



PLANNING & ZONING COMMISSION MEETING

Tuesday, February 27, 2024 at 6:00 PM

Agenda

1. **Call to Order**
2. **Opening Prayer and Pledge of Allegiance**
3. **Consideration and Approval of Minutes**
 - A) Consideration And Approval Of January 23, 2024 Minutes and January 30, 2024 Minutes
 - B) Consideration And Approval Of September 27, 2022 Minutes
 - C) Consideration And Approval Of January 24, 2023 Minutes
4. **New Business**
 - A) Consideration and Approval of Sign Standard for 346 Church Road
5. **Old Business**
 - A) Candlewood Suites Variance Status
6. **Next Meeting**
 - A) The Next Planning and Zoning Meeting Will Be Held on March 26, 2024
7. **Adjourn**

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

A regular meeting of the Planning and Zoning Commission of the City of Gluckstadt, Mississippi (“the Board”), was duly called, held, and conducted on Tuesday, January 23, 2024, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Andrew Duggar
Melanie Greer
Sam McGaugh
Katrina B. Myricks (via phone)
Kayce Saik
Tim Slattery

Absent:

Phillips King

Also present:

Zachary L. Giddy, Attorney
William Hall, City of Gluckstadt

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

Commissioner Sam McGaugh led the Pledge of Allegiance and opened the meeting with prayer.

All members of the Board present acknowledged receipt of the agenda and the agenda was as follows:

- 1. Call to Order**
- 2. Opening Prayer and Pledge of Allegiance**
- 3. Consideration and Approval of Minutes**

A) Adoption of Minutes.

4. New Site Plan Considerations

- A) Discussion and Consideration of Elite Hitting Site Plan
- B) Discussion and Consideration of Tate Building Phase 2 Site Plan
- C) Sowell Road Shell Station Conditional Use
- D) Discussion and Consideration of Sowell Road Shell Site Plan
- E) Discussion and Consideration of Martin’s Corner Site Plan
- F) Discussion and Consideration of Storage City Site Plan

5. Request for Rezoning

- A) Candlewood Suites Variance Status

6. New Business

7. Next Meeting

- A) The Next Planning and Zoning Meeting Will Be Held on February 27, 2024.

8. Adjourn

The Board considered the Minutes of the December 29, 2023, meeting. Commissioner Melanie Greer moved to approve the minutes as written. The motion was seconded by Commissioner Kayce Saik and approved unanimously.

Site Plan - Elite Hitting

The Board next considered the Site Plan for Elite Hitting located at 386 Industrial Drive in Gluckstadt behind the Levi’s facility and identified as Tax Parcel No. 082H-28-003/09.00. William Hall advised the Board that the site plan has been reviewed by South Madison County Fire Protection District and Gluckstadt Police Department. Daniel Woolridge appeared and spoke on behalf of the Applicant and the site plan. Applicant is planning to construct a sports training facility on the subject property which will contain virtual batting cages. The parking and retention pond are not in floodway. The building will be a brick front with painted metal sides and rear and have bay doors that open.

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

Site Plan – Tate Building Phase 2

The Board next considered the Site Plan for Tate Building Phase 2 located on Kimball Drive in Gluckstadt and identified as Tax Parcel No. 082H-28-007/04.03. Daniel Woolridge appeared and spoke on behalf of the Applicant and the site plan. Applicant is planning to construct commercial building on the subject property. The proposed building will be identical looking to existing Tate Building but will be larger than original building with additional parking added and additional dumpster site William Hall advised there are no issues with South Madison County Fire Protection District or Gluckstadt Police Department.

On motion by Commissioner Melanie Greer and seconded by Commissioner Tim Slattery, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Chairman declared the motion carried.

Site Plan – Martin’s Corner

The Board next considered the Site Plan for Martin’s Corner Market located at the corner of Church Road and Old Jackson Road in Gluckstadt and identified as Tax Parcel No. 082E-21-017/02.00. Daniel Woolridge appeared and spoke on behalf of the Applicant and the site plan. Applicant is planning to construct a retail/commercial building on the subject property. The site plan was previously approved, but time lapsed and Applicant is resubmitting for reapproval. Mr. Woolridge advised that parking changed per the updated ordinance and a parapet was added to the rear of building and otherwise the building design and color scheme were the same. The color will be a gray brick and EIFS color will be a light color.

On motion by Commissioner Melanie Greer and seconded by Commissioner Tim Slattery, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Chairman declared the motion carried.

