



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

Tuesday, June 23, 2026 at 6:00 PM

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### Agenda

This notice and agenda of the Regular Meeting of the Planning & Zoning Commission is hereby given by the undersigned. Said meeting shall be held on Tuesday, June 23, 2026, at 6:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

1. **Call to Order**
2. **Opening Prayer and Pledge of Allegiance**
3. **Consideration and Approval of Minutes**
  - [A\)](#) Consideration of Minutes-Regular Meeting May 26th, 2026
4. **New Business**
  - [A\)](#) PNZ Update-June
  - [B\)](#) Public Hearing-Request for Conditional Use-26-038 City Park
  - [C\)](#) Consideration of Site Plan-26-039 City Park
  - [D\)](#) Public Hearing-Request for Conditional Use-26-024 Bear Creek Animal Hospital
  - [E\)](#) Consideration of Site Plan-26-024.01 Bear Creek Animal Hospital
  - [F\)](#) Consideration of Site Plan Amendment-26-042 Bedi Shell Station Hwy 51
5. **Old Business**
  - [A\)](#) Presentation of Architectural Standards
6. **Public Comment**
7. **Next Meeting**
  - A) Next Regular Meeting-July 28th, 2026, 6:00 pm City Hall

## 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, May 26, 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  
Lauren Bishop  
Andrew Duggar (arrived after minutes)  
Katrina B. Myricks  
Phillips King  
Kayce Saik (via phone)

Absent:

Patrick Beasley

Also present:

Zachary L. Giddy, Attorney  
Caine Dearman, Chris Buckner, and Christian Hall and Bridgette Smith, 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.

Bridgette Smith 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 Regular Meeting Minutes-April 28, 2026

**4. Old Business**

A) PNZ May Update-Memo

**5. New Business**

A) Public Hearing-Request for Rezoning-Titan RV Storage

B) Public Hearing-Request for Variance-Titan RV Storage

C) Consideration of Site Plan-Titan RV Storage

D) Public Hearing-Request for Conditional Use-The Maverick at Titan Lane

E) Public Hearing-Request for Variance-The Maverick at Titan Lane

F) Consideration of Site Plan-The Maverick at Titan Lane

G) Public Hearing-Request for Conditional Use-927 Motorsports

H) Consideration of Site Plan-927 Motorsports

I) Public Hearing-Request for Variance-Calhoun Park Parking

J) Consideration of Site Plan-128 Weisenberger Rd

**6. Public Comment**

**7. Next Meeting**

A) Next Regular Meeting, June 23, 2026, 6:00 pm City Hall

**8. Adjourn**

The Board considered the Minutes of the April 28, 2026, regular meeting. Commissioner Katrina Myricks moved to approve the minutes presented as written with no corrections. The motion was seconded by Commissioner Phillips King and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

Commissioner Andrew Duggar arrived at the meeting.

**Public Hearing for Application for Rezoning  
for Steve Folk - Titan Lane RV Storage**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application to Rezone Real Property for Steve Folk – Titan Lane RV Storage for property located on Titan Lane in the City of Gluckstadt and being identified as Tax Parcel No. 082E-22-010/06.00. The subject property is presently zoned C-2 Highway Commercial District. Caine Dearman presented the Applicant’s request and advised the Board that Applicant is requesting a rezoning from the current C-2 classification to I-2 Heavy Industrial District. Mr. Dearman further advised the Board that notice posting and publication requirements were met and that Applicant sent letters to surrounding properties. Mr. Steve Folk appeared and spoke on behalf of the Application. Mr. Folk advised the Board that the Applicant is requesting the rezoning to allow Applicant to build an open-covered RV storage facility for approximately 120 RVs on the subject property.

Mr. Caine Dearman provided a general overview of the property and stated the Gluckstadt Comprehensive Plan has the listed use as Thoroughfare Commercial.

Opposition was given an opportunity to respond, but there was no opposition 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 Lauren Bishop, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested rezoning to rezone the subject property from C-2 Highway Commercial District to I-2 Heavy Industrial District. The Chairman declared the motion carried.

**Public Hearing for Application for  
Dimensional Variance for Steve Folk - Titan Lane RV Storage**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Dimensional Variance by Steve Folk – Titan Lane RV Storage for property located on Titan Lane in the City of Gluckstadt and identified by Tax Parcel No. 082E-22-010/06.00. Mr. Dearman advised that the subject property is presently zoned C-2 and is the same property considered in the previous agenda item for a rezoning recommendation to the Board of Aldermen to rezone to I-2. Mr. Dearman further advised the Board that notice posting and publication requirements were met. Mr. Dearman next advised the Board that Applicant is requesting a dimensional variance to allow C-2 setbacks (35’ front and 5’ side and rear) in lieu of the I-2 setbacks (100’ front and 20’ side and rear). The subject parcel is narrow and I-2 setbacks will not allow the design of the facility to fit properly on the subject property. The fact that the subject property is located in a flood zone and the location of the adjacent railroad tracts makes development of the parcel difficult.

The Board noted that a detailed review of zones and uses in certain areas needs to be reviewed to avoid industrial uses in industrial areas not meeting setbacks.

Opposition was given an opportunity to respond, but there was no opposition 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 dimensional variance for Applicant to reduce the setbacks to 35' front and 5' side and rear setbacks on the subject property in the I-2 zoning district. The Chairman declared the motion carried.

**Site Plan – Steve Folk - Titan Lane RV Storage**

The Board next considered the site plan submitted by Steve Folk - Titan Lane RV Storage for property located on Titan Lane in the City of Gluckstadt and being identified as Tax Parcel No. 082E-22-010/06.00. Caine Dearman advised the Commissioners that the subject property is the same as the subject property in the request for rezoning and dimensional variance hearing just prior to consideration of this site plan for an open-covered RV storage facility. Mr. Dearman presented Commissioners with the site plan and advised that all standards are met, and the widths are great enough to allow ingress and egress of RVs. The facility will be gated, have security cameras and lighting and will be landscaped. On motion by Commissioner Phillips King and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Chairman declared the motion carried.

**Public Hearing for Application for Conditional Use Permit  
for Todd Carter - The Maverick at Titan Lane**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Todd Carter - The Maverick at Titan Lane for property located in the Titan Lane Development on Church Road in the City of Gluckstadt and identified by Tax Parcel Number 082E-22-010/01.01. Todd Carter is the current owner of the subject property. The subject property is presently zoned C-2. Caine Dearman advised the Board that the Applicant is seeking a conditional use to allow Applicant to construct four multi-unit buildings which will include enclosed warehouse/storage and office space on the subject property in the C-2 zoning district. Mr. Dearman further advised the Board that notice posting and publication requirements were met. Mr. Daniel Wooldridge appeared and spoke on behalf of Applicant. Mr. Wooldridge advised that Applicant is seeking the conditional use to allow enclosed storage warehouses where Applicant is proposing four multi-unit buildings on Lots 9, 10, 11 & 12 of the Titan Lane Development which will include approximately 60% storage/warehousing and 40% office space.

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 Phillips King, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to allow enclosed storage on the subject property in the C-2 zoning district with the added conditions 1) landscape plans to be approved by the Board of Aldermen adding to rear of each building; and 2) the south side of building two being metal and building one being fully bricked on all four sides . The Chairman declared the motion carried.

**Public Hearing for Application for Dimensional Variance for Todd Carter - The Maverick at Titan Lane**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Dimensional Variance by Todd Carter - The Maverick at Titan Lane for property located with the Titan Lane Development on Church Road in the City of Gluckstadt and identified by Tax Parcel Number 082E-22-010/01.01. Mr. Dearman advised that the subject property is presently zoned C-2 and is the same property considered in the previous agenda item for a conditional use permit. Mr. Dearman further advised the Board that notice posting and publication requirements were met. Mr. Dearman next advised the Board that due to the unique set-up of the proposed buildings facing each other inward on the property and not facing the right-of-way, Applicant is requesting a dimensional variance to allow a variance of the requirement that sides of buildings facing right-of-way must be 30% glass. Applicant is requesting a variance to allow for only four windows along the office portion of buildings that face the right-of-way as shown on site plan.

Opposition was given an opportunity to respond, but there was no opposition 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 Andrew Duggar, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a dimensional variance for Applicant to reduce requirement of 30% glass on sides facing right-of-way and allow Applicant to install only four windows along the office portion of the buildings that face the right-of-way and not the full length of the buildings on the subject property in the C-2 zoning district subject to the condition that portions of the building without windows have inclusion of brick work submitted to Board of Aldermen for approval. The Chairman declared the motion carried.

**Site Plan – The Maverick at Titan Lane**

The Board next considered the site plan submitted by Todd Carter - The Maverick at Titan Lane for property located with the Titan Lane Development on Church Road in the City of Gluckstadt and identified by Tax Parcel Number 082E-22-010/01.01. Caine Dearman advised the Commissioners that the subject property is the same as the subject property in the request for conditional use and dimensional variance hearings just prior to consideration of this site plan for four multi-unit buildings for Lots 9, 10, 11 & 12 of the Titan Lane Development consisting of

approximately 60% storage/warehousing and 40% office space. Mr. Dearman presented Commissioners with the site plan and advised that parking requirements are met and landscaping efficient pending approval of conditional use recommendations by Board of Aldermen. Mr. Dearman further advised that detention is not required since lots are less than one acre; however, with parking lot tying in and adjoining all lots, detention may be required during permitting phase and there are options for additions of retention in open green spaces to slow runoff from parking lot. On motion by Commissioner Andrew Duggar and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan without windows on the rollup doors and the south side of building two can be metal with building one being fully bricked. The Chairman declared the motion carried.

**Public Hearing for Application for Conditional Use Permit  
for Lee Sahler/JSL Construction, LLC - 927 Motorsports**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Lee Sahler/JSL Construction, LLC - 927 Motorsports for property located on Autobahn Loop in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/29.00. D&S Investment Group, LLC is the current owner of the subject property. The subject property is presently zoned C-2. Caine Dearman advised the Board that the Applicant is seeking a conditional use to allow Applicant to conduct used car sales on the subject property in the C-2 zoning district. Mr. Dearman further advised the Board that notice posting and publication requirements were met. Mr. Dearman next stated that neighboring properties are car dealerships and the anticipated use is appropriate for the subject property. Mr. Robert Polk appeared on behalf of Applicant.

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 for Applicant to allow used car sales on the subject property in the C-2 zoning district. The Chairman declared the motion carried.

**Site Plan – 927 Motorsports**

The Board next considered the site plan submitted by 927 Motorsports for property located on Autobahn Lane in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/29.00. 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. Mr. Dearman presented Commissioners with the site plan and advised that landscaping requirements are met, parking requirements are met with 17 spots (14 required). The property drains into existing detention pond. All paving is heavy-duty concrete. Dumpster to be fully

enclosed, bricked to match building and landscaping. Materials to be provided to ARC for approval. On motion by Commissioner Kayce Saik and seconded by Commissioner Phillips King, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan subject to final approval by ARC. The Chairman declared the motion carried.

**Public Hearing for Application for Dimensional Variance for Delta Wings, LLC (Wingstop)**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Dimensional Variance by Delta Wings, LLC (Wingstop) for property located at 154 Calhoun Parkway, Suite D in the Calhoun Park Strip Center in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-001/08.00. Mr. Dearman advised that the subject property is presently zoned C-2. Mr. Dearman further advised the Board that notice posting and publication requirements were met. Mr. Dearman next advised the Board that Applicant is requesting a dimensional variance for parking to allow Wingstop to operate as a restaurant in the strip center. At the time the strip center was approved in 2023, the plan was to have 89 parking spaces but only 84 spaces were built. Wingstop has leased one unit and will need 15 parking spaces based on square footage. With current tenants and shortage of required parking spaces there are only four spots remaining for Wingstop. Mr. Charles Mosley appeared and spoke on behalf of Applicant. Mr. Mosley addressed the Board and expressed that the business model is primarily take-out and believes four spots will be sufficient.

Opposition was given an opportunity to respond, but there was no opposition 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 Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a dimensional variance for Applicant to reduce requirement of parking spaces for Wingstop to four to allow Applicant to operate the Wingstop restaurant in the Calhoun Park Strip Center on the subject property in the C-2 zoning district. The Chairman declared the motion carried.

**Site Plan – 128 Weisenberger Road**

The Board next considered the site plan submitted by Mr. John Giggilo for property located at 128 Weisenberger Road in the City of Gluckstadt and identified by Tax Parcel Number 082H-28-008/02.03. Caine Dearman presented Commissioners with the site plan and stated the Applicant is requesting approval of a site plan for a renovation project on the subject property being the location of the old Angelos building at which Applicant plans to have a unique steakhouse style restaurant. Mr. Dearman advised that parking is sufficient but updated striping is needed; dumpster enclosure will be added; ADA ramp will be updated; and additional landscaping will be added. Landscaping requirements are met, parking requirements are met with 33 spots (33 required). Mr. John Giggilo appeared on behalf of Applicant. On motion by

Commissioner Andrew Duggar and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Chairman declared the motion carried.

**NEW BUSINESS**

Mr. Dearman provided a general update on Planning and Zoning matters.

**OLD BUSINESS**

None.

There was no further business to be presented.

**ADJOURN**

Commissioner Katrina Myricks moved that the meeting be adjourned. The motion was seconded by Commissioner Andrew Duggar 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

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**TO:** Planning and Zoning Board

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

**DATE:** 06/23/26

**SUBJECT:** Planning and Zoning-Update

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Since our last meeting we have had the following items approved by the MMBOA:

- 26-012-Request for Rezoning-Titan Lane RV Storage
- 26-012.02-Request for Variance-Titan Lane RV Storage
- 26-012.01-Consideration of Site Plan-Titan Lane RV Storage
- 26-029-Request for Conditional Use-The Maverick at Titan Lane
- 26-029.02-Request for Variance-The Maverick at Titan Lane
- 26-029.01-Consideration of Site Plan-The Maverick at Titan Lane
- 26-031-Request for Conditional Use-927 Motorsports
- 26-032-Consideration of Site Plan-927 Motorsports
- 26-034-Request for Variance-Calhoun Park-Wingstop
- 26-014-Consideration of Site Plan-128 Weisenberger Rd-Steakhouse

We have five requests to present to you today. They are as follows:

- 26-038-Conditional Use-City Park
- 26-039-Site Plan-City Park
- 26-024-Conditional Use-Bear Creek Animal Hospital
- 26-024.01-Site Plan-Bear Creek Animal Hospital
- 26-042-Site Plan Amendment-Bedi Shell Station Hwy 51

Following the requests above, Mr. Chris Watson, City Planner, is here today to present the Architectural Design Standards that the ARC Committee has been working on the past few months.



## CITY OF GLUCKSTADT

MISSISSIPPI  
PLANNING AND ZONING ADMINISTRATOR

### MEMORANDUM

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**TO:** Planning and Zoning Board

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

**DATE:** 06/23/2026

**SUBJECT:** Request for Conditional Use-City Park

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We are pleased to present to the Commission today; The City Park. We have two requests for the Commission. First, we request a Conditional Use. Public/Quasi Public facilities are allowed in any zone via a Conditional Use. Secondly, consideration of the preliminary site plan for the park. This property is located in the C-2 zone, and we believe this will be a great addition to our City.

We have made the Conditional Use publication and placed a sign on the property. To date, we have not had any public comment regarding this Conditional Use.

Along with some great partners, the City has been working on this project for a long time. With that said, I would like to turn this presentation over to everyone's favorite Public Works Director, Chris Buckner. He and Amber have truly done an amazing job bringing this project to life.

### City of Gluckstadt

### Application for Conditional Use

Subject Property Address: 227 Calhoun Station Parkway  
Parcel #: 082E-21-016/21.00

Owner: City of Gluckstadt  
Address: 343 Distribution Dr.  
Gluckstadt, MS 39110

Applicant: Chris Buckner  
Address: \_\_\_\_\_

Phone #: 769-547-1758  
E-Mail: \_\_\_\_\_

Phone #: 769-235-9629  
E-Mail: chris.buckner@gluckstadt.net

Current Zoning District: C-2  
Acreage of Property (If applicable): 20 acres  
Use sought of Property: Park/Recreation

**Requirements of Applicant:**

1. Letter demonstrating how the proposed use will comply with or otherwise satisfy the requirements for granting a Conditional Use pursuant to Section 804.01 of the Zoning Ordinance.
2. Copy of written legal description.
3. Additional items may be requested depending on the nature and status of the proposed development or property.
4. \$250.00 fee required for processing
5. Site Plan as required in Section 807-810

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

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

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

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor and Board of Alderman meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.

**Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.**

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



\_\_\_\_\_  
Applicant Signature

5-20-26

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

**CITY OF GLUCKSTADT**  
MISSISSIPPI



**343 DISTRIBUTION DRIVE**  
**GLUCKSTADT, MS 39110**

**MAYOR**  
Walter C. Morrison, IV  
**CITY CLERK**  
Lindsay Kellum  
**POLICE CHIEF**  
Barry Hale  
**MUNICIPAL COURT CLERK**  
Stephanie Burton  
**PLANNING & ZONING ADMIN./BUILDING DEPT.**  
Caine Dearman  
**PUBLIC WORKS**  
Chris Buckner

**ALDERMEN**  
  
Miya Bates  
  
Jayce Powell  
  
Chip Williams  
  
John Taylor  
  
Jessica Campbell

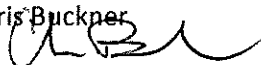
RE: Conditional Use Permit Application – Proposed Gluckstadt Community Park Development  
[227 Calhoun Station Parkway / Parcel Number 082E-21-016/21.00]

To the Planning and Zoning Commission,

The City of Gluckstadt respectfully submits this Conditional Use Permit application for the proposed development of a community park on the above-referenced property in accordance with Section 805 of the City of Gluckstadt Zoning Ordinance.

The proposed development is intended to provide recreational, wellness, and community gathering opportunities through amenities such as walking trails, playground facilities, fitness areas, pavilion space, open green space, parking, drainage improvements, and related site infrastructure. The site has been planned to provide safe vehicular and pedestrian access, adequate parking, utility availability, appropriate service areas, and compatibility with surrounding properties. Consideration has also been given to screening, buffering, open space, drainage, flooding, erosion, tree cover, lighting, noise, and overall site design to minimize impacts to adjacent properties and the community while maintaining the character and purpose of a public community park.

This application is submitted in good faith with the intent of developing a quality community asset in compliance with the requirements of the City of Gluckstadt Zoning Ordinance.

Respectfully,  
Chris Buckner  
  
Public Works Director  
City of Gluckstadt

Column Software PBC  
PO Box 208098  
Dallas, TX 75320-8098  
[help.column.us](http://help.column.us)

Invoice number 20571CB1-0084  
Notice ID MmmFHJHleM9Kuax9wiIV  
Publisher Madison County Journal  
Date of issue Jun 2, 2026  
Date due Jul 2, 2026  
Amount due **\$29.51**

Bill to  
City of Gluckstadt Planning and Zoning

Description	Qty	Unit price	Amount
06/04/2026: Governmental Entity Notice	1	17.28	17.28
Proof of Publication Fee	1	5.00	5.00

=== Notes ===

Notice Name: Conditional Use - City of Gluckstadt

=== How to pay this invoice ===

Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:  
<https://www.column.us/invoices/PvnaDUg6QiYVfR8i0iRQ/pay>

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

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 20571CB1-0084 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.

Net Subtotal	\$22.28
Tax	0.00
Processing Fee	7.23
<b>Amount due</b>	<b>\$29.51</b>



Pay here: <https://www.column.us/invoices/PvnaDUg6QiYVfR8i0iRQ/pay>



# OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Madison County Journal** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(601) 853-4222**.

Notice ID: MmmFHJHleM9Kuax9wiIV | **Proof Updated: Jun. 02, 2026 at 03:28pm CDT**  
Notice Name: Conditional Use - City of Gluckstadt

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

<b>FILER</b>	<b>FILING FOR</b>
Bridgette Smith	Madison County Journal
bridgette.smith@gluckstadt.net	
(769) 567-2306	

<b>Columns Wide:</b>	<b>1</b>	<b>Ad Class:</b>	<b>Legals</b>
<b>Total Column Inches:</b>	<b>3.1</b>		
<b>Number of Lines:</b>	<b>27</b>		

06/04/2026: Governmental Entity Notice	17.28
Proof of Publication Fee	5.00

Subtotal	\$22.28
Tax	\$0.00
Processing Fee	\$7.23
<b>Total</b>	<b>\$29.51</b>

**NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST** that there will be a Public Hearing on Tuesday, June 23, 2026 at 6:00 PM, before the Gluckstadt Planning and Zoning Commission at the Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, MS 39110 for the purpose of determining whether or not a Conditional Use shall be granted to the owners of the following described parcel number:

Address: 227 Calhoun Station Pkwy  
Madison County Parcel No.  
082E-21-016/21.00

The Public Hearing is relation thereto shall provide parties in interest and citizens an opportunity to be heard. A copy of the Conditional Use application is available at the Gluckstadt City Hall for inspection.

