



**SPECIAL CALLED MEETING OF THE ARCHITECTURAL REVIEW  
COMMITTEE  
OF THE CITY OF GLUCKSTADT, MISSISSIPPI**

**Wednesday, April 29, 2026 at 3:00 PM**

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**Agenda**

This notice and agenda of the Special Called Meeting of the Architectural Review Committee is hereby given by the undersigned. Said meeting shall be held on Wednesday, April 29, 2026, at 3:00 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 Meeting to Order and Roll Call**
- 2. Opening Prayer and Pledge of Allegiance**
- 3. Consideration and Approval of Minutes**
  - [A\)](#) Consideration of Minutes-Regular Meeting 4/21/26
- 4. Old Business**
  - [A\)](#) Consideration of Exterior Material and Color Scheme for Taco Bell (rev. 4)
- 5. New Business**
- 6. Public Comment**
- 7. Next Meeting**
  - A) ARC Regular Meeting May 19, 2026
- 8. Adjourn**

Commissioner Kayce Saik \_\_\_\_\_

Commissioner Melanie Greer Smith \_\_\_\_\_

Commissioner Lee Sahler \_\_\_\_\_

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

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**Minutes**

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

1. Chairman Kayce Saik called the meeting to order; all members of the board were present.
2. Kayce Saik gave the opening Prayer with Melanie Greer giving the Pledge of Allegiance.
3. Consideration of Minutes:  
Melanie Greer made the motion to approve the minutes of the Special Call March 19, 2026, meeting as presented. Lee Sahler seconded the motion with all members voting “AYE” the motion carried.
4. **New Business**
  - A) ARC Update
    - i. Caine Dearman, Planning and Zoning Director, updated the Commissioners on the following items approved by the MMBOA.
      - Martin Group – Office Building, Old Jackson Rd.
      - Hederman Brothers – Addition, N Industrial Dr
      - Sahler Baseball Facility, Stout Rd
      - Taco Bell, Gluckstadt Rd
    - ii. No action was taken.
  - B) Consideration of Architectural Review – Titan Lane RV Storage
    - i. Steve Folk was present representing Titan Lane RV Storage
    - ii. Lee Sahler moved to approve the project, contingent on approval of the rezoning application. Melanie Greer seconded the motion. All members voted “AYE,” and the motion carried.
  - C) Consideration of Architectural Review – The Oaks Memory Care Facility
    - i. Chad Phillips was present presenting The Oaks Memory Care Facility
    - ii. Melanie Greer made the motion to approve. Lee Sahler seconded the motion with all members voting “AYE” the motion carried.

**5. Old Business**

- A) Consideration of Architectural Review – Taco Bell
  - i. The board recommended to table discussion until a new exterior version with less contrast can be provided. Then set up a Special Call meeting to review the revisions for the project. Melanie Greer made the motion to set a meeting. Lee Sahler seconded the motion with all members voting “AYE” the motion carried.

**6. Public Comment**

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

**7. Next Meeting**

- A) Regular Meeting May 19, 2026, 3:00 PM City Hall

**8. Adjourn**

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

**WITNESS OUR HANDS**, this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
KAYCE SAIK, Chairman

\_\_\_\_\_  
MELANIE GREER, Vice Chairman



**CITY OF GLUCKSTADT**

MISSISSIPPI  
PLANNING AND ZONING ADMINISTRATOR

**MEMORANDUM**

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**TO:** Architectural Review Committee

**FROM:** Caine Dearman, Planning and Zoning Administrator

**DATE:** 04/29/2026

**SUBJECT:** Consideration of Exterior Material and Color Scheme (rev. 4)-Pacific Bell, LLC

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As requested, Pacific Bell, LLC presents their rev.4 of the building exteriors and requests approval of this exterior scheme. Brick contrast has been reduced and roof line articulation along the front façade has been added.