Site Plan – Climate Control Storage

The Board next considered the Site Plan for Storage City of Gluckstadt located Thomas Johnson Road in Gluckstadt and identified as Tax Parcel No. 082E-16-001/01.02. Daniel Woolridge appeared and spoke on behalf of the Applicant and the site plan. Applicant is planning to construct a climate controlled storage facility on the subject property. The site plan was previously approved, but time lapsed and Applicant is resubmitting for reapproval. Mr. Woolridge advised that new codes require two points of ingress and egress. The building will be located at the end of a cul-de-sac and an additional road will be added to end of cul-de-sac to

have additional points of ingress and egress. The building will contain sprinkler system. Mr. Woolridge further stated that MDEQ permitting will be applied for and approved before construction can begin. The building will be brick exterior on all four sides with EIFS accents. HVAC units will be housed inside building with six condensing units outside of the building – two on west side and two on the east side and two on the rear with landscaping around them.

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

**Public Hearing for Application for Conditional Use Permit
for Rav Bedi – Sowell Road Shell Station**

The next matter of business brought for consideration is the Application for Conditional Use Permit for Rav Bedi for the Sowell Road Shell Station proposed to be located at the corner of Sowell Road and Highway 51 in Gluckstadt and identified by Tax Parcel No. 082F-14-019/00.00. The subject property is presently zoned C-2 Highway Commercial District. The Applicant previously brought his Application before the Planning and Zoning Commission at its special called meeting held on Dec. 29, 2023 at which time the Board voted to keep the meeting open and continue discussion to the Jan. 23, 2024 meeting to allow applicant to submit corrected plans for review. The meeting was continued to Jan. 23, 2024.

Daniel Woolridge appeared and spoke on behalf of Applicant and stated the Applicant’s submission needed updating to various codes. Mr. Woolridge stated the Applicant is requesting a conditional use for a convenience store with gas pumps in the rear with canopy attaching to building and gas pumps and a parapet on the west side of building. Mr. Woodbridge stated there are rental units on both sides of the convenience store but those have not been leased at this time.

Opposition was given an opportunity to respond, but there was no opposition present. William Hall stated no opposition was received prior to the hearing.

Chairman Sam McGaugh closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Andrew Duggar and seconded by Commissioner Melanie Greer, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to allow a convenience store with gas pumps with canopy attaching to building and gas pumps on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

Site Plan – Rav Bedi - Sowell Road Shell Station

The Board next considered the Site Plan for Rav Bedi for the Sowell Road Shell Station to be located at the corner of Sowell Road and Highway 51 in Gluckstadt and identified by Tax Parcel No. 082F-14-019/00.00. Daniel Woolridge appeared and spoke on behalf of the Applicant and the site plan. Applicant is planning to construct a convenience store with gas

pumps on the subject property. Applicant will place a wooden fence on the west and north side of the property. There is a residential neighborhood to the north and all setbacks and buffer requirements are met. The building will be brick exterior with effuse accents on the entrance. The canopy and gas pumps are designed by Shell.

On motion by Commissioner Melanie Greer and seconded by Commissioner Andrew Duggar, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan with the condition that canopy and gas pumps be EIFS matching the convenience store. The Chairman declared the motion carried.

**Public Hearing for Application for Variance
for Candlewood Suites**

The next matter of business brought for consideration is the Application for Dimensional Variance for BDP Group, LLC for the Candlewood Suites proposed to be located at Dees Plaza at Interstate 55 in Gluckstadt and identified by Tax Parcel No. 082H-28-002/14.00. The Applicant previously brought its application before the Planning and Zoning Commission at its regular scheduled meeting held on Nov. 28, 2023, and thereat requested the hearing be continued to the regular scheduled meeting of the Planning and Zoning Commission to be held on Jan. 23, 2024 to allow applicant additional time to complete pending design changes to allow for fire code approval. Applicant has requested the hearing be continued till the regular scheduled meeting of the Planning and Zoning Commission to be held on Feb. 27, 2024.

On motion by Commissioner Tim Slattery and seconded by Commissioner Melanie Greer, the Board voted unanimously to continue the application for Dimensional Variance for BDP Group, LLC (Candlewood Suites) to the regular meeting of the Planning and Zoning Commission scheduled for Feb. 27, 2024 with all process and notice continued to said meeting. The Chairman declared the motion carried.

OLD BUSINESS

None.

NEW BUSINESS

William Hall advised the Commissioners of the potential need to call a special meeting for a proposed development (furniture store) which is seeking approval prior to the next Mayor and Board of Aldermen meeting. The meeting could possible by sometime on the next Tuesday once civil plans are submitted and reviewed. A meeting will be called by Chairman Sam McGaugh. No action taken.

There was no further business to be presented.

ADJOURN

Commissioner Melanie Greer moved that the meeting be adjourned. The motion was seconded by Commissioner Kayce Saik and approved unanimously. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the _____ day of _____, 2024.

