



PLANNING & ZONING COMMISSION MEETING

Tuesday, August 26, 2025 at 6:00 PM

Agenda

1. **Call to Order**
2. **Opening Prayer and Pledge of Allegiance**
3. **Consideration and Approval of Minutes**
 - [A\)](#) Request for Approval of the July 22, 2025 Meeting Minutes
4. **New Site Plan Considerations**
 - [A\)](#) Request for Approval of Puckett Machinery Site Plan
 - [B\)](#) Request for Approval of Kayo Center Site Plan
5. **Request Conditional Use**
 - [A\)](#) Request for Approval of 102 Lone Wolf Drive Conditional Use
 - [B\)](#) Request for Approval of 346 Church Road Nail Salon Conditional Use
6. **Next Meeting September 23,2025**
7. **Adjourn**

Commissioner Patrick Beasley _____

Commissioner Lauren Bishop _____

Commissioner Andrew Duggar _____

Commissioner Melanie Greer _____

Commissioner Phillips King _____

Commissioner Katrina Myricks _____

Commissioner Kayce Saik _____

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

A regular meeting of the Planning and Zoning Commission of the City of Gluckstadt, Mississippi (“the Board”), was duly called, held, and conducted on Tuesday, July 22, 2025, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Melanie Greer
Lauren Bishop
Andrew Duggar
Katrina B. Myricks
Kayce Saik

Absent:

Patrick Beasley
Phillips King

Also present:

Zachary L. Giddy, Attorney (Via phone)
William Hall and Bridgette Smith, City of Gluckstadt

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.

Ms. Bridgette Smith opened the meeting with prayer and led the Pledge of Allegiance.

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

- 1. Call to Order**
- 2. Opening Prayer and Pledge of Allegiance**
- 3. Presented Items**

A) Consideration of Resolutions, Recognizing Commissioner Sam McGaugh and Commissioner Tim Slattery for Public Service to Gluckstadt

4. Consideration and Approval of Minutes

A) Review and Approve June 24, 2025 Board Minutes

5. New Conditional Use Considerations

A) Discussion and Consideration of B&B Cosmetic MS LLC Conditional Use

6. New Site Plan Considerations

A) Discussion and Consideration of Wellspring Church Parking Expansion Site Plan

7. New Business

8. Next Meeting

A) The Next Planning and Zoning Meeting Will Be Held on August 26, 2025

9. Adjourn

Election of Chairman

On motion by Commissioner Melanie Greer and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to name Phillips King Chairman of the City of Gluckstadt Planning and Zoning Commission. The Chairman declared the motion carried.

Election of Vice Chairman

On motion by Commissioner Katrina Myricks and seconded by Commissioner Melanie Greer, the Board present voted unanimously to name Kayce Saik Vice Chairman of the City of Gluckstadt Planning and Zoning Commission. The Chairman declared the motion carried.

Next, the Board considered the Minutes of the June 24, 2025, regular meeting. Commissioner Melanie Greer moved to approve the minutes presented as written. The motion was seconded by Commissioner Andrew Duggar and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

Consideration of Resolutions, Recognizing Commissioner Sam McGaugh and Commissioner Tim Slattery for Public Service to Gluckstadt

On motion by Commissioner Melanie Greer and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to resolve and recognize Sam McGaugh for his public service to the City of Gluckstadt Planning and Zoning Commission. The Chairman

declared the motion carried.

On motion by Commissioner Melanie Greer and seconded by Commissioner Katrina Myricks, the Board present voted unanimously to resolve and recognize Tim Slattery for his public service to the City of Gluckstadt Planning and Zoning Commission. The Chairman declared the motion carried.

Public Hearing for Application for Conditional Use Permit for B&B Cosmetic MS LLC

Chairman Kayce Saik opened the Public Hearing on the Petition and Application for Conditional Use Permit by B&B Cosmtic MS, LLC for property located at 547 Church Road in the City of Gluckstadt and identified by Tax Parcel Number 082E-15-001/04.02. The current owner of the subject property is S & D Realty, LLC. The subject property is presently zoned C-2 Highway Commercial District. William Hall advised the Board of the nature of the use and noted that notice posting and publication requirements were met and that he received no feedback during the notice period. Mr. Hall also advised that the location of the salon would be outside the current 4,000 ft. buffer zone requirement. Mr. Do appeared and spoke on behalf of the Applicant and advised the Board that B&B has been in business for over 15 years. The Applicant sold the business in Forest and moved to Gluckstadt. Applicant is seeking a conditional use permit to allow it to operate a luxury nail salon with a mini-bar and high end cosmetics on the subject property.

There was discussion regarding the number of nail salons within the city limits.

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

Chairman Kayce Saik closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Katrina Myricks and seconded by Commissioner Andrew Duggar, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to allow it to operate a luxury nail salon with a mini-bar and high end cosmetics on the subject property located in the C-2 zoning district. The Chairman declared the motion carried.

Site Plan – Wellspring Methodist Church Parking Expansion

The Board next considered the site plan for Wellspring Methodist Church for property located at Lot 6, Gluckstadt Business Park and identified by Tax Parcel Number 082E-21-025/00.00 in the City of Gluckstadt. William Hall presented Commissioners with the site plan for additional parking spaces. Mr. Hall stated drainage plans have been reviewed by Public Works and engineering and he has reviewed the landscape plan. Larry Davis appeared and spoke on behalf of Applicant. Mr. Davis advised the Board that the need for additional parking is due to the growth of the church. The Board had discussions on the site plan presented.

After discussions, on motion by Commissioner Melanie Greer and seconded by

Commissioner Andrew Duggar the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan with the incorporation of a sidewalk between lots. The Chairman declared the motion carried.

NEW BUSINESS

None.

OLD BUSINESS

None.

There was no further business to be presented.

ADJOURN

Commissioner Andrew Duggar moved that the meeting be adjourned. The motion was seconded by Commissioner Melanie Greer and approved unanimously by all present Commissioners. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the _____ day of _____, 2025.

PHILLIPS KING, Chairman

KAYCE SAIK, Vice Chairman/Secretary

City of Gluckstadt

Application for Site Plan Review

Subject Property Address: 381 Distribution Dr, Madison, MS 39110

Parcel #: 082I-29 -013/01.20 , /03.01 , /03.03

Owner: Puckett Machinery Company

Applicant: Hastings Puckett

Address: 100 Caterpillar Drive
Flowood, MS 39232

Address: 100 Caterpillar Drive
Flowood, MS 39232

Phone #: 769.777.7101

Phone #: _____

E-Mail: Hastings.Puckett@puckettmachinery.com

E-Mail: _____

Current Zoning District: C2

Acreage of Property (If applicable): 11.0

Use sought of Property: New Puckett Machinery Rental Store

Requirements of Applicant:

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

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

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

Site Plan Specifications (Section 809, Zoning Ordinance)

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

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

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

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

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

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

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

Applicant Signature

Date

CITY OF GLUCKSTADT BUILDING DEPARTMENT

OFFICE USE ONLY

Date Received: _____

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

Yes _____ No _____

Signature: _____

Planning & Zoning Administrator (or Authorized Representative)

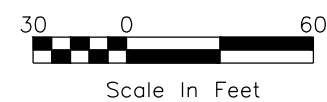
CLASS "B" SURVEY
BEARINGS AND DISTANCES ON THIS PLAT ARE BASED ON AND
REFERENCED TO THE MISSISSIPPI STATE PLANE COORDINATE
SYSTEM GRID NORTH (NAD 83 - WEST ZONE) AS DERIVED
FROM RTK GPS OBSERVATIONS USING EARL DUDLEY, LLC'S
CONTINUOUSLY OPERATING REFERENCE NETWORK.

CONVERGENCE ANGLE = +0° 7' 15.43"
COMBINED SCALE FACTOR = 0.99994691
COMPUTED AT N=1095500.822, E=2365955.836

ELEVATIONS ARE REFERENCED TO NAVD 88 AS DERIVED USING
THE SAME GPS OBSERVATIONS DESCRIBED ABOVE FOR BASIS
OF BEARING.

I certify that the information shown on this plat is thorough
and accurate to the best of my knowledge.

Jereme C. Smith P.S.
Email: jereme@mcmastereng.com
Date: June 19, 2025



SURVEYOR'S NOTES:

- Random Traverse Closure Precision For This Survey Meets or Exceeds the Minimum Standards For a Class "B" Survey.
- McMaster & Associates, Inc. does not certify to the existence or non-existence of any underground utility.
- The premises are situated in Zone X-Other Areas, which is defined as "Areas determined to be outside the 0.2% chance annual floodplain", as shown on FIRM Map Numbers 28029C01000 and 28029C02250, effective date of December 16, 2008.
- No title examination was performed as a part of this survey, which could reveal easements and other matters of record which would affect the subject property.

LEGEND

POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POT	POINT OF TERMINUS
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED POLYETHYLENE PIPE
AC	HVAC CONDENSER UNIT
CM	CREPE MYRTLE
APR	AS PER RECORD
APS	AS PER SURVEY
EM	ELECTRIC METER
EBOX	ELECTRIC/POWER BOX
FO	FIBER OPTIC/COMMUNICATION BOX
TBOX	TELEPHONE BOX
CBOX	CABLE BOX
SD	SATELLITE DISH/TV SERVICE
MH	EXISTING MANHOLE
CO	CLEAN-OUT
LP	LIGHT POLE
PP	POWER POLE
SP	SERVICE POLE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
WS	WATER SERVICE
ICV	IRRIGATION CONTROL VALVE
GV	GAS VALVE
GM	GAS METER
TBM	TEMPORARY BENCH MARK
CMON	CONCRETE MONUMENT
SIR	SET IRON REBAR (1/2"x18")
FIR	FOUND IRON REBAR (1/2" UNLESS OTHERWISE NOTED)
gas	EXISTING GAS LINE
fo	EXISTING FIBER OPTIC/COMMUNICATION
vc	EXISTING CABLE TV
t	EXISTING TELEPHONE LINE
ue	EXISTING UNDERGROUND ELECTRIC
p	EXISTING OVERHEAD POWER
w	EXISTING WATER MAIN/SERVICE
fp	EXISTING WATER-FIRE PROTECTION
oz	EXISTING OXYGEN MAIN
s	EXISTING SANITARY SEWER
fw	EXISTING SANITARY SEWER-FORCE MAIN
u	EXISTING UNKNOWN UTILITY
wet	EXISTING WETLAND
x	EXISTING IRON FENCE
w	EXISTING WIRE FENCE
c	EXISTING CHAIN LINK FENCE
o	EXISTING WOOD FENCE

FLOOD_ZONE NOTES

The premises are situated in "Special Flood Hazard Areas Subject to Inundation By The 1% Annual Chance Flood, Zone AE-Base Flood Elevations Determined." The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation if the water-surface elevation of the 1% annual chance flood.

ALSO:

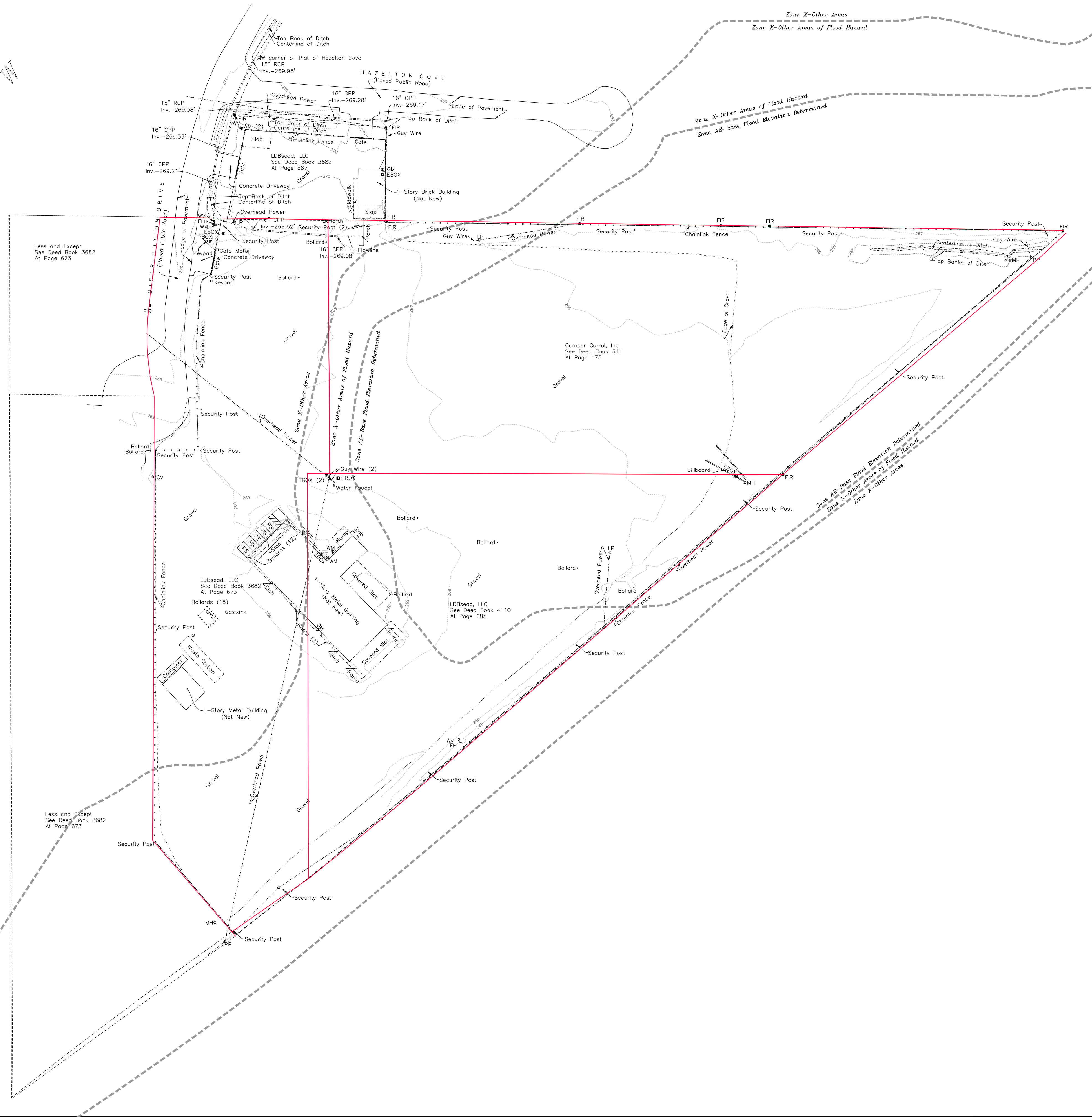
The premises are situated in "Other Flood Areas-Zone X." Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

ALSO:

The premises are situated in "Other Areas-Zone X." Areas determined to be outside the 0.2% annual chance floodplain.

