



**SPECIAL CALLED MEETING OF THE MAYOR AND BOARD OF ALDERMEN
& THE PLANNING AND ZONING COMMISSION
OF THE CITY OF GLUCKSTADT, MISSISSIPPI**

Wednesday, May 31, 2023 at 5:00 PM

Agenda

This notice and agenda of the Special Called Meeting of the Mayor and Board of Aldermen & The Planning and Zoning Commission is hereby given by the undersigned. Said meeting shall be held on Wednesday, May 31, 2023, at 5:00 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. New Business**
 - A) Discussion of Comprehensive Plan, City of Gluckstadt**
- 4. Public Comment**
- 5. Closed Session to Determine Need for Executive Session**
- 6. Adjourn**

WALTER C. MORRISON, IV
MAYOR

We the undersigned Aldermen acknowledge that we were given notice of said meeting at least three (3) hours in advance thereof by a copy of this notice.

Alderwoman Bates _____

Alderman Powell _____

Alderman Slay _____

Alderman Taylor _____

Alderwoman Williams _____

ATTEST: _____ DATE: _____

LINDSAY D. KELLUM
CITY CLERK

[Seal]

**Community Survey Response Compilation
 City of Gluckstadt, Mississippi
 April 26, 2023**

Note: survey responses are provided as received regardless of errors. In limited cases, responses are redacted to conceal personal attacks.

1. Do you live within the City of Gluckstadt?

Yes	47.62%	140
No	52.38%	154
	Answered	294
	Skipped	4

2. If you answered yes to Question 1, please indicate which neighborhood below.

Arrington	2.10%	3
Bear Creek Crossing	4.20%	6
Bradshaw Ridge	7.69%	11
Dixon Pass	2.10%	3
First Colony	16.78%	24
Germantown	8.39%	12
Panther Creek (south of Stout Rd.)	6.29%	9
Red Oak	9.79%	14
Ridgefield	18.18%	26
Stone Creek.	4.90%	7
I'm not sure	19.58%	28
	Answered	143
	Skipped	155

3. How long have you lived in Gluckstadt?

Answered	232
Skipped	66

Despite the fact that only 140 people indicated they live within Gluckstadt (Q1), 232 offered a response to this question. The data indicates that 115 of the duration respondents also identified their neighborhood of residence in Gluckstadt.

- Among the responses include:
 Shortest residency duration: 1 month
 Longest residency duration: 48 years
 0 to 5 years – 80 respondents
 5.1 to 10 years – 57 respondents
 10.1 to 15 years – 34 respondents
 15.1 to 25 years – 32 respondents
 25.1 to 48 years – 12 respondents

4. Do you own or operate a business in Gluckstadt?

Yes	12.03%	35
No	87.97%	256
	Answered	291
	Skipped	7

5. What is the primary reason you moved to Gluckstadt?

Quality of schools	28.90%	76
Employment opportunity	3.42%	9
Housing price	5.70%	15
Housing availability	9.89%	26
Quality of life	26.62%	70
Proximity to metro area	5.70%	15
Personal relationships (closer to family, friends, church, etc.)	12.55%	33
Other (please specify)	7.22%	19
	Answered	263
	Skipped	35

Note the number one reason people moved to Gluckstadt is for the quality of schools. Second is the quality of life afforded in the area, and third is personal relationships. This is an important indicator of the future focus of the city in terms of services and facilities to provide.

Among the “Other” responses include:

- My husband grew up here and we had family land to build our home.
- Business opportunities
- It wasn't incorporated
- Quality of school and Quality of life both were biggest factors for moving here from Brandon.
- Predicted it was a very up and coming place. It's very close to my work
- Son wanted to participate in Marine JROTC. I needed reliable internet for WFH.
- Lake home
- Parents built a house here
- Been here since I was born
- I live just outside the city limits
- Believed future development would increase property value
- Was the country
- Rural area at that time but now it has too much growth
- Safety
- Growth of my business
- Wanted out of Hackson, and kand.

6. Where is your place of work located?

Work from home	18.77%	55
Gluckstadt	13.99%	41
Canton	5.12%	15
Madison	8.87%	26
Ridgeland	13.65%	40

Jackson	16.72%	49
Other metro area location	6.48%	19
Outside the metro area	5.46%	16
Retired	9.90%	29
Not working for reasons other than retirement	1.02%	3
	Answered	293
	Skipped	5

7. Please indicate your age range:

Under 20	1.02%	3
20-34	13.27%	39
35-49	46.60%	137
50-64	27.89%	82
65+	11.22%	33
	Answered	294
	Skipped	4

8. Please list the top 3 items you purchase on a regular basis which are not available in Gluckstadt.

1.	100.00%	176	100% of respondents had a #1 item
2.	89.20%	157	89.2% of respondents had a #2 item
3.	78.98%	139	78.98% of respondents had a #3 item
	Answered	176	
	Skipped	122	

Among the various answers, I grouped them into categories for the purpose of tabulation. Below are the most popular responses provided when respondents chose their first, second and third items:

- 1st choice – Clothing/Shoes – 41
- Groceries and Household Supplies – 33
- Restaurants – 22
- Hardware/Garden – 17
- Outdoor/Sporting Goods – 11
- Automotive/Fuel - 10
- Entertainment – 10
- Pharmacy/Medical - 7
- Crafts/Office, School Supplies – 5
- Home Goods – 3
- Other - 16

- 2nd choice – Restaurant - 27
- Groceries and Household Supplies – 25
- Clothing/Shoes – 24
- Hardware/Garden – 16
- Entertainment – 14

- Automotive/Fuel – 9
- Outdoor/Sporting Goods – 8
- Pharmacy/Medical - 8
- Crafts/Office, School Supplies - 6
- Home Goods – 6
- Other - 12

- 3rd choice –
- Restaurant - 29
 - Clothing/Shoes – 23
 - Groceries and Household Supplies – 18
 - Home Goods – 10
 - Entertainment – 12
 - Hardware/Garden – 8
 - Crafts/Office, School Supplies - 5
 - Outdoor/Sporting Goods – 4
 - Pharmacy/Medical - 4
 - Automotive/Fuel – 3
 - Other - 19

9. When you shop in another community for items which are also available in Gluckstadt, what are your primary reasons for doing so? Please check any that apply and list its order of importance.

	Least Important		Most Important	
a. Prices	8.42%	17	36.14%	73
b. Variety of merchandise	2.43%	5	46.12%	95
c. Convenience of shopping	10.19%	21	28.16%	58
d. Quality of merchandise	5.85%	12	30.24%	62
e. Store hours	14.08%	29	19.42%	40
f. Merchant friendliness	14.08%	29	25.24%	52
g. Advertising	35.92%	74	4.85%	10
h. Frequency of items on special	20.87%	43	14.08%	29
i. Product service	7.50%	15	20.00%	40
j. Store policies on returns	22.28%	45	11.88%	24
k. Other	13.19%	19	5.56%	8
Answered - 209				
Skipped - 89				

I reduced the volume of information provided in this response to only indicate the least important and most important considerations. Note that among the least important considerations to shoppers is advertising, while most important is variety of merchandise and prices.

10. Do you rent or own your home?

Rent	2.80%	6
Own	97.20%	208
	Answered	214

	Skipped	84
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11. When you chose your home in Gluckstadt, did you find a home and neighborhood that met all your desires? If not, what is/was lacking or otherwise undesirable?

Yes	77.50%	155
No	21.50%	43
If not, what is/was lacking or otherwise undesirable?		48
	Answered	198
	Skipped	100

For those that responded to the “what was lacking” portion of the question:

21 indicated a lack of amenities (pool, tennis courts, common area, etc.)
 6 indicated a lack of larger lots for homes.
 Remaining responses cover a variety of topics, including dissatisfaction with the HOA, barking dogs, housing availability, noise and light pollution, etc.

12. Do you see your current home as your “forever” home, or do you anticipate someday moving to a different home (for whatever reason)?

I believe this to be my forever home	35.07%	74
I believe I will live elsewhere at some point in the future	64.93%	137
	Answered	211
	Skipped	87

13. How would you rank the quality of housing/neighborhoods in Gluckstadt?

Above average	48.57%	102
Average	39.52%	83
Fair	10.00%	21
Poor	1.43%	3
No opinion	0.48%	1
	Answered	210
	Skipped	88

14. If you ranked the quality of housing/neighborhoods as fair or poor, please tell us what housing or neighborhood characteristics lead you to that opinion.

Answered	36
Skipped	262

Note that in question 13 only 24 responses related to fair or poor quality of housing/neighborhoods, yet 36 responded to this question. It appears from the responses that some that thought favorably of the quality of housing/neighborhoods responded. Some responses were nonresponsive. Otherwise, I have classified the responses as follows:

Road capacity/condition	10
Lack of variety; Density	8
Lack of walking / biking trails	3
Lack of quality construction	3
Lack amenities	2
Price of housing	2
HOA issues	2

15. What type of housing is most needed in Gluckstadt? Please check all that apply.

Single family homes	65.85%	135
Senior living facilities	20.98%	43
Townhomes	12.68%	26
Apartments	3.41%	7
Manufactured housing	1.46%	3
Accessory dwellings	13.66%	28
No opinion	14.15%	29
	Answered	205
	Skipped	93

*An accessory dwelling is a living space subordinate to and located on the same lot as another home. For example, a detached mother-in-law suite, or a pool house that also has complete living quarters.

16. Regarding housing value, what is most needed in Gluckstadt?

\$750,000 and up	3.79%	8
\$500,000 to \$749,999	16.11%	34
\$350,000 to \$499,999	28.44%	60
\$200,000 to \$349,999	32.70%	69
Less than \$200,000	5.69%	12
No opinion	13.27%	28
	Answered	211
	Skipped	87

17. As a resident of Gluckstadt, do you feel safe in the community?

Yes	94.53%	190
No	1.99%	4
No opinion	3.48%	7
	Answered	201
	Skipped	97

18. If no, please tell us what aspects of the community make you feel unsafe.

Answered	9
Skipped	289

Comments are as follows:

Speeders on Gluckstadt road is a big problem; please enforce heavily.
the roads are too congested causing more accidents
Use of force by police
Crime is rampant
But stop giving speeding tickets in 35 mph zone, change it to 45 mph. That's just stupid!
I have always felt safe. The new ticket writers haven't made me feel anymore safe.
I do feel safe here, however, increased presence of Gluckstadt police officers (especially along Gluckstadt Road) makes me more apprehensive about my safety, not less.
Mostly - I've noticed a lot of people walking off the interstate even as far down as Bozeman Road. Most police presence seems to be in areas where they are ticketing for speeding or eating. I haven't heard overall goals from the police department in the city so I am not sure what I should expect.

19. If you perceive any emerging issues in the community that threaten your feeling of personal safety, please explain.

Answered	56
Skipped	242

Roads need to be expanded.
Traffic - speeding, running lights and stop signs. Using the turn lane toward church road off the parkway is frightening as people jump into the turn lane going south toward the Gluckstadt Rd. traffic light.
Rental properties in subdivisions.
Car break ins in parking lots
TRAFFIC CONGESTION
Conditions of roads. Our pavement in the Ridgefield neighborhood is getting pretty beat up at our front entrance and an accident is close to happening especially on a rainy day. Also sidewalks. Would love more sidewalks through out the entire gluckstadt community.
I've seen some questionable vehicles leaving the dirt roads off of Church Rd, after Kehle Rd when headed north. ie Young kids leaving in Mercedes etc.. Also, I understand this is outside of Gluckstadt limits, but the intersection of Old Jackson and Stout Rd has interesting characters sitting outside at all times.
homelessness
Property theft encroachment
Traffic would be the only thing. Congestion leads to frustration and road rage
Just too many people moving in.
cars speeding in neighborhoods where children play
The number of rental houses in Red Oak specifically leads to a less " stable " environment
Proximity of businesses to homes, most neighborhoods in the Gluckstadt area fall outside of city police jurisdiction
Apartments being built.
Concerned about child safety in schools.
Actually never any big problems before incorporating so now police spend vast majority of

time giving speeding tickets to validate their worth.
I would like more lighting in Gluckstadt and around the neighborhoods. It's dark in some spots.
Too many police
Solicitation in neighborhoods should not be allowed.
Loud vehicles on the road at all hours of the night have woken and scared my small children on several occasions.
Traffic. Need more fire stations
Traffic issues.
I feel very safe as it is now. But I do worry about the future. I haven't heard of any plans like this, but I am concerned that the city will eventually allow low income housing and/or apartment complexes. That would be a terrible idea and would drive down property values and eventually introduce safety concerns. Madison has remained a great place to live for a reason. If apartment complexes or low income housing is introduced in Gluckstadt there would be a lot of people moving out of the city toward Madison.
Other concerns: Speed with which people drive in our neighborhood.
We've also had solicitors in our neighborhood walking around house to house.
The concern I have moving forward is the roads. A huge influx of people moving into the area, we need lanes added to Catlett, Stribling, Gluckstadt, and Bozeman roads
Infrastructure
Gluckstadt road needs to be restriped. Cannot see lines in morning sun or poor visibility days.
Traffic control is a huge shortfall. Roads need widening, stop lights/signs in place on Stribling to control traffic in and out of neighborhoods.
The most concerning recent development in my mind is the installation of license plate readers around the city. While security is absolutely important, I feel privacy is at least as important. Resources like these, while well intentioned, can be abused and leveraged against peaceable citizens by succeeding executive, legislative, and judicial government entities.
Traffic
Over policing
Ratio of police to residents
Unchecked development in rural areas. Too much traffic and little road development
Traffic, speeding, noise
Car jackers riding in and out of neighborhoods bc there isn't a gate or tag reader
Too many gas stations
It seems like amassing what functionally constitutes an armed squadron of officers and sending them out into the community without providing substantial required de-escalation trainings, less-violent conflict mitigation trainings, and an overt (communicated-to-the-public) initiative for default use of less-lethal force is particular dangerous. The sudden development of a Gluckstadt police force is an emerging issue that threatens my feeling of personal safety in my community.
The condition of the roads. They are unsafe to handle the capacity of the current traffic
I'm seeing more and more loitering at gas stations. This concerns me.
Drug prevalence
I think there needs to be rules regarding motorbikes, golf carts, atms, underage drivers etc IMMEDIATELY!!! This should either be a golf cart community with rules and regulations that are enforced or they should be off the streets. There are too many young children driving unsafely and too many neighborhood "cops" and there will be issues of some sort in the

future... there's a whole post right now about a child on a dirt bike without lights driving against traffic in the roundabout that almost got hit and there are adults arguing that kids will be kids and adults should be aware of their surroundings...
Traffic congestion but that is tough to solve given the available space in congested areas.
Worsening traffic issues on major roads but also within neighborhoods. Ignoring stop signs and speeding.
Medical marijuana legalization and related driving and safety issues. It seems we already have very aggressive and increasingly angry drivers on our roads every day always in a big hurry.
I felt safe before incorporating. It's not the police but the citizens who live here that makes the difference.
A lot of commercial strip centers being developed. This could lead to perceived lower value compared to single owner occupied buildings.
Marijuana facilities in the adjacent city will encourage drug users to come through our city
Not "emerging," but speeding in neighborhoods and speeding through stop signs is a huge problem. Our children aren't safe playing in their front yards.
Apartments past the high school, too many convenience stores
Construction trucks during the day and teenagers raising hell at night!
Traffic control devices are poorly setup. Street markings are invisible in some areas. Traffic congestion is awful and the pats need to be widened.
Atvs driven in neighborhoods by unlicensed children without adult supervision.
The way people drive
Excessive traffic and lack of stoplights or 4 way stops at busy intersections. It makes me very nervous especially for teenage/new drivers

20. Do you believe the current level of fire protection within Gluckstadt is adequate? If not, please share your observations or concerns.

Yes	94.00%	188
No	6.00%	12
	Answered	200
	Skipped	98

21. Have you ever had the occasion to call on the Gluckstadt Fire Department for help? If so, were you satisfied with the service provided?

I have never called for service	75.12%	151
I have called for service and was satisfied.	24.88%	50
I have called for service and was not satisfied.	0.00%	0
	Answered	201
	Skipped	97

22. Using the following scale, please rate the quality of fire protection in Gluckstadt.

	Inadequate				Excellent
	1	2	3	4	5
Responses	2	2	21	49	97
	1.17%	1.17%	12.28%	28.65%	56.73%

	Weighted Average
	4.39
Answered	171
Skipped	127

23. Are you satisfied with the condition of the streets in Gluckstadt? If not, please share your thoughts.

Yes	35.15%	71
No	64.85%	131
	Answered	202
	Skipped	96

24. If you answered no to the last question, please briefly describe your reasons.

Answered	125
Skipped	173

As you might expect, many of the responses center around traffic congestion, street condition, striping and drainage. The full responses are as follows:

Responses
We need widening of Carley and Gluckstadt roads to manage the growth if the area.
We need more BIKE LANES and PUBLIC SIDEWALKS.
Pot holes are an issue, but I know you are trying to address them. There are areas where the shoulder drops away from the pavement. Ditches are terrible and need to be cleaned. There is a creek crossing Church Rd that people dump their trash in.
Potholes and Flooding
Yandell needs to be paved
I think some streets need stops like when you turn from Clarksdell to Yandell, this one really needs a stop sign. I've experiences this issue a lot when I used to go drop my kids to school and also there is a need to make more streets on this side of Gluckstadt, similar to how many houses are being built. Feels congested.
Too many potholes and much poor drainage in some areas.
Drainage on distribution drive is a problem
I live on Church road. Church road has major flooding and draining issues. I have been meaning to contact the city about it.
In the area where we live we have to serve around a lot of pot holes and deteriorating holes. It is time for a refresh in the pavement. Especially with our small cars the tires aren't going to hold up if you hit it wrong.
Streets are way too crowded. Stribling Extension is quite difficult to enter much of the time. The two left turn lanes from Calhoun to Gluckstadt invite road rage with far left pushing to get into lane on 55.
Calhoun Station, north of Sowell Rd, is constantly riddled with pot holes.
Flooding at the front of Westlake, no curbs
Several potholes on Gluckstat road due to growth; necessary evil but still need repair.
The construction and weather has led to poor surface conditions especially on Calhoun Station Pkwy.