SAM McGAUGH, Chairman

MELANIE GREER, Vice Chairman/Secretary

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

A special meeting of the Planning and Zoning Commission of the City of Gluckstadt, Mississippi (“the Board”), was duly called, held, and conducted on Tuesday, January 30, 2024, at 4:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Melanie Greer
Phillips King
Sam McGaugh
Katrina B. Myricks
Kayce Saik
Tim Slattery

Absent:

Andrew Duggar

Also present:

Zachary L. Giddy, Attorney
William Hall, City of Gluckstadt

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

Commissioner Sam McGaugh led the Pledge of Allegiance and opened the meeting with prayer.

All members of the Board present acknowledged receipt of the agenda and the agenda was as follows:

- 1. Call to Order**
- 2. Opening Prayer and Pledge of Allegiance**
- 3. New Site Plan Considerations**

A) Discussion and Consideration of Pearl River Pickers Site Plan

- 4. **New Business**
- 5. **Adjourn**

Site Plan – Pearl River Pickers

The Board next considered the Site Plan for Pearl River Pickers located at the corner of Highway 51 and Brownwood Drive in Gluckstadt and identified as Tax Parcel No. 082H-27-001/01.03. Daniel Woolridge appeared and spoke on behalf of the Applicant and the site plan. Applicant is planning to construct a 14,100 sq. ft. building for the sale of furniture on the subject property. There will be a six-foot (6’) privacy fence separating residential properties on the south and east sides of the property. There will be a parapet wall on all four sides of the building. Parking requirements are met and the landscaping plan has been submitted.

William Hall advised there are no issues or concerns with Gluckstadt Police Department or Gluckstadt Fire Department. Drainage will be reviewed by Public Works.

Mr. Woolridge stated no furniture will be located outside of the building and the hours of operation will be 10:00 a.m. to 6:00 p.m.

Mr. Woolridge advised that the retention pond will be located at the front of the property, not at the rear as depicted on the plans.

Next, Ms. Tammie McCullough, President of the Wildwood Homeowner’s Association appeared and spoke on behalf of the Wildwood HOA stating their concerns over the development. Ms. McCullough discussed the HOA’s issue regarding an agreement between the HOA and a previous landowner over landscaping. The HOA is asking trees planted be “mature” trees, no “baby” trees so that coverage will be immediate. Ms. McCullough further stated concerns over fence height and that they believe a six-foot (6’) fence will not be tall enough and therefore the HOA request a taller fence.

Following discussions, on motion by Commissioner Melanie Greer and seconded by Commissioner Phillips King, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Chairman declared the motion carried.

OLD BUSINESS

None.

NEW BUSINESS

None.

There was no further business to be presented.

ADJOURN

Commissioner Melanie Greer moved that the meeting be adjourned. The motion was seconded by Commissioner Phillips King and approved unanimously. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the _____ day of _____, 2024.

SAM McGAUGH, Chairman

MELANIE GREER, Vice Chairman/Secretary

City of Gluckstadt
Planning & Zoning Commission Agenda
September 27, 2022
6:00 PM

- I. Call to Order
- II. Consideration and approval of minutes from August 23, 2022
- III. New Zoning and Site Plan Considerations:
 - A. Conditional Use for John Gooch Storage – Lot 5 Business Park Drive
 - B. Site Plan Review for John Gooch Storage – Lot 5 Business Park Drive
 - C. Site Plan Review for 911 Restoration – Corner of Church and Old Jackson Road
 - D. Site Plan Review for Gluckstadt Retail Center – Gluckstadt Road, Parcel# 0821-29-010/21.00
- IV. Old Business:
- V. New Business:
- VI. Next Meeting:

The next meeting will be held on Tuesday, October 25, 2022
- VII. Adjourn

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

A regular meeting of the Planning and Zoning Commission of the City of Gluckstadt, Mississippi (“the Board”), was duly called, held, and conducted on Tuesday, September 27, 2022, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

- Andrew Duggar
- David A. Boackle
- Katrina B. Myricks
- Phillips King
- Melanie Greer
- Sam McGaugh
- Tim Slattery

Absent:

Also present:

- Zachary L. Giddy, Attorney
- Mike McCollum, City of Gluckstadt

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

The Board considered the Minutes of the August 23, 2022, meeting. Commissioner David Boackle moved to approve the minutes as modified. The motion was seconded by Commissioner Sam McGaugh and approved unanimously.

