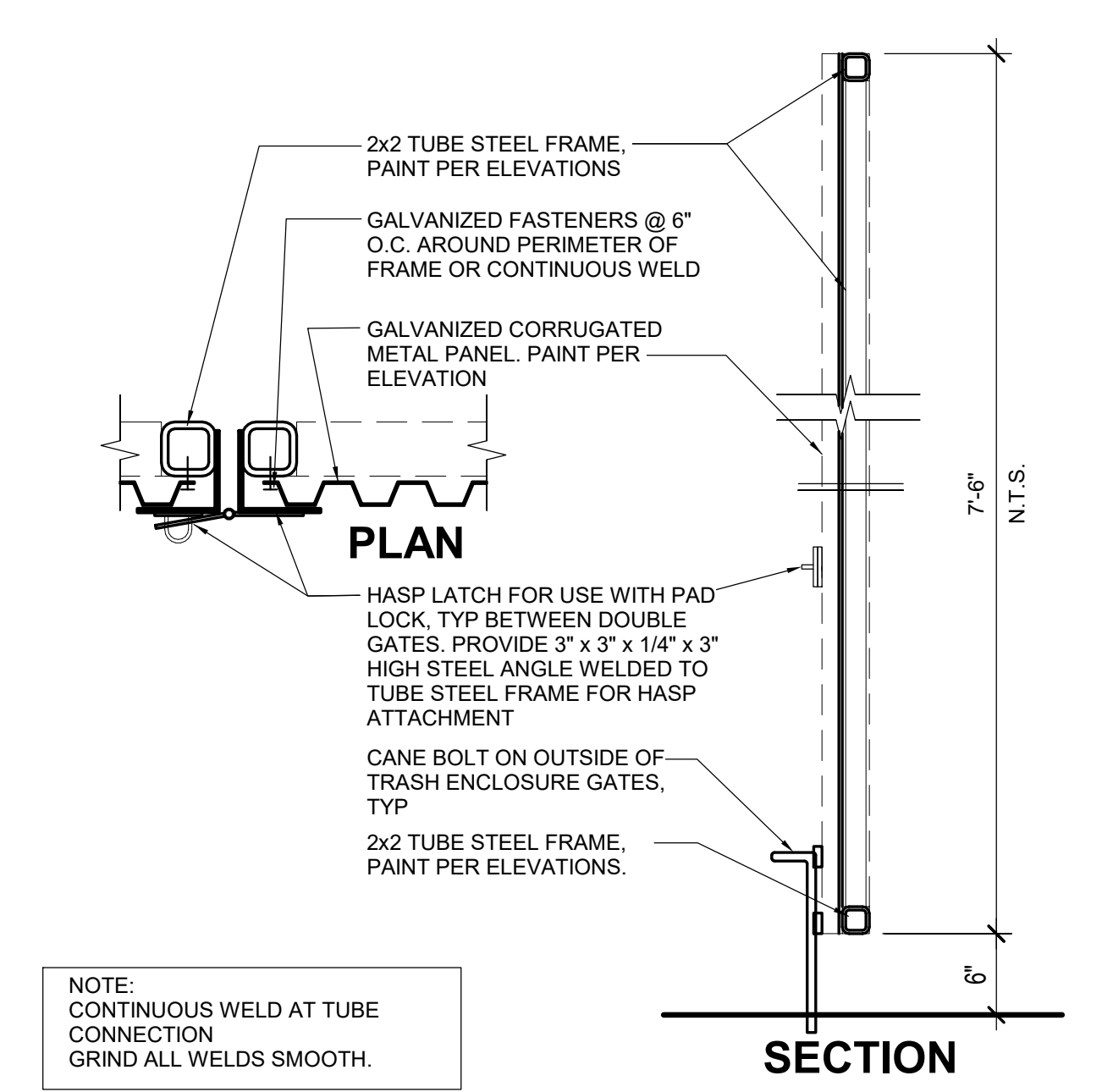
GATE HINGE ISOMETRIC

3 TRASH ENCLOSURE GATE HINGE
 3/4" = 1'-0"



TRASH ENCLOSURE SECTION

2 Trash Enclosure Wall Section BLOCK
 3/4" = 1'-0"



GATE DETAIL

5 Trash Enclosure Gate Detail
 1" = 1'-0"

NOTE:
 CONTINUOUS WELD AT TUBE CONNECTION
 GRIND ALL WELDS SMOOTH.