/s/ Lindsay Kellum  
City Clerk's Signature

Publish: June 4, 2026



Madison County, MS  
I CERTIFY THIS INSTRUMENT FILED/RECORDED  
9/19/2025 11:25:31 AM  
INST. 1035358 PAGE 1 OF 6  
BOOK W - 4599/178  
WITNESS MY HAND AND SEAL  
Ronny Lott, C.C. BY: BL D.C.

**Prepared by:**  
**Jernigan Copeland Title, LLC**  
**970 Ebenezer Blvd.**  
**Madison, MS 39110**  
**(601) 427-0021**

**Return to:**  
**Jernigan Copeland Title, LLC**  
**970 Ebenezer Blvd.**  
**Madison, MS 39110**  
**(601) 427-0021**

**STATE OF MISSISSIPPI**  
**COUNTY OF MADISON**

**INDEXING INSTRUCTIONS: N ½ of Section 21, T8N-R2E, Madison County, MS**

**DEED OF CONVEYANCE**

**GRANTOR:**

**CALHOUN STATION PROPERTY OWNERS ASSOCIATION, INC.**  
384 Church Road  
Madison, MS 39130  
(601) 853-1698

and

**GRANTEE:**

**CITY OF GLUCKSTADT, MISSISSIPPI**  
P.O. Box 2210  
Madison, MS 39130  
(769) 567-2306

**WITNESSETH:**

**FOR AND IN CONSIDERATION** of the mutual benefit accruing to the Grantor and to the Grantee, as well as the public at large, **GRANTOR, CALHOUN STATION PROPERTY OWNERS ASSOCIATION, INC.** does hereby gift, give, donate, and convey unto **GRANTEE, CITY OF GLUCKSTADT, MISSISSIPPI, A BODY POLITIC**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of Madison, State of Mississippi, and more particularly described as follows, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

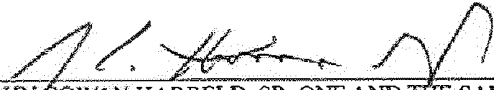
**TO HAVE AND TO HOLD** unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- (1) all prior severances of oil, gas and minerals of like kind and nature;
- (2) all existing oil, gas, and mineral leases of record among the Madison County Land Records affecting the subject property;
- (3) all valid and existing recorded covenants, restrictions, rights-of-way, and/or easements of record;
- (4) that certain Declaration of Detention Pond Covenants filed for record in Book 3695, Page 115, and any supplements and/or amendments thereto;
- (5) all applicable zoning ordinances and regulations of the City of Gluckstadt, Mississippi.


Ad valorem taxes for the current year are to paid by Grantor when due. Ad valorem taxes for the year 2025, and subsequent years, if applicable, shall be paid by Grantee when due and payable.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 19<sup>th</sup> day of September, 2025.

CALHOUN STATION PROPERTY OWNERS  
ASSOCIATION, INC., BY JOHN COWAN HARRELD, SR.  
ONE AND THE SAME PERSON AS JOHN C. HARRELD  
AND JOHN HARRELD; ANNETTE MARIA SCHMIDT; *Harreld AS#*  
AND JUDITH S. HUTCHINSON, TRUSTEE OF  
THE HUTCHINSON REVOCABLE LIVING TRUST  
AS SOLE BENEFICIARY OF THE LAST WILL  
AND TESTAMENT OF RONALD L. HUTCHINSON, DECEASED  
AS THE HOLDER OF THE MAJORITY OF VOTING UNITS  
AS SET FORTH IN THE DECLARATION OF DETENTION  
POND COVENANTS FILED FOR RECORD IN IN BOOK 3720, PAGE 479  
IN THE OFFICE OF THE CHANCERY CLERK OF MADISON COUNTY AT CANTON, MISSISSIPPI

  
\_\_\_\_\_  
JOHN COWAN HARRELD, SR. ONE AND THE SAME  
AS JOHN C. HARRELD AND JOHN HARRELD

  
\_\_\_\_\_  
ANNETTE MARIA SCHMIDT *Harreld*

  
\_\_\_\_\_  
JUDITH S. HUTCHINSON, TRUSTEE  
OF THE HUTCHINSON REVOCABLE LIVING TRUST  
AS SOLE BENEFICIARY OF THE LAST WILL AND TESTAMENT  
OF RONALD L. HUTCHINSON, DECEASED

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named JOHN C. HARRELD, SR.; ANNETTE MARIA SCHMIDT; and JUDITH S. HUTCHINSON, TRUSTEE OF THE HUTCHINSON REVOCABLE LIVING TRUST AS SOLE BENEFICIARY OF THE LAST WILL AND TESTAMENT OF RONALD L. HUTCHINSON, DECEASED, who acknowledged to me that they are the HOLDERS OF THE MAJORITY OF VOTING UNITS OF THE CALHOUN STATION PROPERTY OWNERS ASSOCIATION, INC., AS SET FORTH IN THE DECLARATION OF DETENTION POND COVENANTS FILED FOR RECORD IN IN BOOK 3720, PAGE 479 IN THE OFFICE OF THE CHANCERY CLERK OF MADISON COUNTY AT CANTON, MISSISSIPPI, and that for and on behalf of said entity and as their and deed, did sign and deliver the foregoing instrument of writing on the day and year therein mentioned, and that they are duly authorized to do so.

*John Cowan Harrel*  
\_\_\_\_\_  
JOHN COWAN HARRELD, SR. ONE AND THE  
SAME AS JOHN C. HARRELD AND JOHN HARRELD

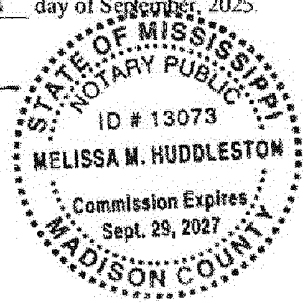
*Annette Maria Schmidt Harrel*  
\_\_\_\_\_  
ANNETTE MARIA SCHMIDT Harrel

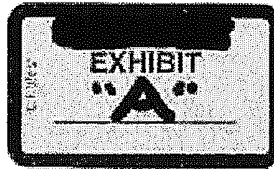
*Judith S. Hutchinson*  
\_\_\_\_\_  
JUDITH S. HUTCHINSON, TRUSTEE OF  
THE HUTCHINSON REVOCABLE LIVING TRUST  
AS SOLE BENEFICIARY OF THE LAST WILL AND TESTAMENT  
OF RONALD L. HUTCHINSON, DECEASED

GIVEN under my hand and official seal on this the 19<sup>th</sup> day of September, 2025.

*Melissa M. Huddleston*  
\_\_\_\_\_  
NOTARY PUBLIC  
(SEAL)

My Commission Expires: 9/29/2027





RE: WEST POND LAND TRUST AND  
DRAINAGE AND ACCESS EASEMENT  
SECTION 21, T8N-R2E  
MADISON COUNTY, MISSISSIPPI

DESCRIPTION

A certain tract of land containing 20.85 acres, more or less, situated in the Southwest Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi, and being more particularly described as follows:

Commencing at a P.K. nail set in pavement, marking the Northwest corner of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi; run thence South 00°21'34" West along the West line of said Section 21 for 1482.54 feet to a P.K. nail with a shiner found in the centerline of Church Road on the West line of said Section 21, said point hereinafter referred to as the Point of Beginning:

Thence South 89°49'56" East for 41.13 feet to a ½" rebar (set); thence South 22°03'37" East for 61.24 feet to a ½" rebar (set); thence Southeasterly along the arc of a 57°17'45" curve to the left, said curve having a radius of 100.00 feet and a chord of South 44°22'08" East for 75.92 feet, for an arc distance of 77.87 feet to a ½" rebar (set); thence South 66°40'39" East for 35.41 feet to a ½" rebar (set); thence Southeasterly along the arc of a 19°05'55" curve to the left, said curve having a radius of 300.00 feet and a chord of South 74°06'35" East for 77.62 feet, for an arc distance of 77.83 feet to a ½" rebar (set); thence South 81°32'33" East for 56.73 feet to a ½" rebar (set); thence Southeasterly along the arc of a 42°26'29" curve to the right, said curve having a radius of 135.00 feet and a chord of South 54°16'57" East for 123.67 feet, for an arc distance of 128.46 feet to a ½" rebar (set); thence South 27°01'15" East for 41.91 feet to a ½" rebar (set); thence South 33°25'03" East for 38.31 feet to a ½" rebar (set); thence Southeasterly along the arc of a 19°30'45" curve to the left, said curve having a radius of 293.63 feet and a chord of South 37°20'30" East for 40.19 feet, for an arc distance of 40.22 feet to a ½" rebar (set); thence South 41°15'59" East for 31.30 feet to a ½" rebar (set); thence South 89°36'56" East for 559.75 feet to a ½" rebar (set); thence South 05°01'40" West for 38.27 feet to a ½" rebar (set); thence South 69°29'52" East for 518.18 feet to a ½" rebar (found) on the West line of Calhoun Station Parkway; thence Southwesterly along the West line of Calhoun Station Parkway along the arc of a 02°47'42" curve to the left, said curve having a radius of 2050.00 feet and a chord of South 17°55'04" West for 602.37 feet, for an arc distance of 604.56 feet to a ½" rebar (set); thence South 89°36'19" West along the South line of the Southwest Quarter of the Northwest Quarter of said Section 21 for 335.53 feet to the centerline of an existing ditch; thence along the centerline of an existing ditch, the following courses and distances:

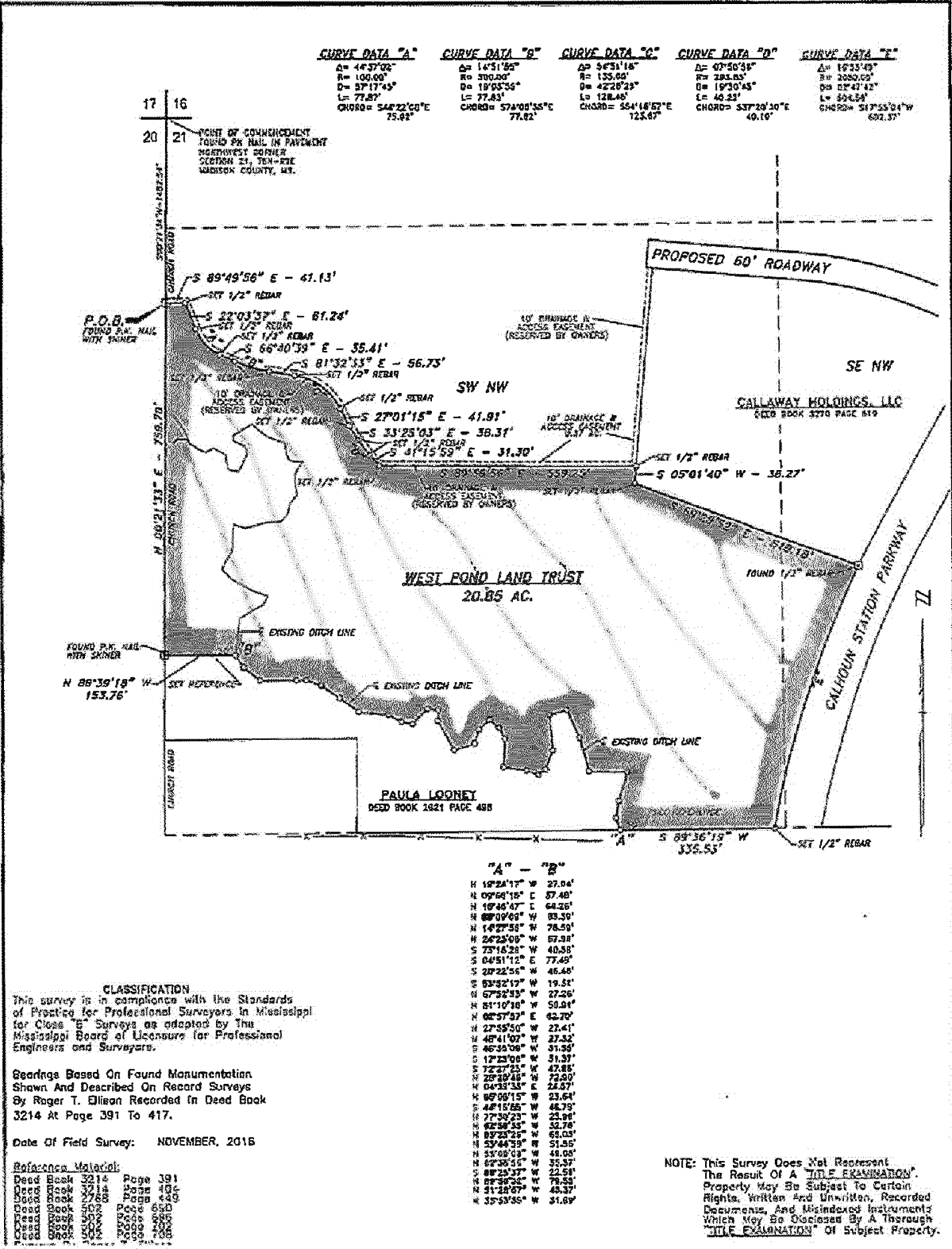
North 19°24'17" West for 27.04 feet;  
North 09°56'15" East for 37.48 feet;

North 15°45'47" East for 68.26 feet;  
 North 88°09'09" West for 83.39 feet;  
 North 14°27'36" West for 76.59 feet;  
 North 24°23'08" West for 67.99 feet;  
 South 73°18'29" West for 40.39 feet;  
 South 04°51'12" East for 77.49 feet;  
 South 20°22'56" West for 46.45 feet;  
 South 53°32'17" West for 19.31 feet;  
 North 67°52'53" West for 27.26 feet;  
 North 81°10'16" West for 50.91 feet;  
 North 02°57'57" East for 62.70 feet;  
 North 27°55'50" West for 27.41 feet;  
 North 48°41'07" West for 27.32 feet;  
 South 46°35'09" West for 31.55 feet;  
 South 17°23'06" West for 31.37 feet;  
 South 72°27'23" West for 47.66 feet;  
 North 28°20'49" West for 72.90 feet;  
 North 04°39'33" East for 24.57 feet;  
 North 85°08'15" West for 23.64 feet;  
 South 44°16'55" West for 46.79 feet;  
 North 77°30'23" West for 23.99 feet;  
 North 62°58'35" West for 32.76 feet;  
 North 83°23'26" West for 65.03 feet;  
 North 53°44'59" West for 51.56 feet;  
 North 55°09'09" West for 49.05 feet;  
 North 69°38'56" West for 35.37 feet;  
 South 88°25'37" West for 22.51 feet;  
 North 89°50'32" West for 79.55 feet;  
 North 51°28'57" West for 45.37 feet;

North 33°33'35" West for 31.89 feet; thence leaving the centerline of said ditch; thence North 89°39'18" West for 153.76 feet to a P.K. nail with shiner found in the centerline of Church Road on the West line of said Section 21; thence North 00°21'33" East along the West line of said Section 21 for 759.70 feet to the Point of Beginning.

ALSO, a certain drainage and access easement containing 0.37 acres, more or less, situated in the Southwest Quarter of the Northwest Quarter of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi, being 10.00 feet in width and lying and adjoining the North line of the above described tract and also lying and adjoining the West line of that tract of land as recorded in the Office of the Chancery Clerk of Madison County, Mississippi, in Deed Book 3270, at Page 619 and lying South of a proposed 60.00 foot County Road.

MADISON COUNTY, MS RONNY LOT  
I CERTIFY THIS INSTRUMENT WAS FILED ON 9/19/2025 11:25:31 AM AND RECORDED IN W BOOK 4599 PAGE 178



# CONCEPTUAL MASTER PLAN STUDY

# Gluckstadt Park

Gated Entrance

FLOODWAY

Madison Premier  
Preschool &  
Afterschool

Callaway's  
Yard & Garden  
Center

Bridge

Nature Trails

Bridge

Pavilion

Stage

Fenced  
Playground

Raise Area  
Based On  
Hydraulic Study

Detention Area  
Subject to  
Flooding

Open  
Lawn

Detention Lake

Church Road

Multi-Use Trail

Existing  
Drainage Ditch

FLOODWAY

Food Trucks

Calhoun Station Parkway

Rick's  
Pro Truck

## Suggested Amenities

- Shade Structures
- Restrooms
- Benches
- Picnic Tables
- Native Plant Material
- Concrete Walking Path
- Nature Trails
- Playgrounds (fenced)
- Splashpad
- Pavilion with Stage
- Security Cameras

Scale: 1" = 60'

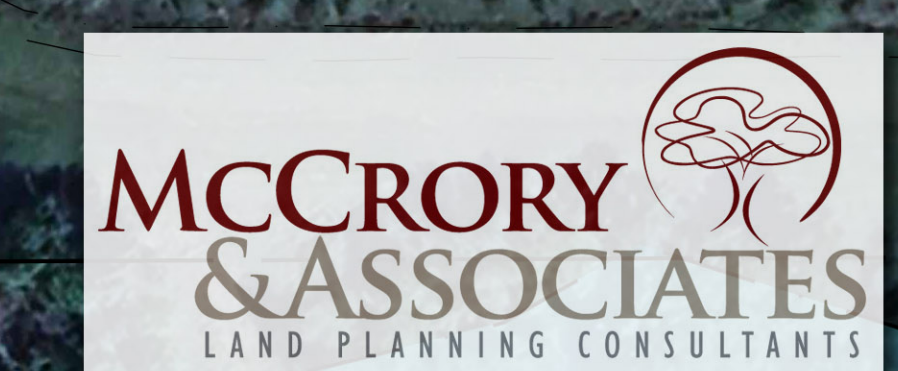


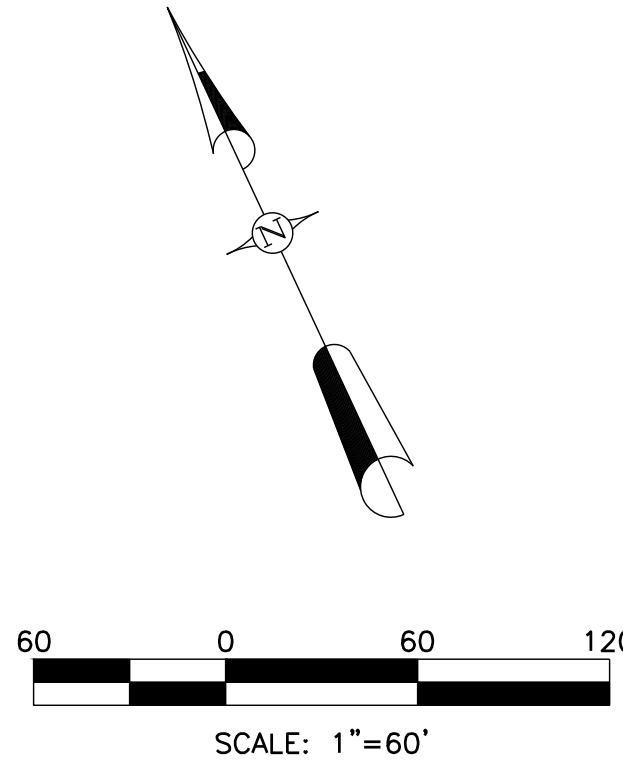
Stretch Stations

Flag

Sign

This master plan has been prepared for the purpose of illustrating the general concept of the development. The Developer reserves the right to alter or revise the uses and locations illustrated on this plan without notice. All measurements and acreages shown are approximate.





PARKING  
 WEST: 75  
 EAST: 54  
 TOTAL: 129

Revisions				
#	Date	Nature	By	App'd.

Project No.	M-3442	Designed By	B.R.J.
Date	6/3/2026	Drawn By	B.R.J.
Scale	SEE ABOVE	Checked By	R.C.M.