**Public Hearing for Petition and Application for Conditional Use Permit
for John Gooch Storage – Lot 5 Business Park Drive**

Chairman Greer opened the Public Hearing on the Application for Conditional Use for John Gooch Storage on property located at Lot 5 Business Park and identified by Tax Parcel No. 082E-21-024/00.00. The subject property is presently zoned C-2 Highway Commercial District. Daniel Woolridge, architect, appeared and spoke on behalf of Petitioner. Woolridge stated the subject property is 1.07 acres. The proposed development will contain two fully enclosed storage buildings with fronts facing street to be brick and sides and back will be metal. The

Petitioner plans to use the buildings for indoor storage. Petitioner, Mr. Gooch also appeared and spoke in favor of the Petition and stated cameras can be installed, same as what they have at Ridgeland location. He further stated the property will not be fenced and there will be no outdoor storage as everything will be stored inside.

The Zoning Administrator stated publication and posting requirements were met and he received one phone call.

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

Chairman Greer closed the Public Hearing and called for a vote on the Petition. On motion by Commissioner David Boackle and seconded by Commissioner Phillips King, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Petitioner to allow two fully enclosed storage buildings on the subject property located in the C-2 zoning district, conditioned upon the Petitioner securing 24/7 surveillance cameras and lighting. The Chairman declared the motion carried.

**Site Plan – John Gooch Storage
Lot 5 Business Park Drive**

The Board next considered the Site Plan for John Gooch Storage located at Lot 5 Business Park and identified by Tax Parcel No. 082E-21-024/00.00. Subject to the approval by the Board of Aldermen of the petition for conditional use in the previous agenda item, the subject property is located in a C-2 zoning district. Daniel Woolridge and Petitioner John Gooch appeared and spoke on behalf of the site plan.

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

**Site Plan – 911 Restoration
Corner of Church and Old Jackson Road**

The Board next considered the Site Plan for 911 Restoration located at Corner of Church and Old Jackson Road. Daniel Woolridge, architect, appeared and spoke on behalf of the site plan. Petitioner is already located in Gluckstadt, but in need of a larger building. The proposed building will be brick on front and sides with metal on back. The business is a disaster relief cleanup company. The building will have roll up doors on the front and back to allow vehicles to drive through. There will be parking spots in front of the roll up doors. The building will have two small office spaces on both ends of the building.

On motion by Commissioner Phillips King and seconded by Commissioner David Boackle, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Chairman declared the motion carried.

**Site Plan – Gluckstadt Retail Center
Gluckstadt Road, Parcel # 082I-29-010/21.00**

The Board next considered the Site Plan for Gluckstadt Retail Center located on Gluckstadt Road and identified as Tax Parcel No. 082I-29-010/21.00. Jared Pierce appeared and spoke on behalf of the site plan for a speculative retail center that will consist of approximately ten of retail spaces (17,500 sq. ft.) and two of restaurant spaces (6,500 sq. ft.).

There was discussion regarding the colors of the proposed building and the compatibility with surrounding buildings.

On motion by Commissioner Katrina Myricks and seconded by Commissioner David Boackle, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan with changes to the yellow color being revised to a more toned-down yellow color. Petitioner shall provide original and additional color rendering to the Board of Aldermen for review. The Chairman declared the motion carried.

OLD BUSINESS

None.

NEW BUSINESS

None.

There was no further business to be presented.

ADJOURN

Commissioner David Boackle moved that the meeting be adjourned. The motion was seconded by Commissioner Katrina Myricks and approved unanimously. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the 25 day of October, 2022.

MELANIE GREER, Chairman



SAM McGAUGH, Vice Chairman/Secretary



PLANNING & ZONING COMMISSION MEETING

Tuesday, January 24, 2023 at 6:00 PM

Minutes

I. Call to Order and Roll Call

Chairwoman Greer called the January 24, 2023 regular meeting of the Gluckstadt Planning & Zoning Commission to order.

Members present: Andrew Duggar, Katrina Myricks, Melanie Greer, Phillips King, Sam McGaugh, Tim Slattery and Kayce Saik

Also present: Mike McCollum, Planning & Zoning Administrator, William Hall, Building Official, Bridgette Smith, Planning & Zoning Executive Assistant, and Zachary Giddy, City Attorney

II. Approval of Minutes

Chairwoman Greer requested a motion to approve the minutes of the December 27, 2022 Planning and Zoning Commission Regular Meeting.

Motion made by Commissioner Myricks, Seconded by Commissioner McGaugh.

Voting Yea: Commissioner Duggar, Commissioner Myricks, Commissioner Greer, Commissioner King, Commissioner McGaugh, Commissioner Slattery, Commissioner Saik

Chairwoman Greer declared the motion carried.