Also, I believe Church Rd should be widened and speed bumps removed to relieve Calhoun Station Pkwy
Calhoun parkway is horrible and will very quickly become a huge bottleneck once all of the new businesses open. Stribling Extension will need to be expanded as more housing is completed.
Potholes form frequently after rain and linger for weeks at times
The traffic situation coming off the highway during peak hours is horrible. Pot holes in our neighborhood are horrendous. No sidewalks or bike lanes outside of neighborhood.
Lots of pot holes and poor drainage in many areas.
The roads are falling apart with lines that are barely visible.
Potholes prepped better, gutters cleaned of debris, lanes lined better. Speed limits increased on major arteries.
Neighborhood roads are rough in areas and some areas on main roads hold water.
Gluckstadt road should be 4 lanes all the way to 51. Traffic is horrible & continues to get worse. We need additional access to I-55.
Gluckstadt road has bad pot hole patch up jobs
With the increase in population, road repair and widening is needed.
Not enough lanes to accommodate the heavy traffic.
Too many potholes and roads need re-striped.
Need to widen the streets/roads to accommodate the growing traffic.
Need more lanes and more access to I55
Streets need repair.
The roads aren't terrible. But just need continued improvements and maintenance. The biggest issue as I mentioned above, is we need expansion of Catlett Road. As well as Gluckstadt rd, Stribling and Bozeman roads.
Streets need to be resurfaced and kept free of trash, ROCKS, and other debris
Infrastructure can not maintain its over populated streets! We need more lanes to carry the traffic load!
Yandell Road is only 2 lanes & needs to be 4 lanes. Traffic is horrible both day & night, the road is full of potholes, half ass repair jobs, & bumpy (large bump/ hill in road near cemetery). The intersection at Yandell & Hwy 51 needs repaved - it's difficult to turn onto Hwy 51 northbound without tearing up a vehicle.
Tons of pot holes along Calhoun Station. Gluckstadt road needs to be repainted. It is very difficult to see the lines during the rain.
Calhoun Station Parkway needs major attention. Pothole on Church Rd. Top of hill before you get to the HS practice field.
Medians are unsightly. Fence in front Of Burger King needs to go. Gluck rd needs to be re striped
Unless it has been repaired recently, Clarkdale road definitely needs work.
I can really only speak for my own neighborhood, Bradshaw Ridge. There are several areas of Bradshaw Crossing that keep getting patched, but the patch quickly breaks up and deteriorates. These areas really need to be milled and overlaid.
Too many cars. Speed limits are too slow.
Only issues are on Calhoun Station, possibly due to construction.
Low shoulders
Holes
Misleading and confusing. Alot of the lines need to be repainted. Before resurfacing, one would think drainage should be fixed, but that's the side of 51 that's ignored. No worries. Nothing new. I have all the broken promises in emails dated back to 2015...
My neighborhood has drainage and road issues

Gluckstadt Rd. needs to be widened. Other streets need to be re-paved.
If gluckstadt police want to do something actually productive, they could keep contractors from driving heavy equipment on roads they aren't supposed to.
Drainage still horrible on Yandell
Poor drainage on Lone Wolf Dr that has never been tended to. The spoils in the ditches need to be dug out so water will drain out.
The roads at the entrance to our neighborhood have been repaired a dozen times over the past decade, but they fill with potholes that are significant enough to damage vehicles every time we get a substantial storm. There is currently damage at the front of Bradfield Road that we have been swerving to avoid for at least two weeks and that does not appear to have been addressed.
It floods on Yandell road each times it rains good.
Yandell road needs a major repair
Many streets in the neighborhood are deteriorating quickly. Roads like Gluckstadt and Stribling Ext (even Bozeman) cannot accommodate the amount of traffic that is there during rush hours. 2 lanes are no longer sufficient for the amount of cars that travel daily.
Roads desperately need to be re-stripped at intersections especially and reflectors put down on ALL roads!
Calhoun station is terrible
Conditions, further widening of Gluckstadt road, and the speed limit needs to increase to at least 45 mph on Gluckstadt Rd. between Bozeman and 55.
Gluckstadt road west congestion could be alleviated if it were widened from 3 to 4 lanes. As mentioned above, many roads need to be resurfaced.
The drainage issues on main roads, major potholes, roads completely collapsing... not to mention the we have all of the weeds and none of the landscaping the rest of madison is privy to
Always room for improvement
Lights are not synced, potholes and water standing on roads. Yandell is a mess.
Yandell road is rough.
Calhoun Parkway has some really bad spots that look bad and cause rough roads.
Numerous streets are in serious need of striping, especially Weisenberger Rd and Calhoun Station at Church Street. Also, Calhoun Station is getting in bad shape.
Narrow roads, Yandell, poor synchronized lights at the interstate interchange.
Gluckstadt Rd from Distribution Dr to Bozeman/Catlett is dangerous especially at night and during rain bc of the poor resurfacing job and lack of proper striping and reflectors
Large pothole in front of the old nucor plant needs repair. Very dangerous hole.
Speed limits too slow.
drainage
Flooding is a major issue on yandell road. The road desperately needs expanding and paving. There are many potholes that are filled and need to be refilled weekly.
Traffic control devices are poorly setup. Street markings are invisible in some areas. Traffic congestion is awful and the pats need to be widened.

25. Most of the neighborhoods in Gluckstadt have sidewalks, but the commercial areas and major streets through the community do not. Would you utilize sidewalks if they were available in these areas?

Yes	69.46%	141
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No	30.54%	62
	Answered	203
	Skipped	95

26. Would you utilize bike lanes if they were provided along major streets?

Yes	38.42%	78
No	61.58%	125
	Answered	203
	Skipped	95

27. Would you utilize multi-use trails if they were available in the community and provided appropriate conveniences such as shade and resting areas? An example of multi-use trails is the bike and pedestrian paths through Ridgeland and the Reservoir area.

Yes	90.73%	186
No	9.27%	19
	Answered	205
	Skipped	93

28. If you rely on Interstate 55 for commuting purposes, which interchange do you utilize?

Gluckstadt Road	80.81%	160
Sowell Road	7.07%	14
463/Madison	10.10%	20
Other	2.02%	4
	Answered	198
	Skipped	100

29. If your property is negatively impacted in any way during heavy rainfall events, please tell us how.

Answered 53
Skipped 245

The drainage from the Church Rd/Minninger Blvd area doesn't drain into the Gluckstadt Rd creek, causing water backup. The culverts along the creek, especially the one running under Gluckstadt Rd at the Catholic Church property need to be cleaned out and enlarged!
Flooding
It was earlier but with insurance, we got it fixed.
Ditch backs up and flood's driveway and parts of the roof
Yes! 182 Church road, flood every time it rains. The previous homeowners did not disclose this information.
Always floods in front of Dollar General
Our front yard floods but then usually drains a day later. It will stay muddy but it does drain.
There is a creek that runs in the back of the subdivision. Behind the subdivision the property is owned by someone else and when trees fall on their property line and blocks the creek it sometimes can cause flooding.
Drainage is horrible in Grayhawk.
We get lakes of water in our yard when it rains

Drainage fills up with water. It also remains wet all year which keep a mower from being
Our neighbors from both sides are set up (presumably from many years ago) to drain their runoff onto our property. As such, much of our property is unusable about 50% of the year
The drainage creek that goes through Germantown overflows and then runs through our pasture.
My French drain helps, but this dirt is the pits.
Standing water at the back of the property.
Frequent power outages
Water pools everywhere
The drainage from the next door neighbors house that was built 2 years after mine drains onto my property causing standing water
Drainage is a problem.
My yard becomes a swamp for a week because the land for sale directly behind my neighborhood (which is located in the city limits) is not properly maintained. There are trees and brush down around its perimeter blocking the water drainage. This has been ongoing for 2 years!
Our backyard floods heavily every time it rains. The lot adjacent to ours needs to be cleared a little to allow for better drainage.
No proper drainage to the neighboring large land lot that is adjacent to our neighborhood! So my back yard which happens to back up to that lot becomes a standing swamp for a week! It's a mess!
My backyard severely floods. The Ditch fills with limb debris and trash.
All of the water that falls into several of my neighbors' back yards all flows through my side yard, down my sidewalk, to my driveway and then out to the street drain. I realize that this is not really the city's concern. I'm not sure if these two things are related but the curb where most of the water flows out of my side yard is cracked and crumbling.
Flooding
Flooding due to poor drainage from a culvert that was going to be replaced by a larger one but then magically disappeared then the culvert caves in on the road and it just gets covered up again....
Flooding continues in my yard.
Lone wolf dr has terrible drainage. See above comments
The neighborhood has problems in general, and we have a couple of sink-holes along our sidewalks, but our lot and house do okay.
Sink holes forming around storm drains
It's scary to drive down Yandell between 51 and the dollar general and the. Near Madison Crossing.
There is lots of water collection in low lying areas. It seems like drainage takes much longer than it has in the past.
My office is on Lone Wolf Drive and it floods in fast heavy rains.
Drainage slew through by backyard. Pooling of water with every heavy rain.
Water retention
Drainage is poor in my neighborhood. I personally know several neighbors throughout the years that have filed civil suits due to these issues.
Flooding in yard from yandel
It floods our entire backyard a lot of times because of downhill drainage
Drenched back yard
Water collects in yard and over driveway.
Our back yard fills with water every time it rains. We back up to hoa propertytgat buffers our neighbor from Germantown sub. There is a creek back there. Unfortunately, we are in Timber Ridge so the Gluckstadt City limits end right before neighborhood. We are still in the county.
Water backs up in the ditches and onto the street and driveways

Yes. My front yard stays constantly wet since I am a little lower than my neighbors.
The rain water does not properly drain
Low line flooding

30. If the current household garbage collection program does not suit your needs, please tell us what program changes you would like to see.

Answered	58
Skipped	240

Of those that answered, the answers can be summarized as follows:

- 29 Want twice per week collection
- 15 Want recycling
- 11 Happy with service
- Other comments were nonresponsive

31. If the current program for the collection of yard waste does not suit your needs, please tell us what program changes you would like to see.

Answered	19
Skipped	279

They have been great
Scheduled day during the month for collection of yard waste instead of calling.
We have to call them to come pick up and they work in 6-week cycles.
no change.
No issues
Not really sure what the current program is.
Dedicated service that would provide a faster response time
N/A
Maybe provide an online scheduling option?
Recycle options
I actually did not know yard waste collection was a phone call away on an as needed basis. What number do we call for this?
This past fall, when i trimmed my trees i cut and bundled everything so that Waste Management would take it. Other neighbors who simply piled brush by the curb had it sitting there for weeks. I'm not sure what the deal was, but it's hard for me to imagine that none of them were making the necessary call to get the county to come out.
Garbage needs to be picked up more than once a week
Designated monthly pick up day
More clear information on the rules for pickup (I.e. what they will/will not pickup) and who to call to get items picked up.
I'm ok with it.
N/A
Just more pickup days and recycling services added.
More reliable pickup after calling in

32. Is there a litter problem in Gluckstadt?

Yes	28.50%	57
No	71.50%	143
	Answered	200
	Skipped	98

33. Would you utilize curb side recycling if it were available to you?

Yes, as long as the fee for garbage collection doesn't increase.	53.77%	107
Yes, even if the fee for garbage collection increased.	28.14%	56
No	18.09%	36
	Answered	199
	Skipped	99

34. Do you currently utilize Madison County's drop off sites for recycling purposes?

Yes	14.00%	28
No	78.00%	156
Recycling is not important to me	8.00%	16
	Answered	200
	Skipped	98

35. Where do you or the people in your household go to utilize public recreational facilities (ball fields, soccer fields, walking track, etc.)?

Canton	0.48%	1
Madison	61.84%	128
Ridgeland	18.84%	39
Jackson	1.45%	3
Other	5.31%	11
No one in my household utilizes public recreational facilities	12.08%	25
	Answered	207
	Skipped	91

36. What public recreational facilities or services would you like to have in Gluckstadt? Please check all that apply.

Baseball/softball/tee ball field	46.12%	95
Soccer field	42.72%	88
Flag football field	22.82%	47
Volleyball court	14.56%	30
Basketball court	15.05%	31
Walking trail	80.10%	165
Skate park	19.90%	41
Splash pad	43.69%	90
Public open space/passive activities	62.14%	128
Community center	34.95%	72
None	2.91%	6
Other (please specify)	17.96%	37
	Answered	206

Among the comments, some can be summarized and the others appear in the following table:

- 9 respondents want tennis courts, and perhaps covered courts.
- 7 respondents want a park with playground equipment and open space.
- 5 respondents want a dog park.

Lakefront or picnic areas
Too much to ask for public fishing?
Just safe places for gatherings of friends, family and kids.
Racquetball court, mountain bike trails
A Splash Pad would be well received. We experience several good options in and around Birmingham and I would be happy to discuss this.
Public library
Excercise trail. A walking trail like Strawberry park. Outdoor picnic tables.
I think it would be very smart to have baseball and soccer fields in our area, to host tournaments throughout the year. That could be a huge moneymaker for the city year after year for maintaining those facilities and for hotels/restaurants
Running / jogging trails or sidewalks
A bike park
Bike trail
Park with play ground equipment and an amphitheater, like winner circle park in Flowood.
Open space for community activities like Easter egg hunts, concerts, outdoor movies, community picnic, fireworks (to keep fireworks out of neighborhoods)
I'm a strong advocate for multi use trails and was planning on going to a board meeting to discuss the implementation of a community garden. Healthy resources are an essential foundation to a strong community.
Racquet sports tennis/pickle ball
Park

37. Would you be willing to pay more in municipal taxes to support the development of public recreational facilities or programs?

Yes	74.37%	148
No	25.63%	51
	Answered	199
	Skipped	99

38. With respect to the water service you receive, is it adequate for your needs?

Water is adequate for my needs.	90.55%	182
Water is not adequate.	5.47%	11
No opinion	3.98%	8
If inadequate, please identify any issues (low pressure, discolored water, frequent outages, etc.).		10
	Answered	201
	Skipped	97

The comments offered are as follows:

lots of boil water notices.
Water is very hard and often has a smell to it
We would like it more filtered for peace of mind
maybe a little too much chlorine occasionally
Discolored, low pressure. CMU water is so hard that it ruins appliances, countertop surfaces, faucets.
I have my doubts with the linked cancer risks due to chemicals in the water. Madison county has the highest risk breast and prostate cancer that have been linked to the water system! That's scary!
The correlation with the county being highest cancer stats due to water issues!
CMU is our provider. The water is hard and doesn't seem as good as bear creek. I would definitely prefer bear creek water to my home.
Discolored water, chlorine smell, bleached clothes from washing, hair feels like straw, cannot drink the water, everything about CMU water is horrible. There is nothing good about it. We hate it.
CMU water is awful despite it being "safe" to use

39. Are you connected to a central sewer system (i.e. Bear Creek or CMU)? If you aren't connected, then you have a septic tank or other on-site waste disposal system.

Yes, I'm connected to Bear Creek or CMU.	84.16%	170
No, I'm not connected to a central sewer system.	9.90%	20
Not sure	5.94%	12
	Answered	202
	Skipped	96

40. With respect to the sanitary sewer service you receive, is it adequate for your needs?

Sewer is adequate for my needs.	83.58%	168
Sewer is not adequate.	3.98%	8
No opinion	12.44%	25
	Answered	201
	Skipped	97

41. If you marked "sewer is not adequate" please identify any issues (frequent blockages, sewage back-ups, etc.)

Answered	14
Skipped	284

The comments offered are as follows, with nonresponsive comments deleted:

Blockage
Would love to be apart of central sewage
I hate CMU.
We're in city limits and still on septic. Nearby residents don't maintain their sewage appropriately, and daily the smell of sewage lingers in the air. It's embarrassing when guests come over. Even my own septic is a legacy system with field lines. While there's no smell and

I feel it's adequate, we'll be in the same predicament as neighbors if the system fails. Maintaining septic is costly, so I would much prefer to transition that to investing in municipal taxes to pay for public sewage. Germantown absolutely needs public sewage, and the city should require all residents to transition to the new public sewage once it's installed (within 12 months potentially)! This is most important to me as a city resident and has the biggest impact to my daily quality of life.

Bear Creek is already planning a solution to the lift station issue.

Sewage smell a frequent issue along many of the roads in town

Cannot get anyone to respond to my request for CMS to come out and check a sewer problem.

For my own personal property, the sanitary sewer service seems to be adequate. Possibly related to this question, however, is that our neighborhood smells like backed-up sewage on a recurring basis. Something is wrong and should be fixed.

Neighbor Ms house flooded as a result of sewage backup. I am constantly worried about that happening- we have small blockages and some bubbling

I've been told the Bear Creek sewer pumping station at the front of Ridgefield often overflows. I'm told plans are to enlarge and relocate it right beside Gluckstadt Rd. I'm not in favor of that location.

42. With regard to other services in Gluckstadt, please provide a rating using the following scale. Please skip an item if you have no opinion. Please provide any comments below.

	1 (most satisfied)		2		3		4		5 (least satisfied)		Total	Weighted Ave.
Quality of public schools	51.63%	95	27.72%	51	9.78%	18	7.61%	14	3.26%	6	184	1.83
Safety of public schools	47.16%	83	27.27%	48	14.77%	26	7.39%	13	3.41%	6	176	1.93
Ambulance Service	40.83%	69	27.81%	47	22.49%	38	6.51%	11	2.37%	4	169	2.02
Gas Service	51.30%	99	25.91%	50	9.33%	18	9.33%	18	4.15%	8	193	1.89
Electric Service	54.74%	104	26.84%	51	7.89%	15	6.32%	12	4.21%	8	190	1.78
Internet Service	48.51%	98	22.77%	46	14.85%	30	8.42%	17	5.45%	11	202	2
Availability of sidewalks	11.96%	22	18.48%	34	25.54%	47	19.57%	36	24.46%	45	184	3.26
Private property maint.	17.26%	34	37.56%	74	29.44%	58	10.66%	21	5.08%	10	197	2.49
											Answered	204
											Skipped	94

No comments were provided.

43. Is there a "sense of place" in Gluckstadt? If so, what elements of the community contribute to that sense of place?

No sense of place	67.90%	110
Yes there is a sense of place.	32.10%	52
	Answered	162
	Skipped	136

No comments were provided.