**GLUCKSTADT COMMUNITY PARK**  
 GLUCKSTADT, MISSISSIPPI

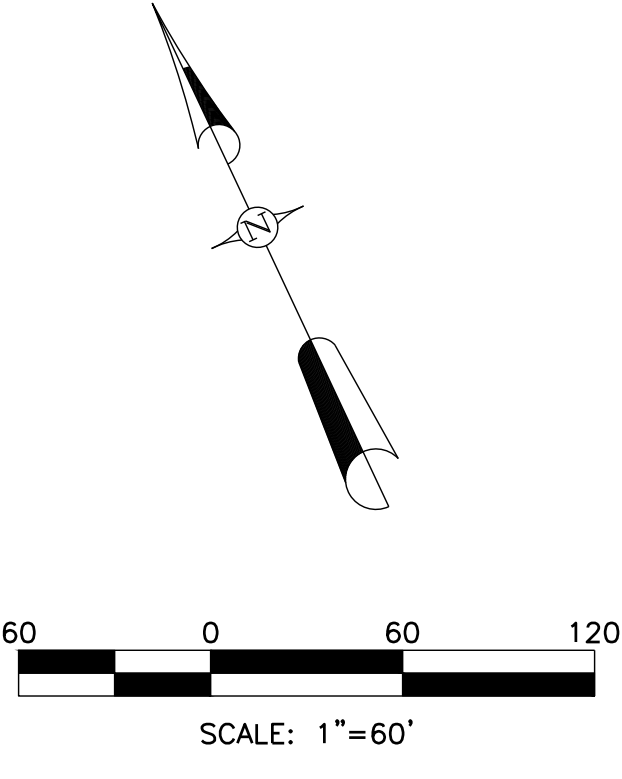
**M. McMASTER & ASSOCIATES, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE  
 SUITE 300  
 MADISON, MS 39110  
 601.605.1090

**NOT FOR  
 CONSTRUCTION**

SITE PLAN  
 X





**HARRELD JOHN C. ETAL  
ZONE: C-2**

**BULLDOG INVESTMENTS LLC  
ZONE: C-2**

**BULLDOG INVESTMENTS LLC  
ZONE: C-2**

**D NOBLIN INC  
ZONE: C-2**

**ROBERTS THOMAS  
ZONE: R-1**

**LOONEY PAULA  
ZONE: R-1**

PARKING  
WEST: 75  
EAST: 54  
TOTAL: 129

Revisions				
#	Date	Nature	By	App'd.

Project No.	M-3442	Designed By	B.R.J.
Date	6/3/2026	Drawn By	B.R.J.
Scale	SEE ABOVE	Checked By	R.C.M.

**GLUCKSTADT COMMUNITY PARK**  
GLUCKSTADT, MISSISSIPPI

**McMASTER & ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS

212 WATERFORD SQUARE  
SUITE 300  
MADISON, MS 39110  
601.605.1090

**NOT FOR  
CONSTRUCTION**

SITE PLAN  
**X**



## CITY OF GLUCKSTADT

MISSISSIPPI  
PLANNING AND ZONING ADMINISTRATOR

### MEMORANDUM

---

**TO:** Planning and Zoning Board

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

**DATE:** 06/23/2026

**SUBJECT:** Request for Conditional Use-Bear Creek Animal Hospital

---

Dr. Jessica Moore and her husband, Daniel Moore, have two requests for the Commission today. They are proposing an approximately 4000 SF Animal Hospital located at 208 Weisenberger Rd. They plan to have an outside run for their animals, so a Conditional Use is required. There will be a site plan request to follow.

We have been working with Jessica and Daniel for a few months now trying to find a location that will best suit their plans, and finally deciding on this property on Weisenberger Rd. With no other veterinary clinic on this side of I-55, we believe this is a good spot for them.

We have made the Conditional Use publication and placed a sign on the property. To date, we have had one conversation with a neighboring property owner. They have since talked with Jessica and Daniel, and look forward to this business coming in.

Dr. Moore and her husband are here today if the Commission has any questions for them.

6/1/2026

### City of Gluckstadt

### Application for Conditional Use

Subject Property Address: 208 Weisenberger Road Gluckstadt, MS 39110  
Parcel #: 082H-27-004/03.00

Owner: Jessica & Daniel Moore  
Address: 981 Moore Road  
Vaughan, MS 39179

Applicant: Jessica & Daniel Moore  
Address: 981 Moore Road  
Vaughan, MS 39179

Phone #: 601-946-3107-Jessica  
E-Mail: dr.jessica.moore1@gmail.com

Phone #: 662-571-3346-Daniel  
E-Mail: dpmoore1347@gmail.com

Current Zoning District: C-2  
Acreage of Property (If applicable): 1.47 Acres  
Use sought of Property: Veterinary Hospital

#### Requirements of Applicant:

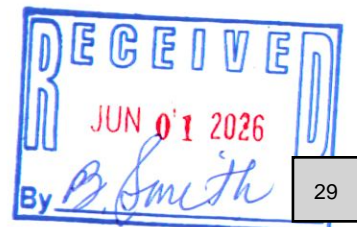
1. Letter demonstrating how the proposed use will comply with or otherwise satisfy the requirements for granting a Conditional Use pursuant to Section 804.01 of the Zoning Ordinance.
2. Copy of written legal description.
3. Additional items may be requested depending on the nature and status of the proposed development or property.
4. \$250.00 fee required for processing
5. Site Plan as required in Section 807-810

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

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

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

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor and Board of Alderman meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.



**Applicant is responsible for complying with all applicable requirements of the Zoning Ordinance.**

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

Jessie W. Moore, DVM  
Applicant Signature

5/31/26  
Date

Jessie W. Moore, DVM  
Property Owner Signature

5/31/26  
Date

Jessica Wilson Moore, D.V.M.  
Daniel Pace Moore  
981 Moore Road  
Vaughan, MS 39179  
May 31, 2026

Gluckstadt Planning and Zoning Department  
107 Lone Wolf Drive  
Gluckstadt, MS 39110

Request of Application for Conditional Use – 208 Weisenberger Road

Dear members of the Planning and Zoning Commission, Mayor, and Board of Alderman,

I am writing in request to you for conditional use approval regarding building plans for a veterinary hospital facility within Gluckstadt to add more economic diversity to your rapidly developing young city. I am a local veterinarian seeking ownership of a high-quality veterinary hospital that will add value to our local community. This veterinary clinic will add luxury veterinary boarding, doggy daycare services, veterinary grooming, and both small and large animal veterinary services. All are needed greatly in our area.

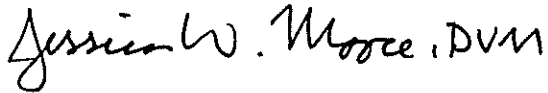
We are seeking to build a veterinary hospital facility on a recently purchased C-2 property located at 208 Weisenberger Road. Our specific conditional request includes two main points regarding outdoor containment for animals – a proposed outdoor dog yard used for social enrichment of animals within our care, as well as using an existing building on the property for large animal veterinary services.

We will primarily consist of 95% small animal veterinary practice, whereas the vast majority of our work on animals will be within our hospital building. We will consist of approximately 5% large animal veterinary practice, whereas the vast majority will be equine work. We seek to build a fence to contain this existing building as well as any large animal veterinary services performed from the public eye. We will only perform large animal services completely within our facility behind the proposed fenced in area during daytime regular business hours. We will also take great care to manage any noise or waste as to not disturb any of our neighbors. We will also maintain an aesthetically pleasing environment by containing all of these items within our facility and the fenced in borders proposed.

Our request also includes letting dogs outside during boarding, hospitalization, and doggy daycare for social enrichment and fresh air. This includes building a fence as described in our site plan in order to contain them during these periods 3 times a day. Again, we will take great care to manage any waste or noise as to not disturb our neighbors, and will only use this outdoor area during daytime hours. We will not adversely affect any of our neighbors, traffic, or safety of our citizens or adjacent business operations.

These services are in high demand in our area. Several other local businesses are already performing similar services within Gluckstadt city limits. We will be incredibly conscientious of our neighbors and attractiveness to the city and its residents. We are looking to add another local animal care option that is family-owned and operated in order to help meet these great demands and increase high-quality economic traffic to Gluckstadt.

We are sincerely thankful for this opportunity and your time in reviewing our plan. We look forward to investing into our own professional growth as well as investing into the continued growth of the great city of Gluckstadt, Mississippi. Please let me know if you have any questions so that I may add further clarification to our plans.



Jessica Wilson Moore, D.V.M.



Daniel Pace Moore



343 Distribution Drive  
Gluckstadt MS 39110

Receipt Number:

R00

Section 4, Item D)

Cashier Name:

BRIDGETTE SMITH

Terminal Number:

24

Receipt Date: 3/3/2026 10:42:20 AM

*Paids*

MOORE, JESSICA  
981 MOORE RD  
VAUGHAN, MS 39179-9657

Trans Code: 400.00 - Permit Payments  
2026033 250.00CR

Account: 2026033 MOORE, JESSICA

\$250.00

Total Balance Due:

\$250.00

Payment Method: Check

Payor: MOORE, JESSICA

Reference: 521

Amount: \$250.00

Total Payment Received:

\$250.00

Change:

\$0.00

Column Software PBC  
PO Box 208098  
Dallas, TX 75320-8098  
[help.column.us](http://help.column.us)

Invoice number 20571CB1-0083  
Notice ID kjljpFrPo9cgmOIVx7dd  
Publisher Madison County Journal  
Date of issue Jun 2, 2026  
Date due Jul 2, 2026  
Amount due **\$29.38**

Bill to  
City of Gluckstadt Planning and Zoning

Description	Qty	Unit price	Amount
06/04/2026: Governmental Entity Notice	1	17.16	17.16
Proof of Publication Fee	1	5.00	5.00
==== Notes ====			
Notice Name: Conditional Use - Jessica Moore			Net Subtotal \$22.16
==== How to pay this invoice ====			
Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online: <a href="https://www.column.us/invoices/1HjfKXAsNp6UXHbHblyA/pay">https://www.column.us/invoices/1HjfKXAsNp6UXHbHblyA/pay</a>			Tax 0.00
Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.			Processing Fee 7.22
			<b>Amount due \$29.38</b>

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 20571CB1-0083 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.



Pay here: <https://www.column.us/invoices/1HjfKXAsNp6UXHbHblyA/pay>

Questions? Visit [help.column.us](http://help.column.us)



# OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Madison County Journal** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(601) 853-4222**.

Notice ID: kJljpFrPo9cgmOIVx7dd | **Proof Updated: Jun. 02, 2026 at 03:28pm CDT**  
Notice Name: Conditional Use - Jessica Moore

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

**FILER**  
Bridgette Smith  
bridgette.smith@gluckstadt.net  
(769) 567-2306

**FILING FOR**  
Madison County Journal

**Columns Wide:** 1      **Ad Class:** Legals  
**Total Column Inches:** 3.1  
**Number of Lines:** 27

06/04/2026: Governmental Entity Notice	17.16
Proof of Publication Fee	5.00
	<b>Subtotal \$22.16</b>
	Tax \$0.00
	Processing Fee \$7.22
	<b>Total \$29.38</b>

**NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST** that there will be a Public Hearing on Tuesday, June 23, 2026 at 6:00 PM, before the Gluckstadt Planning and Zoning Commission at the Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, MS 39110 for the purpose of determining whether or not a Conditional Use shall be granted to the owners of the following described parcel number:

Address: 208 Weisenberger Road  
Madison County Parcel No.  
082H-27-004/03.00

The Public Hearing is relation thereto shall provide parties in interest and citizens an opportunity to be heard. A copy of the Conditional Use application is available at the Gluckstadt City Hall for inspection.

/s/ Lindsay Kellum  
City Clerk's Signature

Publish: June 4, 2026

**INDEX: 1.461 ACRES, MORE OR LESS, NW¼ of SEC 27, T8N, R2E, MADISON COUNTY, MISSISSIPPI.**

**EXHIBIT "A"**

The Land referred to herein below is situated in the County of Madison, State of Mississippi, and is described as follows:

A parcel of land situated in the Northwest Quarter of Section 27, Township 8 North, Range 2 East, of Madison County, Mississippi, and being more particularly described as follows:

Commence at an iron pipe marking the Northwest corner of Section 27 and run South 00 degrees, 26 minutes, 30 seconds East along the West boundary of said Section 27 for a distance of 1,320 feet to the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 27; thence South 89 degrees, 26 minutes 30 seconds East along the North boundary of said Southwest Quarter of the Northwest Quarter for a distance of 98.62 feet to the Northwest corner of that parcel conveyed to Madison County, Mississippi, and described in Deed Book 163, Page 264; thence South 17 degrees, 30 minutes, 00 seconds West for a distance of 448.40 feet to a point in the center of a public road; thence along the center of said public road South 66 degrees 45 minutes 00 seconds, East for a distance of 316.80 feet; thence South 79 degrees, 20 minutes, 00 seconds East for a distance of 197.01 feet to the POINT OF BEGINNING; thence

North along the East line at the hereinbefore mentioned parcel described in Book 163, Page 264, for a distance of 442.50 feet to an iron pin on the Southernmost top bank of a drainage ditch; thence

South 84 degrees, 15 minutes, 56 seconds East along said top bank for a distance of 150.75 feet to an iron pin; Thence

South for a distance of 446.01 feet to a point in the center of the public road; thence

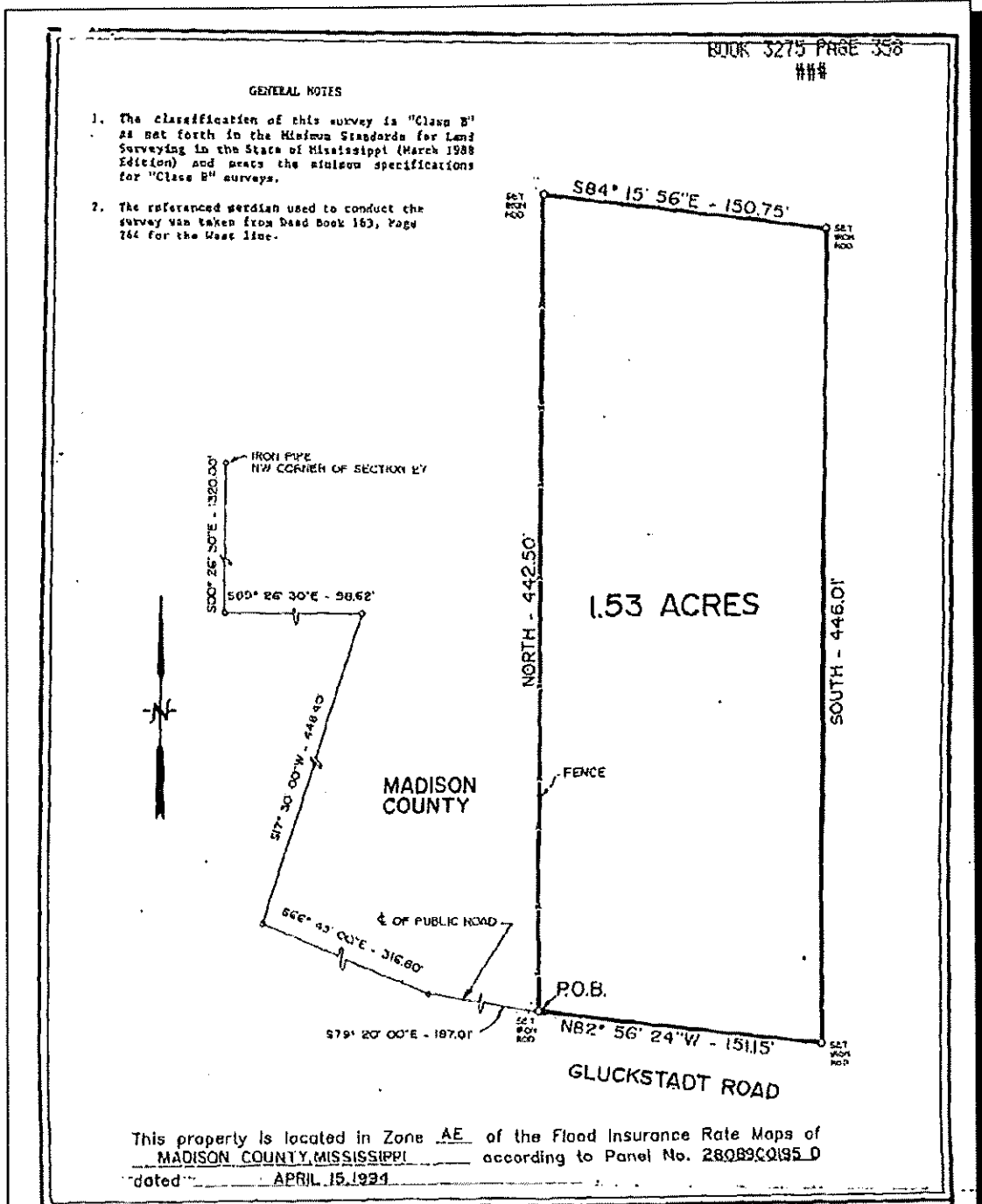
North 82 degrees, 56 minutes, 24 seconds West along the center of said public road for a distance of 151.15 feet to the POINT OF BEGINNING.

LESS AND EXCEPT 0.07 acres in the right-of-way of the aforementioned public road.

LESS AND EXCEPT: Property conveyed to MADISON COUNTY, MISSISSIPPI, in Book 213, Page 360.

The herein described parcel results in an area of 1.461 acres outside the public right-of-way.

SITE SKETCH



I certify that this survey was actually made on the ground as per record description and is correct.

*Philip L. Browning*

*Exhibit 'B'*  
*page 1 of 1*

PLAT OF SURVEY  
OF  
**1.53 ACRES**



Prepared By  
**Browning, Inc.**  
CONSULTING ENGINEERS - SURVEYORS  
P.O. Box 12711  
1058 Midwood Place  
Jackson, Mississippi 39211

SITUATED IN THE NW 1/4  
SECTION 27, T8N - R2E  
MADISON COUNTY, MISSISSIPPI

DRAWN BY: J.F.	CHECKED BY: P.L.B.	JOB NO. 2716
SCALE: 1" = 60'	DATE: 2-21-97	



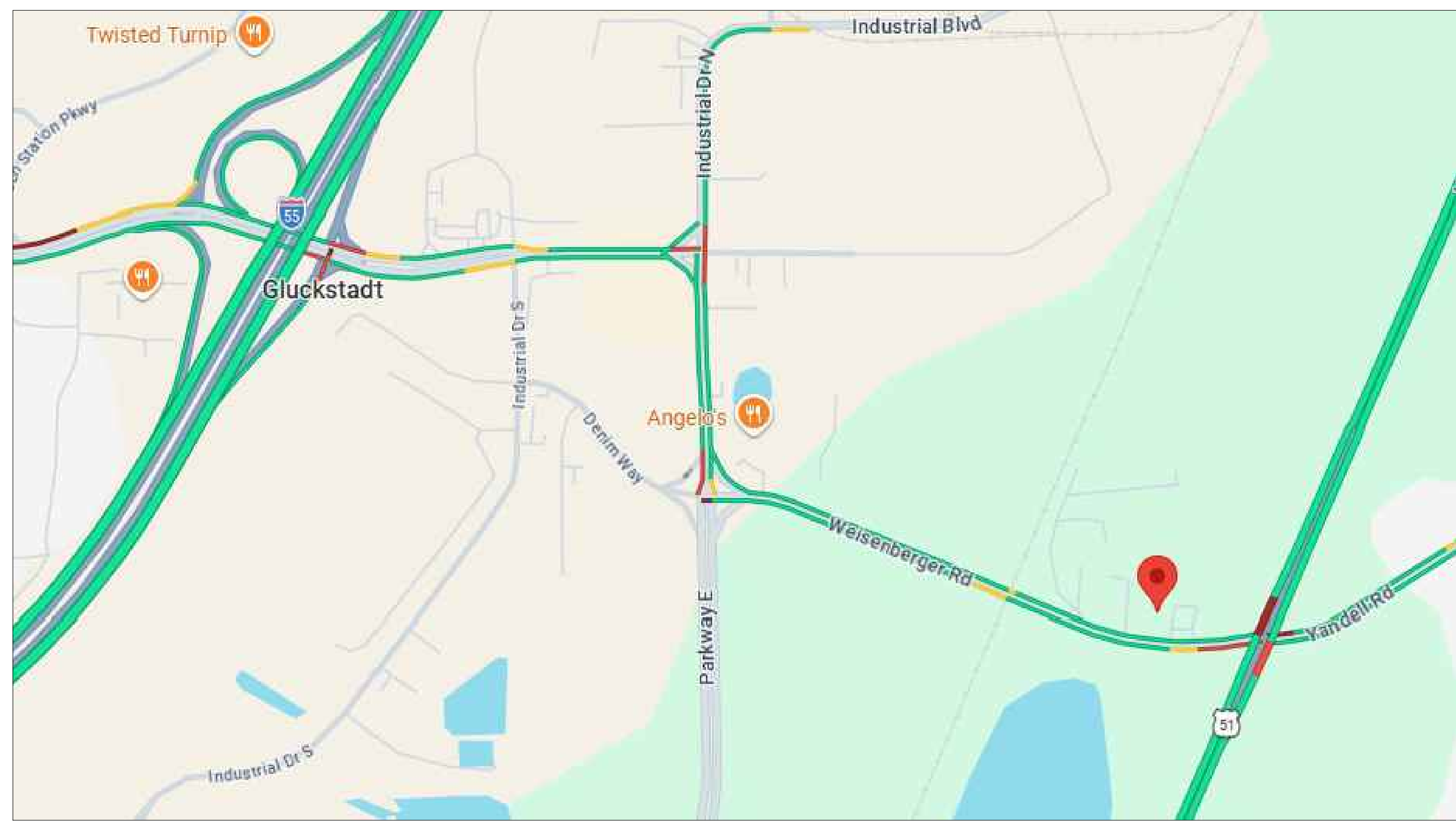
Bear Creek Animal Hospital  
208 Weisenberger Road  
Madison County, Mississippi  
**Project**