All zones referenced above are further described and shown on FIRM Map Number 28089C04150, revised date of January 17, 2025.

FOR REVIEW



PLAT OF TOPOGRAPHIC SURVEY OF CERTAIN PROPERTY LOCATED IN
THE NW 1/4 OF SECTION 29, T8N-R2E, MADISON COUNTY, MISSISSIPPI

DRAWN BY:

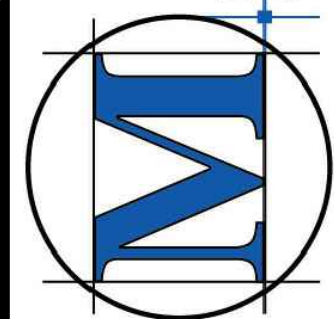
SBB

SCALE:

1" = 60'

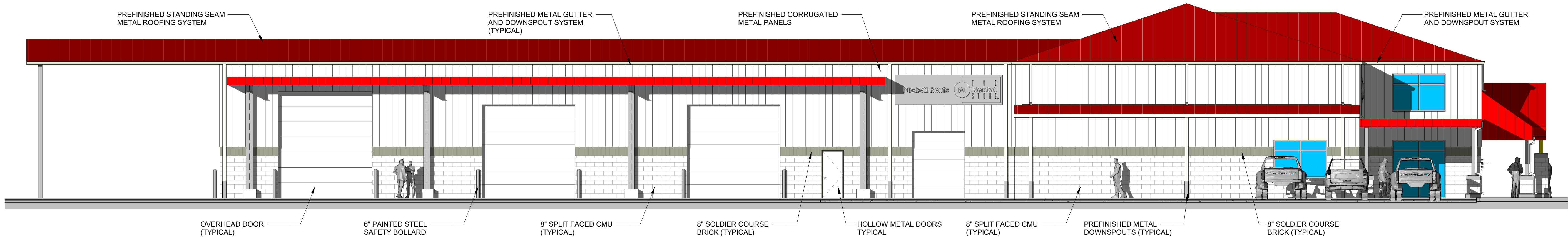
JOB NUMBER:

M-3381

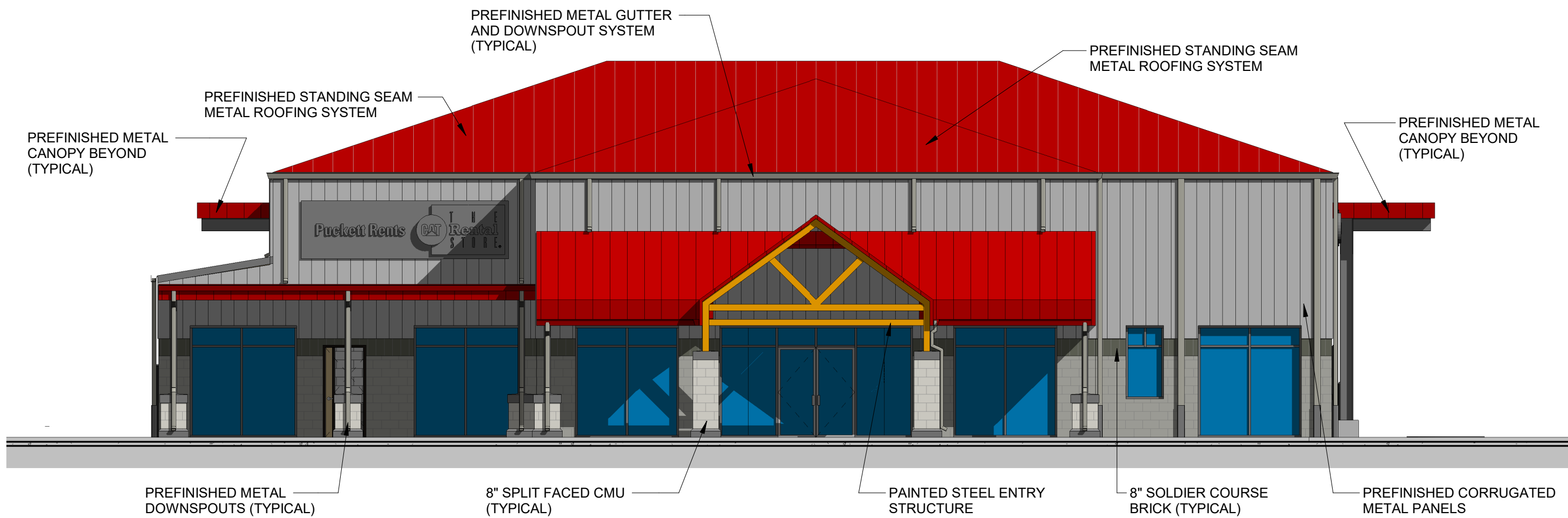


MCMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

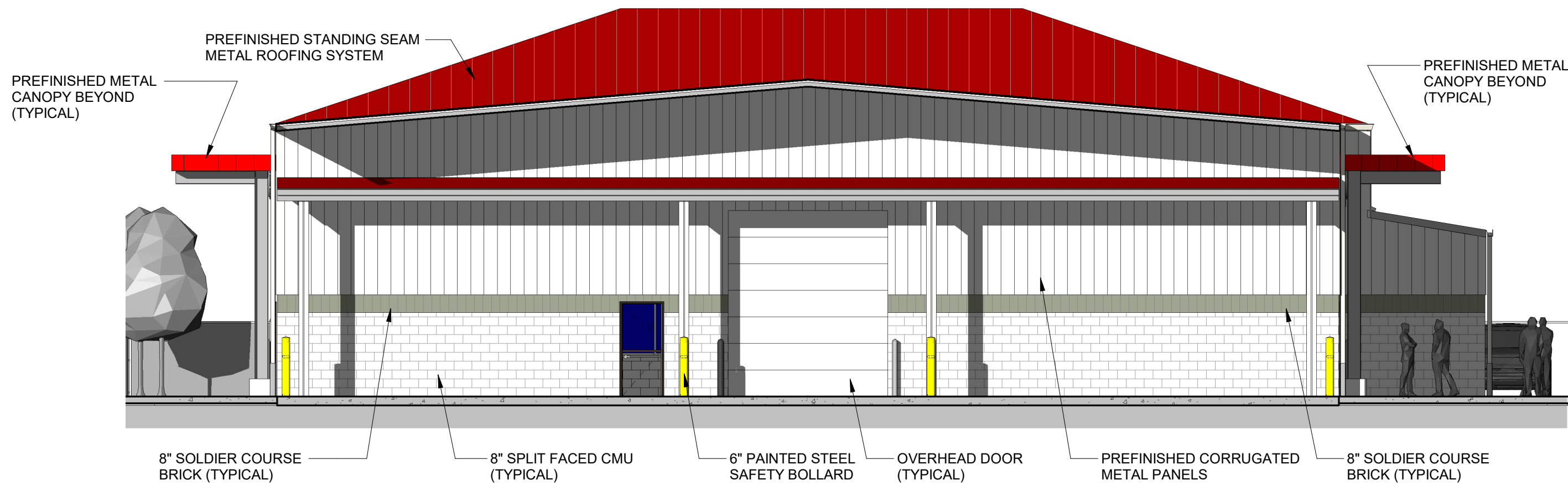
211 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090



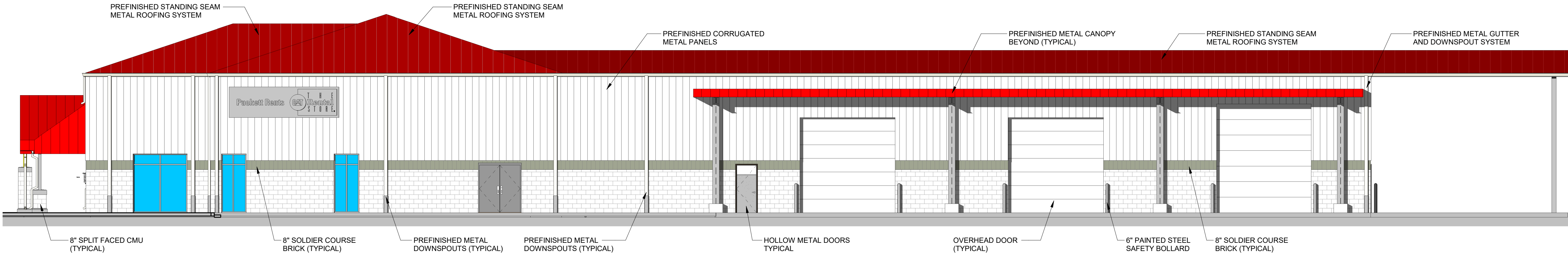
3 NORTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

PROJECT NUMBER		DATE		DRAWN BY	
24-096		08.01.25		TE	
REVISIONS		DATE		NO.	

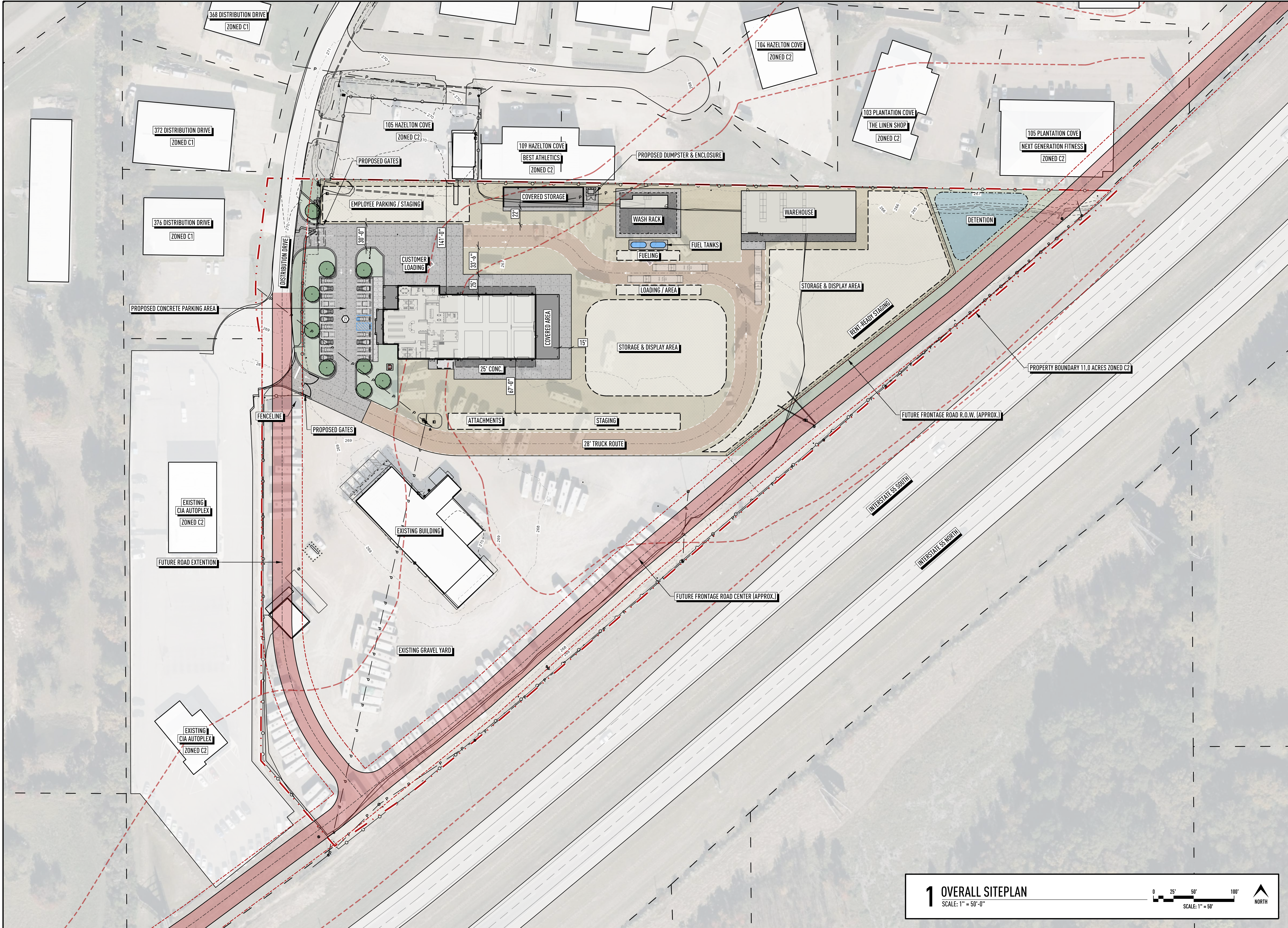
PUCKETT RENTS

NEW FACILITY
PUCKETT RENTS

GLUCKSTADT, MS

EXTERIOR ELEVATIONS

A-201



1

OVERALL SITEPLAN

SCALE: 1" = 50'-0"

0

25'

50'

100'

SCALE: 1" = 50'

NORTH

Section 4, Item A)

CDFL

ARCHITECTS + ENGINEERS P

cdfl.com

601.366.3110

3221 Old Canton Rd

Suite 200

Jackson, MS

39216

REVISION	DATE
NO.	