Always a Better Plan

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

PROJECT INFORMATION

NEW BUILDING FOR:  
**PACIFIC BELLS LLC**  
1021 GLUCKSTADT RD. • MADISON, MS 39110

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 18, 2026  
APR. 20, 2026  
APR. 22, 2026

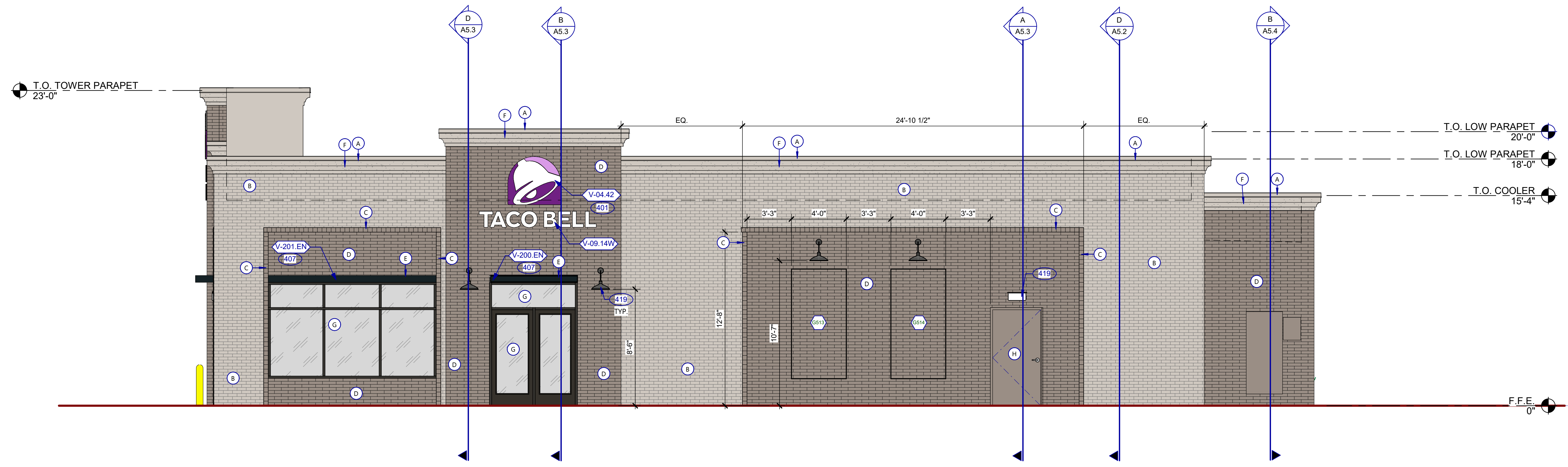
JOB NUMBER

260015100

SHEET NUMBER

**A4.0**

NOT FOR CONSTRUCTION



WALK UP ELEVATION 1/4" = 1'-0" 1

EXTERIOR MATERIAL KEY

- A PARAPET CAP**  
24 GA GALVANIZED  
KYNAR 500 COATING  
COLOR: MATCH LIGHT BRICK
- B BRICK VENEER**  
MFR: INTERSTATE BRICK  
UTILITY FACE BRICK LIGHT GRAY  
COLOR: 70% PEWTER/30% PLATINUM MIX
- C BRICK VENEER - 4" ROWLOCK**  
MFR: INTERSTATE BRICK  
UTILITY FACE BRICK DARK GRAY  
COLOR: PLATINUM
- D BRICK VENEER**  
MFR: INTERSTATE BRICK  
UTILITY FACE BRICK DARK GRAY  
COLOR: PLATINUM
- E AWNINGS**  
MFR: SIGNAGE VENDOR  
ANODIZED ALUMINUM  
COLOR: BLACK
- F EIFS**  
MFR: DRYVIT  
SANDPEBBLE FINE  
COLOR: MATCH LIGHT BRICK
- G GLASS - CLEAR**  
OLD CASTLE  
LOW-E GLASS  
DARK BRONZE ANODIZED ALUMINUM FRAMES
- H HOLLOW METAL DOOR**  
COLOR: PAINT TO MATCH DARK BRICK

**MISCELLANEOUS**  
A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

**SEALERS (REFER TO SPECS)**  
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.  
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.  
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.

**CRITICAL DIMENSIONS**  
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE FRANCHISEE WILL COORDINATE THE SIGN INSTALLATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING REQUIRED BLOCKING, PROPER DIMENSIONS, ELECTRICAL AND MUST PROVIDE ACCESS TO SITE AND BUILDING FOR FRANCHISEE'S SIGN INSTALLER.