44. Please identify any elements of the community that detract from the sense of place?

Answered	101
Skipped	197

Comments provided as follows:

Moved here from Oxford 10 months ago. I enjoy living in Gluckstadt. Oxford has landmarks and cultural amenities. Because Gluckstadt is establishing itself, there's no culture just yet.
A lack of sidewalks and pedestrian-friendly areas, as well as a lack of outdoor community areas.
Buildings on Gluckstadt Rd are all different styles and a lot of small strip centers. The styles along the Parkway seem to be more uniform in style and look nice.
Too many gas stations
Discontinuity of architectural styles. Excessively wide streets that lack trees. Excessive parking lots with buildings far away from the road.
It just seems thrown together. Too many subdivisions just thrown up with not enough infrastructure to support it.
There is no town center and not yet enough business in Gluckstadt to keep people from traveling to other areas to do the majority of shopping, etc.
We are a commuter community with no place to congregate and get to know our town
Currently there isn't a hub of gluckstadt. It would be nice to have a "city center" that has charm, a recreational park, an outdoor amphitheater area at the park. Doesn't have to be big like Brandon's but something where city events or local bands could play during the spring or summer to bring the town together.
Too many white strip centers packed with niche places fit only for running in. New salons are nice.
Things that detract from the beauty of the countryside and the faith of the German people.
There's not really a central place where you can park the car and walk to different shops/do activities
Very commercialized area, with lots of gas stations
One side of the interstate is growing with shopping and restaurants, while the other appears too industrial.
No town center-Amphitheater
No central setting. No gathering place. Everything is piecemeal.
too many gas stations and signage
Lack of uniqueness of architecture, town square, landscape design.
It still feels very much like darts thrown blindly at a dart board. I think the city should embrace the German mantra and 100% target that. Similar to New Braunfels, TX. Maybe even provide tax breaks to businesses that embrace a German atmosphere. As the late kid to party in terms of being a desirable place, Gluckstadt needs to embrace this identity more and become "the place to go". That'll generate more outside tax revenue to help fund some of the things residents really want such as recreational use assets.
I don't feel there is a "city center" really, unless it's the Catholic Church? Like, where is downtown Gluckstadt? Now it's just houses or streets of strip malls.
Too many rental storage businesses, way too many of that 1 type business, wasted land use for a variety of businesses.
It seems Oktoberfest is the only sense of place, but I'm neither German nor Catholic. But that

is the town's roots, so it's natural to continue that idea some, but don't overdo it.
Above ground power lines in front of business and over grown lots, specifically along Gluckstadt Rd. near the interstate
The traffic problems.
No history. No downtown and no community area.
Too many small retail plazas.
All the new buildings so far are metal with fake brick. All look the same..
Most of the neighborhoods in Gluckstadt aren't included in the city limits . There's no recreational sports available in Gluckstadt so we have to use Madison Rush for soccer
Most of new strip centers lack character are homogeneous.
No centralized area for events, restaurants, city activities, etc...
It feels like Gluckstadt is just a road or 2. There needs to be a main strip/area of town.
Building architecture looks blaaa.
I feel like the community is beginning to develop this "sense of place". It will take time, but if areas are developed with "families" (with young and old children) in mind, our community will be the envy of Madison County.
bad infrastructure, ugly and sterile buildings, no curb appeal
Sidewalks. This will help tremendously for the people that work and live in Gluckstadt. I own Gluckstadt dental clinic and we would benefit so much from having a safe area to walk to restaurants or gas stations. I could even ride my bike to work. Patients that live close by could walk or ride their bikes to the office on a pretty day. Sidewalks make madison unique and I think Gluckstadt would benefit from them as well.
Too many strip malls
There isn't a place where people can gather to experience fine dining, shopping, etc. in one place, like the square in Oxford that was referenced above.
There is no uniqueness to the city yet. The high number of strip centers being built concerns me. That absolutely detracts from Gluckstadt having a sense of place. What I've seen so far only makes us look like every other city everywhere you go.
I'm glad in this section you mentioned the Square in Oxford. That is the absolute highest priority on my wish list for this city. We NEED something exactly like that. A well planned square with unique architecture and excellent mix of restaurants, bars, shopping, night life, and a well placed barely noticeable parking garage. It's safe, well maintained, and is a great place to spend hours for singles, couples, and families. We need that so badly. We have a unique opportunity as a city starting from the ground up. A square like that with a big green space (or courthouse building like they have or Canton has with community grounds around it) creates a real sense of community and offers so many opportunities for community events like family movie nights, Christmas lightings, other holiday events, parade and Mardi Gras routes, Easter morning sunrise services, pep rallies for local teams, and many other community gatherings. The city wants, needs, and deserves to have a unique city with a true sense of place. A legit, well planned and designed true town square would give us that.
Need green space for public gatherings Maybe a park or green space like Renaissance for hanging out
No parks or green space. Nothing that is definitively Gluckstadt. Create a square that defines Gluckstadt. Dig into the German roots.
WAYYY TO MANY GAS STATIONS!!! The entire facebook community would agree on this. Also most of the "strip mall" type buildings are to small to accommodate restaurants or anything other than a gift shop. They also look cheap and can become mostly vacant quickly. The gas station combo setup has got to stop
Road structure
Too many "strip malls" taking up space where bigger (chain stores) could locate.
[A certain builder/developer] has no basis for interest in the community other than lining his pockets. His websites are shady and stylistically his structures lack appeal. Allowing him to

continue is going to cause community displacement as people leave for better planned communities such as Flowood and Madison.
No Main St or square
East side of 55. Sketchy motel 8 blue sky gas station area.
No city center. No city welcome signs.
Right now it just feels like an industrial park with some strip malls mixed in. There's no city center, and it's entirely unwalkable.
Doesn't have quaintness.
The traffic
Gluckstadt is growing so fast. Don't think it will ever be a quaint community anymore. Too much traffic.
Looks like an exit on the interstate. Lots of strip malls, gas stations, nail salons and coffee shops.
There is no place in Gluckstadt other than homes and businesses.
Trash, no localized city center. All city and building is occurring on the west side of 55.
New and spread out
No one knows when their mailing addresses will change. No one will help with uneven sidewalks and potholes
Strip centers, self storage places and office warehouses .
Gas stations!!!!!!!!!! Too many!!!!!!
You mention the Square in Oxford. Gluckstadt has no central location for people to gather, and it seems to have started as a community of people who preferred it that way. When the reality is that the community is rural and dispersed, it is difficult to synthesize a single identity.
There is no square
Way to many gas stations and liquor stores
The fact that there isn't a place like this and NO "night life" here. Everything shuts down between 6-8. It's horrible.
The large of amounts of gas stations and strip malls. No green space. The idea that we are a "community" with no real structure or purpose - other than building. While the building seem to have specific codes, there is no green anything - trees, flowerbeds, etc. It definitely seems like an afterthought.
Gas stations everywhere
Lack of visual standards to construction, no sidewalks, no Central Park or area to walk around in and visit businesses
New and more people coming in
I'm not sure what we're doing architectural-wise. For instance, Madison has certain building requirements for commercial establishments, like the red brick it's known for. Gluckstadt doesn't seem to have an established theme, so to speak.
- Entertainment options - Local shopping
So far we don't have anything that makes us unique... We could have a german hall with shops, a german pub, anything... right now we just have a german name and a sign with a clover and cute stores that hopefully make it
Gas stations and storage facilities. The area is somewhat "industrial".
i55 is a huge 'center of town' right now. we need a new/additional downtown type environment. some type of walking or square type setup / experience. Example: cotton row/sharpe st. in cleveland, ms.
Putting up a strip center on every corner
There's no centralized area or pedestrian areas to gather.
Lots of strip malls but at least they are nice looking.
Things are close yet spaced out in random places with no way of walking from one area to another

Too many strip malls, no sense of community center
Gas stations , storage buildings
The abundance of gas stations.
No town square or circle
Already crowded inner city. Traffic is awful. Things are too close together and not enough room inside businesses
High traffic on Gluckstadt and lack of connection between areas - feels disjointed due to lack of master planning plus traffic situation is unsafe.
Storage facilities, older buildings, multiple gas stations
No central downtown area or square
There is no "downtown." Everything is built off a main highway coming off the interstate. When you go to certain towns in our area you know the Main Street and community centers.
Too many gas stations and convenience stores
Number of service stations and storage buildings
There isn't anywhere for people to gather together as a family for a nice meal or for entertainment or for friends to gather. There aren't any sports facilities for our youth. Following events at Germantown schools often big groups want to eat together. There isn't any good options for this kind of fellowship.
City parks or places to gather or relax. We are only strip shopping centers and gas stations. GHS needs metal detectors.
Excessive amount of gas stations and storage facility. No common rec area or close community for people to gather and participate in community events.
seeing the back of the strip malls as you exit the interstate. too much parking and not enough street buffer areas. Break up the heat sink more! add landscaping areas. Itty bitty white houses all a row!
Strip malls
The city is broken up into different areas. No centralization. No common "meeting place" to generate a sense of community. Like a park, hall, downtown etc.
To many strip malls and large gas stations with commercial rental units attached.
It's a hodgepodge of retail that's not easily accessible and gas stations. Nothing flows. It's strip center after strip center with no connection.
The amount of strip malls - Gluckstadt is in a very rare position. They are creating a city form the ground up, and strip malls are cheap and commercialize the local businesses. It takes away from the intimate, small town feel.
There are no bars or places for adults to socialize and hang out. We have to drive into Madison, Ridgeland, or Jackson for that.
There is no city center. Gluckstadt Road traffic is backed up because of the back to back lights at Calhoun and St Joseph Church and I avoid it at peak traffic times.
Shopping is all over the place, no sense of a community, just buildings
Feels very industrial, spread out, not many trees or green spaces, no gathering spaces or charm
Heavy traffic make things stressful

45. If you have any ideas that would create or enhance the sense of place for Gluckstadt, please share them.

Answered 97
Skipped 201

A nice park that's welcoming would be nice and activities for teens and children.
Public sidewalks and pedestrian-friendly areas :) More nightlife!
Architectural review to keep a 'vision' for our community and not just building metal buildings or

unattractive developments. Also, please, no more gas stations, storage facilities, or liquor stores camper/boat storage on Gluckstadt Rd looks terrible!
Create narrower, tree-lined streets with buildings brought up against the road. More multistory buildings that can frame outdoor spaces, creating more comfortable gathering spots. Increased walkability and outdoor recreational opportunities. Architectural continuity without being cookie cutter.
Parks and Recreation youth sports clubs would enhance the community
Maybe create a square where we have a city hall somewhere in the middle of Gluckstadt but this can be done with years to come not right now as budget allows.
Focus on developing a nice area for people to live and not just letting everything be built to bring in revenue.
More parks and playgrounds. For people to gather and create a sense of community. Parades or fireworks other community lead events
Town center or "downtown" like Oxford or Ocean Springs
Parks are needed. City events are needed
Sidewalks. Bike Lanes. A nice recreational park. Outdoor amphitheater. Trails. More activities to do outside with families or friends. A city center with charm. More neighborhoods that aren't so cookie cutter with the same exact house and no trees. Let's try to keep some trees in the newer neighborhoods. There is a real opportunity here to make this a unique and fun town so let's figure out ways to plan for it.
Build a town square, give people larger spaces to gather —inside and out
-A German architecture theme.
-A Museum of Gluckstadt history (the German and farming)
-A walking trail park to enjoy the outdoors for children and adults. -A petting zoo for children to enjoy and learn about the animals that were part of the farming community.
Honestly, figuring out morning/evening work traffic would go a long way in lower everyone's stress level at when residents are coming/going. Most of that traffic comes from outside of city limits, but residents have to deal with it.
Hockey/Ice Rink.
Find a common theme to use within the city limits. I know it is too late now, but if all the new commercial buildings had a German theme reflecting our German heritage name that would have been cool!
Community events
town center-green space park-Ampitheater
Town square in the Bavarian style to celebrate german heritage. Strong emphasis on landscape design and lighting. Tasteful use and display of city symbols. Incorporate Dutch street engineering design principles.
German themed restaurants would be great. For the love of all that is good and holy, please no more gas stations. Embrace more German themed festivals. Encourage German themed floats during parades. I have zero ties to German things and it's not something I even considered when moving to the area. But, when I've visited places like New Braunfels, TX, my first thought as a visitor was "wow, this is cool". THAT'S what will make our city stand out amongst Madison, Brandon, and Clinton. At the end of the day, we're competing and have a long road to go playing catch up. We must take advantage of the one thing we have which is the potential to create an identity.
We need a town square for festivals and music and eating and a sense of place. Not sure where that would go but tree's would be a must for shade.
A park / lake combo , multi use sporting fields for traveling baseball/ soccer kids , a multi purpose amphitheater , a town center of open air music , food , entertainment on a small scale 1-2 person entertainers
Walkable town center
Community centers that offer indoor pools, fitness classes, sports like gymnastics for girls and boys, arts programs etc.
A town feeling like Oxford described above would be fabulous. Or combined housing, commercial, retail like Madison is developing along Main Street. It would give us a feeling of a town
Better looking construction. Good places to eat/drink. Better roads!

lights
See above
Enhancing the Gluckstadt bridge over 55 and the surrounding landscape. With the hodgepodge of buildings, landscaping is one of few ways to tie city together.
Sports bar, restaurants, fine dining, shopping options
New building architecture could help.
https://hoovermetcomplex.com/explore-play/
https://railroadpark.org/
https://www.backfortybeer.com/birmingham (see how this property is designed)
a walkable downtown area
Sidewalks, public library, bowling alley, somewhere where kids can go and safely hangout
A town center with a lake, upscale shops and restaurants. A park with walking trails, benches with flowering trees and plants, not just a bunch of soccer fields. There are people of all ages here, not just families with children. You need something for everyone.
Bring more shopping, fine dining, etc. to the City of Gluckstadt.
I will repeat my answer from question 45. We NEED a true town square like they have in Oxford. Well planned, well designed, and filled with an excellent mix of restaurants, bars, very active night life, book stores, record shops, hardware store, ice cream shops, a post office and shopping.
A place where people want to go and spend a lot of time. Not just filled with law offices and banks. A true community destination for young people, couples, and families to enjoy both during the day and well into the night. And very safe. And having the right mix of places people want to go and spend time ensures lots of foot traffic and a greater chance all those businesses succeed and become staples in our city. Also I think it would be a good idea to mix in lofts and office space in the second floors of the town square. Create a real sense of home that we all feel invested in
I thought the spot behind Callaway's lawn and garden and across the street from Germantown High was a good spot but I see it's designated for yet another strip center which we have enough of. So maybe the next best option is on the East side of 55 somewhere off of the Parkway running from Madison to Weisenberger and Gluckstadt roads. But that is my biggest hope for this city to create a true sense of place and pride in our what-could-be unique, well maintained and safe small town.
Need green space for public gatherings Maybe a park or green space like Renaissance for hanging out
A square with German murals or a glockenspiel, statues, something that is unique to the city. Maybe a city mascot.
Usually it thrives upon a historical setting.
Limit number of gas stations, nail salons, etc.
Improve landscaping on Gluckstadt road
Establish a chamber of commerce to help establish businesses and balance the community.
Main st
Utilize the area behind Callaways or the space across from the schools to create a "downtown" type space and not just another strip mall.
Better streets and a city center or town block.
Multi use common area that would include housing (townhouses), shops and restaurants, offices/businesses, and entertainment together
I don't really see how it is possible now. With the majority of the commercial areas on Gluckstadt Road and Yandell Road there is not a city center. Calhoun Parkway is becoming sort of a sense of place but is doesn't really do it. I think the sense of place is here but just because we know who we are. We are not Madison or Canton. Just our own city/ area following Yandell and Gluckstadt east and west.
We need a town center. If a place could be identified, I'd try to start small, like livingston did. Pick a place, and start using it (community events, farmers market, etc.) Get people accustomed to having a place. Ideally, eventually an actual town center could be built around this place that people are already accustomed to using for community fellowship. I envision a green space with where kids can play and small concerts can be held, walkable streets, small pedestrian scaled buildings (ideally at least one

being a restaurant), parking hidden behind buildings, a space for food trucks.
I would like to see more brick buildings rather than metal buildings with a facade. Some of the buildings look cheap. I would like to see more German style buildings.
Attractions or mini communities such as what you see in flowood like dogwood festival or in Jackson there is Eastover district and Fondren.
The city needs to be cleaned up. Parkway East could be better utilized. Traffic signals need to be studied and changed to better allow for the flow of traffic.
Community pool would be nice for people that do not hav a pool in their neighborhood pool
The area past Sullivans could become an area for a sense of place with sidewalks and and outdoor areas.
Give us an address
More & better roads & parkways!
Gluckstadt needs a town area, where people can walk from store to store and window shop.
Having a "square" or "Main Street" type area
Public park like Strawberry Park
Events like the Catholic church's GermanFest in late September or early October help with this kind of thing. Organized gatherings where people show up would help, but I'm not optimistic that people will show up if "Gluckstadt" as an identity marker is the primary draw.
We need a "sense of place" that offers restaurants, bars, shopping, and an active night life!!!!!!
Architecture similarities like Madison
More family oriented recreational activities and childcare/daycare options
I would be willing to volunteer to establish and maintain a community garden with hopes of one day expanding it to a community "wellness" area. I envision a community approach to maintaining and contributing to the garden's growth. With hopes of one day expanding the area to include scheduled discussions on health and wellness related topics, including issues involving mental challenges and self awareness. Additionally, a multi use path from the "garden" that runs throughout the city. Almost like the "lifeblood" of the community flowing from the "heart" of the community a/k/a the community garden. Feel free to reach out to discuss more: Les Mills, 601.540.6708
- Rec fields for youth sports
Parks, german architecture, a pub, an annual festival, a giant statue like a beer boot or hat or weiner
Architectural fluidity
a central common area. I know many of these types of spaces are formed naturally around courthouses and other main city areas of business, so perhaps we can find somewhere like that for Gstadt? I would hate to see the town over-run with strip malls.
Creating spaces for people to eat, hangout, and walk around.
There's really no "downtown" type area when you think of centralized places
Fix the chaos on Dee's rd and Gluckstadt.
Have nice structure in which are now starting but keep signs to a limit in height like Madison.
More family oriented gathering spaces.
Need a center of attraction
This is an excellent question that I will have to think about!
Love the idea of multi-use trails and shared common space like a town square. The roads around Gluckstadt including Stribling Ext and Calhoun aren't safe to add bike lanes and arent walkable due to narrow streets, lack of sidewalks and high traffic counts.
Our home is located in the city limits of Gluckstadt, but we are required to go to Canton Public Schools. In my opinion, if you are in the city limits of a municipality, you should have the ability to go to that municipalities public schools. This needs to be address for those that are paying for a school district that is not utilized and in a whole other municipality that you don't live in.
I love the modern white brick buildings built by Anthony Morrison. Those are aesthetically pleasing and make the community look nice. There should be a limit on gas stations, storage facilities, etc. to maintain the nice look of Gluckstadt.
Create shopping and dining areas that are within walking distance of one another. Of course sidewalks have to be put in to accommodate this
There is no city center or one place that people gather. It's just a bunch of streets strung together.