**Contractor**

In Association With  
**P&N**  
DESIGNS, LLC  
P.O. Box 321356  
Flowood, MS 39232  
601-478-8348  
office@skylinegroupms.com

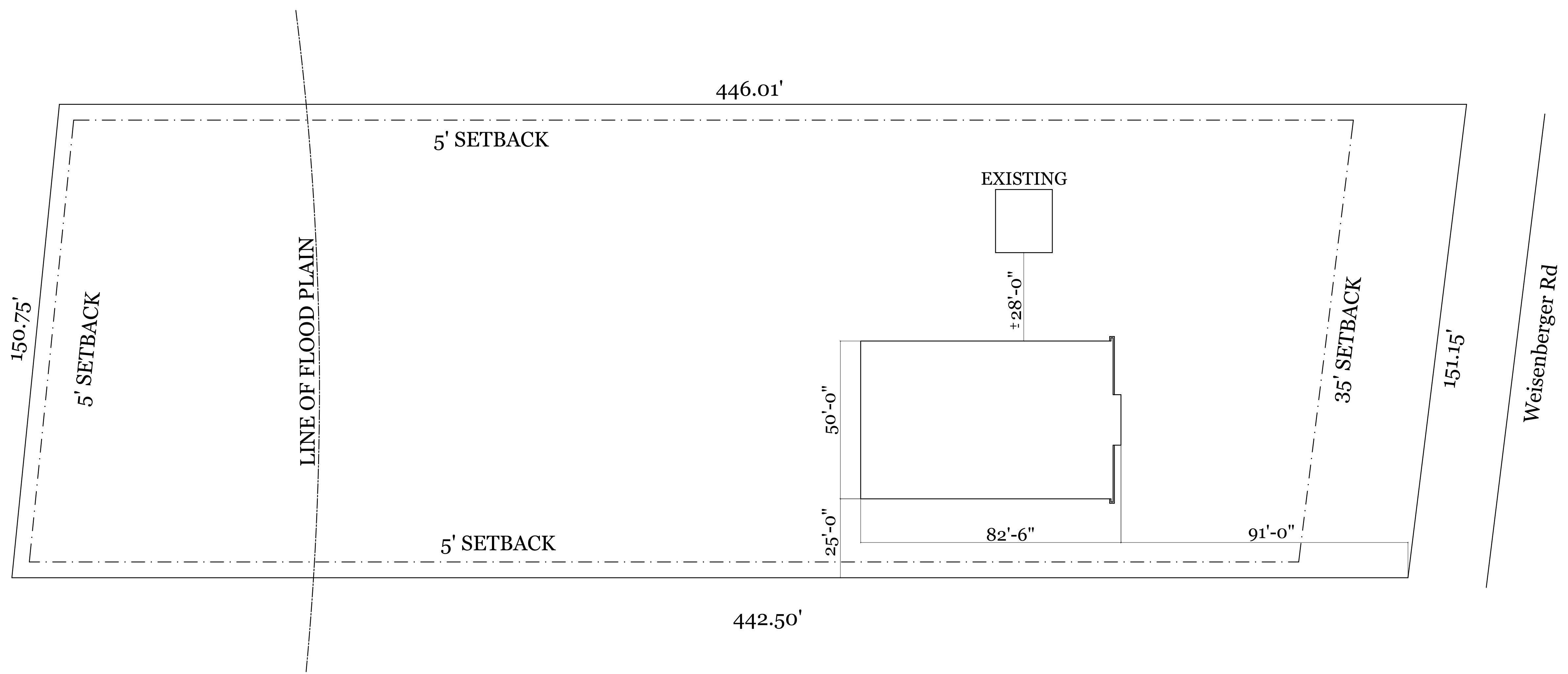


Plan No. 26-079  
Drawn By: JCP  
Date: 5-29-26  
Revised: 6-17-26



**PROXIMITY MAP**

\* PRELIMINARY \*  
NOT FOR CONSTRUCTION

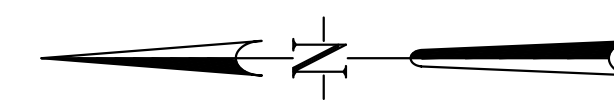


ACRES: 1.5

ZONED: C-2

FLOOD ZONE: AE  
EC CERTIFICATES REQUIRED BEFORE, DURING,  
AND AFTER CONSTRUCTION.

**SITE**  
SCALE : 1" = 20'-0"

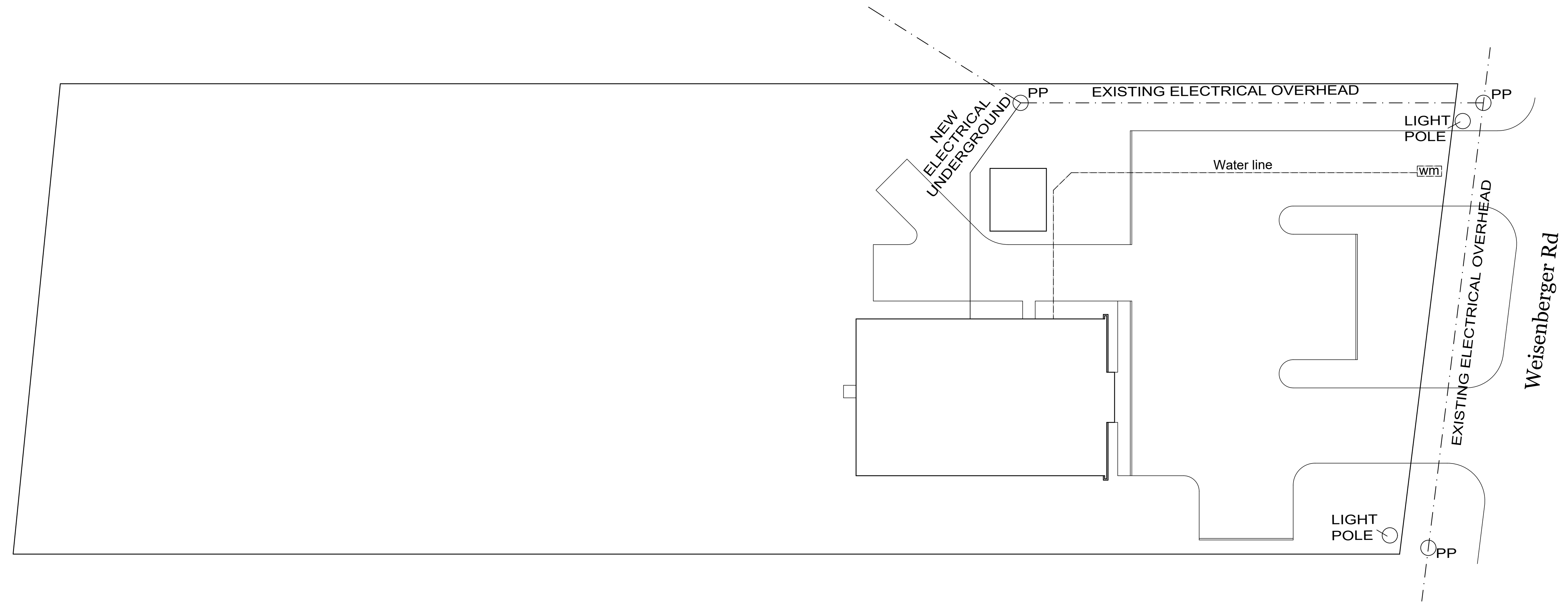


\* PRELIMINARY \*  
NOT FOR CONSTRUCTION

Lot Easements Shall Be Checked And Verified By Contractor.  
Finished Floor Elevation Shall Be A Minimum Of 8" Above Adjacent Finish  
Grade Elevation Or Comply With Local Codes, Whichever Is Greater.  
All Drainage Shall Flow Away From Building(s).



Plan No.	26-079
Drawn By:	JCP
Date:	5-29-26
Revised:	6-17-26
<i>1 OF 9</i>	



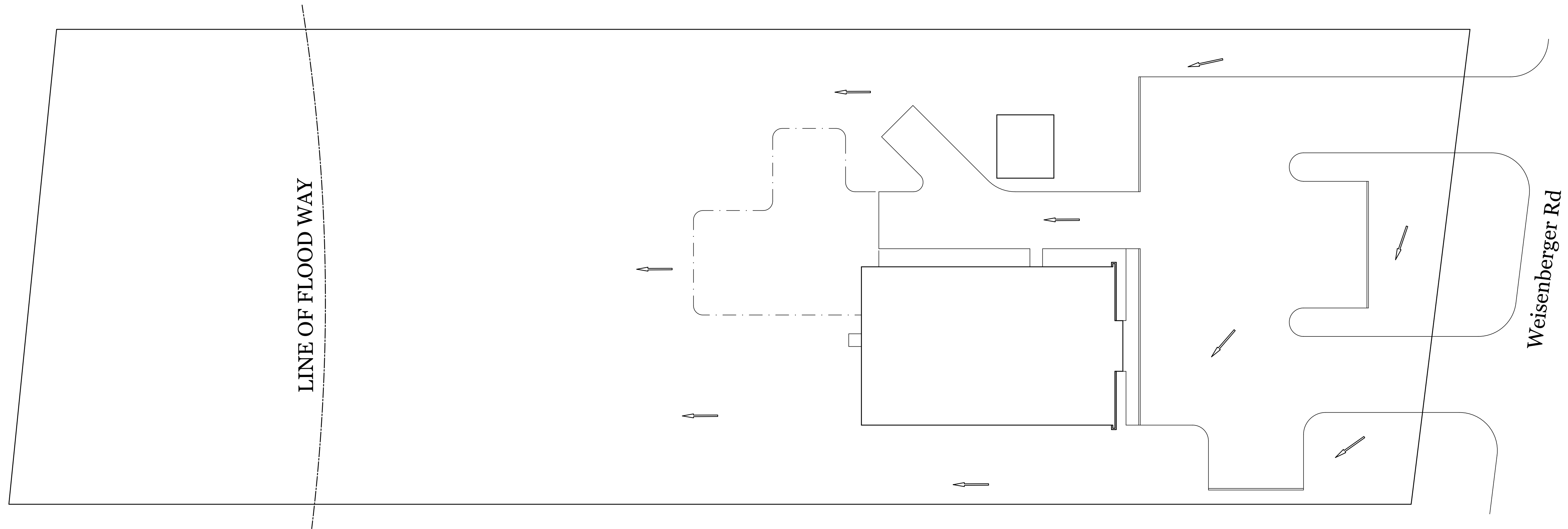
**UTILITIES**  
 SCALE : 1" = 20'-0"

\* PRELIMINARY \*  
 NOT FOR CONSTRUCTION



Plan No.	26-079
Drawn By:	JCP
Date:	5-29-26
Revised:	6-17-26

2 OF 9



**DRAINAGE**  
SCALE : 1" = 20'-0"

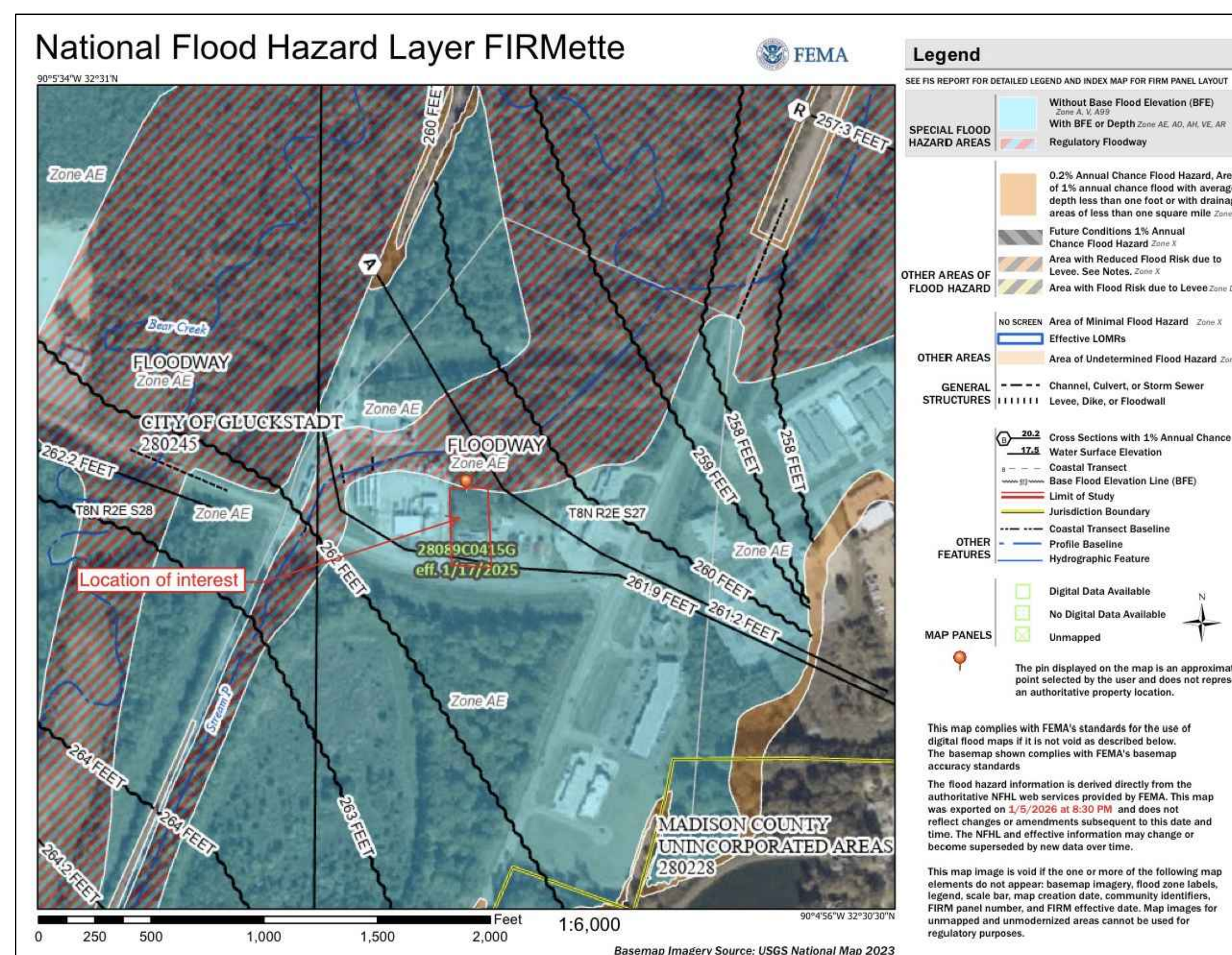
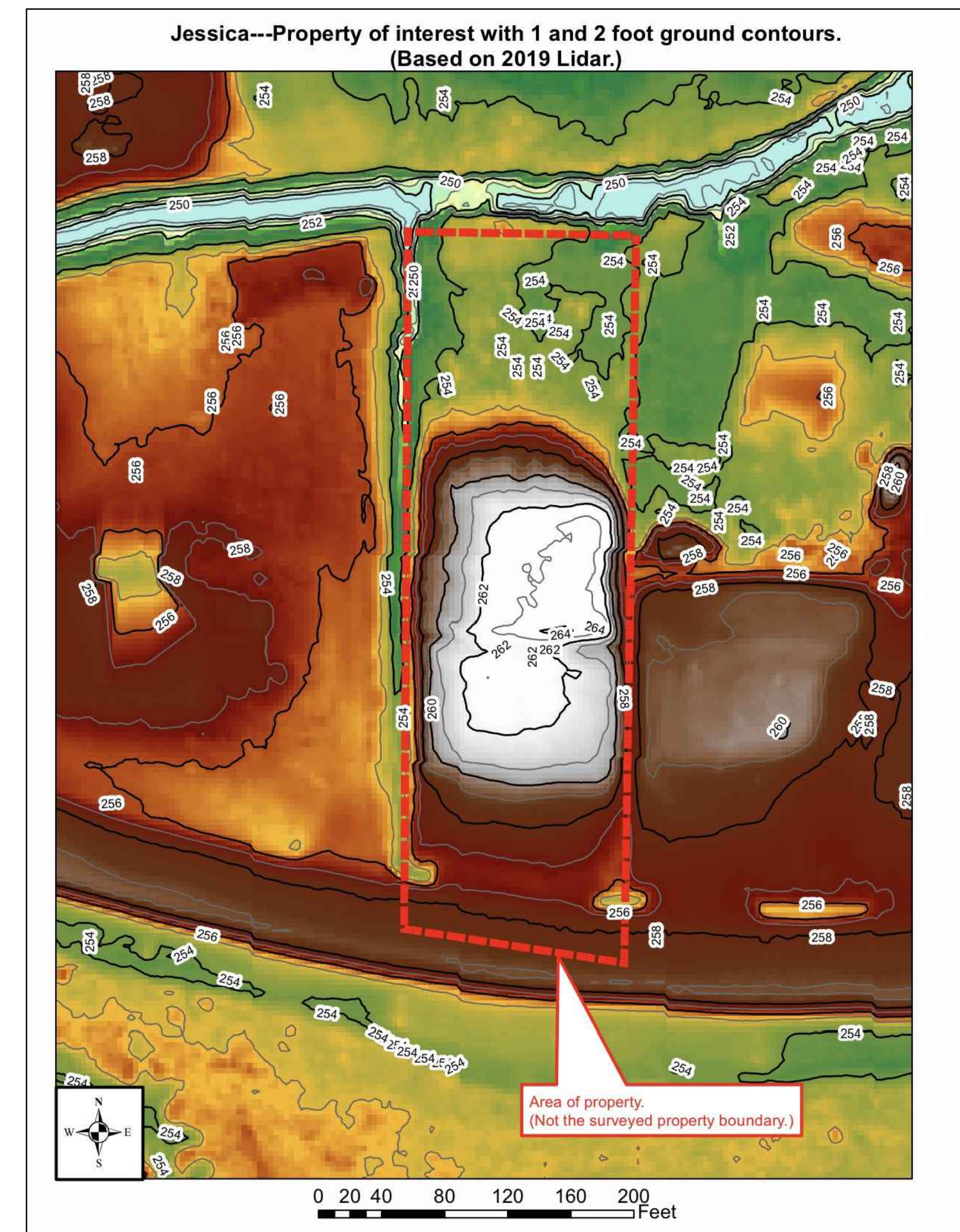
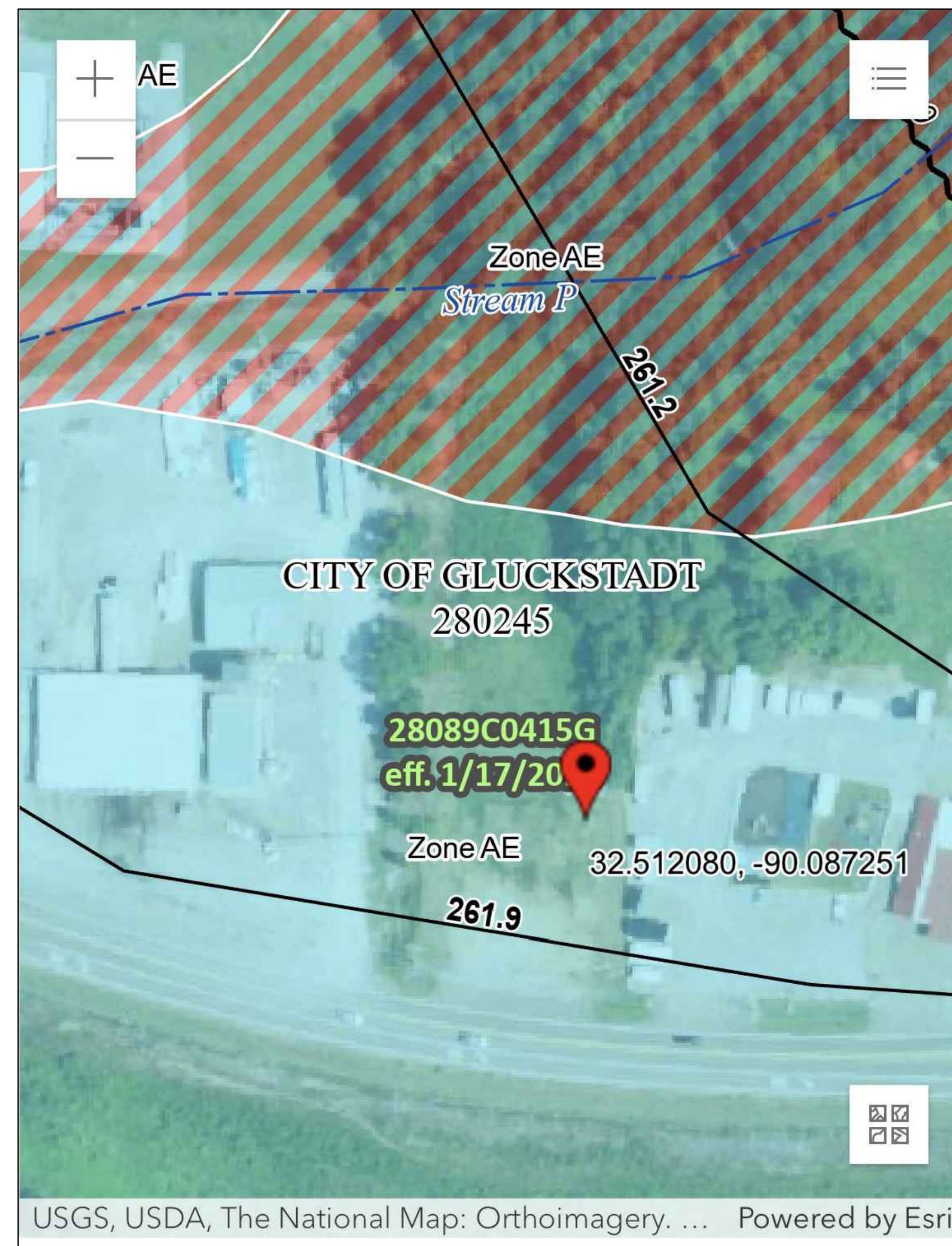