III. Public Hearing to Consider Request for Conditional Use by Key, LLC for Stuckey Mine

Chairwoman Greer opened the public hearing on the Application for Conditional Use Permit by Key, LLC for property located at 1909 US-51 in the City of Gluckstadt identified by Tax Parcel No. 082-22-012/0000. Mike McCollum addressed the Board and advised that notice was published in the Madison County Journal and a sign was posted on the subject property. Jason Henry appeared and spoke on behalf of the application. Commissioners had questions regarding the access road to travel for concerns of the traffic flow. Possible recommendations for the business hours, limiting

the hours of operation. Recommendations for the minutes for the permit from March 2023 to March 2025. The levy will stay which is currently 12 feet tall. Possible talks of future development for a park at this location. Dave Porter, general counsel for applicant addressed the Board regarding the previous approval by the County for the hours of operation of 7:00 to 6:00.

No opposition. Chairwoman Greer closed the public hearing.

Commissioner McGaugh made a motion to recommend approval to the Mayor and Board of Aldermen of the conditional use for surface mining on the subject property located within the R-1 District as requested by the applicant. The motion was seconded by Commissioner Myricks, and a vote was taken as follows: Yea: Commissioner Duggar, Commissioner Myricks, Commissioner Greer, Commissioner King, Commissioner McGaugh, Commissioner Slattery, Commissioner Saik
Chairwoman Greer declared the motion carried.

IV. New Business

Commissioner Greer introduced a new member of the Planning and Zoning Commission, Commissioner Kayce Saik.

V. Next Meeting

The next meeting of the Planning and Zoning Commission is set for February 28, 2023.

VI. Adjourn

There was no further business to be presented.

Motion was made by Commissioner Duggar, Seconded by Commissioner McGaugh. Voting Yea: Commissioner Duggar, Commissioner Myricks, Commissioner Greer, Commissioner King, Commissioner McGaugh, Commissioner Slattery, Commissioner Saik

Chairwoman Greer declared the motion carried.

WITNESS OUR hands, this the 28 day of February, 2023.

MELANIE GREER, Chairman



SAM MCGAUGH, Vice Chairman/Secretary

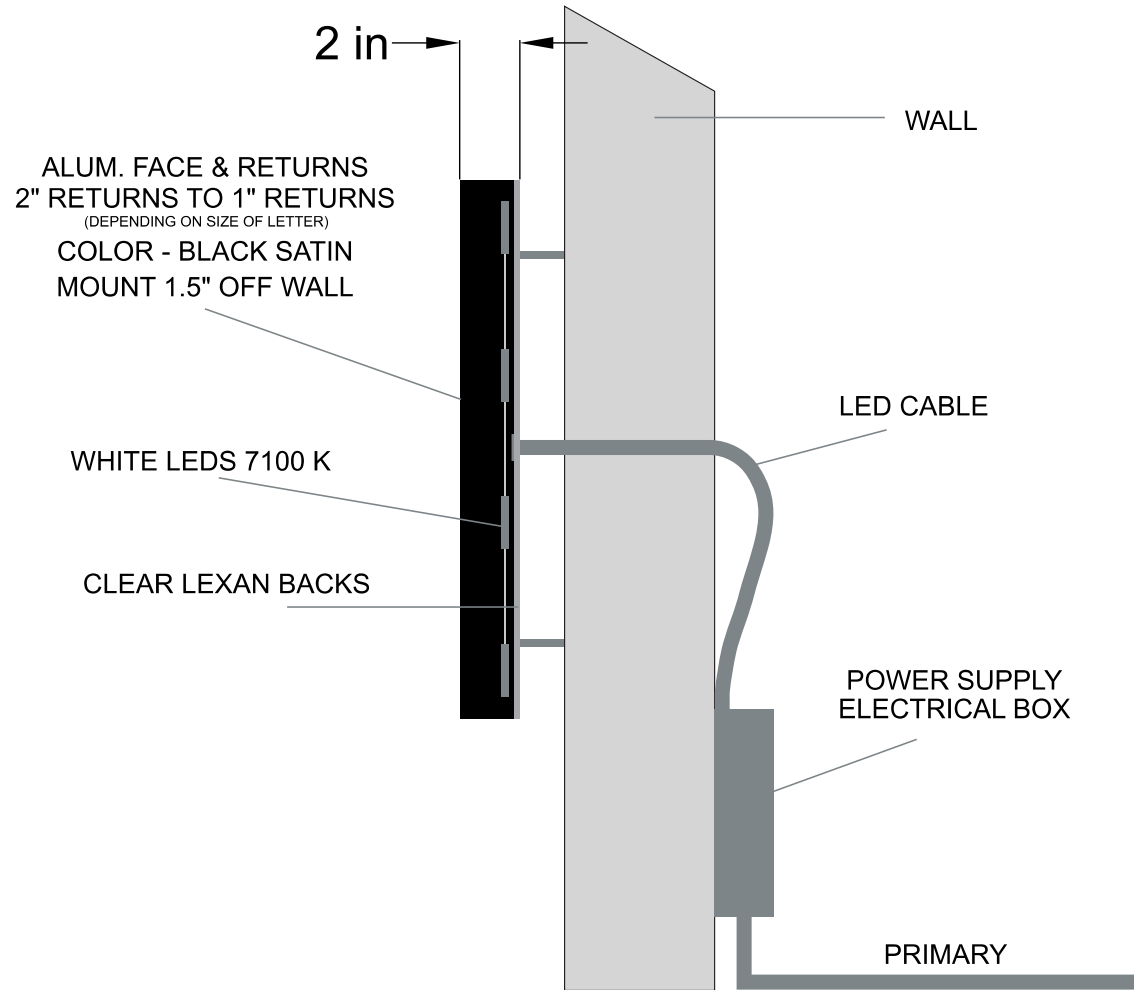
UNIFORM SIGN REQUIREMENT
Germantown Park, LLC
346 Church Road, Building 200 & 300
Gluckstadt, MS