PROJECT NUMBER	24-096
DATE	31 JULY 2025
DRAWN BY	cl-lw

NEW FACILITY
PUCKETT RENTS
GLUCKSTADT, MS

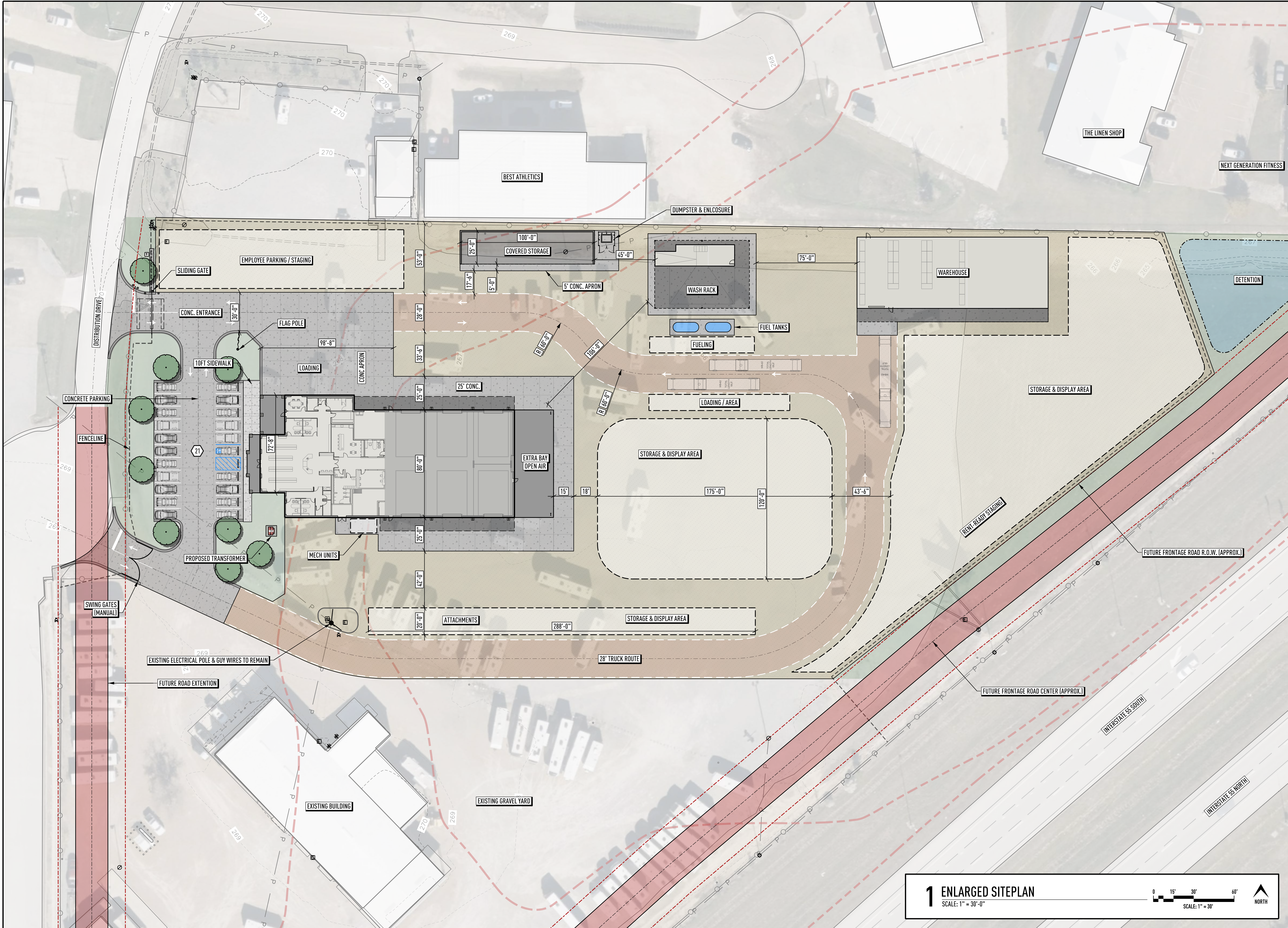
PUCKETT RENTS

REGISTERED LANDSCAPE ARCHITECT
CLARK H. WELLS
NOT FOR
CONSTRUCTION
683
STATE OF MISSISSIPPI

OVERALL SITEPLAN

L-101

10



1 ENLARGED SITEPLAN
SCALE: 1" = 30'-0"

0 15' 30' 60'
SCALE: 1" = 30"
NORTH

**NEW FACILITY
PUCKETT RENTS
GLUCKSTADT, MS**

PUCKETT RENTS

**NOT FOR
CONSTRUCTION**

REGISTERED LANDSCAPE ARCHITECT
CLARK H. WELLS
683
STATE OF MISSISSIPPI

ENLARGED SITEPLAN

L-102

REVISION		PROJECT NUMBER	DATE	DRAWN BY
NO.	DATE	24-096	31 JULY 2025	cl-lw

cdfl.com
601.366.3110
3221 Old Canton Rd
Suite 200
Jackson, MS
39216

CDFL
ARCHITECTS + ENGINEERS P

Section 4, Item A)



NORTHEAST VIEW



SOUTHEAST VIEW



SOUTHEAST AERIAL VIEW



SOUTHWEST VIEW

cdell.com
601.346.3110
3221 Old Canton Rd
Suite 200
Jackson, MS
39216

PROJECT NUMBER

24-096

DATE

08.01.25

DRAWN BY

Author

REVISIONS

NO.	DATE

PUCKETT RENTS

NEW FACILITY
PUCKETT RENTS

GLUCKSTADT, MS

BUILDING AND SITE
RENDERINGS

A-200

12

City of Gluckstadt**Application for Site Plan Review**

Subject Property Address: Kayo Place / Calhoun Station Pkwy
Parcel #: 082E-21-004/.01.03
Owner: Sahlen Brothers Applicant: JLS Construction
Address: 103 East Wyck Cr. Address: 103 East Wyck Cr.
Madison MS 39110 Madison MS 39110
Phone #: (601) 503-6860 Phone #: _____
E-Mail: _____ E-Mail: _____
Current Zoning District: C-2
Acreage of Property (If applicable): _____
Use sought of Property: _____

Requirements of Applicant:

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

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

Nine (9) copies of the site plan shall be prepared and submitted to the Zoning Administrator.
Digital copies are acceptable. Three (3) hard copies are required.

Site Plan Specifications (Section 809, Zoning Ordinance)

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

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

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

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

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

Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission’s agenda, no amendments or changes shall be made to the site plan. If you wish to submit changes, you will be required to resubmit by the 5th of the following month for the next monthly meeting of the Planning and Zoning Commission.

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



Applicant Signature

8-22-2025

Date

CITY OF GLUCKSTADT BUILDING DEPARTMENT
OFFICE USE ONLY

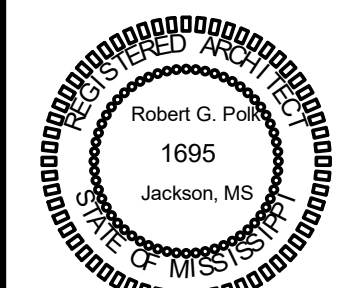
Date Received: _____

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

Yes _____ No _____

Signature: _____
Planning & Zoning Administrator (or Authorized Representative)

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com



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

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

ARCHITECTURAL
REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL
ONLY

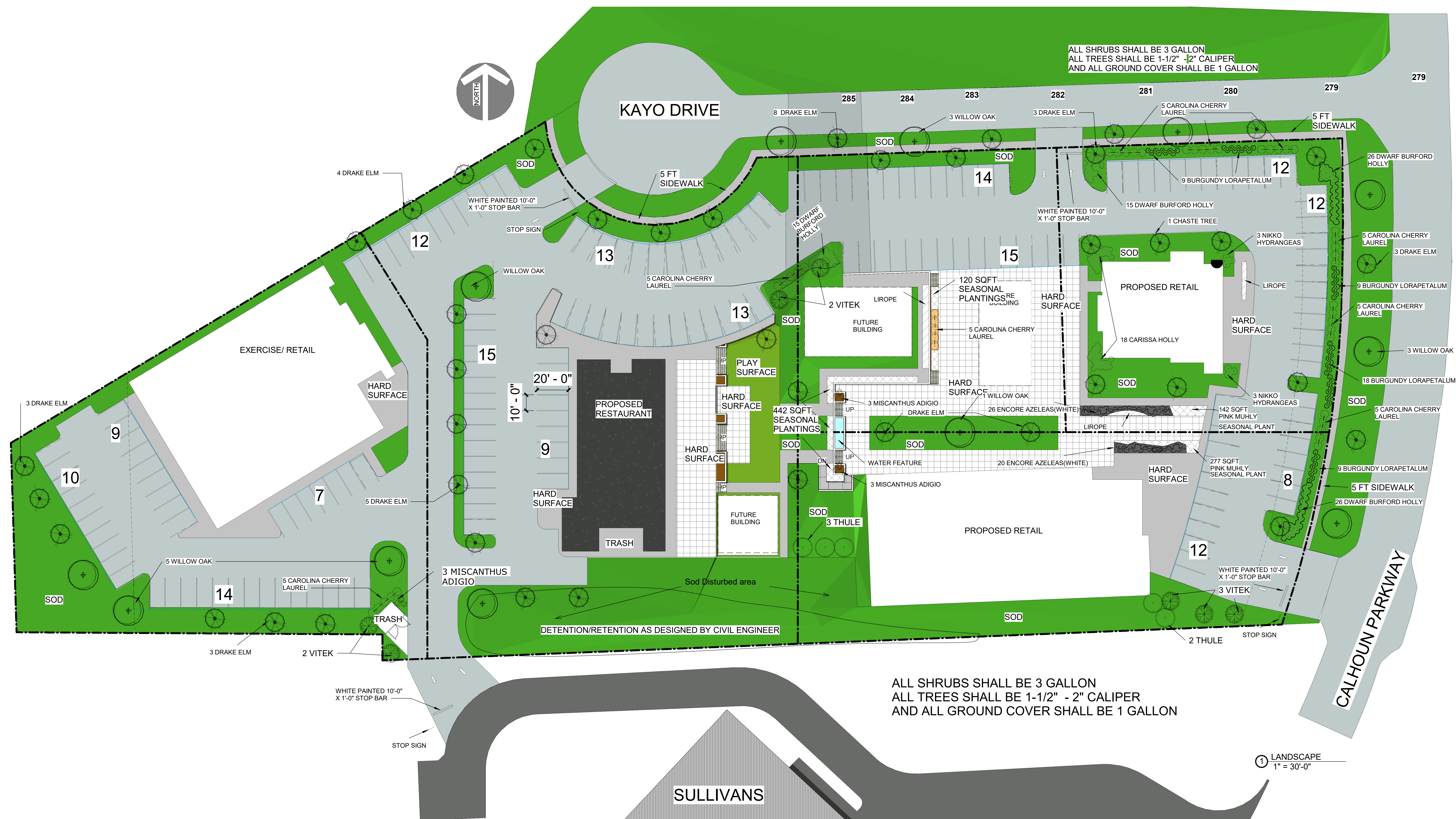
The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

KAYO CENTER DEVELOPMENT
LEE SAHLER
GLUCKSTADT, MS 39110

PLOTTED:
 8/22/2025
 7:21:01
 AM

SHEET

L-1



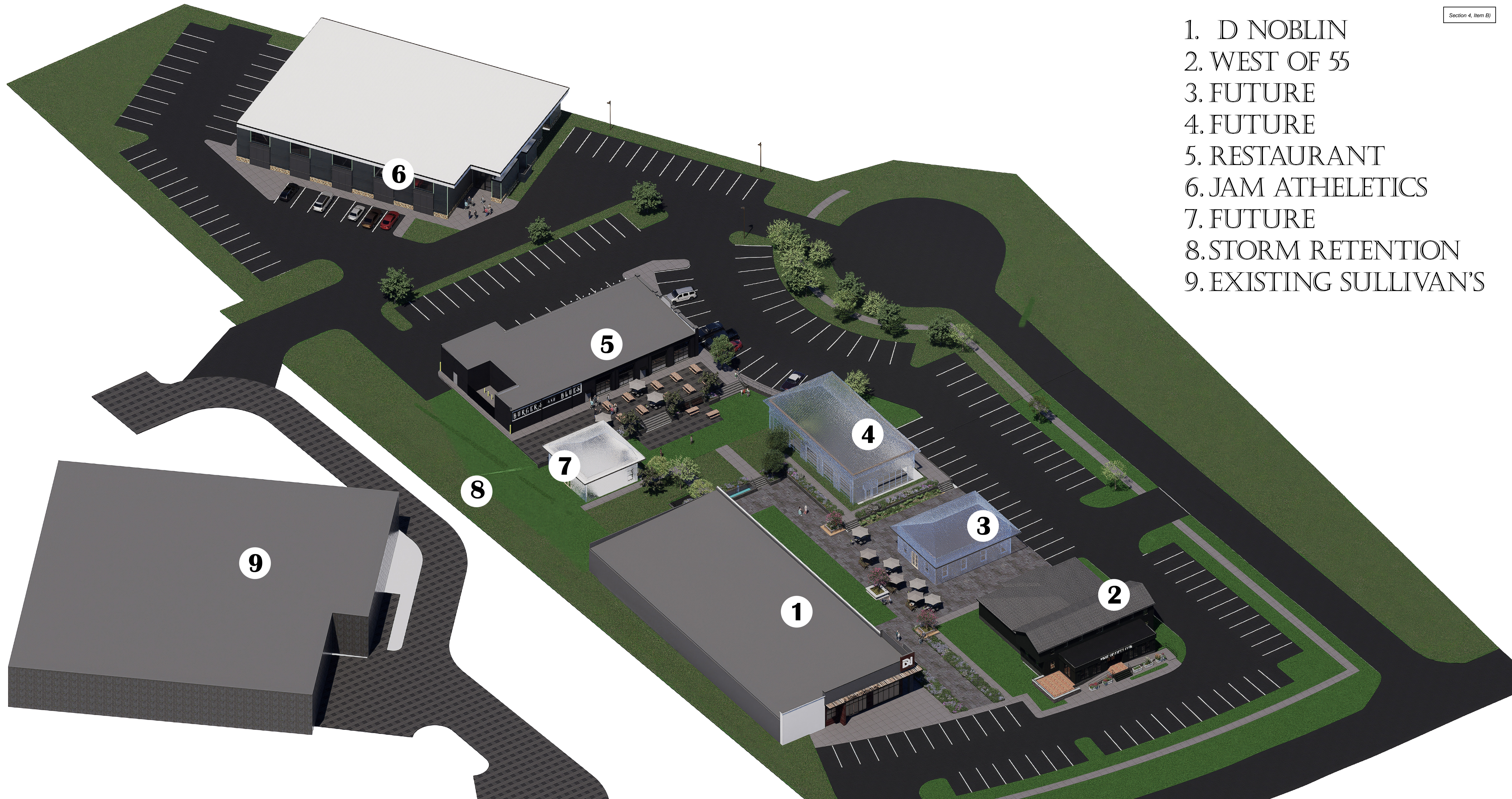
ALL SHRUBS SHALL BE 3 GALLON
ALL TREES SHALL BE 1-1/2" - 2" CALIPER
AND ALL GROUND COVER SHALL BE 1 GALLON