\* PRELIMINARY \*  
NOT FOR CONSTRUCTION

**FLOOD WAY**

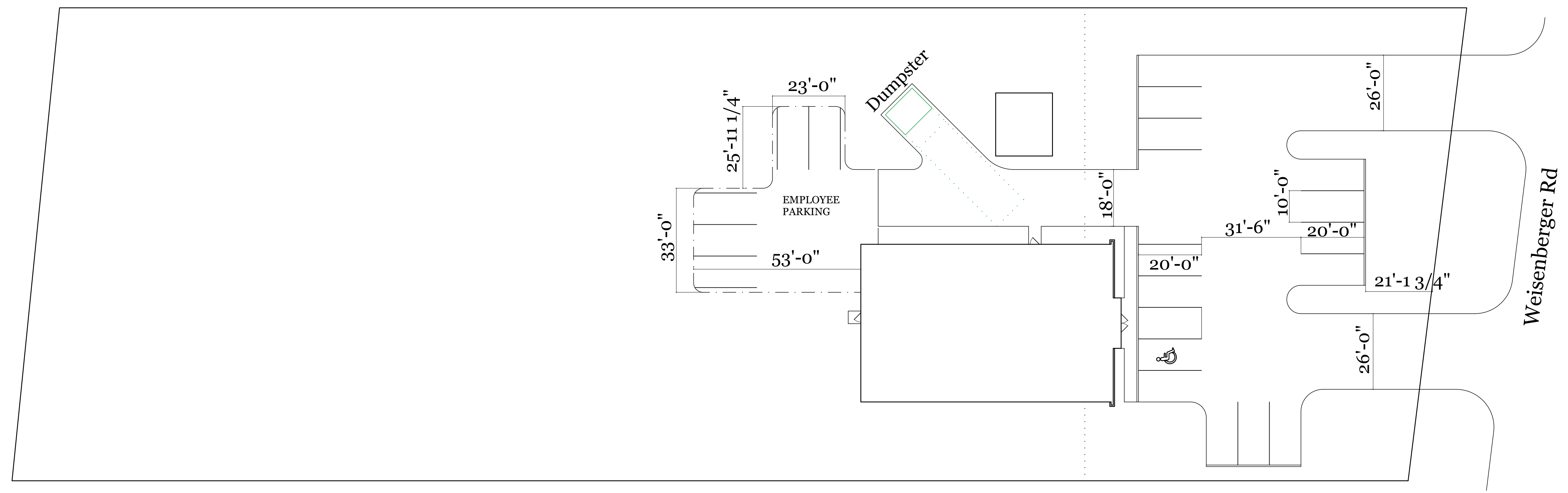


Plan No. 26-079  
Drawn By: JCP  
Date: 5-29-26  
Revised: 6-17-26

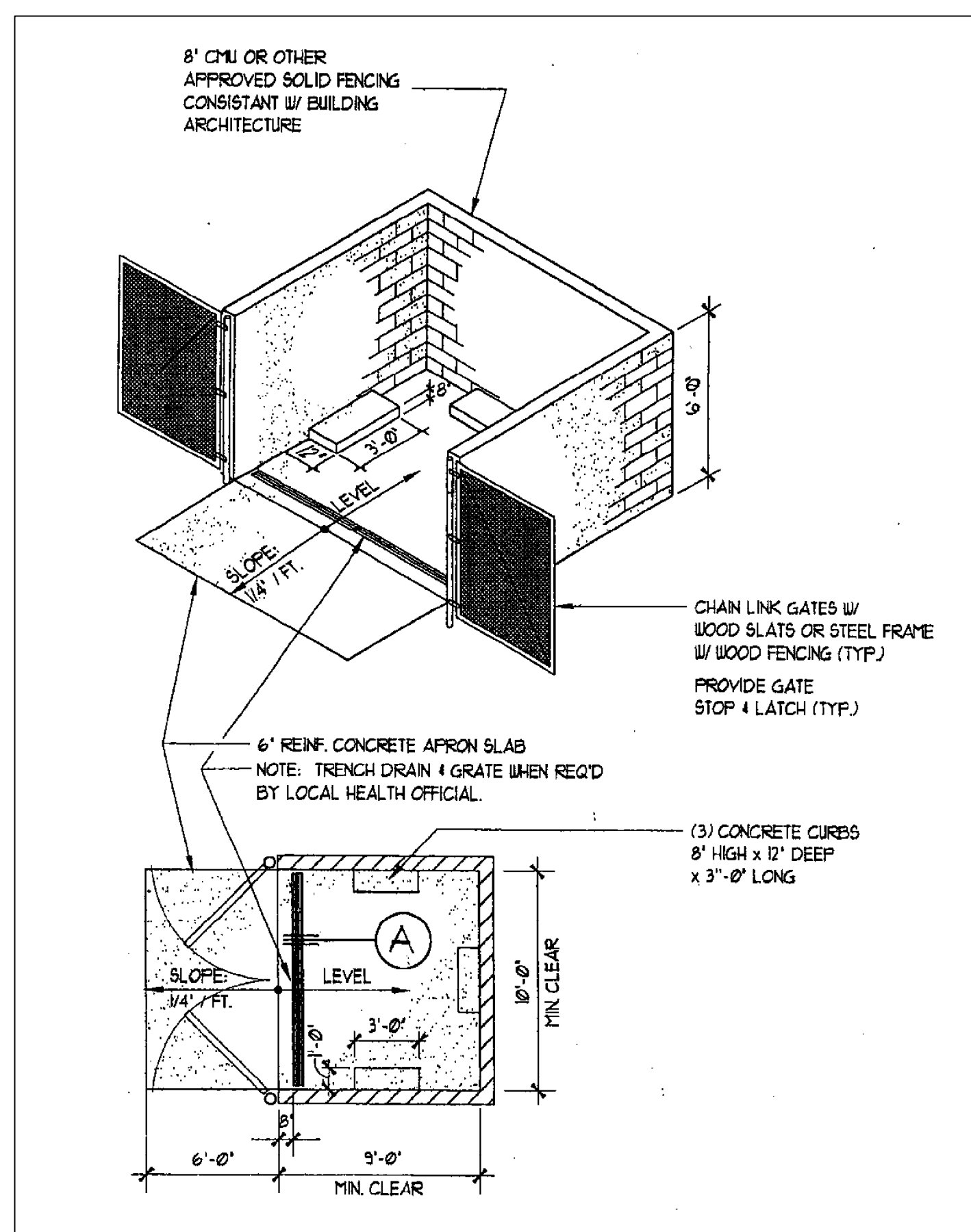
3 OF 9

Plan No. 26-079  
 Drawn By: JCP  
 Date: 5-29-26  
 Revised: 6-17-26  
 4 OF 9



**PARKING**  
SCALE: 1" = 20'-0"

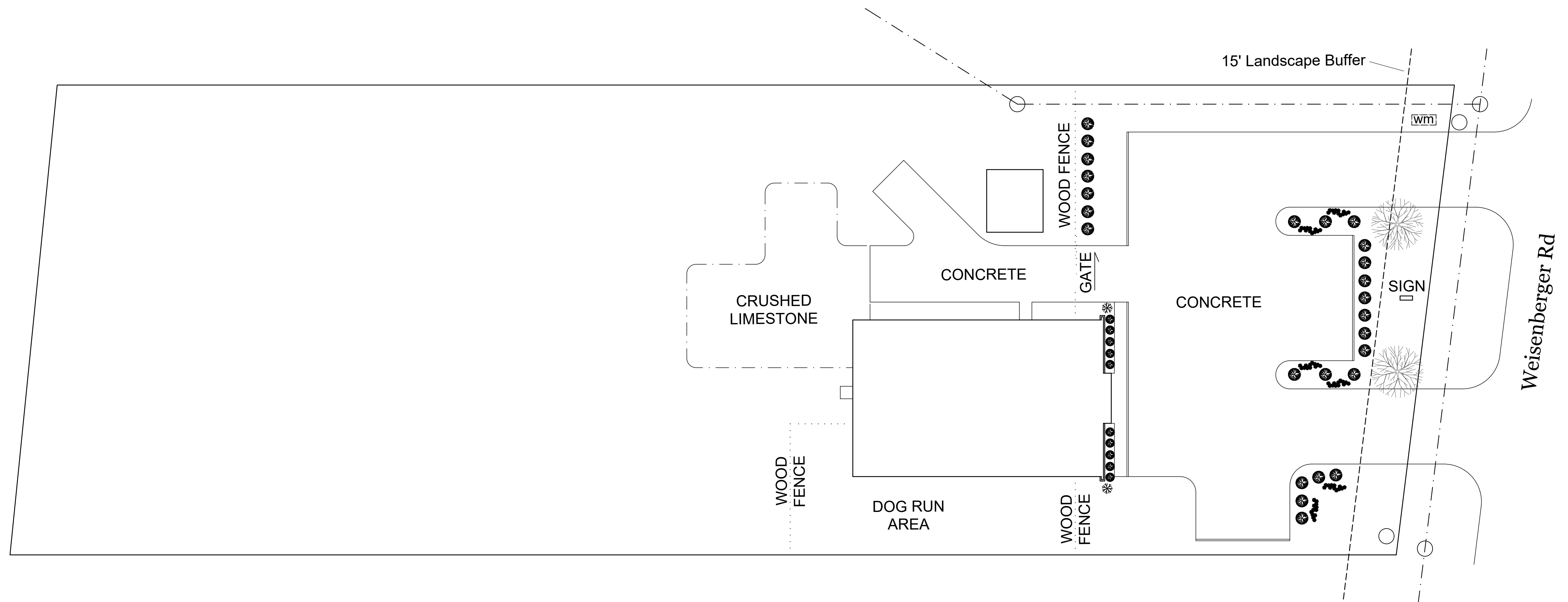


EXISTING NATURAL ACREAGE: 66,636.29 s.f. (1.5 acre)  
 NEW IMPERVIOUS AREA: 15,679.98 s.f. (0.359 acre)  
 NEW LIMESTONE AREA: 2501 s.f. (0.057 acre)  
 NEW PERMEABLE AREA: 50,956.31 s.f. (1.16 acre)

\* PRELIMINARY \*  
 NOT FOR CONSTRUCTION

Plan No.	26-079
Drawn By:	JCP
Date:	5-29-26
Revised:	6-17-26

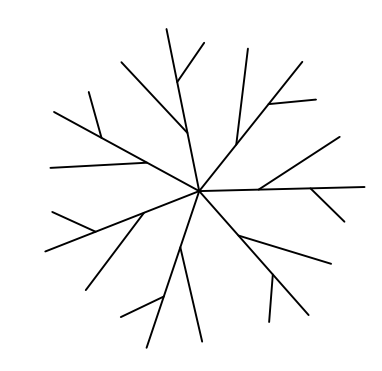
5 OF 9



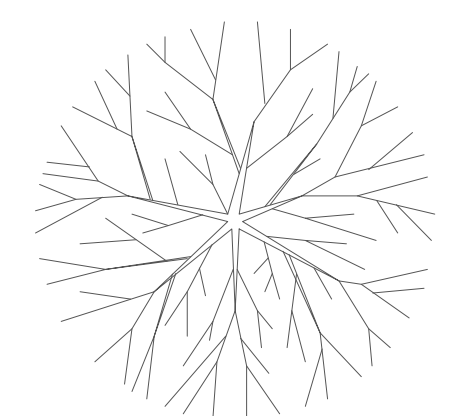
**LANDSCAPE**  
SCALE : 1" = 20'-0"



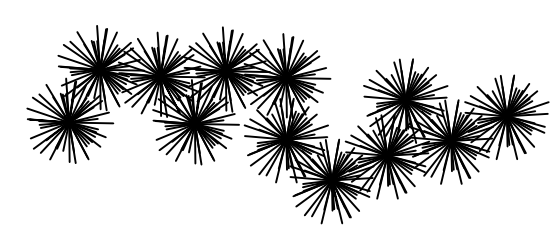
JAPANESE LILAC



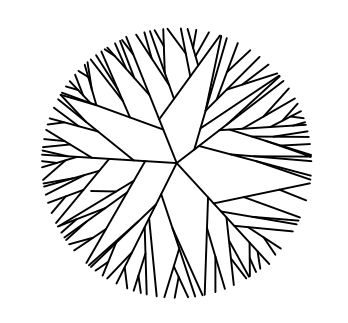
CRAPE MYRTLE



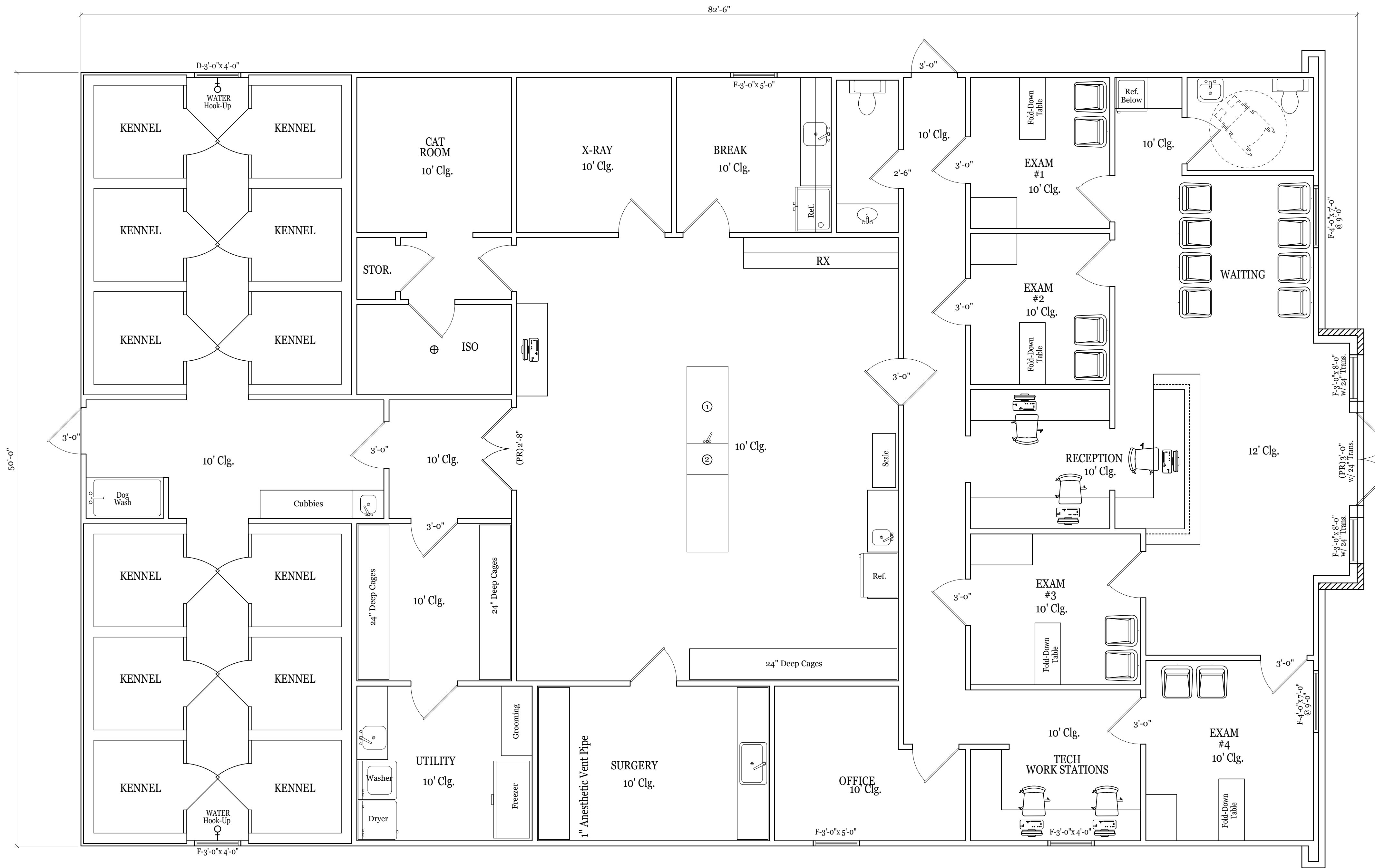
Japanese Pachysandra (1 Gal.)



Boxwood (3 Gal.)



Plan No.	26-079
Drawn By:	JCP
Date :	5-29-26
Revised :	6-17-26
6 OF 9	



BEAM SCHEDULE		
SPAN	BEAM SIZE	STEEL PLATE
16'-0"	2 2"x10"	1/4" X 9-1/4"
18'-0"	2 2"x10"	3/8" X 9-1/4"
20'-0"	2 2"x10"	1/2" X 9-1/4"
22'-0"	2 2"x10"	5/8" X 9-1/4"
24'-0"	2 2"x12"	1/2" X 11-1/4"

SPAN TABLE BY SOUTHERN PINE				
SIZE & SPACING	CEILING JOIST	RAFTER W/O CEILING	RAFTER W/ CEILING	FLOOR JOIST
2"x4" @ 12" O.C.	9'-10"	9'-8"	N/A	N/A
2"x4" @ 16" O.C.	8'-11"	8'-8"	N/A	N/A
2"x4" @ 24" O.C.	7'-8"	7'-1"	N/A	N/A
2"x6" @ 12" O.C.	15'-6"	14'-10"	13'-0"	10'-0"
2"x6" @ 16" O.C.	13'-6"	12'-10"	11'-2"	9'-6"
2"x6" @ 24" O.C.	11'-0"	10'-6"	9'-2"	7'-9"
2"x8" @ 12" O.C.	20'-1"	18'-8"	16'-8"	14'-2"
2"x8" @ 16" O.C.	17'-5"	16'-2"	14'-5"	12'-4"
2"x8" @ 24" O.C.	14'-2"	13'-2"	11'-9"	10'-0"
2"x10" @ 12" O.C.	23'-11"	22'-2"	19'-11"	16'-11"
2"x10" @ 16" O.C.	20'-9"	19'-2"	17'-3"	14'-8"
2"x10" @ 24" O.C.	16'-11"	15'-8"	14'-1"	12'-0"
2"x12" @ 12" O.C.	N/A	N/A	23'-4"	19'-0"
2"x12" @ 16" O.C.	N/A	N/A	20'-2"	17'-2"
2"x12" @ 24" O.C.	N/A	N/A	16'-6"	14'-0"

TABLE CREATED PER SOUTHERN PINE BY DESIGN : VISUALLY INSPECTED # 2 LUMBER. APPLIED LOADS GIVEN IN PSF (POUNDS PER SQUARE FOOT).

**FLOOR**  
SCALE : 1/4" = 1'-0"

SQUARE FOOTAGE  
4040 Sq Ft.

\* PRELIMINARY \*  
NOT FOR CONSTRUCTION

WINDOW HDR'S AT 80" UNLESS OTHERWISE NOTED.