All building signs located centered above TENANT'S leased space shall be produced, installed, and approved by the following requirements:

- Sign shall be produced and installed by Budget Signs in Jackson, MS
- The background color of all signs shall be Black Satin color as on file with Budget Signs.
- Sign shall meet all size standards of the City of Gluckstadt.
- Sign shall be constructed with aluminum face and returns with 2" to 1" inch returns, depending on size of letters, with clear Lexan backs.
- TENANT shall be permitted to use a reasonable logo and lettering and with final advance approval by LANDLORD and the City of Gluckstadt.
- Sign shall be mounted with a 1.5" rear offset from the exterior wall and shall be backlit with White LEDS 7100 K, with wiring consistent with Exhibit "A"
- TENANT shall apply for a sign permit from the City of Gluckstadt prior to production of any sign following LANDLORD and City of Gluckstadt approval of design.

See attached Exhibit "A"

GERMANTOWN PARK LLC 346 CHURCH RD. / BUILDING 200 & 300





CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning & Zoning Commission

FROM: William Hall, P&Z Administrator/Building Official

DATE: 01/08/2024

SUBJECT: Candlewood Suites Variance Status

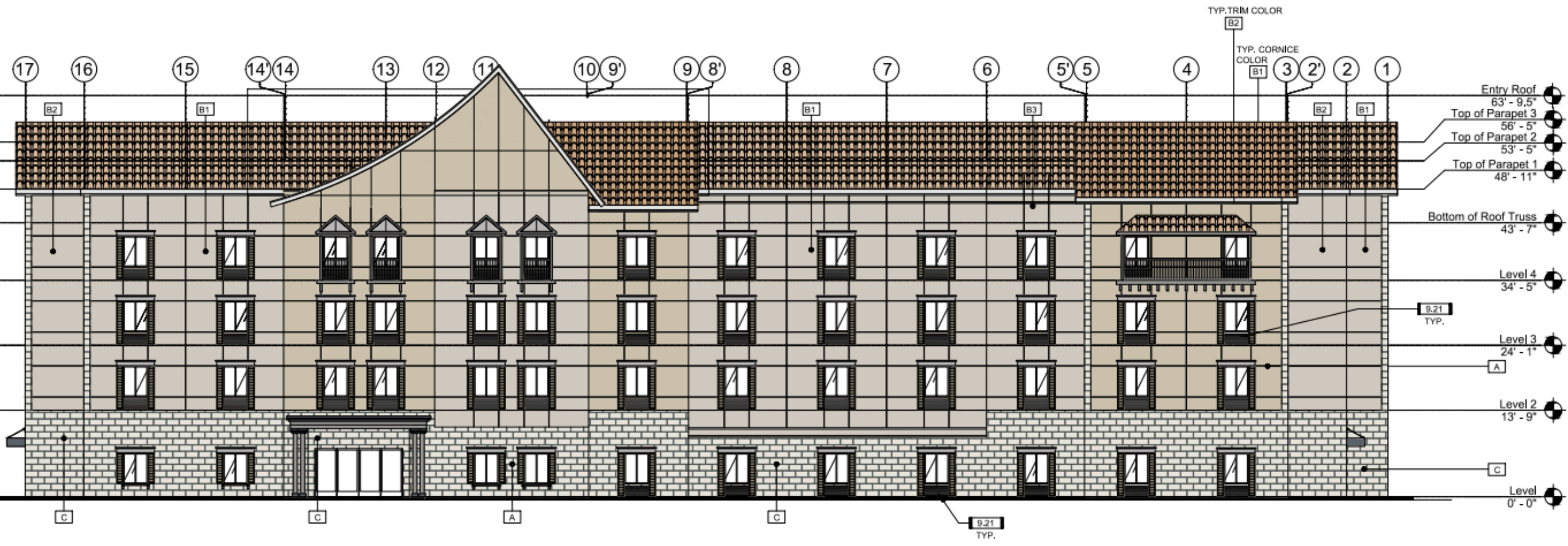
Candlewood Suites originally came before the board on November 28, 2023 for Consideration and Discussion of Variances for their site plan. The application was continued at the meeting for the January 23rd, 2024 meeting and again to February 27th, 2024. The site plan has undergone substantial changes from the original submittal. Civil plans are in the works now. Provided are the new proposed elevation and conceptual site plan. The following list was provided as changes to the proposed exterior:

front elevation:

- Prominent curved gable at front entry
- Covered canopy at lobby vestibule
- Block(veneer) along first floor
- Faux juliet balconies on some guestrooms
- Windows accented with ornate detailing typical of this style
- Metal roof shingle panels (clay tile look)

Site plan wise, parking has increased from 85 parking spaces to 99. Fire access paths are a minimum of 26 feet with some being larger than 30' in turn areas. The detention has been moved from an above ground detention pond to below ground storage to make room for the larger access paths and additional parking.

They have asked for the site plan to be continued till the March 26, 2024 meeting. I recommend the extension of the continuation so they may complete the required calculations for their civil plans.

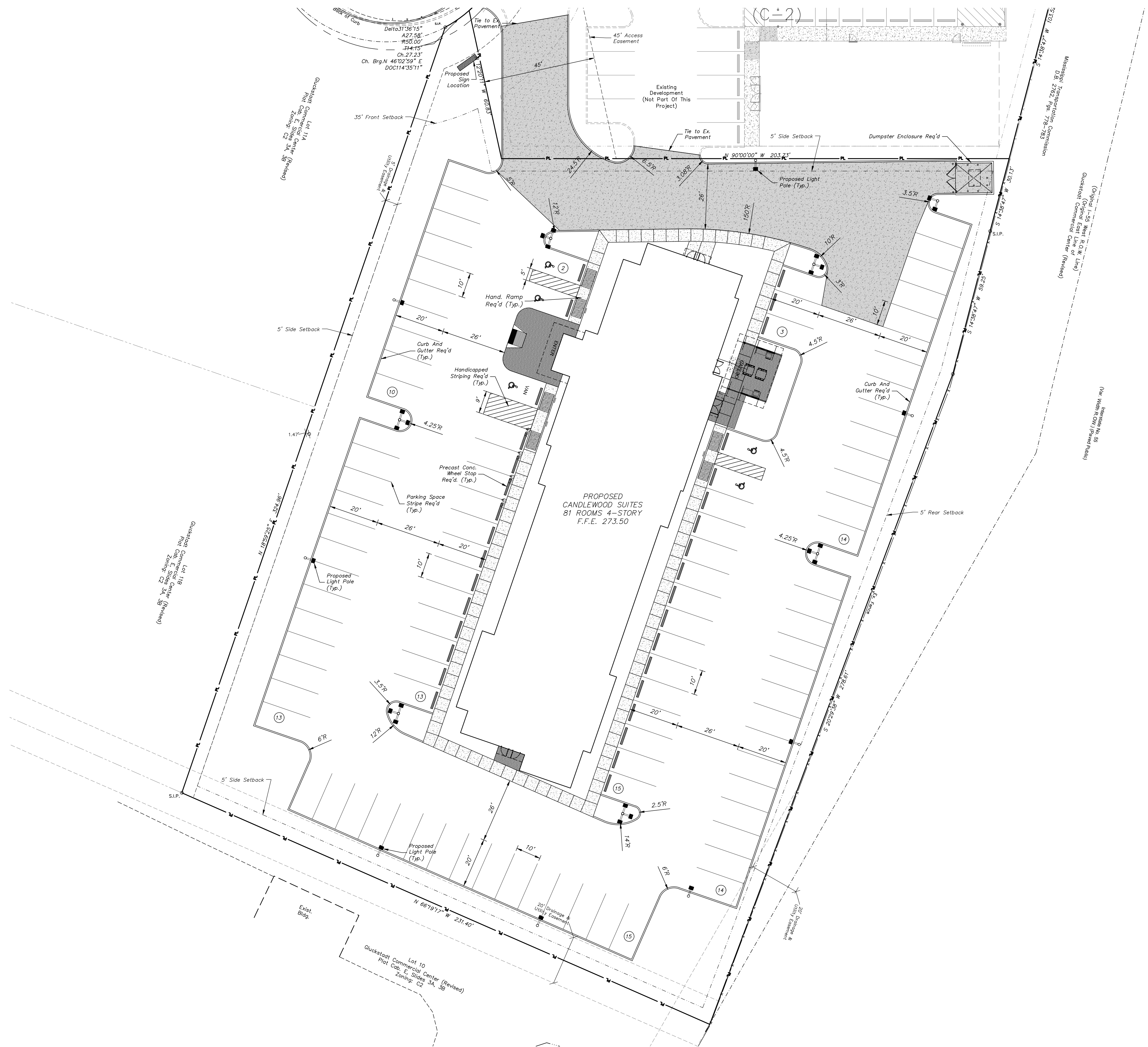


DATE: 2/19/24	DRAWN: GAB	REVISIONS:
CHECKED: GAB	SCALE: 1" = 20'	
REF C/L:	EG SURFACE:	
	FG SURFACE:	

PROJECT LOCATION:	DEES PLAZA
	MADISON COUNTY, MISSISSIPPI
CLIENT:	BDP GROUP, LLC
	602 SPRINGRIDGE ROAD, CLINTON, MS

PROJECT:	CANDLEWOOD SUITES
SHEET CONTENTS:	SITE PLAN

SHEET NUMBER	4 of 11
PROJECT NUMBER	B-7302



PROJECT SITE INFORMATION:

CURRENT ZONING - C-2, HIGHWAY COMMERCIAL DISTRICT

MINIMUM SETBACK REQUIREMENTS:

FRONT - 35'
 SIDE - 5'
 REAR - 5'

APPROXIMATE PROJECT ACREAGE: ±1.75 AC

APPROXIMATE ACREAGE BREAKDOWN:

PROPOSED BUILDING - 0.259 AC (11,276± S.F.), 14.47%
 PROPOSED SIDEWALKS - 0.069 AC (3021± S.F.), 3.85%
 PROPOSED DRIVES/PARKING - 0.88 AC (38,486± S.F.), 49.16%
 GREEN AREA - 0.552 AC (24,045± S.F.), 30.84%