① LANDSCAPE
1" = 30'-0"

LANDSCAPE PLAN

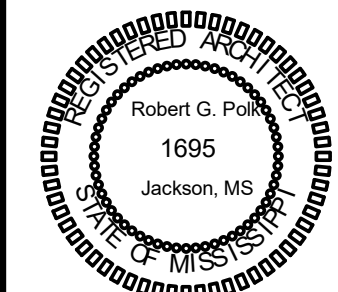
Scale: 1" = 30'-0"

1. D NOBLIN
2. WEST OF 55
3. FUTURE
4. FUTURE
5. RESTAURANT
6. JAM ATHELETICS
7. FUTURE
8. STORM RETENTION
9. EXISTING SULLIVAN'S



KAYO CENTER

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com



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

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**ARCHITECTURAL
REVIEW PRINT**
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL
ONLY

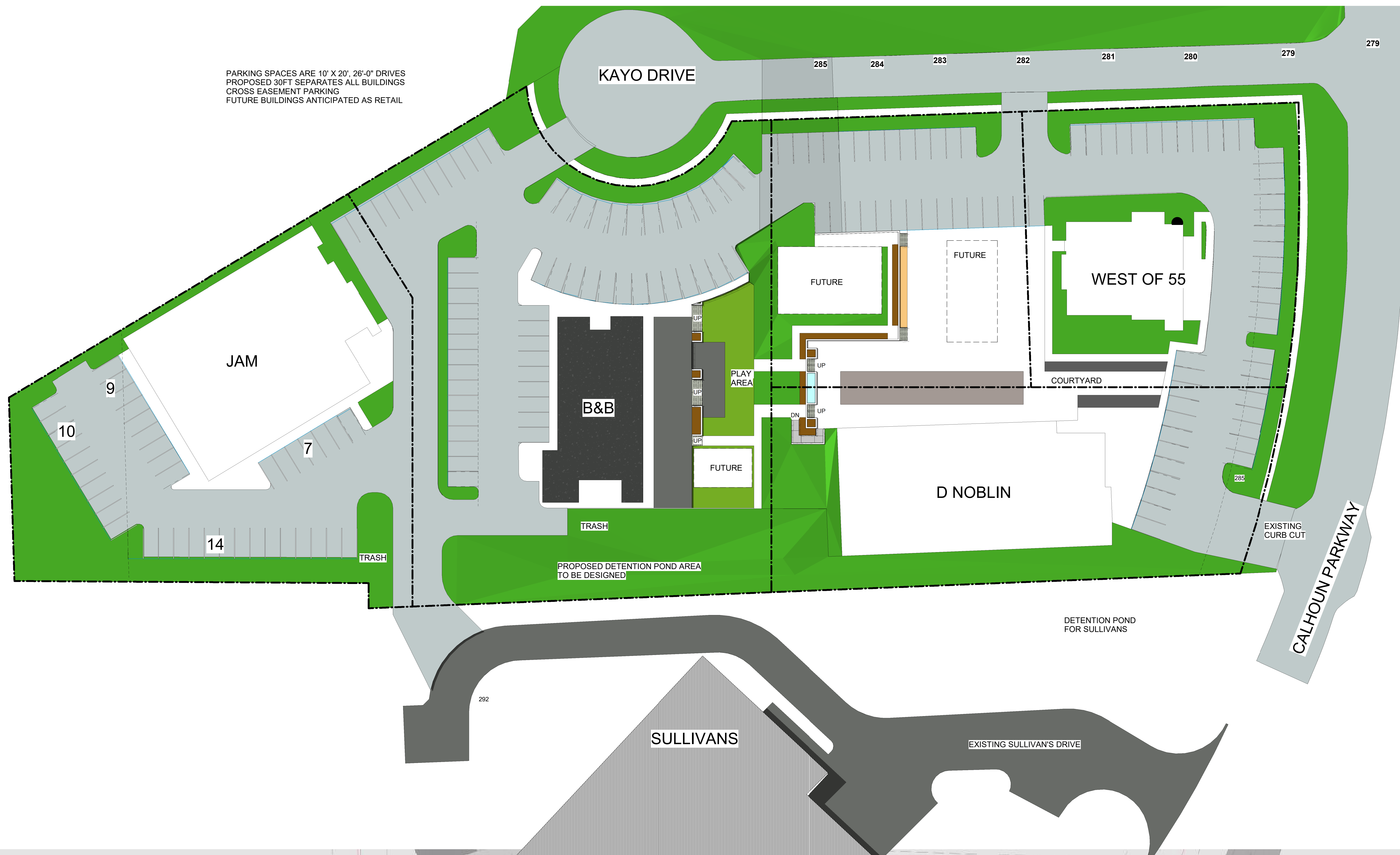
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KAYO CENTER DEVELOPMENT
LEE SAHLER
GLUCKSTADT, MS 39110

PLOTTED:
7/31/2025
10:30:07
AM

SHEET

CP -1



KAYO CENTER

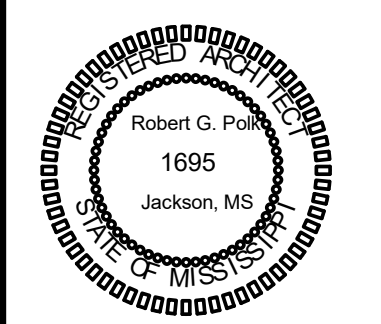
CONCEPT OVERALL SITE

Scale: 1" = 30'-0"



KAYO CENTER

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com



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**ARCHITECTURAL
REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL
ONLY**

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**RESTAURANT
LEE SAHLER
GLUCKSTADT, MS 39110**

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7/30/2025
10:02:20
AM

SHEET
ARB 1

COVER

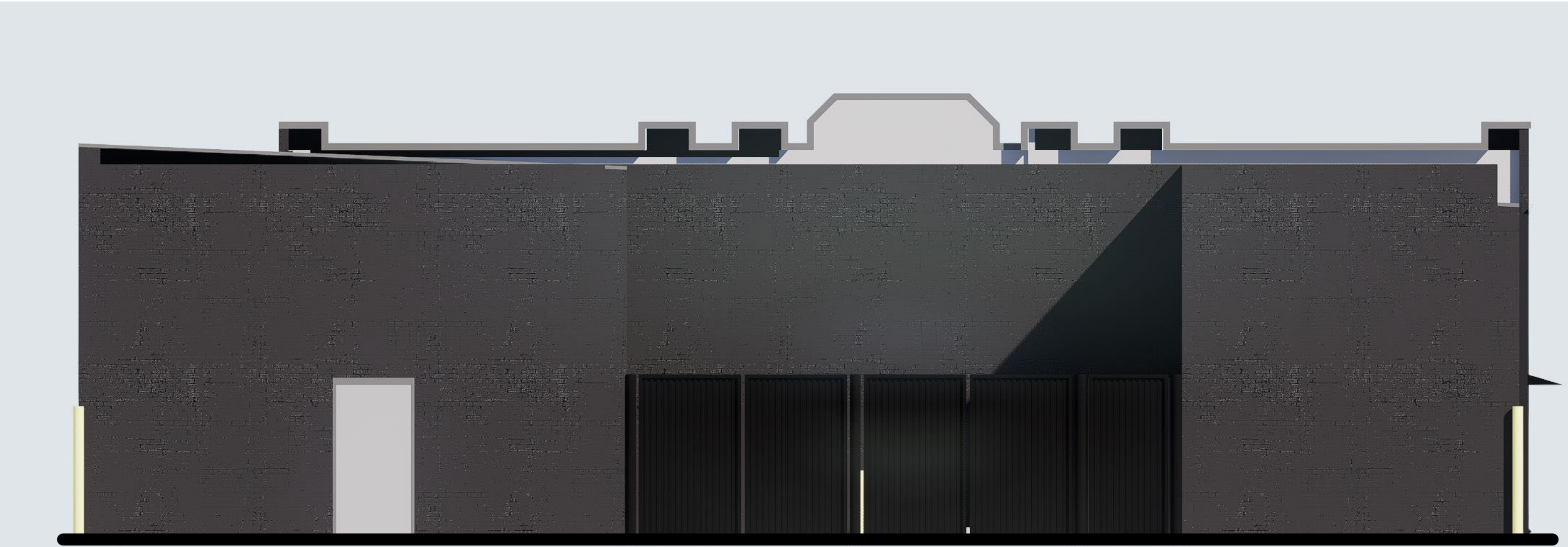
Scale:



WEST



EAST



SOUTH



NORTH

COLOR ELEVATIONS

Scale:

RESTAURANT
LEE SAHLER
GLUCKSTADT, MS 39110

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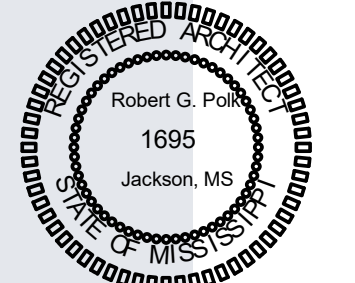
SHEET
ARB 2

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RGPA pa
ROBERT G POLK ARCHITECT, P.A.

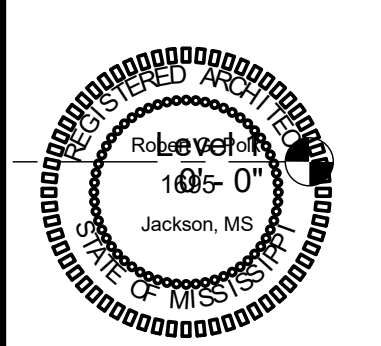


Section 4, Item B)

RGPA pa

ROBERT G POLK ARCHITECT, P.A.

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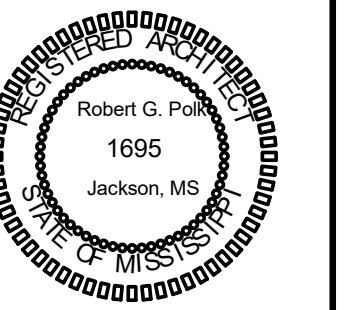
RESTAURANT
LEE SAHLER
GLUCKSTADT, MS 39110

PLOTTED:
7/30/2025
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AM

SHEET
ARB 4



KAYO CENTER



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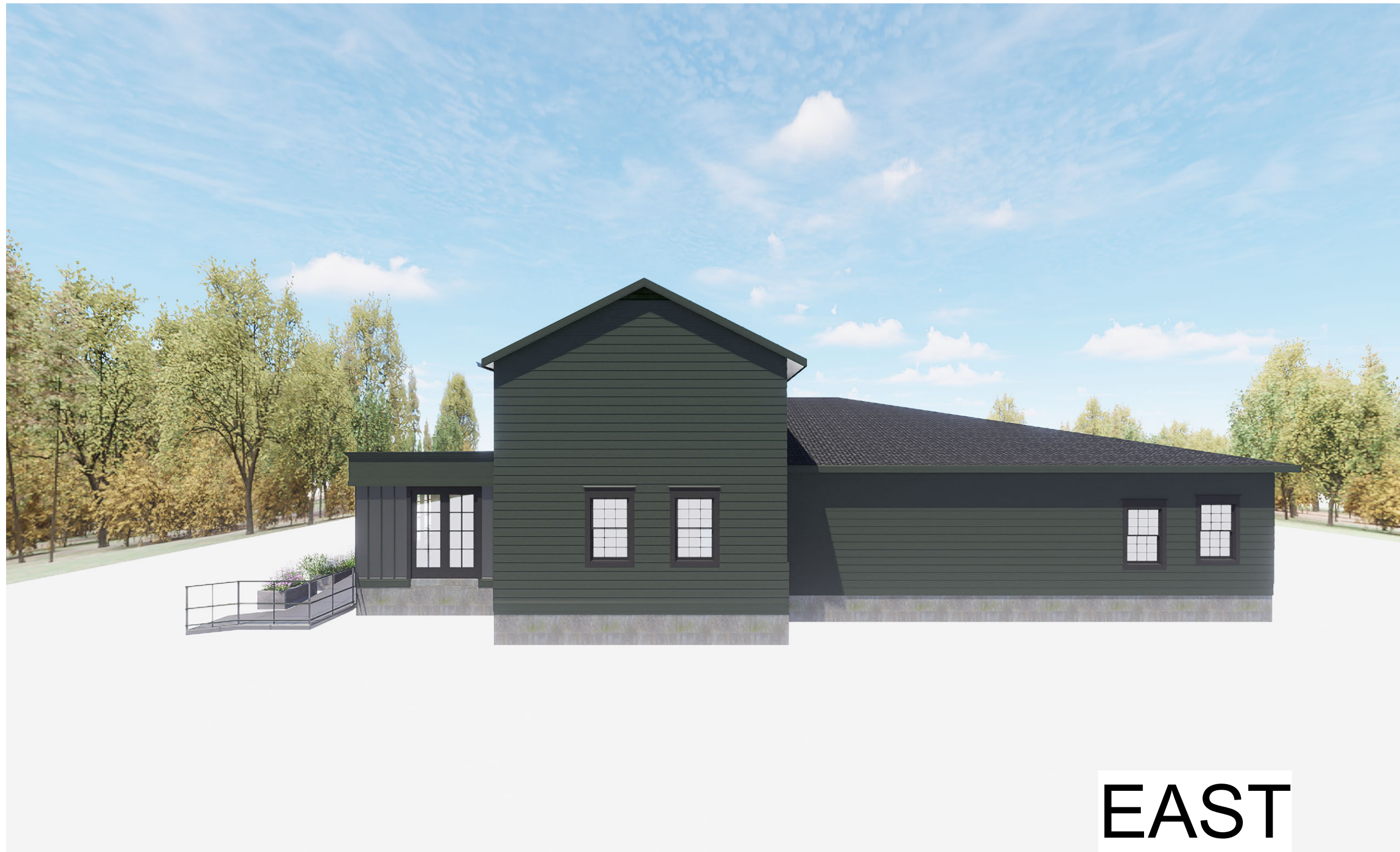
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Owner
Enter address here