Community park and activities
Town center
Parks, sports facilities for the youth and adults. Green spaces, outdoor dining. A concept such as the District at Eastover.
A nice park like Strawberry Patch Park in Madison
Stop building gas stations. We have TOO many in a square mile radius. We should be called Gasstatdt.
Landscape ordinance & sign ordinance. Just as strict as Madison's.
A green space
The city is broken up into different areas. No centralization. No common "meeting place" to generate a sense of community. Like a park, hall, downtown etc.
A central, walkable location with multiple and diverse businesses located within that area.
Create a public space where families can meet, interact with the ability to walk to between retail, restaurants and churches safely. Outdoor venues for gathering would be great. A city center not a building but a location that brings people together. Police department needs to go meet the business owners and get to know the people. The job involves community service.
Connect the schools and hold events at above mentioned location to promote the schools and have events for the public like movies, markets, dances, fireworks, and the list goes on.
A square - Oxford is a fabulous example. A main street would do as well. something pedestrian/golf cart friendly - Ocean Springs' down town is a great example. We should be building up with second or third floors vs. out.
A city center, parks and recreation would enhance it.
I would focus efforts on all the development between Gluckstadt Rd and Church on Calhoun. Look at changing zoning so like businesses are group together such as a medical district.
It would be great if Dees and Distribution connected on the back end.
More trees, parks, green spaces, more unified look in architecture
Community cs yet

46. Where or what is your favorite place in Gluckstadt? Please identify that place, and tell us what makes it your favorite.

Answered	103
Skipped	195

Among the places identified as favorites, the respondents home or neighborhood was indicated 16 times, and Sullivan’s grocery store was indicated 18 times. Other relevant responses are as follows:

The shopping areas
Your Pie. Great pizza!
I usually go to Madison for Starbucks and I would prefer if we have a Starbucks and Barnes & Noble in Gluckstadt.
Food: Rice Cafe, we enjoy the quality and their service. Shops: Relish and the Linen Shop. Wonderful ladies and I enjoy the creativity there
For me it would be the churches and family.
I don't have 1, so here's my top 3. 1. Your Pie 2. Wayback Burger 3. Precision Martial Arts of Gluckstadt
The Bean Parlor! The only real, full service coffee shop in the area, with all made from scratch items.
The new shopping areas.
Your Pie (not in city limits) quality products, owner on-site

Baptist doctor office, new Uptown Pharmacy and Sullivan's.
Angelosvertica
I guess the new plaza at I55 and Gluckstadt rd. Or Sullivan's. Nice looking, modern shopping experiences.
Angelos
Angelos restaurant has great, plain food that we like. Sullivans is great but way too expensive.
Germantown High School area because seeing the young people playing sports makes me feel young again and brings back memories. Allows for outside activity of large numbers of folks
I like the curb appeal of the shops by Uptown Pharmacy.
Schools
Pot and paddle. Good food.
Stone ground coffee.. The place has a homey and well designed feel to it.
Right now it is Rice Cafe. Good food and reasonably priced.
Gluckstadt dental clinic (we were the first, the original OG's in this community) Sullivans for the convenience, calloways, your pie, the schools
Sullivans and Body & Soul
To be honest my favorite place besides our home and neighborhood may be Madison County Sports Zone. Our boys are sports and baseball lovers and our oldest plays for the Thunder. We are there multiple days a week. We actually do have a sense of place there. Have made great friendships thru our time there and had both our kids birthdays there a few times. We love and appreciate the Sports zone and feel like a family there.
I'd like to see us have similar training facilities for other sports as well: basketball, soccer, volleyball....
Johnnys pizza.
Sullivans, starke fitness (Gluckstadt fitness), the car wash
Bean Parlor - authentic and friendly. Has open mic night to provide a little entertainment.
Love the shopping center that has Filos and Rice Cafe. It's nice having a wide range of restaurants.
Angelo's good food
MS man, Stadt nutrition
Sullivan's because it is OUR grocery store. Any and all of the small shops and restaurants because they are OUR restaurants. Germantown middle and high school for obvious reasons!
Currently it's the strip mall at the corner of US-51 and Yandell simply because it contains my favorite things (donuts, beer, BBQ)
I love the look of St Joseph and also the new white buildings.
Angelos. Great food and friendly staff
Pot and Paddle. Great food, good people. Food the area does not already have.
East Gluckstadt Road. The road is wide and traffic flows well.
Coyote fitness
New businesses on Calhoun Pkwy
St Joseph Catholic Church is a beautiful building
Angelo's bc of food and expected to meet customers and demand
Calloways (biscuits) and Capitol Body Shop
Bicycle Revolution. Awesome people and a great sense of community.
Gluckstadt Fitness. The benefits of exercise and proper nutrition are vast. The gym provides me with an outlet to refocus myself and stay in shape. Mental clarity, stress reduction, strong heart and lungs, decreased blood pressure... just a few benefits of weight training that make Gluckstadt Fitness one of my favorites.

Germantown High School
It is the center of our community. It brings people of all walks of life together in support of our children, the future of our community. I love seeing businesses around our city support our schools.
3 houses studio because i love art and it's local and lissa is wonderful. I also love the owner at laignappe because she's always promoting EVERYONE and sarah sahler has the best kids clothes ever! Jesse at canvas cuts hair like a genius, sarah cook is the sweetest barista, mike and mike and mary and tony at Calloway always help me when my plants are dying or i just want to chat, and
St. Joseph's that's what the area was built upon/around.
Kinder Boutique (My wife) Jersey Mikes
Our favorite place is Angelos
Sullivans and Calloways offer a very homey feel.
GHS and our neighborhood. Since I work in Madison, most of the time spent in Gluckstadt is either at the school or in our neighborhood
Angelo's
Angelos restaurant offers good food and a nice atmosphere
Nail shop West of 55
Gracie Jiu-Jitsu Madison because they have established a family friendly environment and they work hard to better others and support the community.
Bean Parlor. This is the most unique and friendly shop in Gluckstadt. More businesses should take after them. Though I find the road to get there unnecessarily difficult, I understand and look forward to seeing an expansion that way - hopefully there will be a beautification effort along those roads that tuck back this way.
We enjoy the new restaurants

47. Where or what is your least favorite place in Gluckstadt? Please identify that place, and tell us what makes it your least favorite place.

Answered	90
Skipped	208

Catlett and Bozeman road.
all the gas stations
Burger King and the gas station adjacent. It's ugly, crowded on a small spot of land, and the traffic in and out is terrible. Also, as stated above, that boat/RV storage on Gluckstadt Rd is an eyesore!
Gluckstadt Road. Too much traffic!
Gluckstadt Road. It is trying to act as a highway and local street at the same time, which is a bad combination. Too many curb cuts to be a highway, but too wide to be a local street.
I-55 on Ramp
Germantown High School-the administration Dollar General also-dirty
Anywhere that the traffic is backed up
Probably the fact that all of our neighborhoods are very isolated. Unless you back up to another you are kinda stuck in your neighborhood. It would be nice to have community sidewalks/bike lanes so we could run or bike to other neighborhoods instead of lapping your own neighborhood 10x to hit a 5 or 10k.
Also the lack of a "city center"
That awful run down hotel on Gluckstadt Road- in fact that whole side of Gluckstadt Road,

east of the interstate
Anything that takes away from what attracted the new citizens of Gluckstadt.
The I55-Gluckstadt road interchange traffic. Gluckstadt road desperately needs the other side widened to 2 lanes.
Industrial area near Krystal
Too many storage places.
Krystal and the surrounding gas station area and empty lot.
The plaza by Yandell Rd and Hwy51. Outdated and congested. Looks too industrial around the intersection.
Not really a place but a thing. The chain link fence on each side of the west side of the Gluckstadt exit really annoys me. It feels trashy
Epic Donuts. We had high hopes for them but they been a big disappointment because of choice of products and very high prices.
Gluckstadt Rd , 8am and 5pm traffic.
I55 at Gluckstadt rd. Traffic!
I-55
The strip mall style retail plazas that are being developed on gluckstadt road from the Catholic Church to I-55 It is too difficult to know which stores are on Distribution Blvd and adjacent streets
Sullivan
The 2 storage facility facades facing Gluckstadt Rd. Cheap appearance
Gluckstadt road.
Gluckstadt city hall paying for a speeding ticket because of excessive ticketing by police
I personally feel that the prices of items/services are a little high.
The exit to Gluckstadt Road off I 55. It's ridiculous! The traffic light/interchange at Gluckstadt and Catlett is miserable. We need more lanes to filter traffic.
All the gas stations and all the dentists. Seems to be one every few feet.
Gluckstadt Rd; traffic
All of the new strip malls around the I-55 exit at Gluckstadt road.
No place in particular. But there just isn't very much to do/experience in Gluckstadt.
My least favorite place is Wayback Burger. We've tried it a couple times and have had horrible experiences there. Having discussions about that with others and I've discovered several people have had similarly bad experiences. Orders wrong both times we went and extremely poor customer service. I'm mad and disappointed because I want every business in our city to succeed and in order to do so their service and customer service should be held to a very high standard. That place is not. I hope they listen to feedback and improve. But we aren't going back and we aren't the only ones
Gluckstadt Rd due to the traffic!
Gluckstadt Road when I'm trying to get to the interstate. Sometimes I could walk the less than a mile route from my house to the interstate faster than I can drive it. The lights don't seem to be programmed right.
Mosley Meadows - too noisy & lots of excess traffic.
All of the dang storage facilities and gas stations. Please no more.
Anywhere on Calhoun Parkway, it's a mess and the development is awkward. On an occasion I eat in at Your Pie but that's about it. Super exciting time next to the gas station (how many are there now?)
East side of 55. Sketchy motel 8 area around blue sky gas station.
The area around the old motel northeast of the I55/Gluckstadt Road interchange. It looks rundown, vacant, and suspicious.
The corner of Yandell and Highway 51. It is so ugly! Needs some cleaning up and

landscaping.
The intersection of Gluckstadt Rd and Dees Way. Not much that can be done about it now, but having a carwash and a gas station serve as the gateway to desirable shopping and eating destinations isn't great.
Probably the industrial area, like Camper Corral.
Gluckstadt road
Gluckstadt road between 5 and 6 pm.
The area along Yandell Road. It is too small, floods, and looks horrible.
The fact that it's being called a city
The sewer logons behind powder keg. The smell hurts the businesses in that area. I know that y'all were asking about places to go.
Gas stations
At this point in time, probably Your Pie. We used to go there a lot, and we like the food and the price, but during the Covid crisis, we went for take-out, and the flippancy with which all official personnel were disregarding the mandated health and safety requirements - including allowing and apparently encouraging young workers to disregard the same requirements - was offensive. Food establishments need to prioritize the health and safety of both workers and patrons. I will not go back.
Industrial section
Too many gas stations
The gas stations
Krystal and Burger King because they make their own hours and close when they want and horrible attitudes.
All gas stations and storage facilities
Gluckstadt Rd at Church Road. Too many lights, too much congestion
Gluckstadt Road between Bozeman and 55. Speed limit needs to be increased and widening to 2 lane going west towards Bozeman from 55.
The numbers of gas stations seems a bit much. So, any of the numerous gas stations.
Gluckstadt Rd at rush hour
55 interchange - the traffic is unreal. especially at peak commute hours. between Gluckstadt and madison, i have come very close to being in a wreck. i know it's interstate territory, but it's dangerous, the transision of volume of traffic onto and off the interstate
Probably have to be the burger kind because they are never open.
Don't really have a least favorite place
The interstate exchange and the small area on each side is very congested at peak times.
Dees rd and Calhoun intersection.
Storage buildings... makes things look bad. Trailer and boat storage.
Sonic. The service is horrible.
Gluckstadt at the I-55 interchange - this area has become unsafe and is a nightmare to navigate from 7a - 8:15a and 4:30p - 6p. I avoid it and only use Bozeman to and from work since my teens drive to school. I would love to be able to visit one of our local coffee shops in the morning but traffic makes it impossible unless I leave home at least 30 minutes earlier than normal. Road infrastructure is a serious issue and is why continuing to build so many businesses along that Gluckstadt RD corridor could be to the detriment of those businesses due to lack of access because of serious traffic issues.
Exit off the Gluckstadt exit going west. It goes from two lanes to one and always a traffic jam.
Storage facilities and multiple gas stations are not aesthetically pleasing.
Gas stations. We have too many.
Germtown market C-store. It's junky, people are rude, plants dying outside. Color of building doesn't go with rest of town.
The East side of the interstate is kinda crappy looking. Can you get rid of the old concrete

pad from the former truck stop by the 55 north entrance ramp?
Too many gas stations.
All the storage facilities and industrial buildings. Takes away from the small community feel.
The numerous amount of gas stations
the interstate & Gluckstadt road - weeds along fences, ditches that are ugly.
Gluckstadt road starting at the North bound exit off I55 and going down to the intersection of Bozeman/Catlett. Need to add more lanes and increase speed limit to 45 after Stadt Nutrition with red lights installed at Red Oak Plantation, Arrington, and Ridgefield. Traffic flow during peak traffic times is closer to 45 in these areas any way and Gluckstadt PD seems to only patrol this area during non peak traffic times when the extra 10 miles an hour wouldn't make a difference.
strip malls. I'm over all the strip malls. When driving into Gluckstadt from the interstate, I think the car dealerships lining the way into the town make it look classless.
Wayback Burger and Gluckstadt Rd on weekday mornings
Too many gas stations
Poor commercial planning
Gluckstadt Road between West of 55 and Bozeman because of traffic.
The traffic on gluckstadt road near Burger King.

48. If it were possible to change three things about Gluckstadt, what would those things be?

1.	100.00%	136	136 persons offered a 1 st choice.
2.	92.65%	126	126 persons offered a 2 nd choice.
3.	76.47%	104	104 persons offered a 3 rd choice.

First Choice	Second Choice	Third Choice
four lane roads!	four lane roads!!	four lane roads!!!
Add Sidewalks	Improve the flow of traffic	Community experiences for a diverse population
How often a home can be rented per year	Longer traffic lights to move traffic along	Dog park
MORE public sidewalks and pedestrian-friendly areas	NO MORE gas stations or storage facilities	MORE options for nightlife (bars, parks, etc)
Orderly growth with a vision.	A sign ordinance to keep sign pollution out!!	
More walkable	More density	More outdoor gathering spots
More restaurants for family	Family Actives	More choose of Food Places
Allow for the cultivation and sale of medical marijuana like 74% of this state voted for		
Starbucks	Study places like Barnes & Noble	City library
Reduce traffic on Gluckstadt Road.	Stop rental properties.	Hyper focus on managing growth.
More food options for people with dietary	Walking Trails	

needs.		
Traffic flow on Gluckstadt road	Traffic flow on Bozeman road	
Trafic		
		Junky areas
More recreation (parks, movies, entertainment centers etc)	We have plenty of gas stations build more restaurants	Growing so rapidly some infrastructure isn't keeping up. Traffic getting bad. Also school system. We are so close to Germantown but are canton schools
Widen roads/traffic study	More entertainment options	Sit down restaurants
Red light at Yandell and clarkdell	Better striping and reflective items on all of our roads(there's nothing to show the lane differences)	NO APARTMENTS
Community Sidewalks/Bike Lanes	Recreational Park/City Center/Downtown Area	Bring in the charm -no more cookie cutter neighborhoods
THINK about what you're building — decisions have long term impact	Think like Fondren- quaint, varied, eclectic, stand alone -no more strips	Attract a few strong chains- hate to say but will attract others- Home Depot, CVS, go big and talk to Wegmans
More planning on the layout of the city.	A city square like a Germany town.	More communication.
Morning & Evening work traffic	Easier access to the stores down Dees Dr	
Widen Gluckstadt Road	Add an I-55 exit from Church Rd/Stribling Rd ext	Add a right hand turn lane from Dee's Way onto Gluckstadt Rd- cars waiting to get out can be backed up all the way to Big 10
More parks	better ability to run/ walk	bigger/ better roads
Widen Bozeman road	Widen Gluckstadt Road	
Distribute growth on both sides on interstate		
traffic congestion	town center - Amphitheater	parks and recreation
More dining options	Fewer gas stations	
Less traffics/better flow	Better restaurant options	Need a Walgreens or CVS or someplace to buy personal items.
Change the name	Prettier housing options	More restaurants
annex more communities into the city.	encourage more trees to be planted in neighborhoods; less grassy lawns.	
Public sewage available to all residents	Chain link fence at the Gluckstadt exit	Fix traffic flow
Road planning keeping up with growth.	A restaurant that has good simple breakfast.	No more banks or gas stations!
City enforcement of Rental property	Something for youth outdoor activities	Music / sports bar venues (high end venues)
fewer gas stations. we dont need them on every street	better traffic flow (Bozeman Rd)	recycling (even glass)
Fewer strip malls	Better traffic management	Parks
Parks with playgrounds	Better/ more roads to ease	Community centers with plenty

for kids	traffic	of activities
Improve roads	Stop all the strip malls	Develop a theme and community assets
Incorporate a town feeling like the city of Oxford	Create a town feeling like Madison is developing on Main Street	Create activities for children and young teens
Quality of roads.	The smell around the Levi's plant.	Better looking buildings.
improve street		beautiful area
More events or festivals		
Nice park with sporting fields.	More cohesive appearance with some upscale restaurants and amenities	Increased speed limits on major arteries - one of the biggest gripes from visitors and residents. Hate being known as speed trap of central MS.
Fewer gas stations	Fewer street lights on gluckstadt road	Fewer strips malls with no common design
More restaurants	A main area for events	Parks and rec
Infrastructure	Roads	Parks
Be unincorporated again	Go back to Madison county policing	Build actual restaurants and stores that people want and go to surrounding cities for
Noise Curfew (including the roadways)	Addition of City Park (sooner than later)	Recruit Publix Supermarket and Chick-fil-a to the city.
road infrastructure	better dining options, no fast food	community sidewalks that lead to neighborhoods
Sidewalks	Traffic flow could be better	Too many dentists now
Road expansion		
Have a master plan before just letting a developer come in and just build strip mall after strip mall.	Plant some flowers and trees at main entryways to the city.	Make Gluckstadt Road four lanes instead of three.
More Shopping Options	More Fine Dining	More Entertainment (Movie Theater, Bowling Alley, etc.)
The building of an extremely well designed town square with green space and a great mix of bars and restaurants, night life, shopping, community needs like post office and hardware store, ice cream shop, etc. great place for community gatherings as well	Road expansions before they are in dire need of expansion. Catlett, Stribling, Gluckstadt roads to begin with. (Bozeman needs it too but I know that's Madison and also planned at this time)	Continue to allow fireworks in city limits. We love shooting fireworks in our neighborhood with all our neighbors on New Years and July 4th. Please allow them back so we can continue traditions we've already started
Better access to I-55.		
Traffic	More cohesive city plan	More green space
Road infrastructure	Have green space and activities	Have open swim at the high school pool
Get canton district as far away as possible.	RAISE THE SPEED LIMITS!!! It seems our speed limits were set	Allow the sell and use of fireworks. Fireworks should be