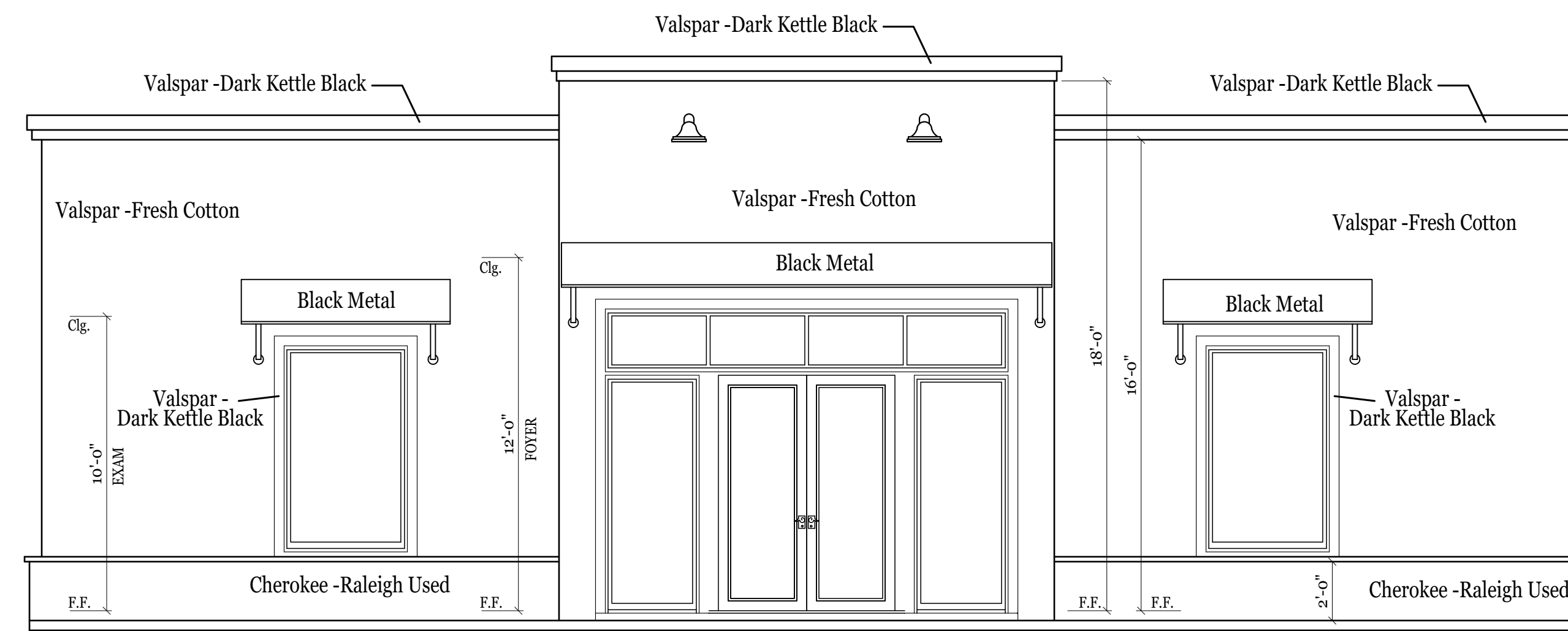
**GENERAL NOTES:**

1. ALL WALLS ARE DRAWN AT 4" UNLESS NOTED OTHERWISE.
2. ALL MATERIAL USED IN CONSTRUCTION SHALL MEET OR EXCEED LOCAL CODES.
3. OWNER / CONTRACTOR IS RESPONSIBLE TO REVIEW AND APPROVE ALL DESIGN AND DIMENSIONS PRIOR TO CONSTRUCTION.



Plan No. 26-079  
Drawn By: JCP  
Date: 5-29-26  
Revised: 6-17-26

7 OF 9



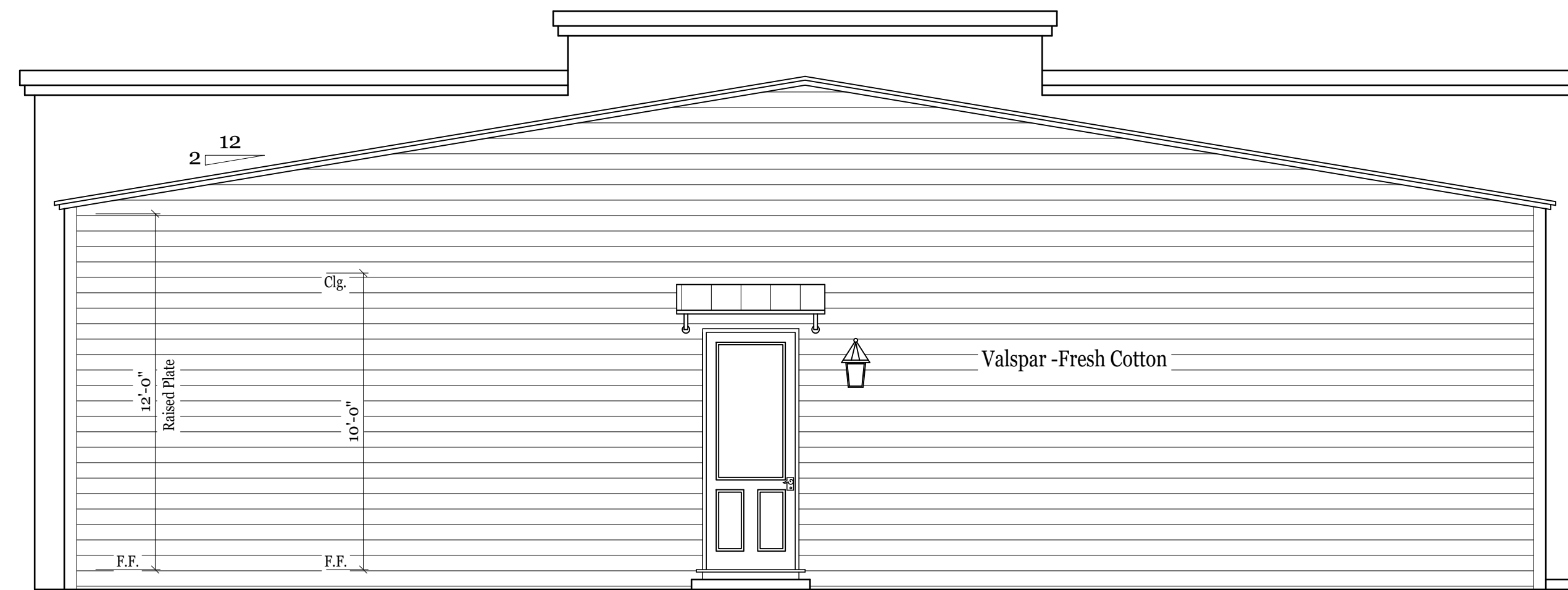
Front  
Scale: 1/4" = 1'-0"

\* PRELIMINARY \*  
NOT FOR CONSTRUCTION



Plan No.	26-079
Drawn By:	JCP
Date :	5-29-26
Revised :	6-17-26

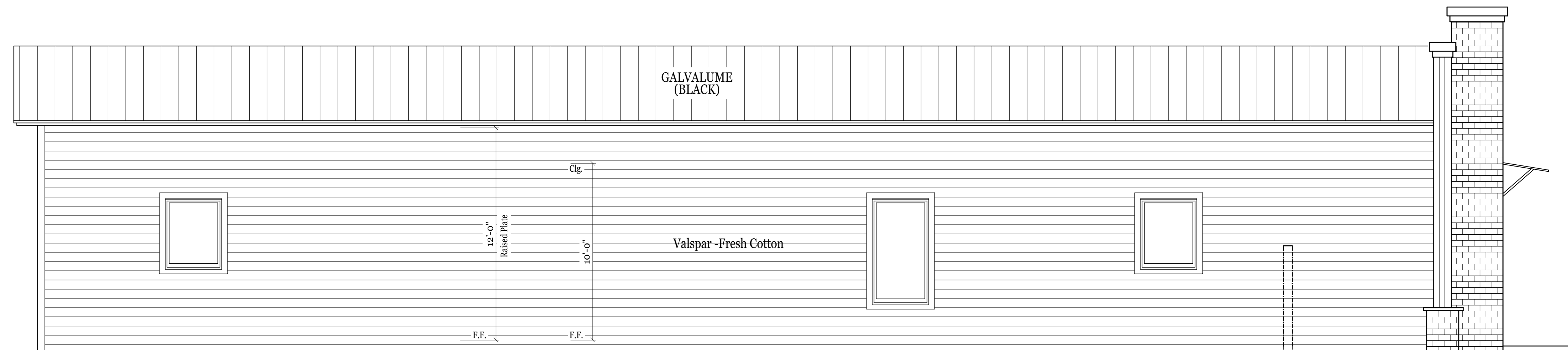
8 OF 9



Rear

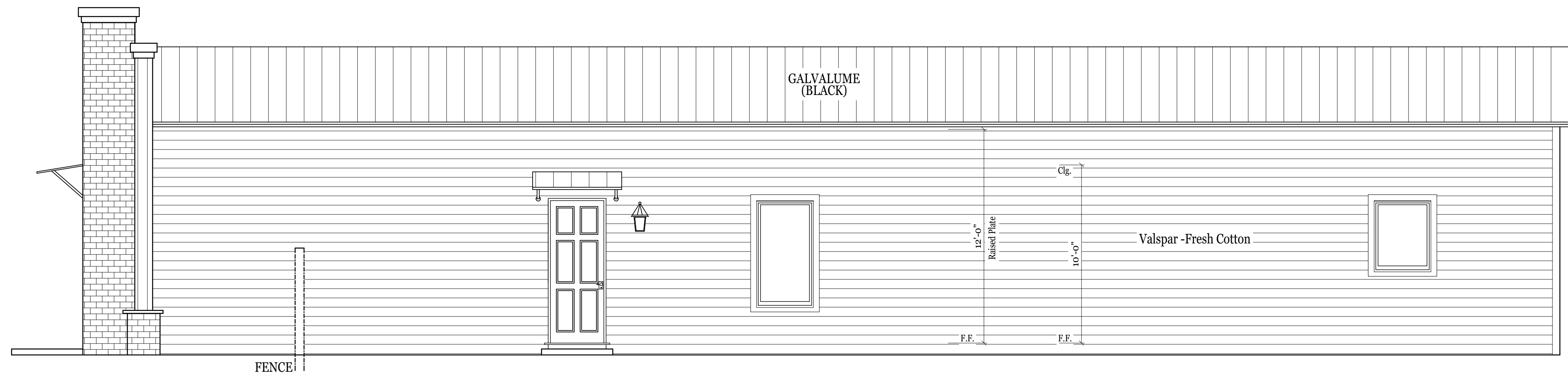
Scale: 1/4" = 1'-0"

\* PRELIMINARY \*  
NOT FOR CONSTRUCTION



Left

Scale: 1/4" = 1'-0"



Right

Scale: 1/4" = 1'-0"



Plan No. 26-079  
 Drawn By: JCP  
 Date: 5-29-26  
 Revised: 6-17-26



## CITY OF GLUCKSTADT

MISSISSIPPI  
PLANNING AND ZONING ADMINISTRATOR

### MEMORANDUM

---

**TO:** Planning and Zoning Board

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

**DATE:** 06/23/2026

**SUBJECT:** Consideration of Site Plan-Bear Creek Animal Hospital

---

As mentioned earlier, Dr. Moore and her husband present their site plan for Bear Creek Animal Hospital at 208 Weisenberger Rd. 18 parking spots were required, and they have 19 proposed spots with one van accessible handicap spot. They have included an enclosed dumpster area that will match the building along with concrete access. Their landscaping plan is more than sufficient. There will be fencing to screen the outside activity of the business from the neighboring property and the frontage.

This property is in the floodplain, so a floodplain development permit will be required as well as three separate elevation certificates. They will be required to adhere to the City's 18" of freeboard. Floodway takes away a good portion of the Northside of the lot. No work will be allowed in the floodway.

They recently presented to the ARC Committee and have incorporated the committee's request, which were:

- Add some transom windows to the front façade
- Pitch the window awnings
- Add lighting to the rear of the building

Dr. Moore and her husband are here today if the Commission has any questions for them.

**City of Gluckstadt**

**Application for Site Plan Review**

Subject Property Address: 208 Weisenberger Road Gluckstadt, MS 39110  
Parcel #: 082H-27-004/03.00

Owner: Jessica & Daniel Moore  
Address: 981 Moore Road  
Vaughan, MS 39179

Applicant: Jessica & Daniel Moore  
Address: 981 Moore Road  
Vaughan, MS 39179

Phone #: 601-946-3107 - Jessica  
E-Mail: dr.jessica.moore1@gmail.com

Phone #: 662-571-3346 - Daniel  
E-Mail: dpmoore1347@gmail.com

Current Zoning District: C-2  
Acreage of Property (If applicable): 1.47 acres  
Use sought of Property: Veterinary Hospital

**Requirements of Applicant:**

- 1. Copy of written legal description.
- 2. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
- 3. Color Rendering & Elevations at time of submittal

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

Three (3) copies of the site plan shall be prepared and submitted to the Zoning Administrator. Digital copies are acceptable. Three (3) hard copies are required.

**Site Plan Specifications (Section 809, Zoning Ordinance)**

- A. Lot Lines (property lines)
- B. Zoning of the adjacent lots
- C. The names of owners of adjacent lots
- D. Rights of way existing and proposed streets, including streets shown on the adopted Throughfares plan
- E. Access ways, curb cuts, driveways, and parking, including number of parking spaces to be provided
- F. All existing and proposed easements
- G. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants.
- H. Drainage plan showing existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off site drainage courses and projected storm water flow rates from off-site and on-site sources.



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

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

Applicant is responsible for complying with all applicable requirements of the Gluckstadt Zoning Ordinance.

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

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

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

Amir W. Moore, DVM  
Applicant Signature

5/31/26  
Date

**CITY OF GLUCKSTADT BUILDING DEPARTMENT**  
**OFFICE USE ONLY**

Date Received: 6.1.2026

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

Yes \_\_\_\_\_ No \_\_\_\_\_

**Signature:** \_\_\_\_\_  
Planning & Zoning Administrator (or Authorized Representative)

**INDEX: 1.461 ACRES, MORE OR LESS, NW¼ of SEC 27, T8N, R2E, MADISON COUNTY, MISSISSIPPI.**

**EXHIBIT "A"**

The Land referred to herein below is situated in the County of Madison, State of Mississippi, and is described as follows:

A parcel of land situated in the Northwest Quarter of Section 27, Township 8 North, Range 2 East, of Madison County, Mississippi, and being more particularly described as follows:

Commence at an iron pipe marking the Northwest corner of Section 27 and run South 00 degrees, 26 minutes, 30 seconds East along the West boundary of said Section 27 for a distance of 1,320 feet to the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 27; thence South 89 degrees, 26 minutes 30 seconds East along the North boundary of said Southwest Quarter of the Northwest Quarter for a distance of 98.62 feet to the Northwest corner of that parcel conveyed to Madison County, Mississippi, and described in Deed Book 163, Page 264; thence South 17 degrees, 30 minutes, 00 seconds West for a distance of 448.40 feet to a point in the center of a public road; thence along the center of said public road South 66 degrees 45 minutes 00 seconds, East for a distance of 316.80 feet; thence South 79 degrees, 20 minutes, 00 seconds East for a distance of 197.01 feet to the POINT OF BEGINNING; thence

North along the East line at the hereinbefore mentioned parcel described in Book 163, Page 264, for a distance of 442.50 feet to an iron pin on the Southernmost top bank of a drainage ditch; thence

South 84 degrees, 15 minutes, 56 seconds East along said top bank for a distance of 150.75 feet to an iron pin; Thence

South for a distance of 446.01 feet to a point in the center of the public road; thence

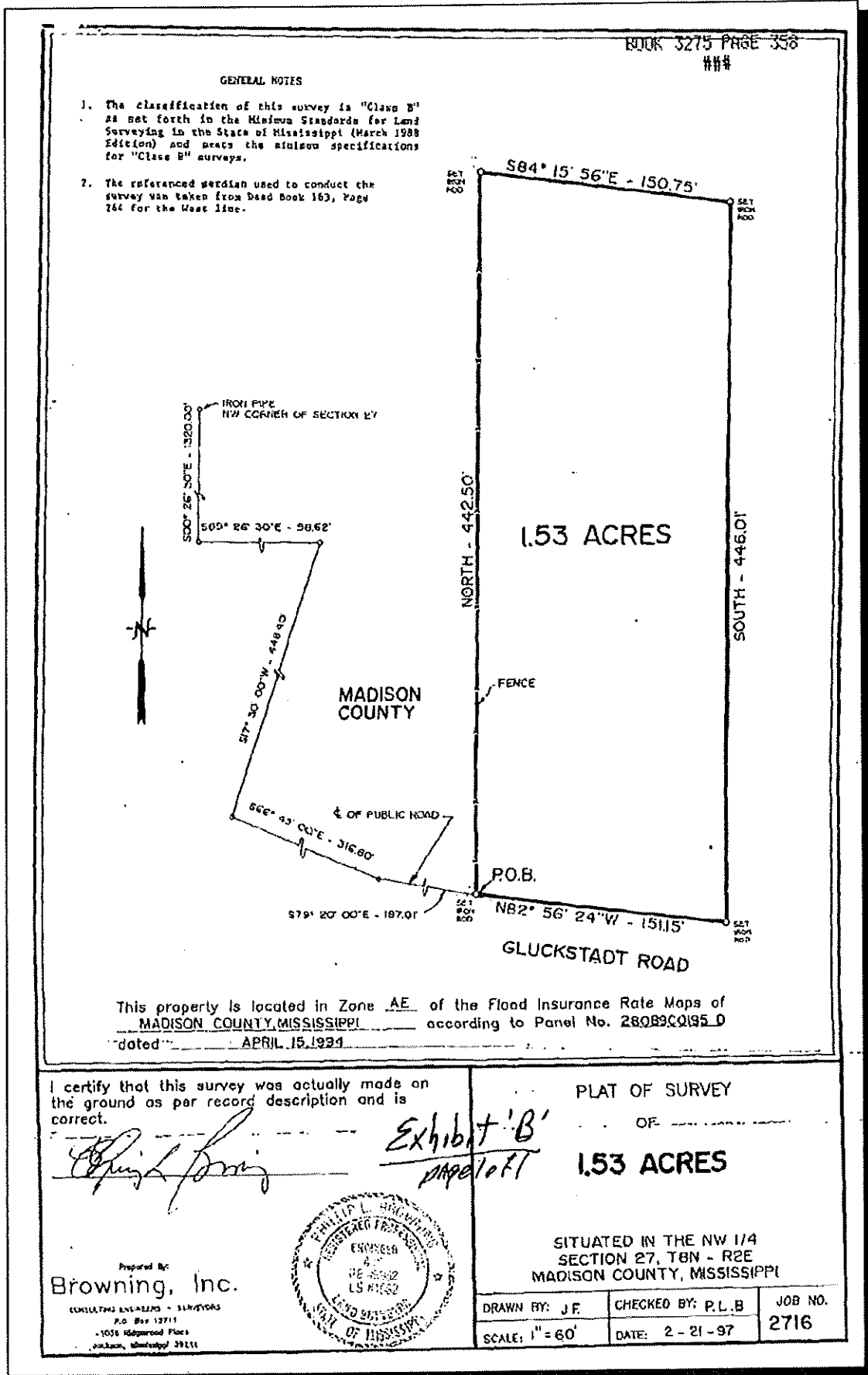
North 82 degrees, 56 minutes, 24 seconds West along the center of said public road for a distance of 151.15 feet to the POINT OF BEGINNING.

LESS AND EXCEPT 0.07 acres in the right-of-way of the aforementioned public road.

LESS AND EXCEPT: Property conveyed to MADISON COUNTY, MISSISSIPPI, in Book 213, Page 360.

The herein described parcel results in an area of 1.461 acres outside the public right-of-way.

SITE SKETCH





# CITY OF GLUCKSTADT

MISSISSIPPI  
PLANNING AND ZONING ADMINISTRATOR

## MEMORANDUM

**TO:** Planning and Zoning Commission

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

**DATE:** 06/23/26

**SUBJECT:** Consideration of Site Plan Amendment-Bedi Shell Station

Mr. Bedi is presenting his updated site plan for a Shell Gas Station at the intersection of Hwy 51 and Sowell Rd.

Mr. Bedi received approval for conditional use and site plan from the MMBOA back in 2024. He actually started work on this project but had to stop working for a while due to conditions outside of his control. The slab and rough in plumbing have already been installed. Due to the time that had lapsed since he stopped work, we have asked him to go back through the site plan approval and permitting process.

As you can see from the drawings attached, this Shell Station will have a retail center and two small restaurants on each side of the retail space. We have requested to increase the number of parking spots due to the potential of restaurants. They now have 76 spots when 69 were required. Landscaping is more than sufficient. We also requested to change the arched tower to a pitch roof concept and remove the canopy from the pumps to the building.