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7/30/2025
12:33:59
PM

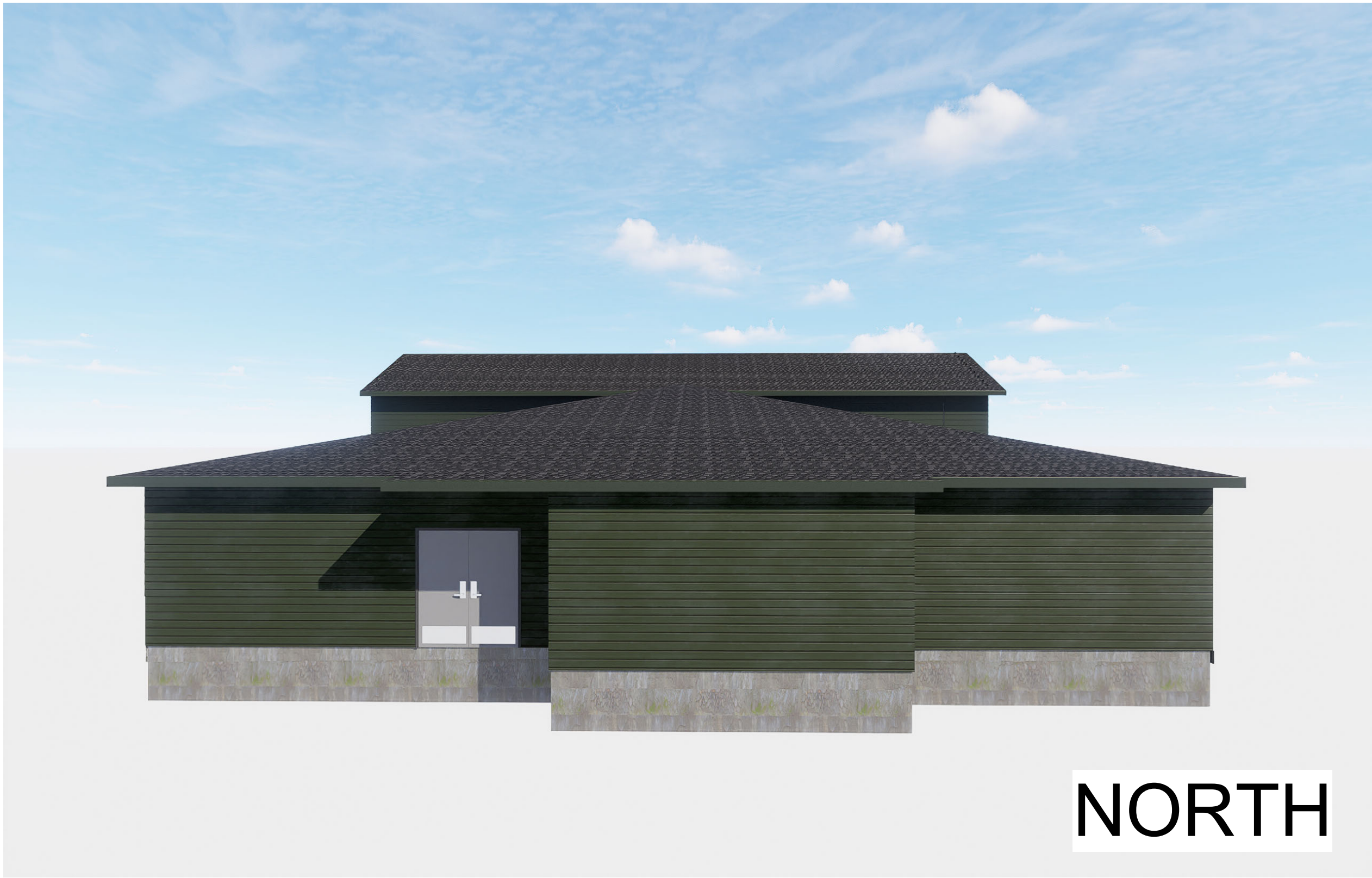
SHEET
ARB 1

COVER

Scale:



EAST



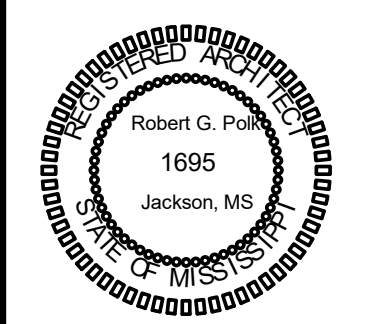
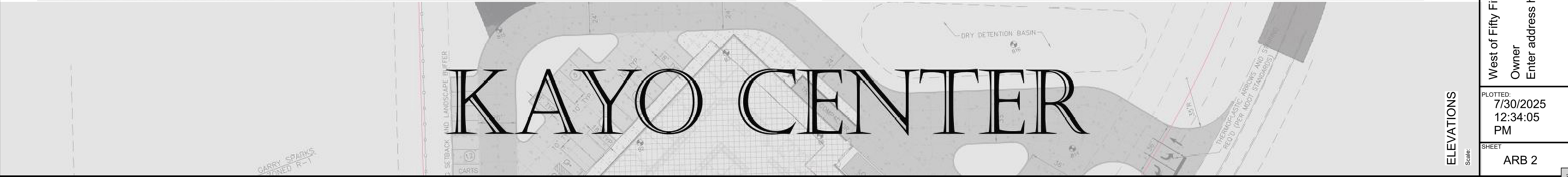
NORTH



WEST



SOUTH



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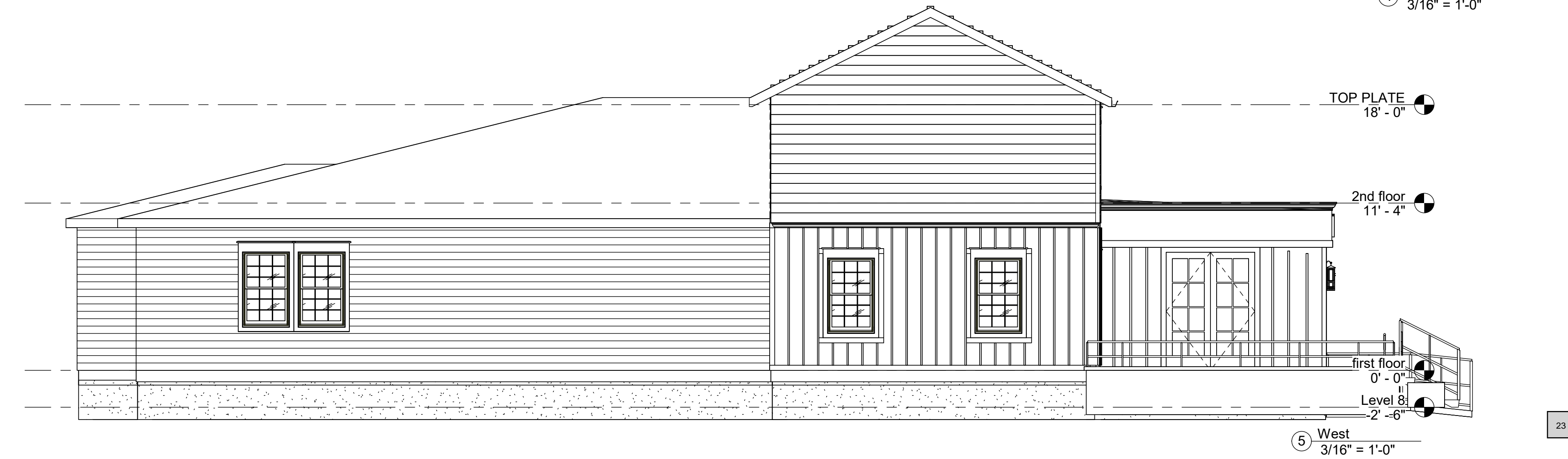
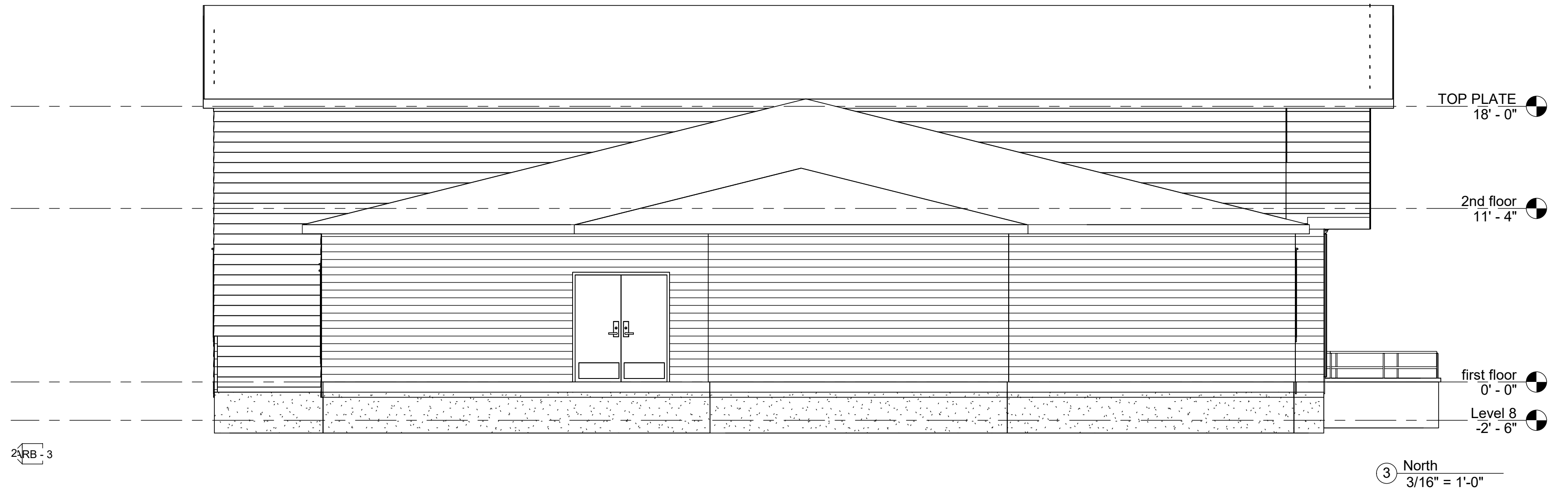
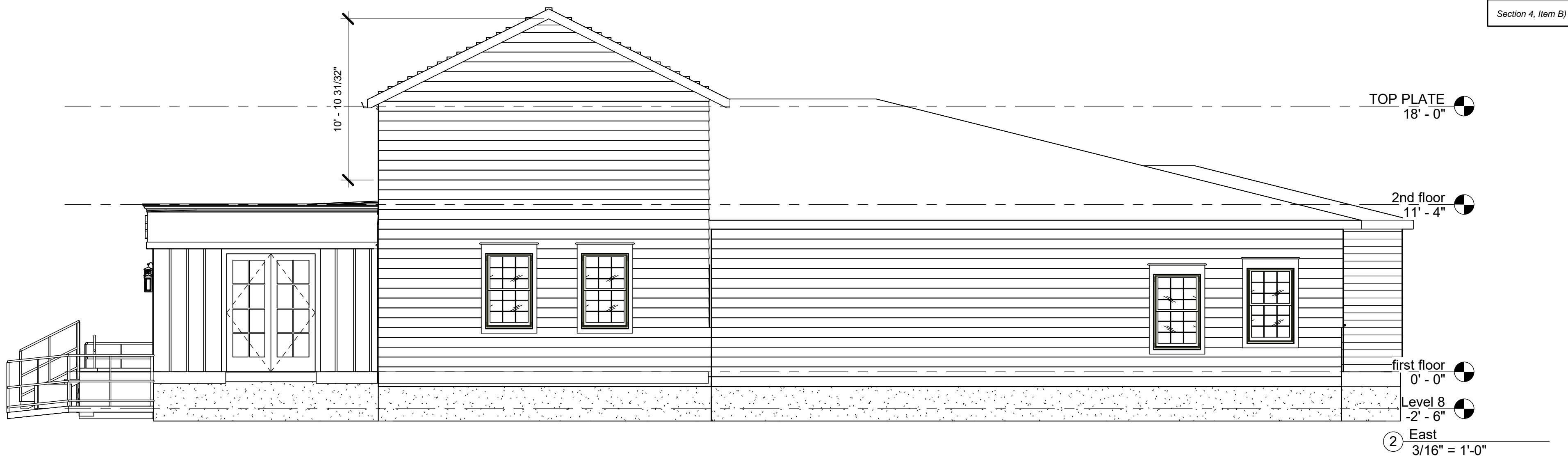
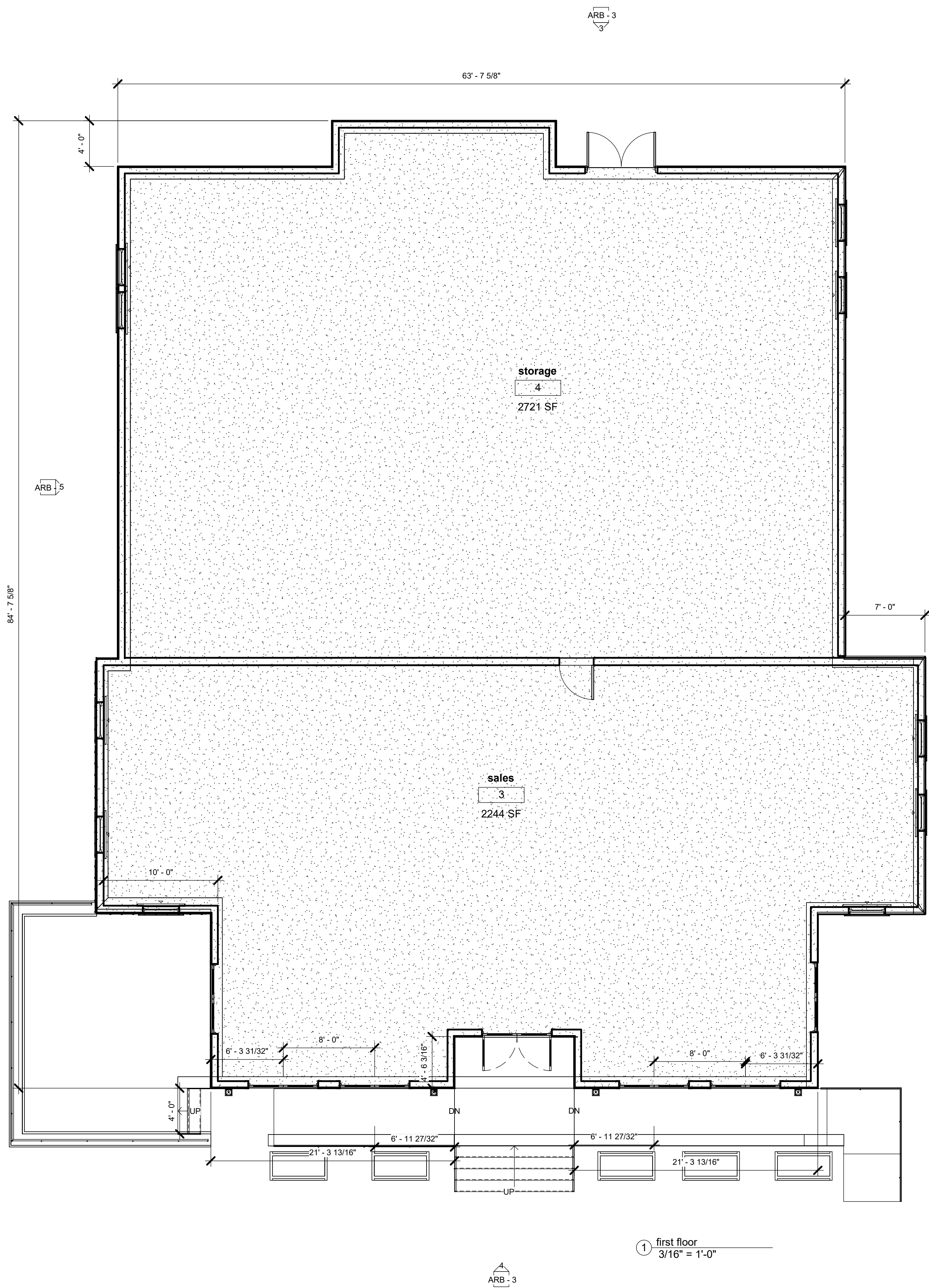
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Owner
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SHEET
ARB 2