Purchase the northeast area (Texaco, your pie, etc) from them and all surrounding areas. Canton is a cancer	according to the first Ford Model T car. We now have vehicles that can drive themselves, stop themselves, 4 wheel disk brakes etc. it's time to step into 2023 and stop using the public's urgency to generate revenue	free to use within an all time frame. You all must remember you are appointed not elected officials. You have no right to completely outlaw something like this. I personally hate fireworks but you cannot take away freedoms. Shut them down at 7pm or whenever you all feel is fair. Do not outlaw anything.
Downtown area	Better traffic flow	Open space/park
Adequate roads/streets	Lower retail prices	More shopping options
Infrastructure/traffic	Offer fine dining restaurants	Offer music venues
Post office!!!	Better traffic flow	
Improve road conditions	Limit the number of strip malls	
Consistency in buildings	Less storage gas stations and storage facilities	Addition of a public park with public tennis courts
stop building gas stations and car washes	Bring a Kroger (sullivan's is fine for a few quick items but too expensive)	Fix the traffic flow
4 lane with medians Gluckstadt rd west of 55 to Dewees	Connect Distribution and Dees Way	4 lane Calhoun Station Pkwy
The Gluckstadt logo.	Straighten Gluckstadt road and stripe	Red lights by 55 interchange.
Maintain minimal governmental regulations - let individuals and HOA's govern themselves	Better restaurants - fewer chain restaurants, more authentic food with soul and good atmosphere	
Add a drugstore or dollar store with a pharmacy.	Improve traffic flow	Expand the city limits.
Moving forward, I'd like to see fewer strip malls and more of an approach like the Township or Dogwood. Clustered shopping/dining areas that are easily walkable.	Consider acquiring some land on the Parkway and setting it aside as a future town center. If there's any way to develop it in a way so that it could stretch all the way across from 51 to the parkway it could serve as a really cool gateway to the city. It might be too difficult to have an actual road that runs all the way from 51 to the parkway (with the creek and the railroad to deal with), but there could be parking on either side and the core could remain pedestrian accessible all the way across.	Once a park/town center is established I'd love to see some walking/bike trails that would take you there.
No cheap looking buildings	Sidewalks everywhere	Landscaping.
Fix the Traffic	Add a nice park by the fire station on 51	
Widen Gluckstadt Road	Slow down and think about the	Build a park for families to enjoy

to 4 lanes from bridge to Bozeman	growth with news businesses	
Housing density. Less houses	Traffic flow. Seems unplanned	Number of duplicate businesses. Nutrition shakes, nail salons, sweets, coffee shops
More than one road that takes you everywhere	Widen Gluckstadt road	More restaurants and shopping
Traffic flow	Too many small developments	
Trash removal	Road improvements	Drainage
Speed limit being 35 on Gluckstadt road. It needs to go up to 45.		
Have nice soccer/ baseball complex	Traffic on Gluckstadt road is bad sometimes	Steak restaurant
Attention to potholes	Give us an address	Fix the uneven sidewalks in Ridgefield
Roads, traffic! It's terrible	Chic Fil A	Roads, traffic! It's terrible
Make the building architecture more like a Germantown look	Traffic control	Landscape at major intersections
Widen roads	No more houses until schools expand	No more gluckstadt police
Traffic issues on Gluckstadt road during rush hour	Need a light at Stribling Ext. and Catlett	
Stop building subdivisions	Stop gas stations	Build park
Aesthetic building codes like Madison	More local churches	Increase speed limit on Gluckstadt Rd to 45
Too many gas stations	More walking trails	
Less gas stations	Bike lanes	Traffic
All the Gas stations	All the strip malls	All the fast food (No sit down restaurants)
Neighborhood roads better taken care of	Green space or more aesthetically pleasing areas - flowerbeds, trees, etc.	Traffic flow off the interstate
Less gas stations		
Limit gas stations	Limit storage facilities	
More recreational facilities and a park	More sidewalks	Central business district that families could walk around , go to the park, and visit stores
Less lights	More traffic lanes	More family centers
Speed limit	Road widening	Speed limit
Addition of community garden and multi use trails.	A large body of water for recreational use.	Reduce gas stations.
Add a bridge for the train to go over Yandell road instead of through it.	Add a traffic light the intersection of Yandell Road and Clarkdell Road Ext.	Have trash collection 2 days out of the week instead of 2
Less traffic congestion	More family-friendly venues	Youth sports
Come up with a plan and	Build a side walks from the	We need activities for children

not just strip malls. Mayor mary was selective... i know we have to start somewhere and get money but geeze	neighborhoods to the highschool on that one street	
medical marijuana availability	traffic control	more common areas and outdoor amenities/parks
Need Green Spaces, park or walking trail	STOP all the strip centers. Create some sense of order to them.	A round a bout on stringing rd ext road and catlet intersection. Keeping traffic flowing I believe would solve many issues there.
Provide sidewalks	Increase police force	Stop building metal building
Traffic	Roads	Public park
No more gas stations	Add some large occupancy sit down to eat places	
Create a sense of town center	Redesign Dees rd	Stop giving permits to strip malls
Build things for young people	Get rid of storage buildings	More shopping to relax, stroll through town as a family.
No more fast food.	More family entertainment.	Better community gathering other than religious facilities.
No more gas stations	A diversification of the type of businesses	A park for walking & play area for children
Traffic	CMU water	
Traffic	Roads	
Infrastructure- too many people for our roads	Traffic	No more gas stations
Need activities for kids & teens	Restaurants & businesses open all day Sat & Sun	Widen Gluckstadt to 2 lanes both ways with middle turn lane & close traffic to Distribution Drive with access from Dees instead to resolve traffic flow issues
Downtown area that you can walk to restaurants and shops.	More family sit down restaurants	Outdoor activities like tennis, baseball fields m
Have a no kill animal shelter	Control speed on surface roads	Increase roadway infrastructure before building more homes
Change name to Germantown. Gluckstadt is too hard for outsiders to pronounce or spell.	More family friendly places to eat - not fast food.	Standardize plans for buildings to make sure they look nice. And less gas stations and storage facilities!
Less gas stations and metal buildings	Buildings that complement Gluckstadt heritage and make it unique	Better planning for commercial development
Green spaces	Community activities like German Fest	
Eating places need to be larger	Less srip malls	Less gas stations and C-stores.
More things to do	Safer traffic flow entering/exiting neighborhoods	
No more strip centers	No more gas stations	Build a park area
Lessen traffic, traffic control		

Stop building gas stations	More sit down restaurants.	Don't allow residential r harms schools.
Keep things nice and classy	Set higher levels of building codes and ordinances to. Limit gas stations, storage facilities, no apartments and other things are at track nuisances and contribute to crime.	
Added lanes and routes to access I-55	Upscale restaurants needed	Entertainment options
Master Plan	Traffic Patterns long range	City center with arts center
Stop with strip malls	Need something to draw	Infrastructure: horrible traffic.
Traffic lights	Widen streets/roads	Increased/consistent speed limits
Widening Gluckstadt road	More stand alone, sit down restaurants	More family entertainment businesses
Check yourselves. Don't try to grow to fast because power is hard to give up	Adhere to the promises made when you we pushing incorporating	A plan! Rather than continuing to allow strip centers to be built that are full of businesses that will struggle to survive, back up. Create a center. Grow from there. Have the police meet people! That's goes for aldermen too!
Sidewalks	Well crafted, well thought-out standalone buildings	Multiple Upscale standalone restaurants/bar or a brewery
Add a 2nd lane to Gluckstadt Rd westbound	Better restaurants	More shopping options
Better roads	Better roads with more lanes	Better community planning
Better street planning to avoid bottle necks.	More organized development.	
More family activities	More non food places to sop	Add character in architecture, layout, greenery
Better traffic control/ more lanes	Restaurants with more seating	More drive thru restaurants

49. Is there any particular cultural or social event that is significant in the community and brings the community together? What is that event?

Answered	91
Skipped	207

By far the most popular response was Germanfest with 39 mentions. The other responses are:

Some sort of festival. Oxford has double decker, for comparison.
Movie Park
Similar to the Renaissance in Madison, something like that.
We are newer to the area but we did enjoy the OktoberFest at the catholic church. It was just nice to see all those people come out and see who makes up the town. We are looking forward to hopefully more community events.
I love the October Festival that the Catholic Church has each year. The German theme is great and is looked forward to each year.

Hands down – Germanfest. Second would be the Christmas parade. That was cool witness and I felt really proud of our city for putting that together
The Christmas parade was great ! Continue that and add a thanksgiving , st Patrick’s - the more parades the better should have at least 4 a year of some sort and more events like Germanfest it’s great also.
needs a farmers market
Christmas parade
Community theatre
Bridlewood ladies night out
Greek fest
There are no significant events.
Public library events, festivals with live music, carnivals
Christmas, Independence Day, parades. These can be celebrated as a community at a great town square. Also family movie nights
The Christmas parade was great! We all hope to see it bigger and even better next year!
Parades and concerts
The Christmas parade was wonderful!
Germanfest and St. Joe get a crowd, but it's not great. The venue could improve by adding better entertainment and something more for kids to do than just cheesy pinterest games.
Homecoming at GHS
I've only lived here for 2 years, so i probably don't have the full picture, but Germanfest seems to be the most established and contextually relevant event. The Christmas parade was fun as well.
Germanfest. Also the homecoming parade at GHS was wonderful this year!
Christmas parade
Christmas parade, 4th of July celebration
Day in the country
GermanFest at the Catholic church. (I'm not Catholic, but we always feel like we should get out and go to this event.)
- Germantown high school football games. - Christmas parade
Music
Junior Auxiliary of Madison County's Childrens' Benefit BAll. and the Germanfest.
Christmas Parade
A music event that’s family friendly
Food, music, car shows
An outdoor space for live music and other types of performances would be wonderful! Or a theater!!
We enjoyed the first Christmas parade! Thought it was a great turnout and hope it continues.
Christmas parade was great! Would be awesome to have more community-based activities and events like this.
Wes Gannon’s bonfire
School events
The festival at the Catholic Church. Expand it to Saturday and Sunday.
Christmas parades. Markets. Weekly summer events and community gatherings.
Oktoberfest - it should not be at a church though. This last year's event had a great turn out, but I wish the city received some of the monetary benefits from this - it would be better received if it were in a more neutral and community friendly space like a park or square. More vendors would come out as well.
Fireworks show for the 4th of July

50. With regard to the development that is occurring in Gluckstadt, are you satisfied with the mix of new businesses and other uses? If not, what concerns do you have?

I am satisfied	59.35%	92
I am not satisfied	40.65%	63
	Answered	155
	Skipped	143

No comments were provided.

51. If there are any particular businesses/retailers/services you would like to see developed in Gluckstadt, please identify them by type or brand.

Answered	115
Skipped	183

Thai restaurants such as Thai Tasty
A nicely maintained dollar general, Publix, a nicely maintained Walmart neighborhood market (the smaller chain owned by Walmart).
Outdoor restaurants, more things to DO
Night life options. More affordable grocery options. Outdoor restaurants. Bowling, skating type activity places.
Target. Other Grocery Store
Medical marijuana
Lots of gas stations are opening. I don't mind that because price will be lower but 5-6 gas stations on the same street not apart is an issue which is concerning.
Chick Fil a! A bookstore.
Banking
Bigger grocery store, Target, nicer restaurants
I like the grocery store but we could use more like a Trader Joe's. Too many gas stations going up. Like the restaurants being built.
Chik-fi-la
Places for teens
We would love to see more healthier foods options. Examples: Maybe a juice bar, a good salad or greek restaurant, more organic food offerings. Maybe a bakery
I think Gluckstadt has everything the community needs but a post office.
Target, Kohl's for home goods and clothes. Potbelly or Which Wich sandwiches.
Better areas for children ie Parks, rec center, indoor swim or ice rink
Home Goods; Locally-owned places
a locally owned brew pub. pharmacy for prescriptions
Panda Express, Texas Roadhouse, Red Robin, a ramen restaurant, CupBop Korean BBQ
Walgreens or Ulta.
Aplos, Newks, Sakura Bana, Ballins
ACE hardware (large format). Local food businesses/restaurants.
German themed restaurants and businesses to drive outside visitors to come to us
Dry cleaners. Ace Hardware. KFC. Panda Express. POST OFFICE!
Sports bar restaurant , piano bar restaurant ;any live music venue but enough distance away from subdivisions and big enough for a crowd.

A skating rink or other type of physical entertainment type business for children would be nice.
Trader Joe's A different style/layout from the strip mall along Gluckstadt road
Target. Kroger (lower prices). Cracker Barrel.
Sit down restaurants
Post office; Kids party venues
Clothing store, butcher, high end restaurant, catfish restaurant, more dine in restaurants, another nice grocery
Kid play area, steakhouse, sports bar
We need sports bars and a rec center like Richland has. And no more mom and pop shops, real sit-down restaurants
Less strip malls.
I would like to see no fast food restaurants. We need a Target, Trader Joes, Publix, Whole Foods, a local farmer's market. More options for teenagers!
More sit down restaurant and sports bar
Fine Dining, a Target, a Cracker Barrel, TJ Maxx, restaurants with regular hours. A restaurant that is open later than 9:00 pm.
Shopping, Fine Dining, Entertainment (Movie Theater, Bowling Alley, etc.)
I keep harping on a true town square similar to Oxford and the way Canton is designed. That is highest priority. But we really need a night life for both teens/young people and adults. Bars and sit down restaurants. Italian, BBQ, steakhouses, pizza places, burger joints that have good customer service and good service unlike Wayback burger, I'd personally love a Popeyes, Chick fil A, Shipley donut. I think a diner would be fantastic located in the town square. Those kinds of food options.
For entertainment: axe throwing, bars, a board game bar similar to Dogmund tavern in Ridgeland, bowling, a place like The Yard in Oxford, a cigar bar, a wine bar. Places like that for people to hang out with things to actually do
Chipotle Mexican Grill, or some other more fast casual options similar to this.
More sit down restaurants
The business may not last if you don't get foot traffic here.
Steakhouse
Breakfast Restaurant Belk type department
Target, Whole Foods, Trader Joe's,
Salad Station; Book store
Clothing stores, Cracker Barrel, Buffalo Wild Wings, steak house
Tennis courts!
Kroger and Italian restaurant with real Italians
Park with play equipment, splash-pad and multi-use trails
Sporting Goods store, tool store (ACE bolt and screw has terrible hours), sit down restaurant, wal greens or even dollar general that's something that's open until 9 or so that you don't have to go to wal mart for
Drugstore
I'm very happy with all of the new businesses that are coming to town, but they would have been so much more enjoyable if there was something uniting all of them. I understand that land is valuable, but I'd argue that adding green spaces and walkability adds a lot of value as well. If there was an opportunity to park my car, and then get out and walk/shop/dine i think my family would probably visit far more local businesses. As it currently is we know what we want, we go park in front of that specific store, get what we came for and then drive off. If there was something that made people want to stay and explore i think they would.
Please, please...something for teenagers to do or an area to hang out!!! Target, Chic Fil A,

more clothing stores, hunting/fishing store for men, Publix or Trader Joe's. Also an upscale bar
Lost Sock. Really miss them. Regions Bank, a dry cleaners, Bells, shoe station or shoe store; Chick Fil A
Home goods. Crafts. Bowling/Family entertainment. Concert venue
Trader Joes McDonald's Popeyes Sit in dining
Sit down restaurants
Dollar general would be nice.
Hardware, clothing, something like TJ Max
Target, a shoe store, clothing store, fitness center
Chic Fil A
Cheese Cale Factory. Indoor go cart track. Things that young and old can do.
Affordable boutique clothing (Like Ace of Grace) or J. Jill type clothing, shoe stores, affordable home items (like Inside Story), salon/barber shops, affordable furniture (not CHEAP, but not as high end as Relish)
Anything but eating places
I have weird mixed feelings about large development projects. I'm content with what's been coming in and I'd be just as content to continue to travel 10 minutes for the business and retail locations that are in other parts of the metro area. An upscale waffle house might be nice. I resent when business that I associate as indications of poverty communities pop up, so I don't really want Gluckstadt to get a Dollar General or any predatory lending service establishments (PayDay Loans, etc.), and the presence of this type of organization would encourage me to expedite a decision to move elsewhere.
Clothing/department stores Dillards, Loft; Chain restaurant such as Cracker Barrel
Whole Foods
Fine dining; Trader Joe's
Chick-fil-a, Target, Publix, Walgreens, breakfast food places, diners, 24 hour food, sit down restaurants and restaurants open on Sunday, stuff for teenagers to do (movie theater, arcade, skating rink, mini golf and go-cart) Top Golf.
I don't feel there is an adequate mix of retailers. More gas stations than I can count. I would like to see more hometown feel - out door sit down restaurants.
Sports bar
Trader Joe's, more family style / sit down restaurants ,
Grocery. Sullivan's is pretty expensive
Family rec
Generally... more recreational based services.
Walmart. Chick Fila. Zaxby's. Chipotle's. Whole Food Market. Target.
- Sporting goods store (Dick's, Academy, Hibbett, etc) - Men's clothing store (Kincaide's) - Target
Children's activities, sit down restaurants (not chains), sports bars
somewhere for children to be able to burn energy at.
Higher End Hotel at the corner of Gluckstadt exit on the east side
Lowes or a target
Gluckstadt will need more office/medical/ manufacturing and less strip malls
Bigger scale shopping. Something where you have multiple stores to shop at. That actually stay open past 6.