PARKING REQUIRED: 122 SPACES REQUIRED*
 PARKING PROVIDED: 99 NEW SPACES, INCLUDING 5 HANDICAPPED

*A VARIANCE ON THE NUMBER OF PARKING SPACES AND THE SITE PLAN WAS APPROVED BY THE MADISON COUNTY BOARD OF SUPERVISORS AT THE NOV. 2, 2020 BOS MEETING.

HEAVY DUTY CONCRETE (RIGID) PAVING REQ'D.
 CONCRETE SIDEWALK REQ'D.

NOTE: ALL PAVING NOT NOTED AS ONE OF THE ABOVE SHALL BE CONSIDERED LIGHT DUTY CONCRETE

- NOTE:
- SEE TYPICAL SECTIONS AND PROJECT SPECIFICATIONS FOR PAVING REQUIREMENTS.
 - RADIAL DIMENSIONS ARE MEASURED FROM THE BACK OF CURB.
 - PARKING LOT DIMENSIONS ARE TO THE FACE OF CURB.
 - SEE ARCHITECTURAL PLANS FOR MORE DETAILS ON THE BUILDINGS AND DUMPSTER ENCLOSURE.
 - ANY PAVING NOT DELINEATED AS A FORM OF CONCRETE OR HEAVY DUTY CONCRETE PAVING SHALL BE CONSIDERED LIGHT DUTY CONCRETE PAVING.
 - PARKING SPACE STRIPING SHALL BE 4" MINIMUM WIDTH AND PAINTED WHITE.
 - ITEMS NOTED AS LEGEND STRIPING SHALL BE THERMOPLASTIC INSTALLED PER MOOT REQUIREMENTS FOR SIZE AND THICKNESS. ALL REMAINING STRIPING SHALL BE FAST DRYING SOLVENT BASED TRAFFIC PAINT FOR USE ON BITUMINOUS AND PORTLAND CEMENT CONCRETE PAVEMENT. PAINT SHALL MEET THE REQUIREMENTS OF SECTION 710 OF THE LATEST EDITION OF THE MISSISSIPPI STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN PERMISSION TO PERFORM WORK ON ADJACENT PROPERTY FROM THE PROPERTY OWNERS SHOULD IT BE NECESSARY TO COMPLETELY INSTALL IMPROVEMENTS.
 - PRIOR TO INSTALLATION OF CURB & GUTTER THE CONTRACTOR SHALL PROVIDE ENGINEER WITH A MARKED UP DRAWING SHOWING WHERE REVERSED GUTTER CURB IS PROPOSED FOR HIS REVIEW AND APPROVAL.