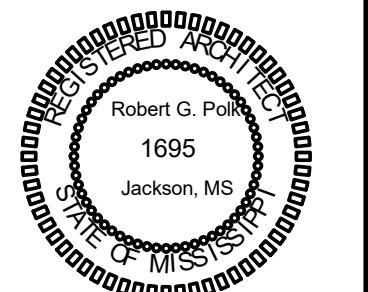
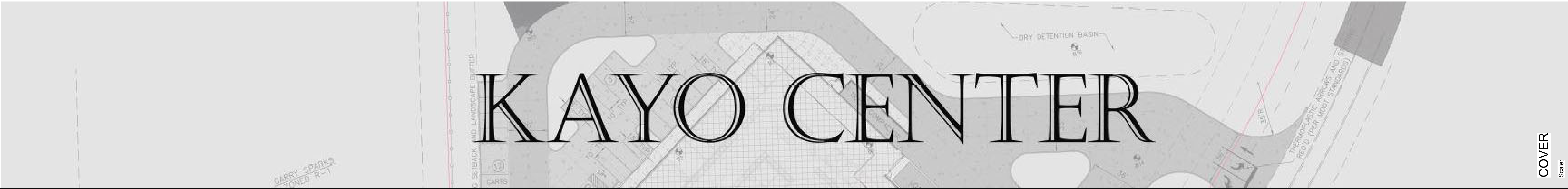
ELEVATIONS

Scale:





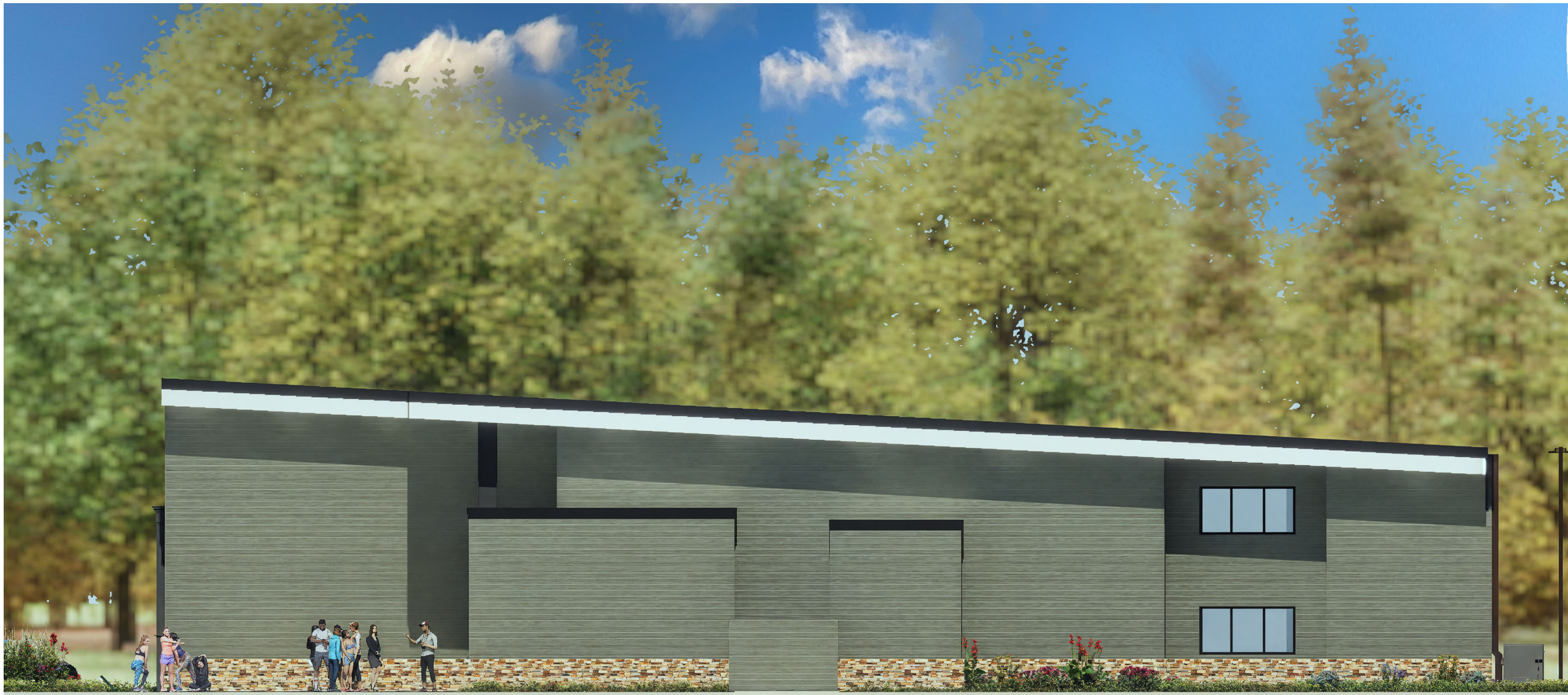
Jam Athletics



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SIDE ELEVATIONS

Scale:

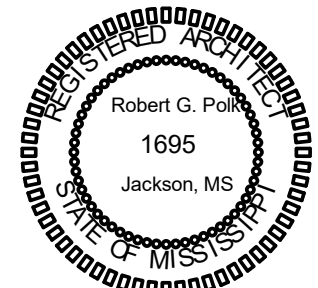
JAM ATHELETICS

LEE SAHLER

GLUCKSTADT, MS 39110

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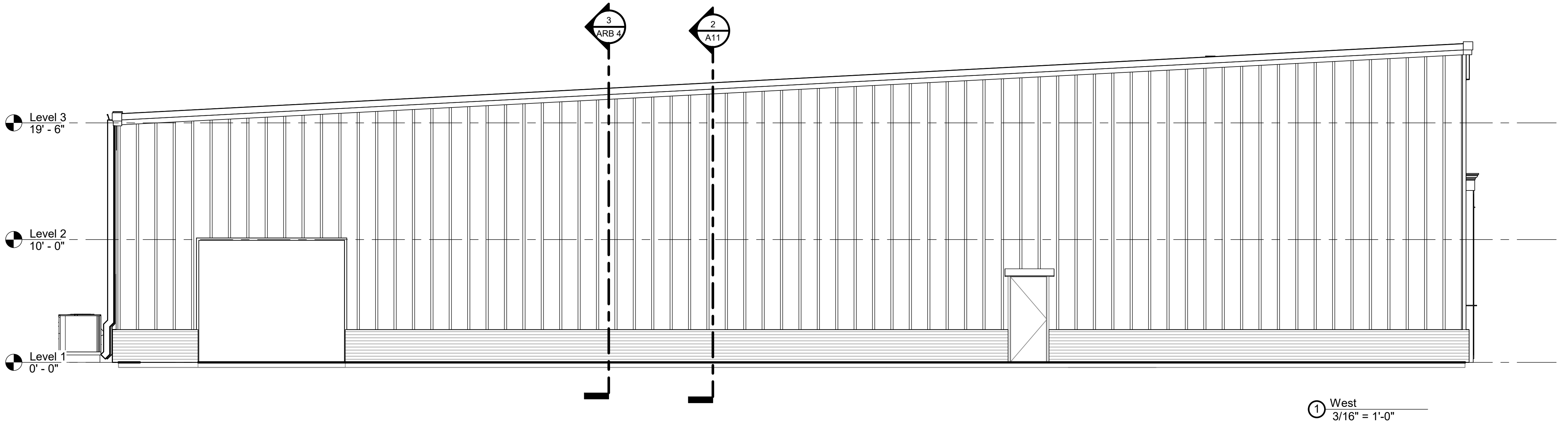
SHEET
ARB 2