Live music and different restaurants would be awesome.
Department stores, sit down/family restaurants, home stores
Container Store
When is Amerigo going to be here??
Trampoline park; Indoor play place (like Happy Land or Party Safari)
A barre studio, like Pure Barre
Larger pharmacy with night and weekend hours
Restaurant with weekend breakfast options
General store - could be something unique to Gluckstadt - not groceries but other things regularly needed that we all still have to go in to Madison to get from Walmart, Lowe's, etc
Don't get me wrong, I like the new businesses, but I am not fond of all the strip centers along Calhoun parkway. It concerns me about the future. Way too many gas stations in a small area.
Target, more family dining options (not fast food), Trader Joe's, Chic fil a, family entertainment
Men's clothing store. Family entertainment
Many of the restaurants so far are fast food or very small because they are in a strip mall. We don't have any larger freestanding restaurants yet or even fine dining. I would also love to see a spa/massage place.
Non fast food with seating space
Newks and/or McAlisters.
Pub
Nice spots for dinner. Less of the same type things going in. Would love park services!!
Nice men's clothing like Kinkades. Ladies shoes like Arco Avenue. Fewer chains and more local.
Waffle House; Sonny's BBQ; Dinner place, ie: steaks, drinks
Too many gas stations and strip restaurants. Need more sit down restaurants with higher quality of food, rather than take out.
I would like to see more family friendly places. Possibly places to gather with food and bands and games for kids.
Nightclub
Strip malls are tacky and there's so much development with what seems like poor city planning.
Italian restaurant; Seafood restaurant
More bank locations, more restaurants, more family entertainment businesses, more retail shopping, auto parts store,
Restaurants that you can actually sit down in with a bar, entertainment.
Entertainment for youth like a go cart track and games, skate park, skating rink, bowling
More local. Leave the commercialization to Madison and Jackson
Kroger; Target; Ross; Shoe Station; Burlington; Lenny's; Wing Stop
Breakfast spots, world market
Something to do for entertainment.
Clothing store, Children's clothing store, Target, affordable grocery store, kid and family activities, restaurants with larger dining space areas
McDonald's, Chick-fil-A, Trader Joe's, zaxbys, target

52. Thinking about the concept of curb appeal, are new developments in Gluckstadt delivering favorable curb appeal? If not, what would you like to see done differently?

Curb appeal is favorable	60.51%	95
Curb appeal is lacking.	39.49%	62
	Answered	157
	Skipped	141

No comments were offered.

53. If you answered “Curb appeal is lacking” above, please share what you believe should be done differently.

Answered	60
Skipped	238

Add nice bushes or landscaping
Less parking lots!!!
Some look very nice (the white/black ones on Gluckstadt Rd, Sullivan’s, Twisted Turnip) but some are just strip centers with no personality (the strip Dominos is in). I believe, again, a vision would help. It would also be nice to require landscaping and green areas.
More review of city needs. Where will a Main Street be? Post office? Official downtown area?
Businesses should be brought closer to the road with the parking in the rear, allowing easier access for pedestrians form the sidewalk. More multistory buildings like the Tindle Dentistry building.
Too many subdivisions with smaller homes that are already not being kept well
Curb appeal is favorable now, but a town full of shopping strips may not age well
Bring in the charm. Such an opportunity to build retailers, homes, public spaces with charm and landscaping.
Do you love all the fences that line Stribling Extension?
Businesses need some continuity in the visual beauty of the businesses instead of just a bunch of stores.
More attractive architecture
Incorporate stronger landscape design.
Chain link fence! Business buildings are fine
Too many storage businesses ! It’s a waste of land/ space to have 10 of the same large use businesses in same 5 square miles. I fear it’s too late now they are all here.
More modern bet spent on landscaping. Infrastructure other than strip malls. No centralized planning.
Incorporate a town feeling like the city of Oxford. Create a town feeling like Madison is developing on Main Street With mixed residential, retail and commercial spaces. Create activities for children and young teens.
Better looking buildings. No more cheaply built metal buildings.
Bland and no landscaping
Stop building gas stations and try to have similar designs on future strip mall construction
We need a community architecture and manicured sidewalks with greenery.
I would recommend more landscaping/greenery like Madison does. It looks nice and pretty
See my answer to #51
Enough of strip centers. I do like how they are painted. They look good. But the more show up I feel will appear really choppy and impersonal. That’s why I want a town square. Make our city look and feel unique. And look attractive and personal. The more strips we have the less personal we look and will look like every other city in this state

It's difficult to get to the buildings and the road system is a mess. The buildings are all start to look the same.
Curb appeal is fine but the "strip malls" look cheap. The buildings themselves look great but small businesses stacked together isn't always great in the long run
Most places look sterile...needs more richness and design!
Drive down Siwell Road in Byram. That's what you're building. Stop with the building until you design the roadways. Stop bringing in low quality businesses. Find a way to hide the dumps that are already here like the car dealerships, tent rental, manufactured structures etc. Also fix the mess going into the area with the car wash and restaurants. You're probably going to have to tear stuff down to get it right. It can't handle the traffic with one entry point and the road ways and design (or lack of) makes it an industrial park with some lipstick.
Callaways is an eye sore and they should "specialize" in curb appeal. The Shell station has zero landscaping that's maintained, the Texaco Germantown market always has trash out front
Copy madison. More greenery and landscape
I think having some landscaping standards could go a long way. Parking lots should be broken up with some planted islands.
Curbing, Street widening
Fix the sidewalks in Ridgefield
Better architecture. All the strip centers look the same.
Too commercial
No more strip malls! We are the strip mall and gas station capital of the state!
Answered above - create a plan for green spaces. For instance, at 463 the flowerbeds are so well kept. The Christmas lights/decorations were a nice idea!
See above no sense of place; no same architectural design everywhere
It's all just mini strip malls that look cheap, why not require a more modern German look?
Inconsistency of the buildings architecture.
It's favorable but a german theme would have been unique and cool
Little to no landscaping. More greenery is a necessity.
Strip Centers
Less metal buildings and more of a German theme
I'm really in the middle here. It's not the worst it's not the best.
Gluckstadt could develop a city symbol like Cantons 'lights' or the tomatoes in Chrystal Springs. Something German to honor the city's settlers.
You just go to one place and leave. It doesn't flow.
Again, the strip centers don't appeal to most. The city really needs an identity and a German downtown area.
Larger lots
It looks like every other city. It doesn't have its own identity
They all look exactly alike. There needs to be landscaping done.
More architectural diversity. The commercial development trend is low cost strip mall look
Newer businesses have great curb appeal. The older businesses do not keep up with upkeep and curb appeal. Some appear run down. No sense con contribution to keeping our community beautiful.
The strip malls will not age well. There's no cohesiveness to all of the developments and there's no central downtown
It is so white. The strips...what happens when there are empty businesses bc it is so expensive?
Strip malls are tacky and there's so much development with what seems like poor city planning.
No more gas stations; too many nooks and crannies behind Hotspot and Burger King

Need better planning and beautification steps in place

I am not a fan of painted brick. Would like to see an architectural committee to have more cohesive color schemes.

Stores and businesses don't seem connected or unified. They're random and spread out.

54. Should Gluckstadt require new development to adhere to any particular architectural theme? If yes, is there a particular architectural style you think would be appropriate?

No	31.68%	51
Yes	68.32%	110
	Answered	161
	Skipped	137

- NOT industrial...
- The style of the Catholic Church - not sure what you'd call it. Maybe modern German. Sullivan's is nice.
- French creole maybe with a Bavarian twist. True Bavarian is too kitschy.
- Similar to the shopping center that include FILO's
- German motif.
- Could go with the white brick and black accents or a modern twist on German style
- The way that the new places look now is really pretty
- Charm! Not cookie cutter or store front basic strip shopping centers.
- But the design should be well considered with curb appeal
- German
- continue the brick/ German theme
- Something similar to a German theme village
- modern like the new Trustmark - Priority One banks
- Brick
- Brick exteriors. No sheetmetal buildings or whatever they are called.
- New Orleans style
- not particular...just don't make it too expensive like "brick city" to the south.
- Bavarian! Though strongly encourage? Not mandate?
- German
- German themed. But not housing.
- Brick / Old South
- Brick without white paint. German influence. Too late though.
- Something similar to Madison to keep continuity
- Updated version of Madison architecture
- White shopping centers with the black signs and lights reflecting from behind are beautiful and classy. Would love to see this type of look continue for new establishments.
- Something like Madison has because that's who we should be a part of.
- Urban
- I like the white buildings coming up, could stick with that...I dunno much about architecture
- I wish I knew architecture better to give a good suggestion. I do like the white paint and signage for the strips we currently have. I also like that madison has red brick buildings for all their businesses. And no tall signage. Really keeps it looking nice.....I would love the architectural style to be strict and mostly uniform. But I'm not educated enough on it to offer a real good suggestion

Modern or German
German
European flair henceforth the name Gluckstadt
Love the white buildings with black accents
Brick veneer, classy signage, landscaping, attention to hardscapes
Not white brick
Restrictions on sign height and only brick
Just a theme of no metal buildings and require nice landscaping.
Traditional Neighborhood Development. I don't think that there should be one specific architectural style but i do think some guidelines should be put into place to try to make the architecture as timeless as possible. Please just don't let that architectural vision go overboard or become too stringent (looking at you, Madison)
More German style and NO cheap buildings.
No more metal buildings
German motif or anything that looks compatible. Not just random.
Continuous, similar styled , non-metal buildings.
I don't know, but it would be nice to stand out.
I suppose something with the German heritage
White exterior
Architectural Review on all new building. Need to look good like Hallmark Cleaners building
German
Like the newest development Gluckstadt RD (with FILO's) or red brick like the CalhounSta development. Minimal/aesthetic signage.
The same as surrounding area
I like old towne
Modern look. Not a lot of brick like Madison
I do think that there should be an aesthetic standard, but I do not think that
Somewhat German maybe???
Seems a little late for that. But you would need it to fit into the current scheme. Looks like there is a lot of white brick with black trim. Looks nice enough - don't change now! Definitely need to include more green spaces.
Not sure that is not my area
A touch of modern German
The red brick in Madison is nice. The white and black on some buildings isn't bad.
German
Anything as long as it is kept consistent.
German theme
Just nice and clean similar to Madison
Similar to St Joe's, Sullivans, the strip mall that contains FILOs
All brick or German-like structures
The 'non strip mall' look
City of Madison ordinances have worked for years.
I personally like the style where Uptown Pharmacy is as well as over by Filo's
Keep the German theme
White brick, modern
Something that makes Gluckstadt unique. Maybe German styles
Maybe a slightly German feel without going overboard with it.
Home town look

German feel
Not sure
Brick
Modern and clean and someone uniform. Nothing gaudy
something beside strip malls. Maybe a strip mall that looks like juniper jewelry in Madison
This is a terrible idea that stifles innovation and creativity and complicate\$\$ the process for new businesses unnecessarily
Consistency but nothing retroactive. Balance
Modern Germanic or
If painted brick is going to be allowed to continue I would like to see something regarding maintaining the appearance to be clean and fresh.

55. If future development in Gluckstadt could be modeled after some other community, what community would that be? In other words, is there a city or community that has a great curb appeal, and a great sense of place that you would like Gluckstadt to model? If so, what community or city?

Answered	94
Skipped	204

Among the responses Madison was mentioned 32 times. Oxford was mentioned 6 times. Other comments are:

BENTONVILLE, Arkansas
Bigger cities like New Orleans, Savannah, Charleston College towns like Oxford, MS; Boulder, CO; Davis, CA
Madison, Hilton Head, SC.
I know some don't like it but madison has some of the highest property
Values and best schools in the area. They are doing something right.
Birmingham areas of Homewood (Edgewood and SoHo), Mountain Brook Village (Village and Lane Park), English Village, Crestline Village
Downtown Little Rock -any place with a solid plan. We are getting to the point that Gluckstadt is already ruined—too much same developer, same look, little stifling, awful parking strips!
Look at the older cities in Germany for a visual model, but this is a new city not an old Mississippi town. You have to look at what first caused people to notice Gluckstadt. Many people came out for the Germanfest to enjoy safe family fun and felt like it would be a wonderful community to live in. You must keep that feeling in order for Gluckstadt to continue to be a beautiful place to live.
Rosemary Beach FL
Ballantyne, NC
Lewisburg West Virginia; Germantown TN; Natchez MS
Savannah, GA
Fredericksburg, TX
Leavenworth, WA. Another German based location we love to visit.
Dublin, OH. Alpharetta, GA.
Colony park Ridgeland
Broomfield, Colorado. Specifically brandywine community.
Madison mixed with downtown Brandon.
Ridgeland
I have found this city very appealing.

https://mtlaurel.com/
An urbanized European city
Seaside Florida
Oxford; Madison; Town squares in many towns like Oxford, Canton, and Geneseo, IL. Canton for the square design but Oxford and Geneseo for the cleanliness, design, businesses, and community feel
There is a town in Georgia that has embraced its German heritage and is a tourist destination There is a town square
Austin Tx or Savannah GA
The state of MS doesn't have any ideal communities. A downtown area that's packed with restaurants, pubs, clothing shops, boutiques, arcades, etc would be amazing! All matching architecture.
Switzerland ch
Ocean Springs, Bay St Louis
Flowood layout with madison ascetics
The wharf at orange beach. Even Madison. We're currently heading to another Pearl.
Ocean springs , madison
Downtown Ocean Springs
Rosemary Beach but with German style architecture.
Ocean Springs
I like the German Idea
Fairfield Alabama, Madison, MS, Germantown, TN
Widen Gluckstadt road
Ocean Springs, Madison
Helen Georgia.
Rustic appeal like Ridgeland Main street
I live here because I like here. I don't necessarily want to become the next Fondren or Oxford or Seaside.
Ocean Springs or Natchez. Not necessarily the curb appeal but they have great bar's, restaurants, shopping and night life!
Not sure but Helen, GA for a few German type businesses
German
gemeinschaft A sense of common identity, shared beliefs, close personal relationships, as well as an attachment to traditional and sentimental concerns are the major characteristics of gemeinschaft.
Franklin, TN
Helen, Georgia
Everyone is going to say Madison, so Madison I guess.
Ocean Springs is cute with large trees and a pedestrian down town
Germantown TN
No but I like a clean nostalgic feel to the city that gives you a sense of home, family, comfort and safety.
New Orleans Garden District
I really like older southern downtown area in small towns. Not exactly sure if a particular city, but I think the city could have planned some type of master plan to make a downtown area before all the strip centers took over the entire available areas.
Alpharetta, Ga
Madison. Southaven.
Celebration, Florida Savannah downtown

Rosemary Beach, Florida. Walkable area with several businesses.
Dogwood area in Flowood
Woodstock, GA

56. Please list Gluckstadt’s three greatest strengths.

1.	100.00%	112	112 persons offered a 1 st choice.
2.	92.86%	104	104 persons offered a 2 nd choice.
3.	71.43%	80	80 persons offered a 3 rd choice.
	Answered	112	
	Skipped	186	

I have grouped the many responses into categories, with the respective responses, as follows:

Category	1 st Strength	2 nd Strength	3 rd Strength
Community amenities	3	3	4
Community leadership	5	6	5
Growth potential	24	16	14
Housing affordability	4	2	0
Housing availability/mix	5	6	3
Location	13	9	17
Quality schools	11	18	9
Safe community	20	14	11
Small town/sense of community	20	13	6
Strong tax base	2	6	3
People/families	5	9	8
History	0	2	0

The full responses are as follows:

1.	2.	3.
Affordable homes	Great schools	Family friendly
Small town	Schools	Quiet
community	growth	potential
Community	History	Potential
Police force	Firemen	
Somewhat blank slate that can be molded	Relatively wealthy	Great public schools
Police Department	Fire Department	Community Support
Clean	Friendly	
Great schools	Madison County	close to Jackson
People	Leadership	Location
Safety	Cost of living	Schools
Police	Fire	Ambulance
Lots of potential	Young, energetic citizens	Location
Close to metro but far enough to afford a more relaxed peaceful	Larger lots for homes	Quick proximity to the interstate to commute

vibe		
Schools	Family- oriented	
NO APARTMENTS	nice homes	Good people
New city, New opportunity	Great area and location/proximity to Madison, Ridgeland, Jackson	Desirability for new businesses and opportunity for community growth
Potential- waning though	Good location, away from hustle of Madison - need to make and keep quaint	Schools
Safety	History	Schools and Churches
Future Growth	Not Canton	Far enough away from Jackson/ridgeland to feel like an escape
Unique independent businesses and restaurants	Good schools	Good housing
safety		
Friendly people	City is young enough to plan a beautiful city	Convenience
Established home owners		
Community Involvement	police department	German fest
Homes	Location	Safety
Safety	Friendly people	Quiet
Land	Unique blend of heritage and culture	Relative affluence
New/Intriguing	Blank slate	Near to Jackson with a Madison buffer
Community	Room for managed growth.	A good start!
Geographic Location	Germantown schools / Subdivisons	Being incorporated now , thanks Lisa !!
Attracts new families	Open spaces	
Schools	Drinkable water	Gracie JiuJitsu
Affordable housing	Good location	High Income tedidents
Safe community	Nice neighborhoods	Close proximity to I-55
Room to grow	Money to develop	Small town
Ease of access	Police and Fire	
Relatively crime free	Relatively high household income	
Location	Access points	Schools
Leadership seems to be strong.	Community is ready to support the city's growth.	
people	school	newness
Neighborhoods	Schools	Good businesses
Affordable		
Space	Safety	Strong School System
Citizens and business owners with a vested interest in the design, success and future of Gluckstadt	The ability to basically start from scratch. Learn from the strengths and weaknesses of our surrounding areas and other towns in America	Location
People	Location	Surrounding industries
It's willingness to make changes and grow	It has unlimited opportunities	The people
It's a clean slate. There's potential for a beautiful new city!		
People	Schools	Safety
Location	Community	
Fire protection	Nice housing developments	
decent tax base	established neighborhoods	community anchor at St. Joseph