They recently presented it to the ARC committee. They committee requested to remove the stucco on the tower and change the tower configuration. They have changed the tower to brick, increased the height of the tower along with a steeper pitch to the roof, and added some wood architectural elements to the tower. Applicant has brought the brick samples for the Commission to see.

**Kanwal & Sowita Nair  
R-2**

S89°40'22"E  
429.39'

**The McIntosh Living Trust  
C-2**

**Storage 51, LLC  
C-2**

**HWY 51**

**Billy Richard  
R-1**

**ZONING C2**

**BUILDING USAGE = RETAIL**

**TOTAL SITE = 141063SF**

**BUILDING SF = 9,700SF**

**LOT COVERAGE = 7%**

**C-STORE PARKING**

**5,200SF / 220 = 23.6 SPACES**

**C-STORE PARKING**

**4,500SF / 100 = 45 SPACES**

**REQUIRED PARKING = 68.6 SPACES**

**PROVIDED PARKING = 76 SPACES**

**Sowell Road, LLC  
C-2**

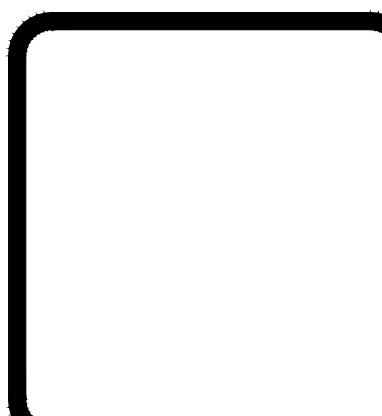
**SITE PLAN**  
SCALE: 1"=30'-0"

SITE PLAN.dwg

3/28/2022 3:33 PM

DW

REVISIONS	BY



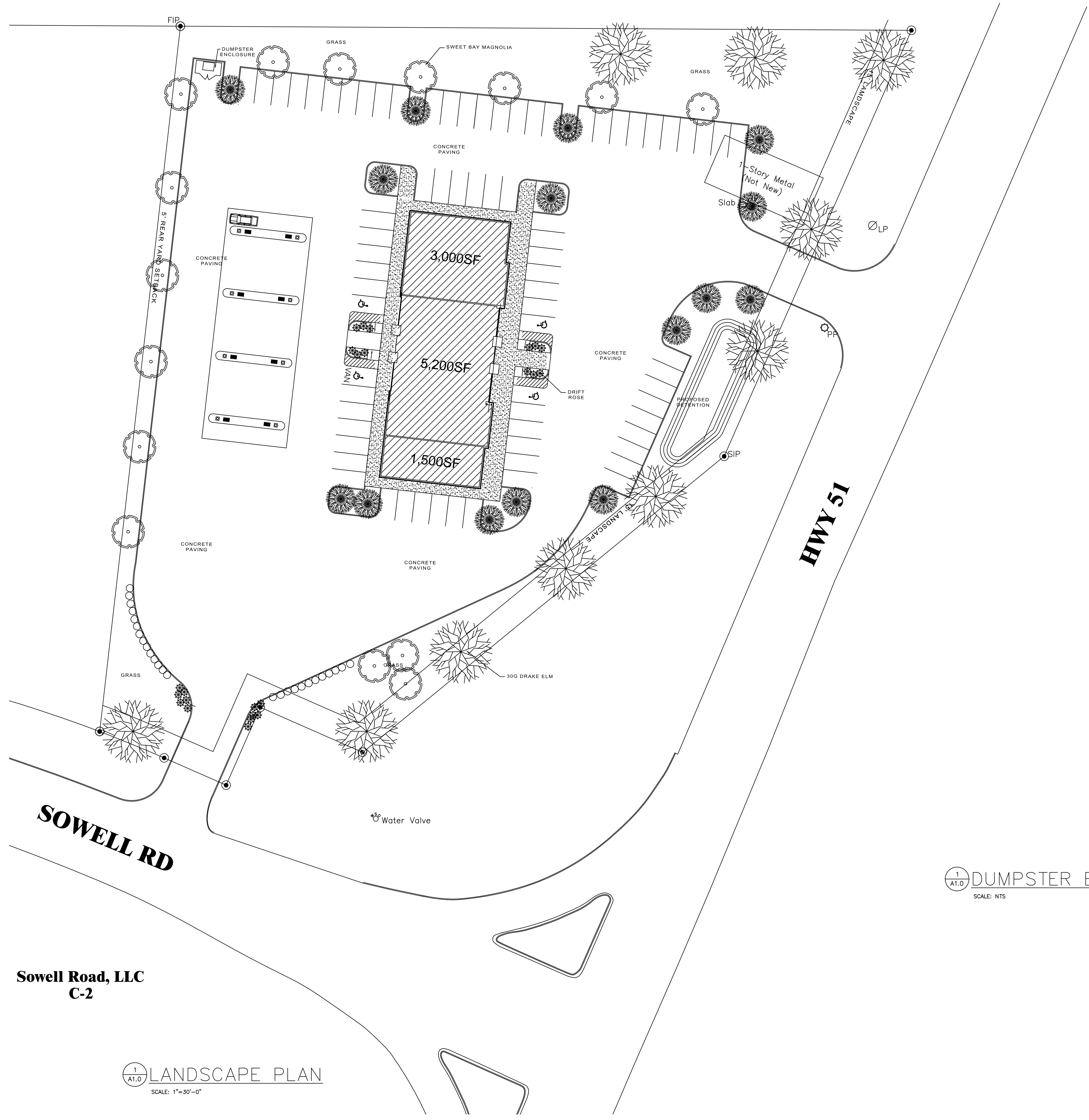
**WOOLRIDGE & ASSOCIATES**  
464 CHURCH RD. SUITE 700  
MADISON, MS 39110  
601-200-8888  
WOOLRIDGEARCHITECTUREFIRM.COM

**Sowell Road Shell**  
Corner of Sowell Rd. & Hwy. 51  
Gluckstadt, Mississippi

THIS DESIGN IS THE COPYRIGHTED PROPERTY OF WOOLRIDGE & ASSOCIATES. IT MAY NOT BE CONSTRUCTED NOR SHALL ANY DOCUMENTS BE REPRODUCED FROM THIS DESIGN WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOOLRIDGE & ASSOCIATES.

DRAWN
CHECKED
DATE 3/2/22
SCALE
JOB NO.
SHEET <b>A0.0</b>
OF SHEETS

DW 3/28/2022 3:33 PM SITE PLAN.dwg

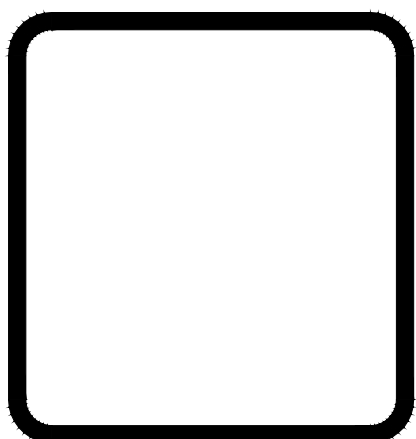


1  
A1.0 DUMPSTER ENCLOSURE  
SCALE: NTS

**Sowell Road, LLC  
C-2**

1  
A1.0 LANDSCAPE PLAN  
SCALE: 1"=30'-0"

REVISIONS	BY



**W**

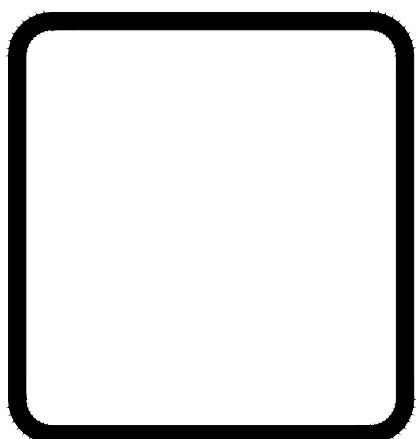
WOOLDRIDGE & ASSOCIATES  
464 CHURCH RD. SUITE 700  
MADISON, MS 39110  
601-200-8888  
WOOLDRIDGEARCHITECTUREFIRM.COM

**Sowell Road Shell**  
Corner of Sowell Rd. & Hwy. 51  
Gluckstadt, Mississippi

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DRAWN
CHECKED
DATE 3/2/22
SCALE
JOB NO.
SHEET <b>A0.1</b>
OF SHEETS

REVISIONS	BY



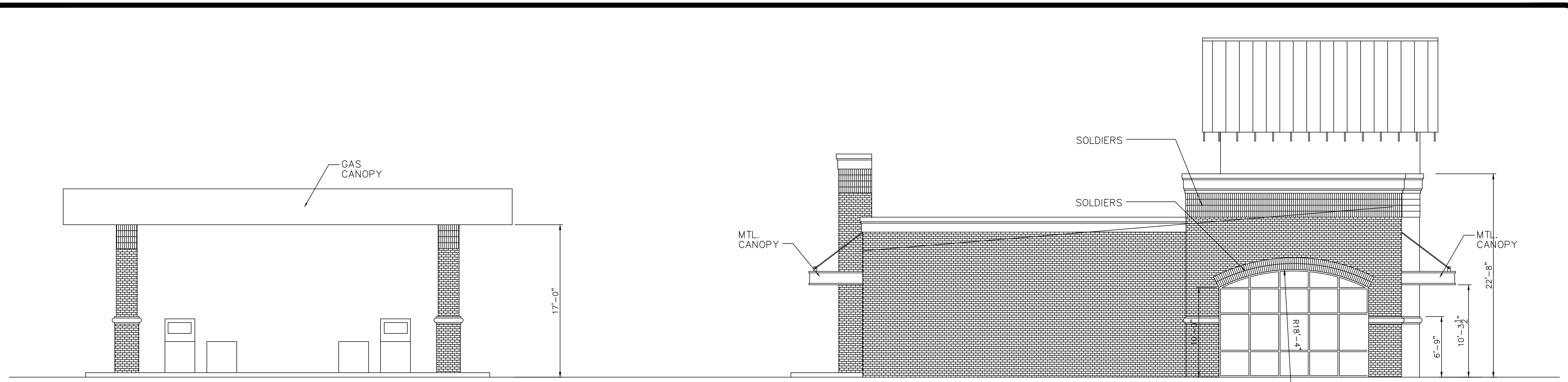
WOODRIDGE & ASSOCIATES  
464 CHURCH RD. SUITE 700  
MADISON, MS 39110  
601-200-8885  
WOODRIDGEARCHITECTUREFIRM.COM

Sowell Road Shell  
Corner of Sowell Rd. & Hwy. 51  
Gluckstadt, Mississippi

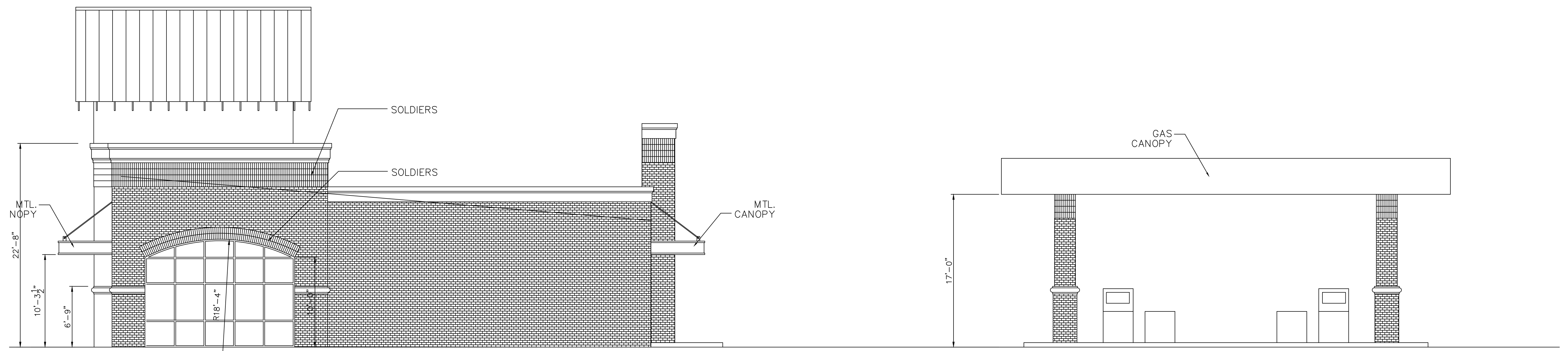
THIS DESIGN IS THE COPYRIGHTED PROPERTY OF WOODRIDGE & ASSOCIATES. IT MAY NOT BE CONSTRUCTED NOR SHALL ANY DOCUMENTS BE REPRODUCED FROM THIS DESIGN WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODRIDGE & ASSOCIATES.

DRAWN
CHECKED
DATE 3/2/22
SCALE
JOB NO.
SHEET A3.1
OF SHEETS

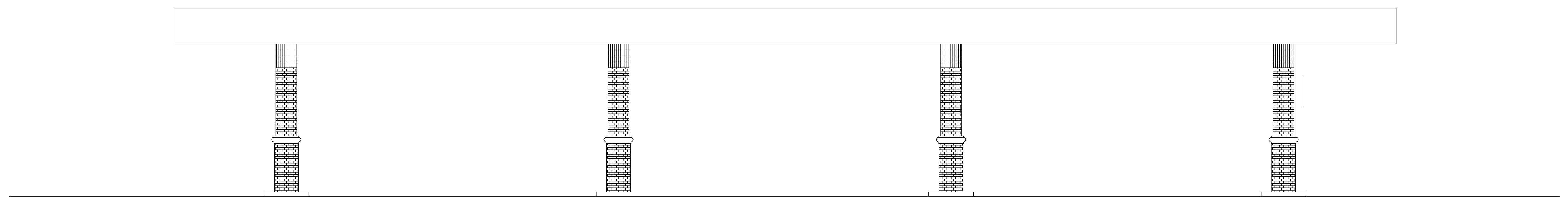
DW 3/28/2022 3:33 PM SITE PLAN.dwg



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

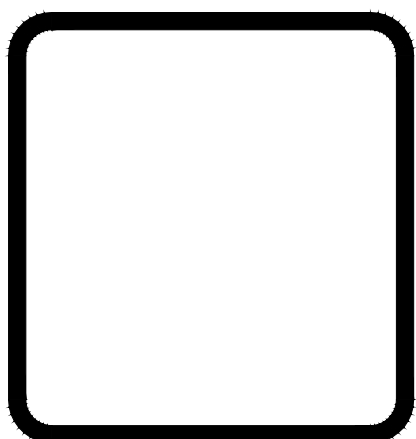


1 SIDE ELEVATION  
A1.0  
SCALE: 1/8"=1'-0"



1 CANOPY ELEVATION  
A1.0  
SCALE: 1/8"=1'-0"

REVISIONS	BY

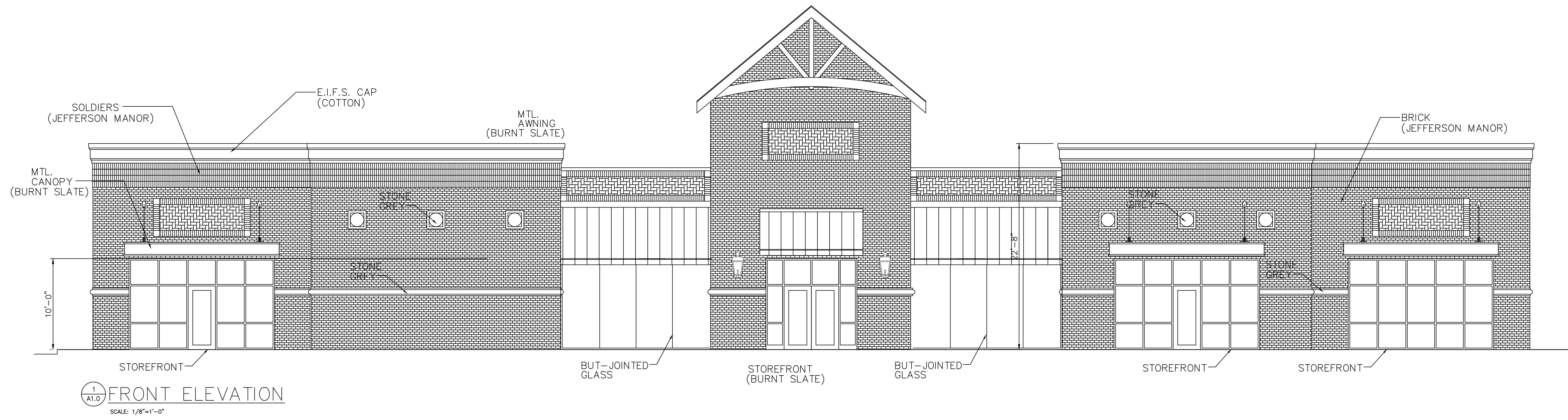


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MADISON, MS 39110  
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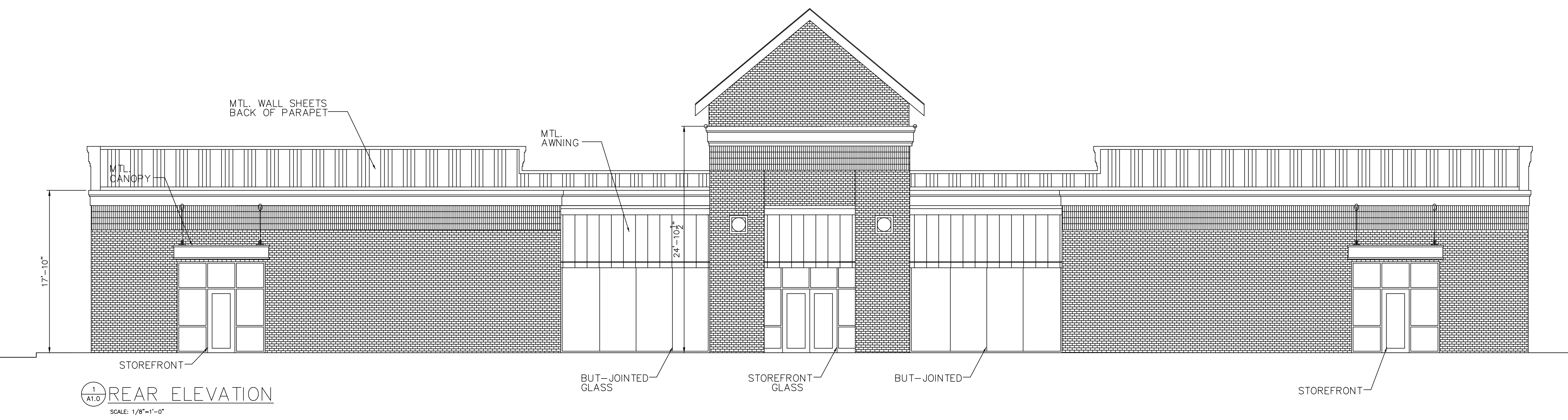
Sowell Road Shell  
Corner of Sowell Rd. & Hwy. 51  
Gluckstadt, Mississippi

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SCALE
JOB NO.
SHEET A3.0
OF SHEETS