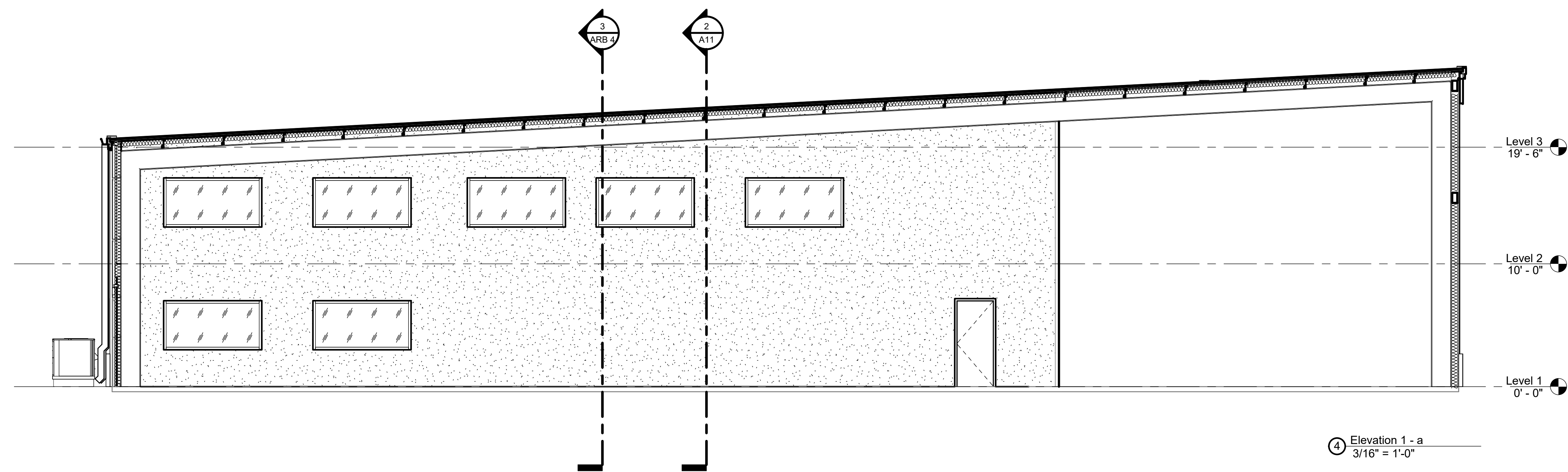
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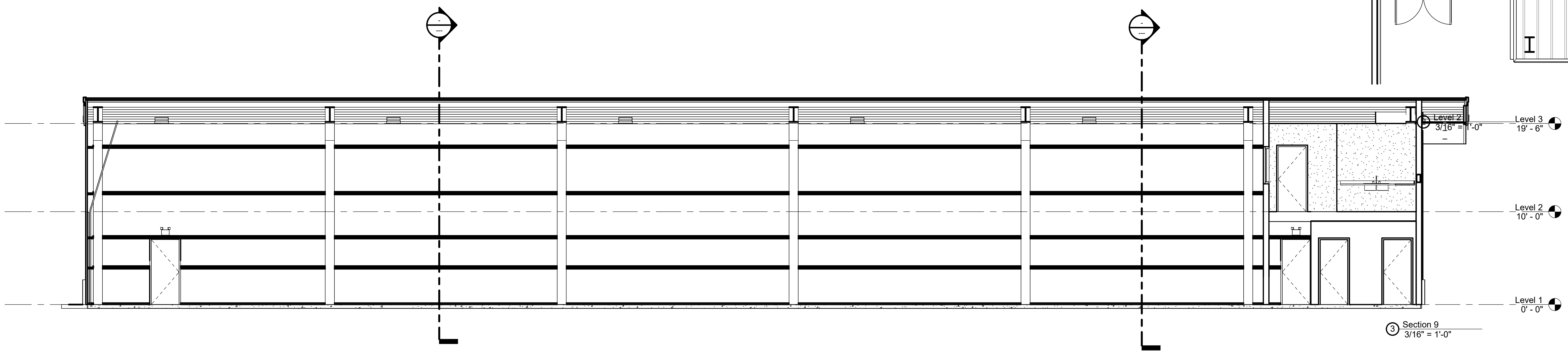
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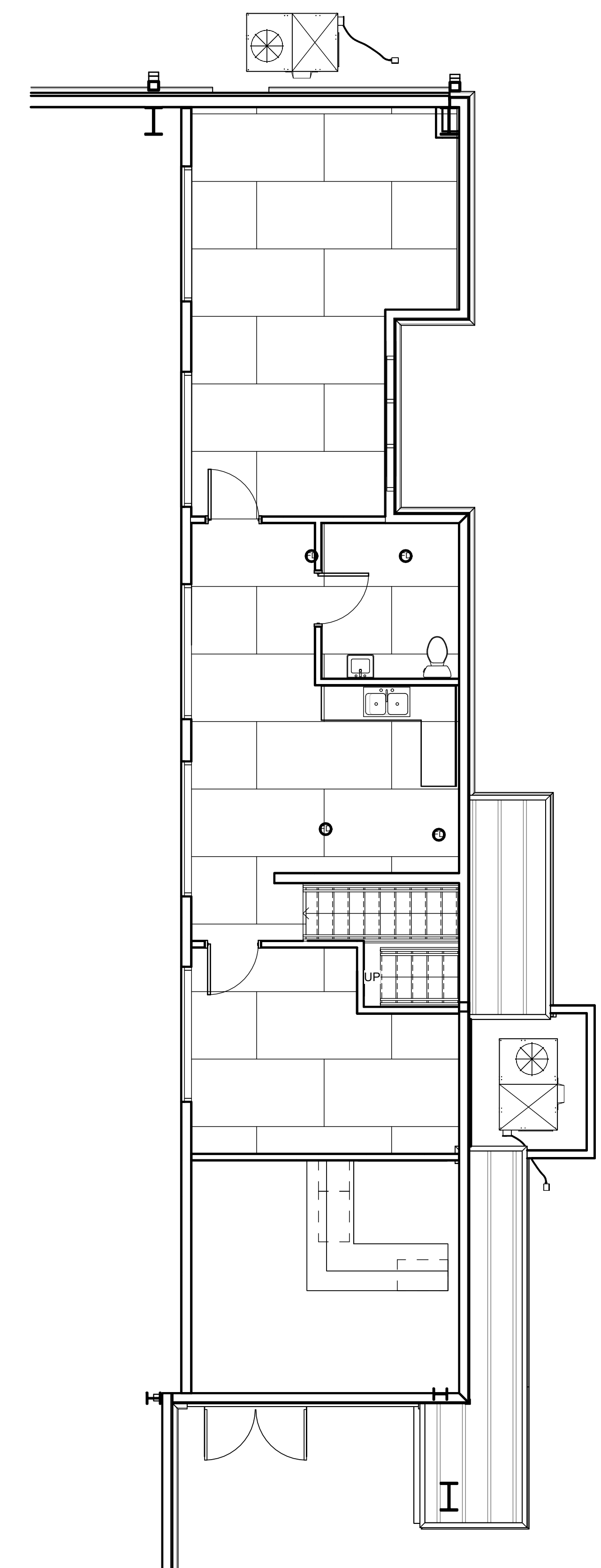
① West
3/16" = 1'-0"



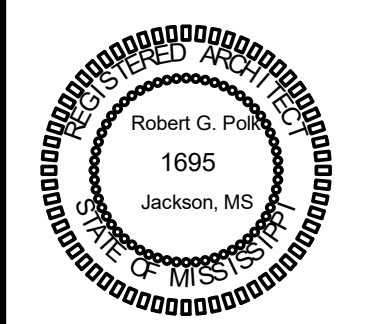
④ Elevation 1 - a
3/16" = 1'-0"



③ Section 9
3/16" = 1'-0"



2ND FLOOR
Scale: 3/16" = 1'-0"



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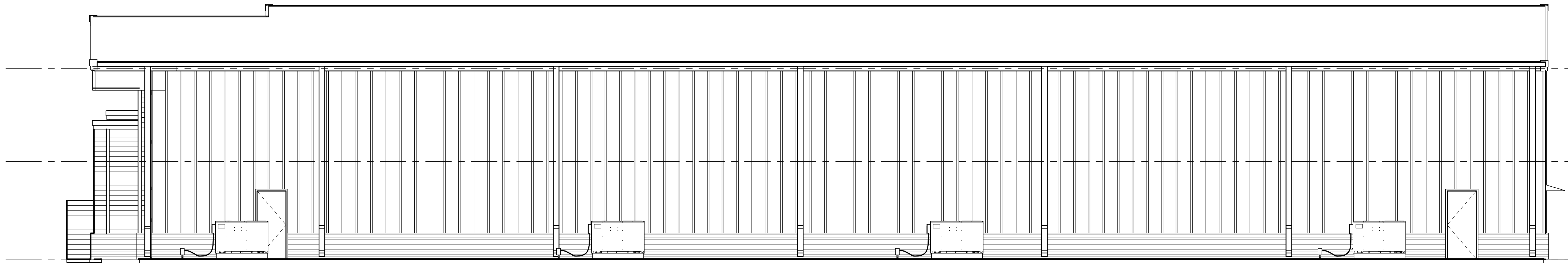
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JAM ATHELETICS
LEE SAHLER
GLUCKSTADT, MS 39110

PLOTTED:
7/30/2025
12:56:51
PM

SHEET
ARB 4



Level 3
19' - 6"

Level 2
10' - 0"

Level 1
0' - 0"

② North
3/16" = 1'-0"

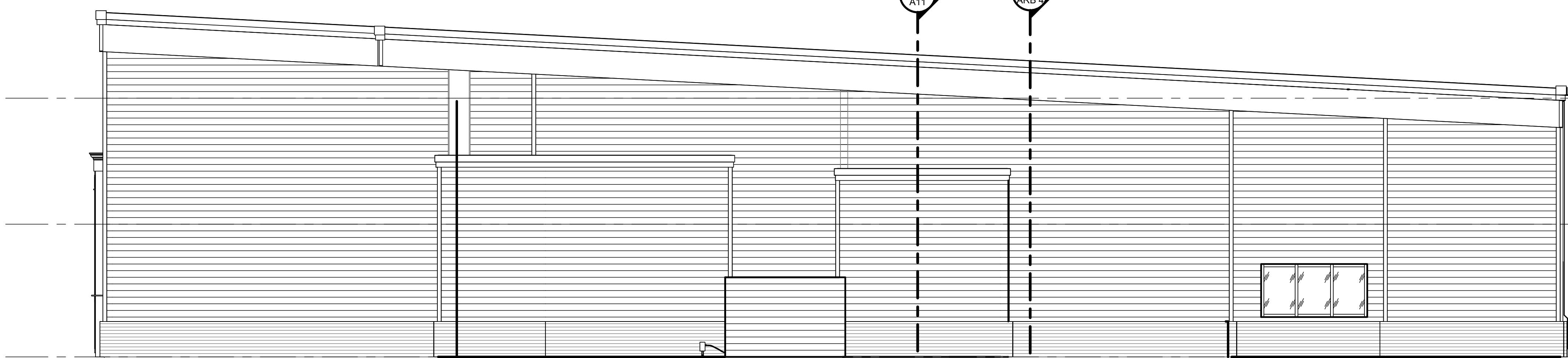


Level 3
19' - 6"

Level 2
10' - 0"

Level 1
0' - 0"

③ South
3/16" = 1'-0"



Level 3
19' - 6"

Level 2
10' - 0"

Level 1
0' - 0"

① East
3/16" = 1'-0"

ELEVATIONS

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

JAM ATHELETICS

LEE SAHLER

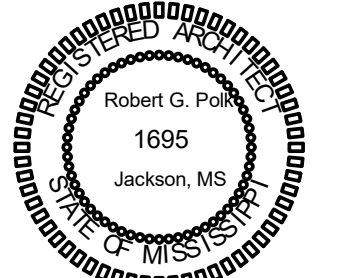
GLUCKSTADT, MS 39110

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7/30/2025
12:56:53
PM

SHEET
ARB 5

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
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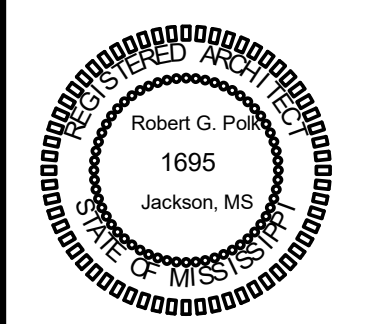
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KAYO CENTER

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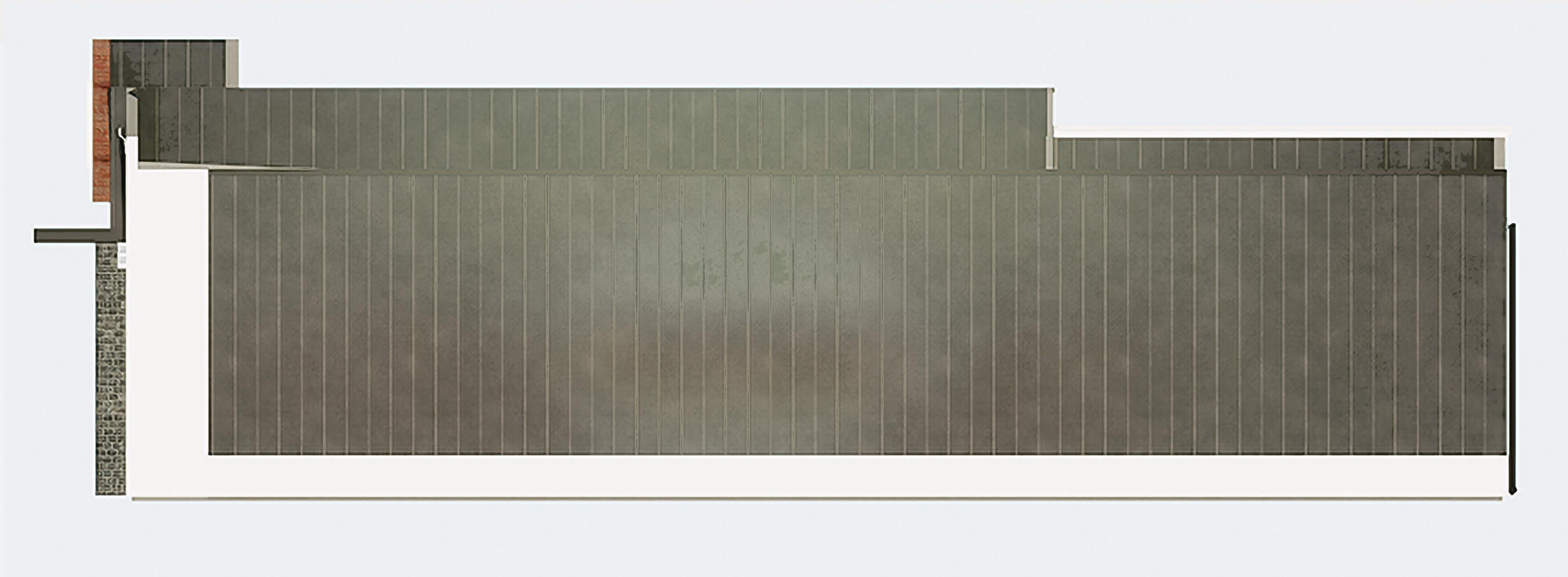
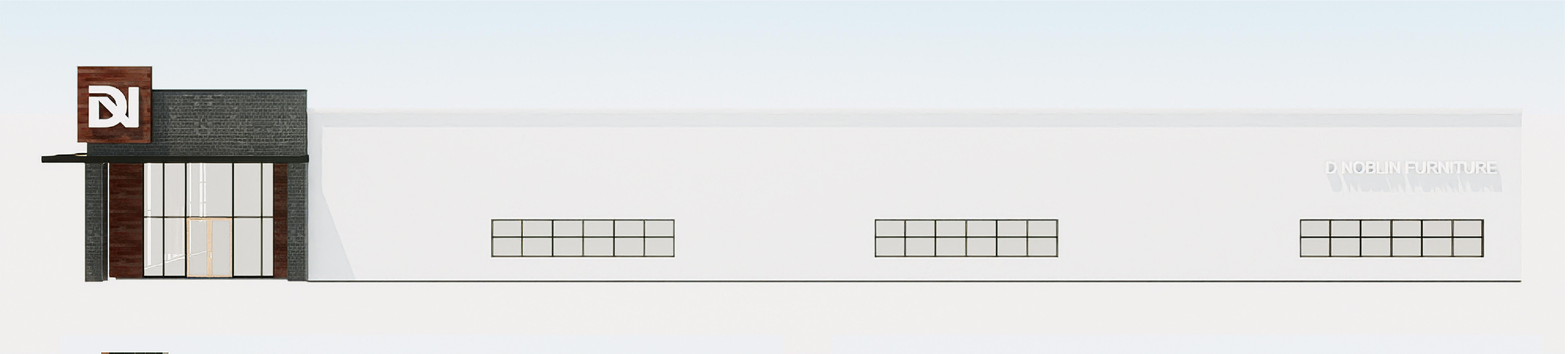
D NOBLIN
Owner
Enter address here