Blank canvas	Tax base	Schools
New	Young population	Close to Jackson
Low crime	Highly educated citizenry	Low tax rate
Location	Great People	Housing
Good schools	New interesting businesses	Young families
People		
Not crowded	History	Feels safe
Police Department	Board of Aldermen	Fire Department
Location in relation to Jackson/Madison/ridgeland	At this time still feels small town	
Upcoming town	Newly developing	Eager to make it a great place
New city	Dedicated leadership	Residents ready for change
Lots of new businesses	New police	
Safety	Location	
Safety	Community driven	
Safety	Good schools	
No apartments/few short-term rentals	Safety	Family oriented
Schools	Eating places	
There is a large, diverse population.	The proximity to strong public education and availability of affordable houses draws in families who value both work and education.	The community is and feels very safe.
Small town feel	Good schools	
Homes	Community	
The love of the community	The multitude of ideas and wants	
Good space to work with	People in charge that seemingly want to make a better place	
Proximity to Madison	School system	
Location	Schools	No apartments
Variety of food/services	Quality of schools	Convenient proximity to the above
It's new and because of that has the benefit of being able to create a strong, unified community early on.	The city's involvement with the community and transparency.	It's safe and now is the time to make sure it stays that way.
Location		
Growth	Property value	Location
Kind business owners	Not many chains	A community that seems to want to support them
people	diversity	health and wellness centered/focused businesses
Affordability of housing	Diversity of housing	Potential
Location	Fire service	Police
Schools	Community	Location
Location	Schools	Fresh canvas for development
Building up the area	Schools	Families
Schools	Local businesses	Country feel but city access
It's a developing city	Have an opportunity to plan an effective layout of the cityscape	Location
Safety	Community/neighbors/inclusivity	
Sullivans		

Close-knit community feel	Safe community to live in	Schools
Great schools	Affordable but nice housing	Low crime
Leadership is strong (mayor and city officials)	Police force is growing strong	The people of the city care and want to see it be successful
Good schools	New homes	Growing community
People of Gluckstadt are community minded	Good city leadership	Small business owners instead of chains
Safety	New homes	Small town feel
Location	New city with opportunity to do things right from the start.	Growing
Lots of potential	Relatively small community	Good schools
Safe for citizens	Great schools	Growing community
City management	People	
Room to grow	Sense of community	Community support
Community leaders	Police and fire department	
location	location	location
Safety		
Tax base.	Tax base.	Location
Housing	Schools	Opportunity for growth
Good school district	The potential	Receptivity for the community at large
Low crime	Growth	Development
Families	School	
Younger demographic	Can build the city with it citizens input	Low taxes
Good schools	New developments	Taking citizens opinions into consideration

57. Please list Gluckstadt’s three greatest weaknesses.

1.	100.00%	116	116 persons offered a 1 st choice
2.	85.34%	99	99 persons offered a 2 nd choice
3.	72.41%	84	84 persons offered a 3 rd choice
Answered		116	
Skipped		182	

I have grouped the many responses into categories, with the respective responses, as follows:

Category	1 st Weakness	2 nd Weakness	3 rd Weakness
Lack of curb appeal	1	0	5
Growing too fast	2	3	2
Infrastructure problems	14	9	4
Lack of city center/vision/identity	21	15	12
Lack of parks, recreation, pedestrianism	9	11	13
Lack of variety in shopping, dining, entertainment	7	13	19
Limited room to grow	2	2	5
Limited tax base	1	3	1
Schools	1	1	2

Traffic congestion	36	13	7
Undesirable land uses	11	10	7
Other	11	19	7

The results above are truly interesting. It is no surprise that people identified traffic congestion as the number one weakness, because perhaps every respondent experience congestion every day. Close behind traffic congestion is lack of city center/vision/identity, and this category received high marks across all three opportunities to identify weaknesses. This, to me, emphasizes the power of good city planning and urban form versus hodge podge development. Unfortunately, Gluckstadt suffers from old, hodge podge development patterns.

The full responses are as follows:

1.	2.	3.
No community cohesion	Roads and flow of traffic	No public parks or green space
Rental properties	Streets need widening	Flow of traffic around schools
parking lots	storage facilities	gas stations
Seeming last of vision for new developments	Drainage issues	
Inexperienced board of aldermen		
Inhospitable for pedestrians/disabled people	Sprawling development may not provide enough tax revenue to support itself	Lots of land in floodprone areas that will require careful development
Public Work	Streets	Trash
No youth sports		
No square like Oxford	No community center or get together	No Renaiinsance similar to in Madison
Overcrowding	No fine dining	Traffic
Traffic	Size	Traffic
No sporting activity	Traffic	No cultural activity
Too little regulation	Too little emphasis on quality housing and businesses	
Need sports facility and rec centers. We have to go to Madison and Ridgeland to play baseball football go to movies shopping	Infrastructure: stop building houses without adequate infrastructure and planning	Road maintenance. Some of the roads are getting in rough shape
Traffic		
TRAFFIC PROBLEMS	Street issues (potholes, no reflective lane markings)	No gathering places for citizens
Lack of walkability/bike-ability	Lack of charm	Lack of community city center/parks/recreational areas
No thoughtful planning	Need a post office	Too many fence developments backing to main roads
Street repair.	Growth has happened too fast.	Lack of bigger picture planning.
Growing pains	Dealing with existing infrastructure layout	
Too much traffic for the area's roads	Too many gas stations	Growth along fence along I-55 south looks ratty, same as along Gluckstadt road
things to do	shopping	
Narrow streets	Too many subdivisions	Needs parks and landscaping
traffic		
no parks and recreation	no town center	no pharmacy
Traffic	Lack of small homes/patio homes/nice townhomes.	No 'downtown'

Allow people to cut all of the trees	Ugly houses	Vanilla, cookie cutter vibe
the traffic on Gluckstadt road is		
Entertainment options	Recreation options	Curb appeal, sense of place
No identity	Canton city limits extend way, way beyond where they should. They could really mess up the Calhoun/Sowell area	Too many gas stations
Needs bigger tax base to support too much growth	No "down town" city center	Too many boutique stores that don't appeal to enough people.
Gluckstadt Rd traffic	Too many storage businesses	Lack of available land for community development
swampland	car dealerships	
Nothing to do	Traffic (including at schools)	Lack of sidewalks/parks With playgrounds
Started out as an industrial area	Road qty and condition	Anthony Morrison
Strip mall style retail along Gluckstadt Road	Commuter and school Traffic, need wider roads and I-55 exit to reunion	Lack of community feeling
Roads	All buildings are starting to look the same	Stuff to do
Not well known		
Roads not able to handle traffic	Need larger tax base to pay for everything trying to be implemented.	
Better road system	More commercial real estate developments/mix use facilities	Park
Building mediocre restaurants and stores.	Too many gas stations.	No entertainment
Citizens need places to enjoy their city outside of their own neighborhood.		
roads	traffic	newness
Need more community events	No public library	No sidewalks "in town"
Traffic		
No sense of community		
No Shopping	No Fine Dining	No Entertainment
Roads insufficient for the growth happening and will happen	We don't have a town square which should have a green space in the middle for community events. A real "downtown" area to expand around and be proud of	The removal of fireworks after this past New Years, and doing so without a vote from its citizens. Not a good look and bothersome to us as to who is making decisions without us. Makes us ready for town elections
Traffic	CMU water	Lack of identity
Traffic	Infrastructure	Limited things to do - even limited sit down resty
Some of the roads that are already in place will never be able to accommodate the large flow of traffic we are seeing. Most likely it will cost more than we have to remove and redevelop some of our streets	Canton holding us back from growing	
Infrastructure	Lack of restaurants	No public parks
Infrastructure can't keep up with growth		
Road conditions	Traffic	Too many convenience stores & not enough sit down/ stand alone restaurants. Lack of hotels
Roads and Traffic	lack of parks	now thought in community design

		and plan for growth
Cookie cutter strip malls		
New	Too close to canton	No direction
There isn't a ton of unused, open land within the city for development	It can be tough to stay informed about what's going on in the city	Infrastructure is already strained
No history of a plan because it was the county	Probably funds to do all that needs doing.	
Much of the in-place infrastructure and development had no cohesive master plan	No real sense of community yet	Small tax base
Over policing		
A few Cheap buildings	No sense of cohesiveness in the beginning	Lack of places for teenagers to hang out
Rapid growth/over developing	No "downtown"/lack of character	Services are lacking in relation to significant tax increase
Traffic	Prices	
Traffic	Road conditions	Noise
Gluckstadt road needs to be widened	Speed limit on Gluckstadt road is too slow	Potholes
Roads	Traffic because of roads	Roads
Building architecture	Traffic	
Traffic	Unelected officials in charge	Crowded schools
Limited family activities	Limited shopping options	Traffic issues
Gas ststions	No park	Nothing for kids
There's not all that much to do. ಠ_ಠ	The rural nature of the community means that it is tough to find a community spirit.	Folks who live here spend their time doing work - many in other communities - and aren't necessarily interested in making time to do community.
Building standards		
Schools	Gas stations in every corner	No park
Gas stations	Liquor stores	Storage units
Grew too fast before becoming a city	Schools-need bigger public and private options	Not enough space to develop everything
Lack of family needs - parks for children, easy dining options,	Not being careful about what businesses are brought in	Growing too fast for their own good
Proximity to Canton	Land locked	
Roads	Weird zoning pre city	
Speed limit on Gluckstadt Rd	See above	See above
It's new and still developing: so, lack of uniformity in building codes.	The bottleneck of traffic at the Gluckstadt exit during peak hours.	Lack of community/recreational activities and spaces.
Traffic congestion		
Not reaching full potential yet	Letting one or two people seemingly run the show	Needs activities for kids... not just babies to be clear
traffic	lack of public amenities	cell phone usage at the middle school
No order to buildings being built	Lack of green spaces. We have to take daughter to Madison or Ridgeland	No true sense of identity yet
Architecture	No sidewalks	Traffic
Traffic	Rushed expansion	Traffic
Traffic flow	Sit down restaurants	

Heavy traffic	Too many strip malls	No sense of city center
The flow of the stores and restaurants	Will be over crowded	
Gluckstadt view coming off of 55 could be greatly improved.	No park access	No walking areas
Does not have much room to expand	No post office	Only one grocery store
Infrastructure		
Traffic	Too many chambers knocking on doors	
Traffic	Too many Gas stations	Over-crowding at schools
Lack of infrastructure for growth (roads especially)	Lack of central/common space	Lack of community & family activities
Lack of overall city plans	Limited ability to control areas that over lap the city limits (canton)	Lack of land for new developments
Not enough moderately priced homes (\$400-600)	Too much traffic	Too many gas stations and storage facilities
Lack of planning	Lack of adequate roadways	Lack of family activities
Too many C-store/gas stations	Car noise and speeding on Stribling Extended	Not enough types of businesses that people use every day
Traffic flow	Lack of parks/things to do	Too much of same type of businesses
Too many convenience stores gas stations	Lack of 24 hour pharmacy	No park. The high school is the center of the community
Traffic control		
Too many gas stations	Few quality restaurants	People renting houses to be in school district
Family friendly spaces	Things for kids to do	Gas stations and storage facilities.
Roads cannot handle populated	No Central downtown	No parks or recreation
Traffic	visual clutter	cohesive planning - filling in flood plain areas -
There should have been a plan before things just popped up.		
Streets and roads	Identifying a reason for incorporating	Sense of community
Traffic control	Lack of places for families to go	Number of strip centers and gas stations
Lack of a plan	Control by a few	Trying to grow too fast
Lack of looking to the future	Consideration for a younger, childless generation	Nightlife activities
Traffic control; congestion	No entertainment/social opportunities/events for youth or adults	Small square mileage
Too many people/poor infrastructure	No community	Curb appeal
County didn't do any infrastructure improvements..	Traffic bottlenecks because of lack of through streets.	No cohesive development master plan.
Traffic	Not enough sit down restaurants	Not enough shopping for everyday options

58. Please list Gluckstadt's three greatest opportunities in the next 25 years.

1.	100.00%	83	83 persons had a 1st choice
2.	85.54%	71	71 persons had a 2nd choice
3.	67.47%	56	56 persons had a 3rd choice
	Answered	83	
	Skipped	215	

I have grouped the many responses into categories, with the respective responses, as follows:

Category	1 st Opp.	2 nd Opp.	3 rd Opp.
Develop a unique, complete community	32	12	11
Developing parks, recreation, entertainment opportunities	15	13	7
Encourage quality growth	14	20	12
Correcting traffic congestion	7	8	2
Maintain high quality of life	5	7	7
Enhancing schools	4	2	5
Annex, more room to grow	3	5	4
Other	3	2	8

The full responses are as follows:

1.	2.	3.
Improved flow of traffic	Recreational parks	Community pool
The potential to build an attractive community with a cohesive vision	The potential to have a safe, attractive community balancing residential and commercial development	The potential to be a community that people desire to be a part of - a place to raise their family - a place to live, work, and play.
Create desirable community while avoiding mistakes of other suburban cities	Utilize demand for schools to drive high quality development	Promote commercial development that reduces need for commuting/traveling outside the city
Potential with baseball and golf clubs		
Build more streets and apartments	Great people	Great Mayor and Council who are working great for the city!
A great place to live and work	To annex more subdivisions	Promote community spirit.
Safe	Respectable	Tight knit
Road improvements	Continued business growth	More neighborhood
Our own school system	Build up the restaurants, shopping (bigger stores) , recreation. Make gluckstadt a one stop shop	Library
It's a blank slate, plan and build wisely		
Parks and recreation can grow	Traffic can be fixed with efforts	Lots of growth
Business Growth	City Center/Parks/Recreational Areas	Schools
THINKING	Being different from Madison	Keeping schools top tier
Opportunity to keep a unique small city	Opportunity for specialized businesses.	Continued safe family environment.
To be a hub for the all the neighborhoods to the east for dinning, entertainment etc		
To become a new shopping destination		

Sidewalks everywhere would be great!	It is early enough to plan a beautiful plan for all ages	
educational improvements and pride in the institutions	industrial park - new high quality jobs	cutting edge research facilities
Correct traffic flow	Stop cutting trees and utilize the natural beauty of the land	House prices
Annexing land between here and canton	Attractive location for additional corporations (Nissan, Amazon, Levis, Argon, Fastenal, etc)	
Embrace the German theme	Grow west before Madison can grow north	Kick canton back to canton
Controlled growth, no high density housing	Safety.	
Community wide events/ Germanfest, parades	Anything outdoor activities for teenagers	A every weekend small/ medium live music / live entertainment venue
support healthy lifestyles		
Recreational facilities	Parks/playgrounds/sidewalks	More traffic lanes
Stop building strip malls	Improve traffic flow in numerous places	Develop a cohesive plan with grander vision than what is currently being built
A chance to develop a sense of community with new developments	Add exit on I-55 to reduce commuter and school traffic concerns	
To be the next, new "Madison"	Attract bigger businesses	Continue to raise property value
I think the city has the potential to be the a highly desired location to live.		
My house value sky rockets!	Best place to live and visit!	We will be the next Madison or Ocean Springs
Sense of community with festivals	Sense of community with public library	Sense of community with a local bar/sports area/bowling alley
Increased Shopping	Increased Fine Dining	Increased Entertainment
Building a legit town square. The business, community, and family opportunities that brings with it. Create a real "downtown" with room to expand around it	Continued draw for businesses and families. Could be a great thriving small town in the near future if run and planned correctly	Could and should be a town with great schools for our juds
Become a destination not a strip mall center		
Infrastructure and the road system - Yandell rd is awful	Bring in a Target - affordable	Green space with trails and outdoor activity space
Growth	Development	A stronger community
Correct traffic needs		
It will be the next Madison	My home value triples	
chance to design a community and make it great	continue to improve education	manage housing developments
Anex flora	Better schools	More businesses
Blank slate - we can make this community what we want and have room to grow	We can learn from nearby city governments on both ends of the political spectrum on what has worked and what hasn't	We have few codes and regulations, and we can keep it that way. Governments rarely relinquish powers once

		they have them.
Long range planning for growth.	Control/oversee the growth to meet a vision.	Expand the city limits.
I see Gluckstadt as a place that could become the kind of place that i always hoped Madison would become when i lived there. A place that encourages small businesses and gives them the freedom to do what they need to do to thrive.	With new housing constantly stretching our way I think there's a good opportunity to cater to young families that are looking for a safe, affordable community with good schools, but that is more laid back and relaxed than Madison	With careful planning i think there's a cool opportunity to grow into an organic looking community merging the new and the old, rather than a cookie cutter town
Family Entertainment		
Potential to have a quaint, unique town	Opportunity for new business	
Growth	Attraction to businesses	
Manage mix of business and residential w/o over developing		
Sports and rec areas could be awesome	Family entertainment areas	School system growing
Build a great city	Improve traffic	Provide residents with great city
Commercial development	Economic growth	Population growth
Growth	Expansion / annexation	
Opportunity for growth that appeals to families	Opportunity to for a development plan that meets the needs for residents	
If the city could provide a space for large community gatherings, there could be a possibility of great opportunities to collaborate between business owners and educational institutions. (A 500ish-seat auditorium would allow for all sorts of collaborative projects between artists, musicians, theatre makers, coffee houses who are already doing open mic nights [shout out to the Bean Parlor!], and other creative humans)	It'd be great to get a public library! And if these community spaces could be in one place, that library could be on the same property as my imaginary auditorium. And the playground I mentioned earlier could be on the same property. And then we'd have an attractive community space where people would WANT to come.	Establishing a clear community identity and supporting that with annual events. (See what Columbia, MS has done with their winter wonderland thing. It's a whole thing, and it's kind of neat. We've already got the "German Community" aesthetic going; surely there's something here.)
Townhall	Development plan	
Parks	Biking	
Quality suburb living	Small town feel - if the sense of community ever arrives	
Road widening	Business opportunities	Housing
Opportunity to establish itself as the premiere health centered community.	Opportunity to establish itself as the safest community.	Opportunity to establish itself as the community with the best schools.
A german theme shopping center with yearly event	A rec center like castle rock co	More sidewalks and bike paths than you can imagine... maybe ms could get healthy
embracing renewable energy	creating common areas that promote natural healing and	serve as a supporting community to new industry