GENERAL NOTES C

X	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
G513	CHALK BOARD GRAFFITI	C	M02	48x96	A4.0
G514	CHALK BOARD GRAFFITI	C	M02	48x96	A4.0
G515	CHALK BOARD GRAFFITI	C	M02	48x96	A4.1
NOTE: ADD SILICONE TO TOP AND SIDES OF ARTWORK PANELS.					

**PAINTING**  
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.  
PRIMER: 1 COAT SW A24WS300  
FINISH: 2 COATS SW A82-100 SERIES. MATCH COLORS FROM MATERIAL SCHEDULE.  
A-100 EXTERIOR LATEX SATIN.

PAINT NOTES A

- 401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- 407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- 419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
<b>TOWER</b>			
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
<b>SIDE ENTRY</b>			
V-04.42	1	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.0
V-09.14W	1	14" WHITE CHANNEL LETTERS HORIZONTAL	A4.1
V-200.EN	1	SIDE ENTRY AWNING 6'-6" X 3'-0" BLACK	A4.0
<b>DRIVE THRU</b>			
V-101.DT	1	DT AWNING (OVER DT) 9'-6" X 4'-0" BLACK	A4.1
<b>EYEBROW AWNINGS</b>			
V-202.EN	1	FRONT EYEBROW (WINDOW) 16'-10" X 6' H X 1'-4" D BLACK	A4.1
V-203.EN	1	DT EYEBROW (WINDOW) 7'-9" L X 6' H X 1'-4" D BLACK	A4.1
V-201.EN	1	SIDE ENTRY EYEBROW (WINDOW) 12'-3" L 6' H X 1'-4" D BLACK	A4.0