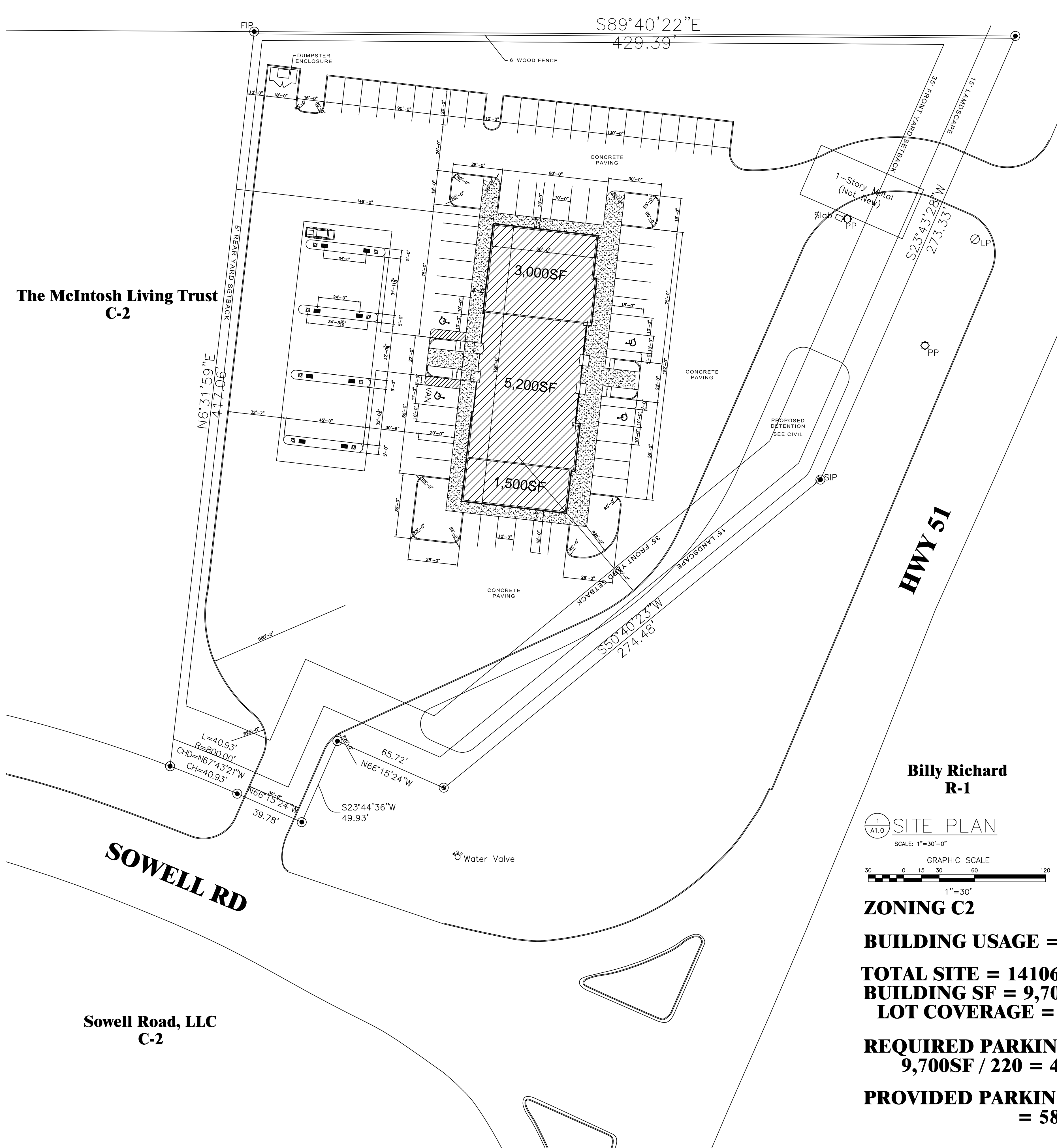
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A1.0 FRONT ELEVATION  
SCALE: 1/8"=1'-0"



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

DW 3/28/2022 3:33 PM SITE PLAN.dwg

**Kanwal & Sowita Nair  
R-2**



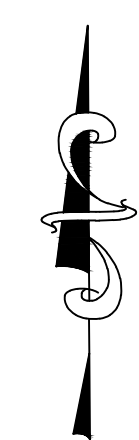
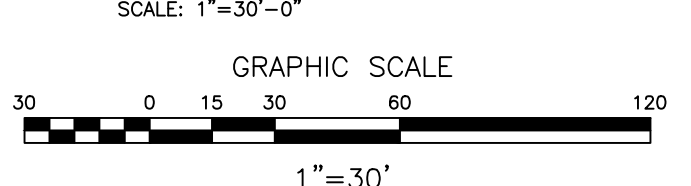
**Storage 51, LLC  
C-2**



**1**  
A1.0 VICINITY MAP  
SCALE:

**Billy Richard  
R-1**

**1**  
A1.0 SITE PLAN  
SCALE: 1"=30'-0"



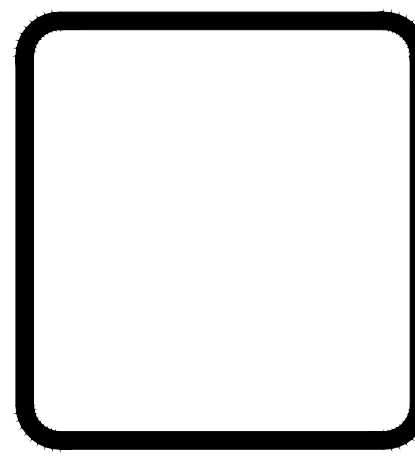
**ZONING C2**  
**BUILDING USAGE = RETAIL**  
**TOTAL SITE = 141063SF**  
**BUILDING SF = 9,700SF**  
**LOT COVERAGE = 7%**  
**REQUIRED PARKING**  
**9,700SF / 220 = 44 SPACES**  
**PROVIDED PARKING**  
**= 58 SPACES**

**The McIntosh Living Trust  
C-2**

**Sowell Road, LLC  
C-2**

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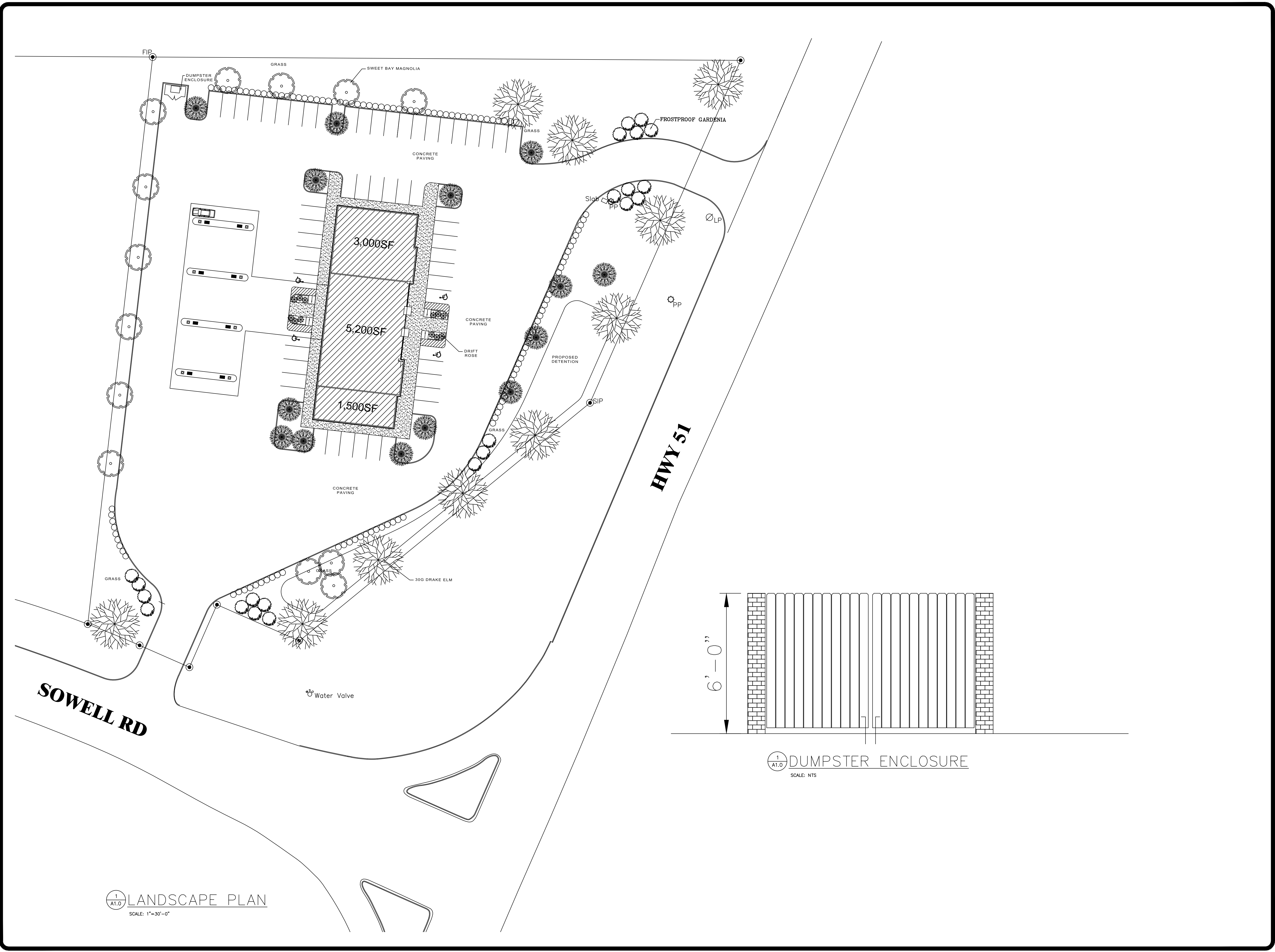
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MADISON, MS 39110  
601-209-8885  
WOOLDRIDGEARCHITECTURE@YAHOO.COM

**Sowell Road Shell**  
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Gluckstadt, Mississippi

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OF SHEETS

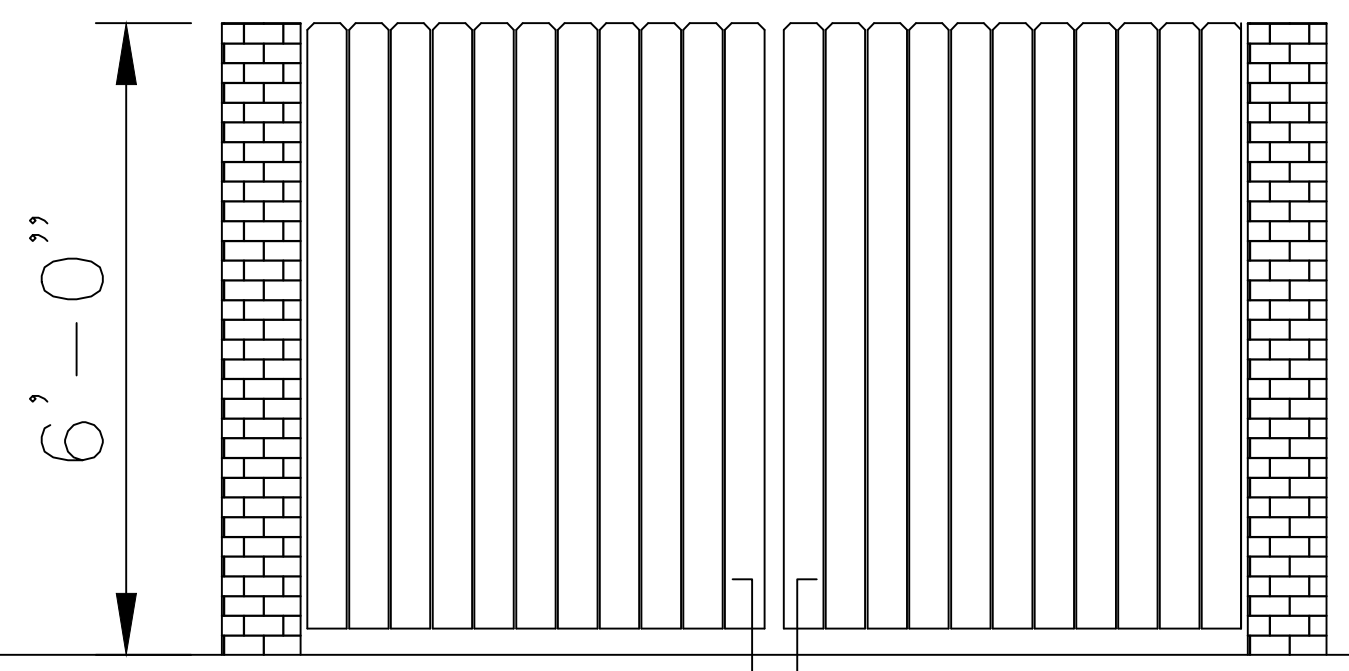
DW 3/28/2022 3:33 PM SITE PLAN.dwg



LANDSCAPE PLAN  
SCALE: 1"=30'-0"

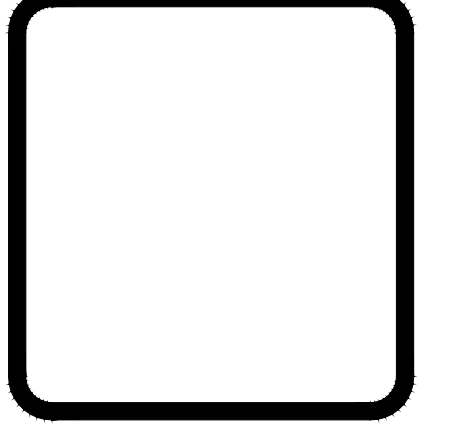
HWY 51

SOWELL RD



DUMPSTER ENCLOSURE  
SCALE: NTS

REVISIONS	BY



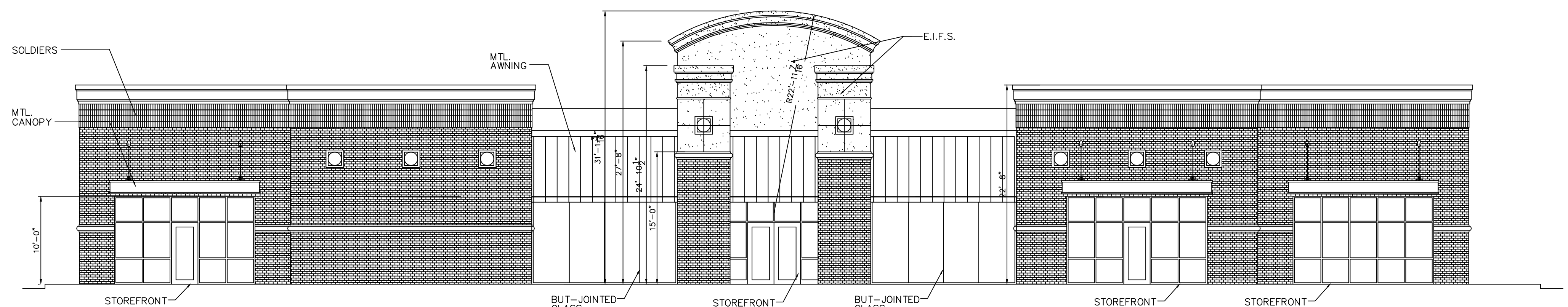
**W**

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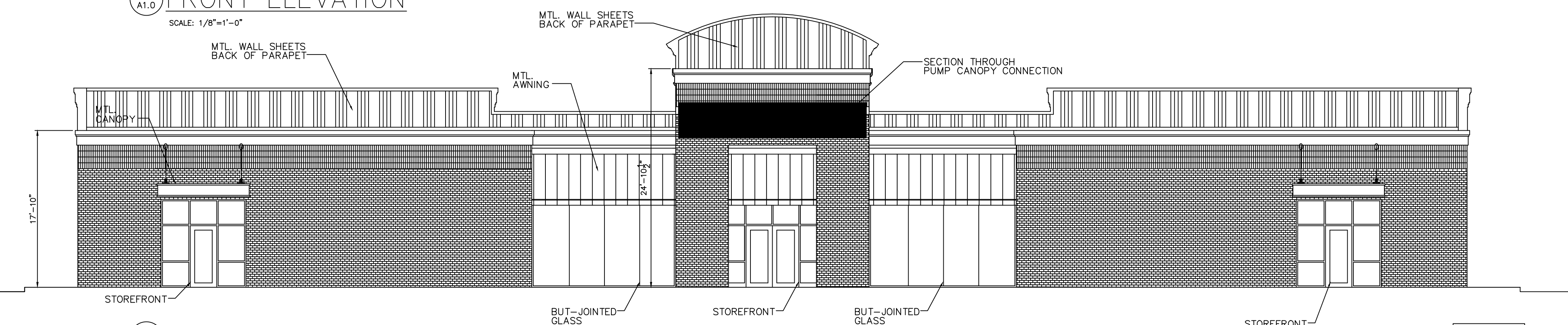
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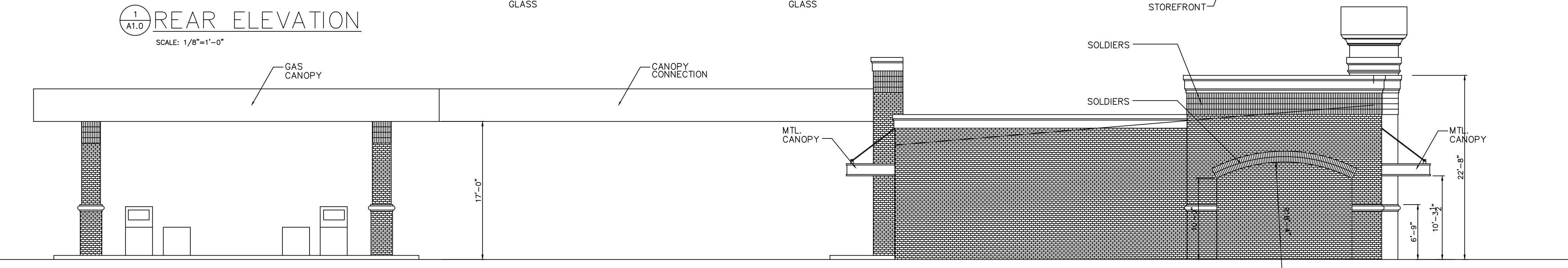
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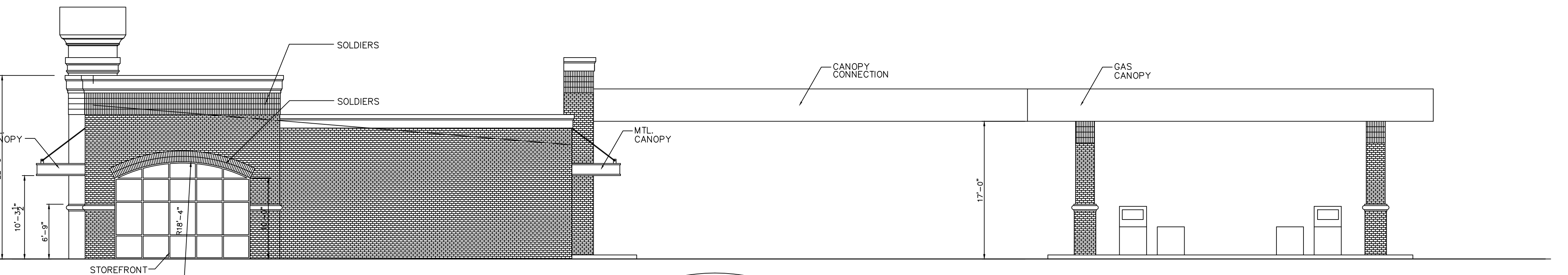
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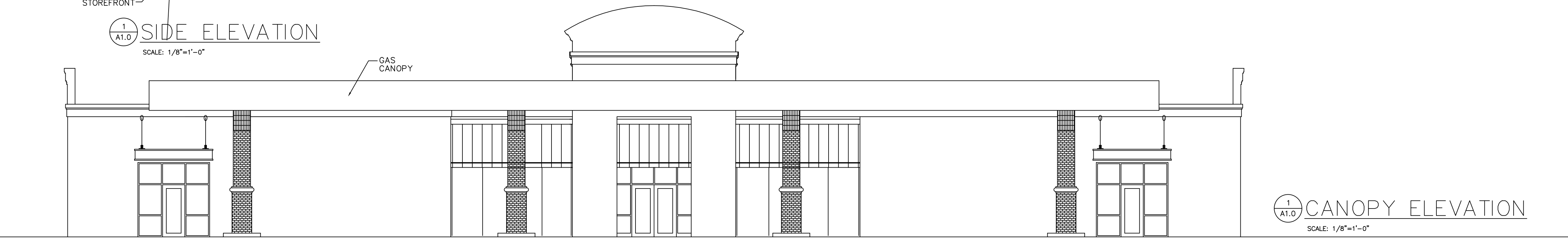
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1 SIDE ELEVATION  
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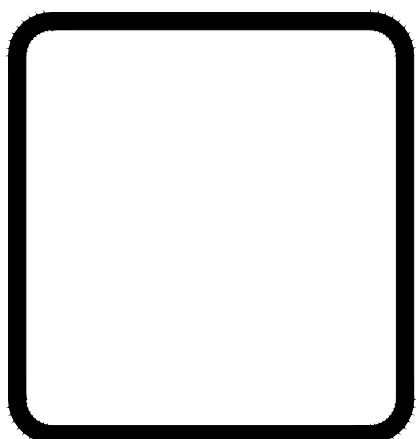


1 SIDE ELEVATION  
A1.0  
SCALE: 1/8"=1'-0"



1 CANOPY ELEVATION  
A1.0  
SCALE: 1/8"=1'-0"

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OF SHEETS

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# CITY OF GLUCKSTADT

MISSISSIPPI  
PLANNING AND ZONING ADMINISTRATOR

## MEMORANDUM

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**TO:** Planning and Zoning Commission

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

**DATE:** 06/23/26

**SUBJECT:** Presentation of Architectural Design Standards

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We are pleased to present the Architectural Design Standards to the PNZ Commission. Mr. Chris Watson, City Planner, and the ARC Committee have been working on these for a few months now. We plan to present these to the MMBOA for adoption in July. We would appreciate any feedback from the Commission before we present to the MMBOA.