	conservation	to the area, with workers
Centralized location/identity		
A post office	Annex more area	A road from gluckstadt rd to Yandell rd
Economic growth	Business growth	Increase in housing prices
City planning for offices/medical	Expansion on Calhoun to create a city center	Income from travelers on I-55
To have quality stores come to the area	Jobs	More families moving into area
Road structure improvement	Parks	Local restaurants
Spread out.	Road maintenance	
New public school(s) to accommodate our children without overcrowding	New recreational facility	
Common space with trails for recreation & community events	Resolve traffic issues and make community more walkable & bike friendly	Great opportunity with master planning to become both a family & retirement community
To start now with an organized plan to build a beautiful small city and keep it that way.	Bring in new residential developments to support the commercial growth	Location off the interstate between Madison and canton
Build central businesses districts to create uniqueness	Plan for better traffic flow	Build on the existing community involvement
Attract good businesses that will REMAIN in business	Develop a city center	Develop outdoor spaces for walking , biking etc
To develop a city that resembles Alpharetta, ga	To bring in businesses that are in high demand	Opportunity to make a unique, amazing city
Attract higher income home owners	Keep crime low or non existent	Expand city limits
Sports complex	Amphitheater	Quality restaurants
Master land use plan	cut off canton to the north	cut off Madison to the south
Attract business and industry.	Updating infrastructure	Maintaining infrastructure
Bringing in more businesses	Parks or walking trails	More new construction residential housing
Having a higher quality of living than Madison, Oxford, or Ocean Springs	Creating a community with a lot more to offer than good schools	Being a tourism spot
Growth	Create direct access to interstate from Stribling Rd/Ext.	Recreational activities
Next best community!		
Schools to accommodate children	Build a park (ex. Strawberry Patch Park)	
To build a family friendly area with entertainment.	To keep taxes low with conservative spending.	To create a unique city unlike others in the county.

59. Please list Gluckstadt’s three greatest threats it may face in the next 25 years.

- | | | | |
|----|---------|-----|--|
| 1. | 100.00% | 106 | 106 persons had a 1 st choice |
| 2. | 75.47% | 80 | 80 persons had a 2nd choice |
| 3. | 56.60% | 60 | 60 persons had a 3rd choice |

Answered 106
 Skipped 192

I have grouped the many responses into categories, with the respective responses, as follows:

Category	1 st Threat	2 nd Threat	3 rd Threat
Growth with inadequate infrastructure; Traffic	31	12	9
Encroaching Crime	24	10	8
Lack of uniqueness/identity	10	15	14
Limited land availability	6	4	3
Increase in rental properties	5	7	2
Proliferation of undesirable land uses	5	3	1
Blight, dilapidation, vacancies	5	3	0
Government ineffectiveness	5	4	3
Lack of funding; Increasing taxes	4	4	2
Excessive taxes/regulations	3	1	0
School Overcrowding	1	5	1
Overpopulated; too much growth	0	3	3
Other	7	9	14

The full responses are as follows:

1.	2.	3.
Crime	Lack of vision making us another community of metal buildings and vacant businesses	
REDACTED		
Continued sprawl costs more than the tax revenue brought in, leading to financial difficulties for the city	Distance from job centers makes it difficult to escape bedroom community status	City must be prepared to transition from greenfield new construction to brownfield revitalization and denser infill
Leadership not respecting the voters of this state		
Lack of funds		
Canton encroachment	Too many rental houses	Ignoring landscape opportunities
Encroachment	Annexation	Crime
Staying stagnant		
Crime		
Overgrowth and congestion	Don't build a lot of low income housing such as apartments.	Enough gas stations liquors etc. Don't let gluckstadt fill up with cannabis sales.
IF YOU LET APARTMENTS COME HERE	If you don't address traffic	Too much growth without proper planning
becoming another cookie cutter city without charm/uniqueness	not being community friendly	not being outdoor activities friendly
Becoming worse than Madison	Building too fast - too "same"	God forbid- becoming Canton
Grow passed Gluckstadt to Livingston or Flora. It must retain a special attraction.	It would just be come a business city and not a family city.	It would loose it's safe environment.
Not being careful with land	Attempting to expand while being between madison & canton	

in city limits		
Population explosion, without the infrastructure to support it		
safety		
Overcrowding	Crime	
Neighborhoods need strong HOAs to keep the upkeep and landscaping current	Strong police force to keep crime out of our area.	Care taken in being careful what businesses are approved. We need a variety.
crime	homelessness vagrancy	property taxes too high and increasing
Safety - issues from Jackson	CMU issues	Traffic
Too crowded	Traffic congestion	No activities/restaurants/shops to entice people to move
Madison supervisors allowing unfettered subdivisions East and West of the city.		
Encroaching crime from Jackson	Careless planning without sense of style	Poor city management and misuse of tax dollars
Lack of clear direction creating a chaos of businesses	Not staying ahead of infrastructure	
Too much growth that is just done for the taxes.	Too many people!	Traffic
Crime/ drugs	Too many rental houses - no apartments !!	The federal government politics and policies
weed		
Over loaded roads, in next 25 minutes though not years. It's happening everyday	Overcrowding the school with ever expanding population	Crime expanding due to small PD and increased population.
Overgrowth without proper infrastructure		
School overcrowding	Heavy Traffic, roads too narrow to accommodate population	
Apartments	Canton	Over development
Crime		
Mass exodus due to high taxes.	Injuries due to over policing.	
Respectfully, Gluckstadt must maintain a high standard of living for its citizens and listen to them to avoid problems we are seeing in other communities that are close to us in proximity.		
overpopulation	crime	boredom
Too many of the same types of businesses (gas stations, dentists, burger joints)	Overpopulation with no road growth	Schools getting out of control
Crime spreading to the suburbs from Jackson		
Becoming too crowded	Potential for lower income housing	Potential for more crime
Apartment complexes and low income housing. Over time that brings with it decrease in property values and crime. If that happens then people will move away. And businesses will follow suit	Poor and/or corrupt government that would ruin this great opportunity to create a real unique town that people and businesses really want to be a part of for many many years	Inability to maintain families and businesses that are the lifeblood to a safe healthy town. We need to get off on a good foot now with our elected officials, city planning, police and fire departments. And also the ability to adapt if things change so we continue to thrive as a community

Water system	Traffic	Infrastructure
Road system isn't addressed and it becomes to congested	The developments are popping up too fast and the houses are getting smaller	Nothing to keep young people here.
Low income housing	Apartment complexes	Negative people in the community that will never be satisfied, over policing (the current team is plenty and the few I have met are great people!)
Crime		
Overpopulation	Higher taxes	Crime
Traffic that can't be supported by current road system		
gas stations, liquor stores and car washes	built itself into a box with a difficult way of organizing itself on calhoun parkway and the inlet with the burger king	businesses that can't survive because of poor products or saturated market (coffee shops for instance)
Proximity to apartment complexes in Canton		
Canton	Schools overcrowded	Infrastructure failure from lack of capacity
crime	overregulation	over dependence on nearby communities
Encroachment from Canton.	Traffic and infrastructure	Rapid growth cause challenge
Overdevelopment before a master plan is in place, resulting in an unfixable hodgepodge with no opportunity to create a sense of place	Lack of community pride due to no sense of community	Crime
Over crowding		
Overcrowdedness	Being too close to Canton	
City of Canton		
Traffic	Crime	
Over developing and empty strip malls		
Dangerous residents from nearby poverty stricken communities could come shop the city		
Too many cars for current traffic flow	Utilities keeping up with growth	
Become like Canton	Officials become corrupt	Back room deals start occurring
Crime	Traffic	Lack of industrial industries
Crime	Tax increase	More wrecks from too many vehicles on Gluckstadt road
Lack of proper Road system	Crime	Land to expand
Madison	Canton	
Increased traffic	Increased safety concerns with population and commercial growth	Too many "trendy" themes (designs, businesses) that don't have staying power
Growth and lack of infrastructure	Overpopulated schools	Subdivisions
Bigotry and corruption in local (governmental) power	Individuals who wield substantial wealth -	A kraken? I don't know.

structures.	especially in regards to organizational development - holding processes hostage for their own financial gain.	
Dilapidated building because if no standards	Need to ensure no apartments	
Too much fast food	Too many gas stations	No focus on enjoying the outdoors
Small food places already in business closing	Overpopulated	
run down businesses that can't keep up	Too many rental properties	
Potential land locked	Lack of rural feel	
Apartments just outside the city		
Road conditions		
Not	Expanding	Above
Over commercialization.	Lack of quality vendors.	Any decision not made with the communities best interest long term.
Squeeze of Canton/Jackson		
Negative leadership	Small minds	Lack of funds, bad economy, terrible start initially
crime	corruption of elected officials	over-growth of housing, with no supporting infrastructure i.e. roads, etc.
What will these strip centers look like in 25 years	Lack of identity	
Losing undeveloped land to madison	Being annexed by canton	Turning into a unsafe area
Over crowding	Crime	Lack of business diversity
Traffic will drive consumers away	Over development not planned will saturate the city with strip malls	Not enough houses and residents won't provide enough taxes for services
Crime		
Infrastructure failure	School crowding	Too much housing development
Slow growth/revenue due to economic downturn		
Property values declining		
Crowded	Traffic	
Over-crowding	Less green space	Infrastructure failure
Road & infrastructure issues	School overcrowding	Annexation battle and sprawl from Canton
Businesses in all of the strip centers closing	Empty commercial space	Lack of residential growth
Lack of planning for the future	Failure to offer an unique atmosphere will lead to the city being like other cities and it will loose its attraction to businesses and families	Keeping crime low
Crime from close apartments in Canton	Junky C-Stores	Traffic problems
Growing too quickly for infrastructure	Using up all the land for strip malls	Missing the mark on what is needed/desired

Crime from canton and Jackson	Businesses not surviving high rent of newly built strip centers	Do not allow apartments or condos for rent
Too many gas stations	Commercial rental prices too high	Rental homes
crime	infrastructure	traffic
Empty businesses	Run down strip malls	
Restrictive ordinances	Expanding beyond their means	Global warming
Traffic control	Housing not being able to keep up with growth	Community members spending outside of the city due to lack of options
Won't be able to survive because people don't want to be annexed due to tax height	No cornerstone businesses to offset lack of tax base.	Small businesses will not be able to afford rent
Poor planning or lack of foresight will turn us into a second or third choice community	Exodus and lack of retention for a younger generation	Becoming another "retirement town"
Decline in growth due to congestion	Losing revenue to neighboring cities due to lack of entertainment/recreational activities	Closures of small businesses due to overpricing and no buy in from consumers
Over crowding	Lack of community spots	
Building apartments	Crime from Canton	
Over taxing and regulations on businesses driving them out of the city.	Over regulating and taxing citizens and driving population out.	

60. Please provide five words or phrases that you would like to characterize Gluckstadt 25 years from now. Think of this as words that would appear in a vision statement.

1.	100.00%	84	84 persons had a 1 st choice
2.	96.43%	81	81 persons had a 2 nd choice
3.	89.29%	75	75 persons had a 3 rd choice
4.	83.33%	70	70 persons had a 4 th choice
5.	71.43%	60	60 persons had a 5 th choice
	Answered	84	
	Skipped	214	

The responses to this question are varied. All responses are below, and you can see a great deal of commonality among the responses, such as community, safety, beauty, charm, quaintness and others.

1.	2.	3.	4.	5.
beautiful	organized	accessible	managed	fun
Lucky	Abundant	Active	Flowing	Prosperity
Safe	Nature , peaceful community	Arts , crafts, music	Family friendly	Outdoor activities for young people
Modern	Family friendly	Beautiful	Safe	
Friendly	Quirky	Beautiful	Planned for all ages	Welcoming

Excellence	Safe	Beautiful	Welcoming	Activities
Cleanest	Quite	Best	Beautiful	Clean
Clean	Grand	Bright	Top-notch	The place to be
Unique	Family oriented	Business friendly	Safe	Built on heritage
Charming and beautiful	Visionary	Business Magnet	Melting pot	Liberty
Progressive	Safe	Character	Charm	Viable
Family	Wealth	Christian	Safe	
Community	Welcoming	Citizen based	Innovative	
Development	Community	City	Together	Everything here.
Lucky city	Amazing town	City of love	Town of opportunity	Town of German
Community focused	Family oriented	Clean	Bustling	Safe
High end	Beautiful	Clean	Safe	Classy
Quaint	Smart	Clean	Different	Kind
Big city with a small town feel	Community	Compassion	Unity	Love
Inclusive	Secure	Compassionate	Established	Cohesive
Safe	Friendly	Desirable	Clean	Fun
New	Exciting	Destination	Atmosphere	Fondren in the country
Friendly	Quaint	Destination		
Family-oriented	Welcoming	Destination	Beautiful	Live, work, play
Lively	Iconic	Destination spot	Charming	Friendly
Less cars more walking and biking	Family opportunities	Dining destination	Safest city	Maintains rural aesthetic
Community service	Small town, big heart	Economic prosperity & growth	Family-centered	Safe
Convenient	Community	Events	Opportunity	Family
Walkable	Welcoming	Exciting	Beautiful	Safe
Fun	Safe	Family community	Good shopping opportunities	
Safe	Unique	Family friendly		
Happy Village (German heritage)	Safe	Family-oriented	Stellar schools	Opportunities
state of the art	family friendly	financially secure	safe	secure
welcoming	independent - able to find all we need here	free (from excessive codes and regulations)	safe	family friendly
Destination	Home	Friendly	Christian	
Beautiful landscape.	Gluckstadt-A lucky town for you.	Friendly people	A diverse shopping and dining district	Grow with us!
Safe	Clean	Fun	Welcoming	Community
Opens spaces/parks/playgrounds	Community events	Good flow	Safe	Fun
Peaceful and safe	Perfect location	Great for all ages and stages of life	Suburban life at it's best.	Doesn't Gluckstadt mean happy or friendly?
Safe	Homey	Great outdoor trails	Great dining	Friendly
Family oriented	Culturally coordinated development	Great schools	Things for all age groups	"A town that just works well."
Safe	Families	Great schools	Community	
Gas stations	Fast food	Interstate	Potholes	Two lane roads
Timeless	Safe	Limitless possibilities	Entertainment	

			destination	
Quaint	Eclectic	Live, learn, work, and play		
Wonderful place to visit	Love the architecture	Love to go there	Beautiful place	Very safe
Best city in Mississippi	Top family friendly place to visit in Mississippi	Most attractive city and parks	Best selection of restaurants & bars	Best variety of shops & boutiques
Energetic	Family	Opportunity	Growth	Friendly
quaint little community north of Madison	strong community arts and cultural community	outdoor recreation - flood plains and streams preserved as part of a watershed, park system.	Gluckstadt did not let the builders control the quality of life that we have	
Family	Community	Ownership	Loyalty	Pride
Safe haven	Small town feel	Peaceful town	Trend setter	High achieving
American German city	Unique to Mississippi	Peaceful, safe community life	architecturally beautiful	park and museum unique to Mississippi
			Schools should strive to be as academically challenging as Madison Central	
Friendly	German	Planned		Quality
Family	Community	Pride	Clean	Up to date
Small town	Safe	Quality schools	Nice/pretty	Clean
Close knit community	Family oriented	Quiet areas	Outdoor activities	Holiday activities
Family	Friendly	safe		
Vibrant	Fun	Safe	Clean	Home
Highest education	Most economical	Safe	THE place to live in Mississippi	Friendly culture
quiet	tucked away	safe	wholesome	solid
Quaint	Unique	Safe	Convenient	
Health centered	Recreationally inspired	Safety	Community unification	Education
Family-oriented	Beauty	Self-sustaining	Safety	Ingenuity
Community	Safe and Family friendly	Sense of place	Thriving	Excellent school system...and city government
Community	Small town south	Shabby chic		
Vision	Stable	Small town with big amenities	Safe town with great schools	Great recreational area with healthy citizens
Charm, Small town feel	Community Focused	Strong Educational System	Diversity in People, Businesses and Neighborhood Developments	Health, Food, Activities
safety and security is job one	Its always "Day One" in Gluckstadt	The future is bright	A great place to live, work and worship	tranquil peaceful
The place I raised my children!	The place I retired my parents!	The place where my neighbors are actually my best friends!	The place where every need is met!	
Safe city	Great schools	Thriving retail shop's & restaurants	Affordable housing	Medical Mecca
Family-friendly	Safe	Top schools	Beautiful	Cohesive
Local	Relaxed	Welcoming	Safe	Free
Fun	Unique	Welcoming	Clean	Safe

open	variety	welcoming	walkable	activities
Luck be a City	Glucky City	Where Industry merges with the Capitol City	good people doing good things	one love - one lucky city
safe	community			
Welcoming community where you feel seen and loved.	Everyone matters.			
Gluckstadt the one stop shop for all your families needs	Gluckstadt a laid back community with the convenience of the metro			
Gluckstadt growing forward	Gluckstadt: the budding Eldweiss of MS			
Great place to live	Large but small			
Forever home	Where your neighbors are actually your friends!			
Gluckstadt truly is a 'Lucky Town'				
Most beautiful city in Mississippi				
Ranked as the best city in USA				