EXTERIOR FINISH SCHEDULE E

EXTERIOR FINISH SCHEDULE D

KEY NOTES XXX B

EXTERIOR ELEVATIONS



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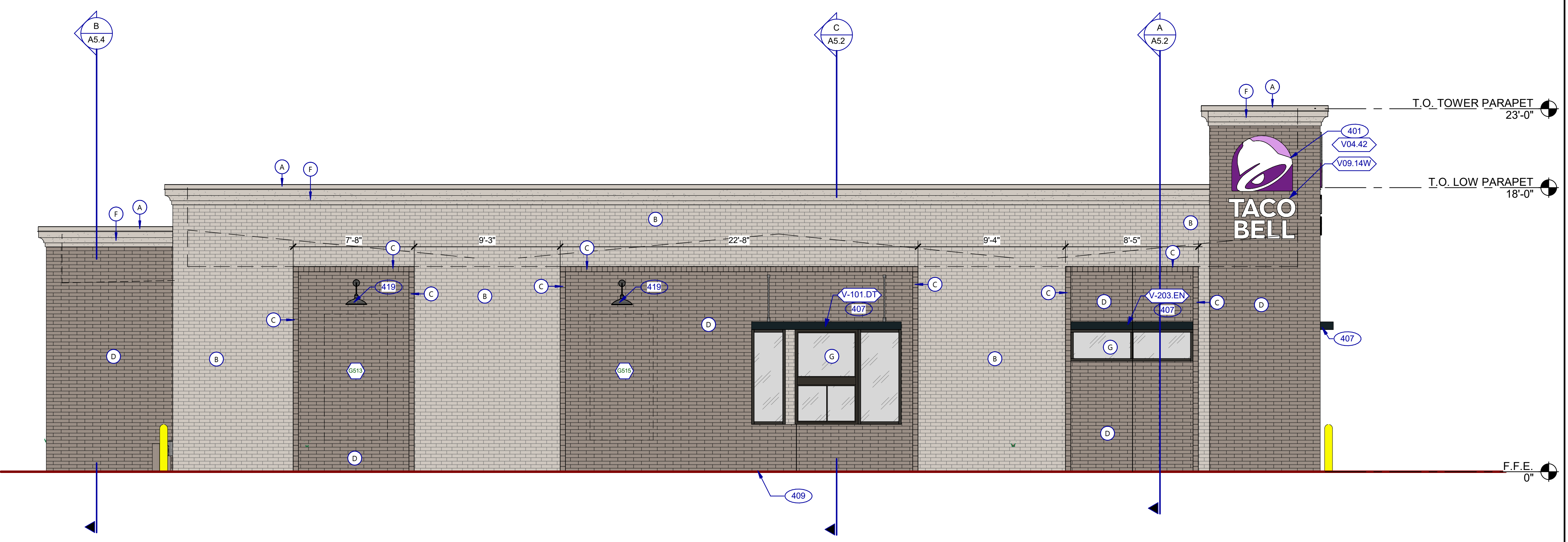
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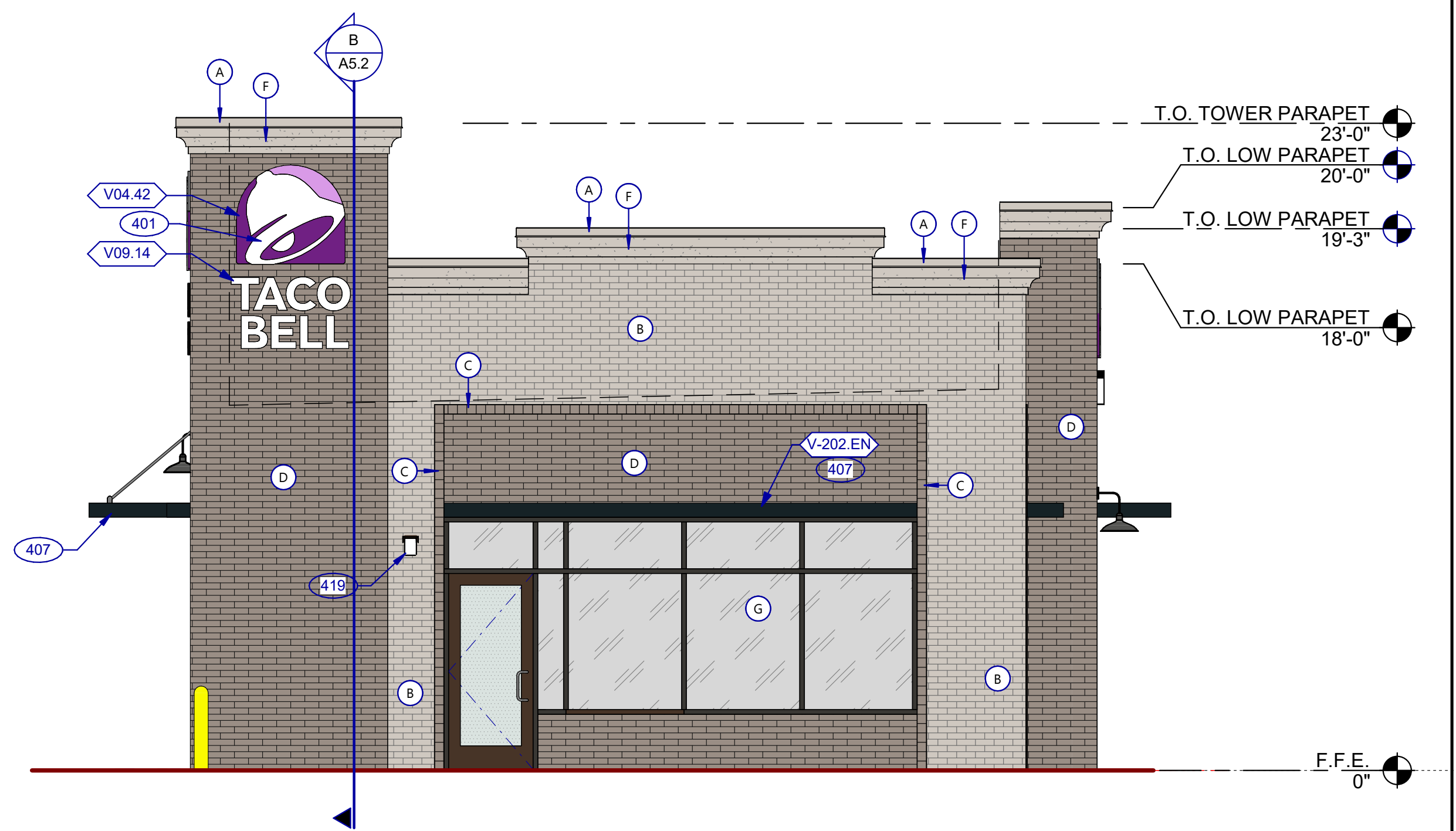
SEE SHEET A4.0 FOR FINISH, ARTWORK AND SIGNAGE SCHEDULE

- 401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- 407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- 409 ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
- 419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.

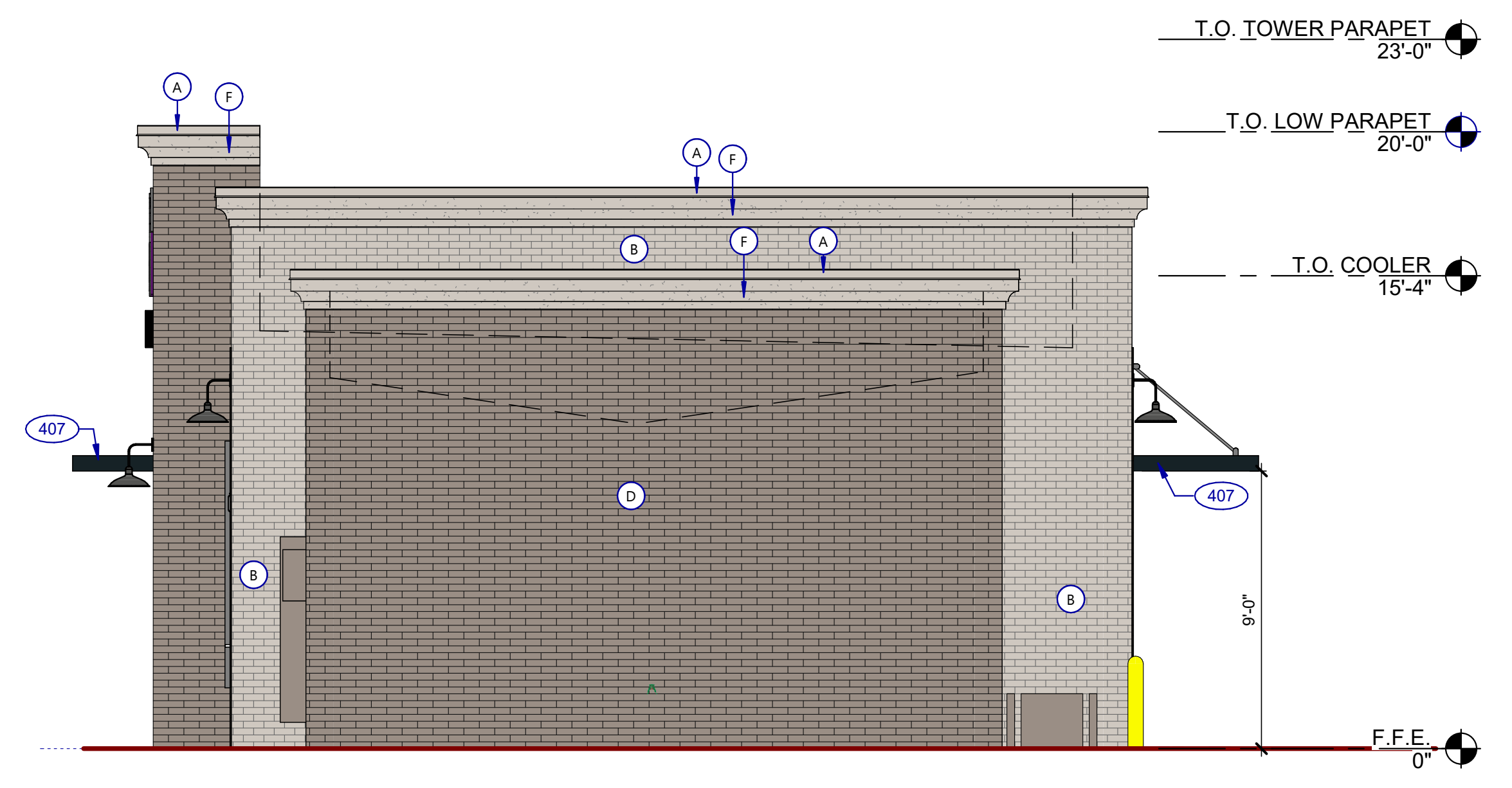


DRIVE THRU ELEVATION 1/4" = 1'-0" 1

KEY NOTES (XXX) A



FRONT ELEVATION 1/4" = 1'-0" 2



REAR ELEVATION 1/4" = 1'-0" 3

EXTERIOR ELEVATIONS