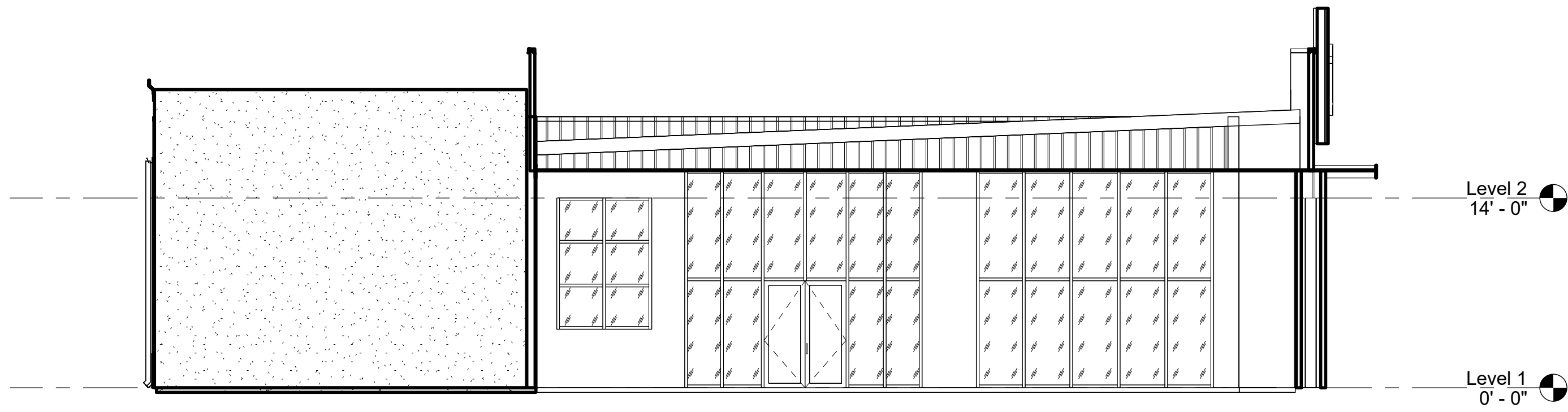
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SHEET
ARB-1

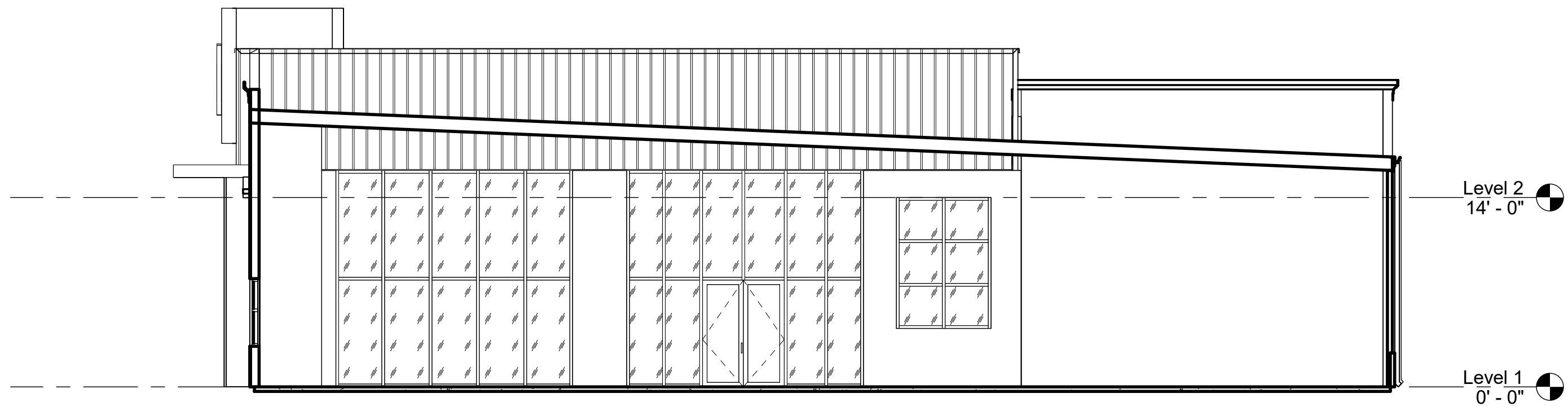
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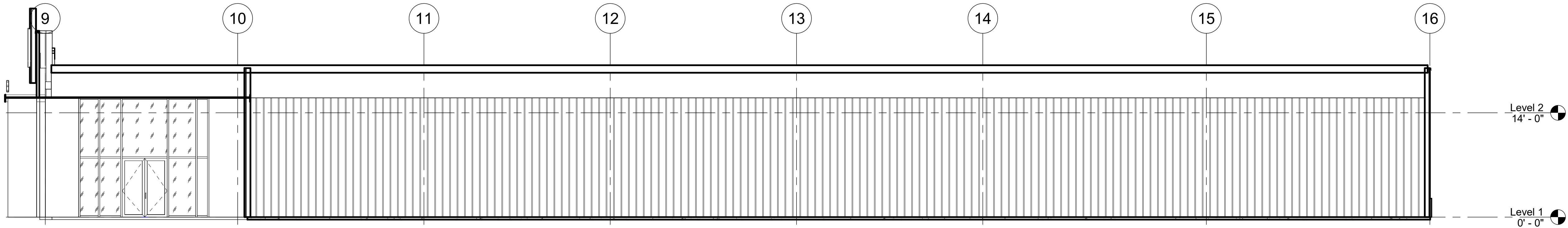




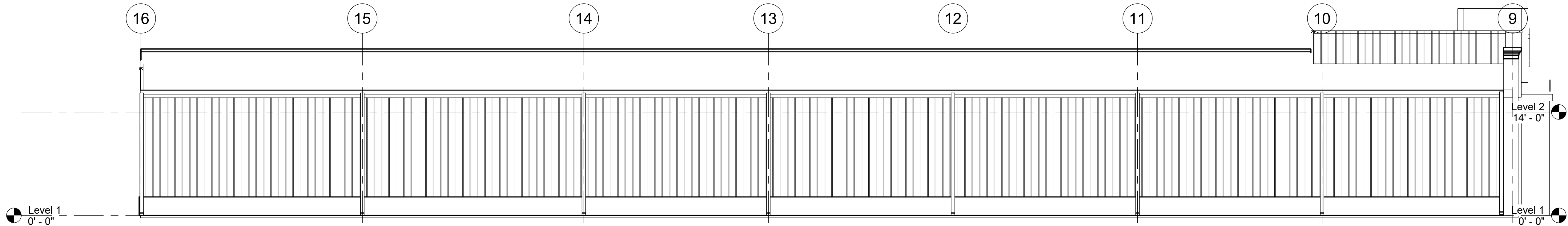
1 East
1/8" = 1'-0"



2 West
1/8" = 1'-0"



3 North
1/8" = 1'-0"



4 South
1/8" = 1'-0"

ELEVATIONS

Scale: 1/8" = 1'-0"

D NOBLIN

Owner

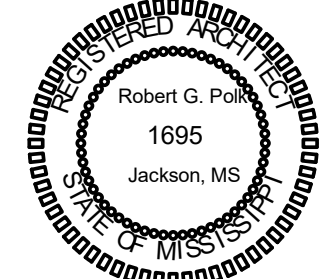
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7/30/2025
12:46:53
PM

SHEET

ARB- 4



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Section 4, Item B)
RGPA pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REQUEST FOR CONDITIONAL USE
APPLICATION

Subject Property Address: 102 Cone Wulf DrOwner: Todd CarterAddress: P.O. Box 2794Madison MS 39130Phone No. 601.927.7157Current Zoning District: C-2Applicant: Tod CarterAddress: P.O. Box 2794Madison, MS 39110Phone No. 601.927.7157**Requirements of Applicant:**

1. Letter stating reason for requested conditional use.
2. Copy of the written legal description.
3. Site plan of property.
4. \$250.00 fee required for processing.
5. Site Plan, building elevations and foundation drawing on 8.5" x 11".

Requirements for Granting Conditional Uses: (Section 3005.01 -- Zoning Ordinance)

A conditional use shall not be granted unless satisfactory provisions and arrangements have been met concerning all the following:

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

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

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

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

Applicant Signature

Date

Property Owner Signature

Date



WOOLDRIDGE & ASSOCIATES
461 CHURCH RD. SUITE 700
MADISON, MS 39110

June 27, 2025

William Hall

City of Gluckstadt

Planning Administrator

Re: Interior Storage Usage Conditional Use Request

Lot 1 & 2 Lone Wolf Drive

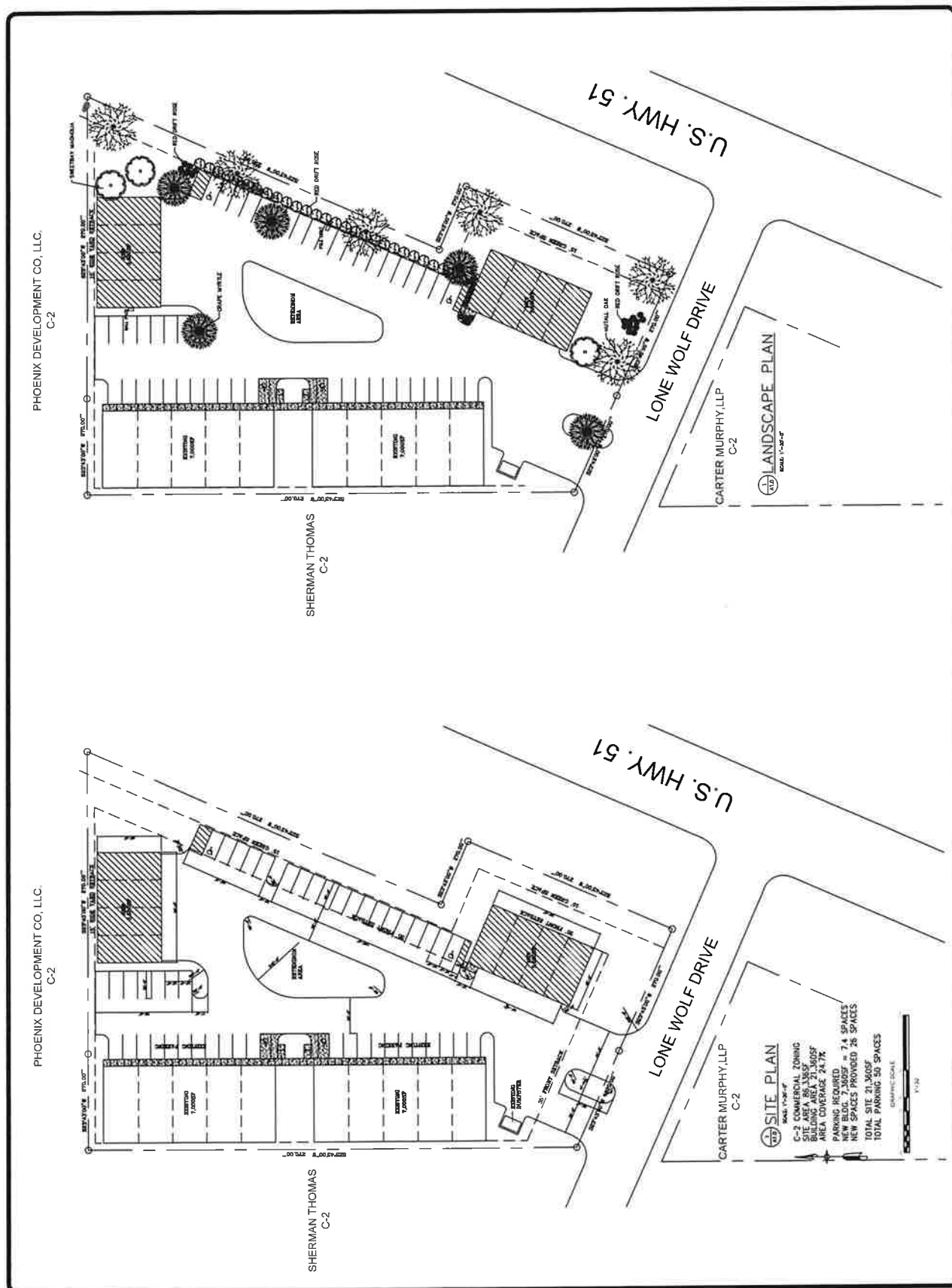
Gluckstadt, Ms

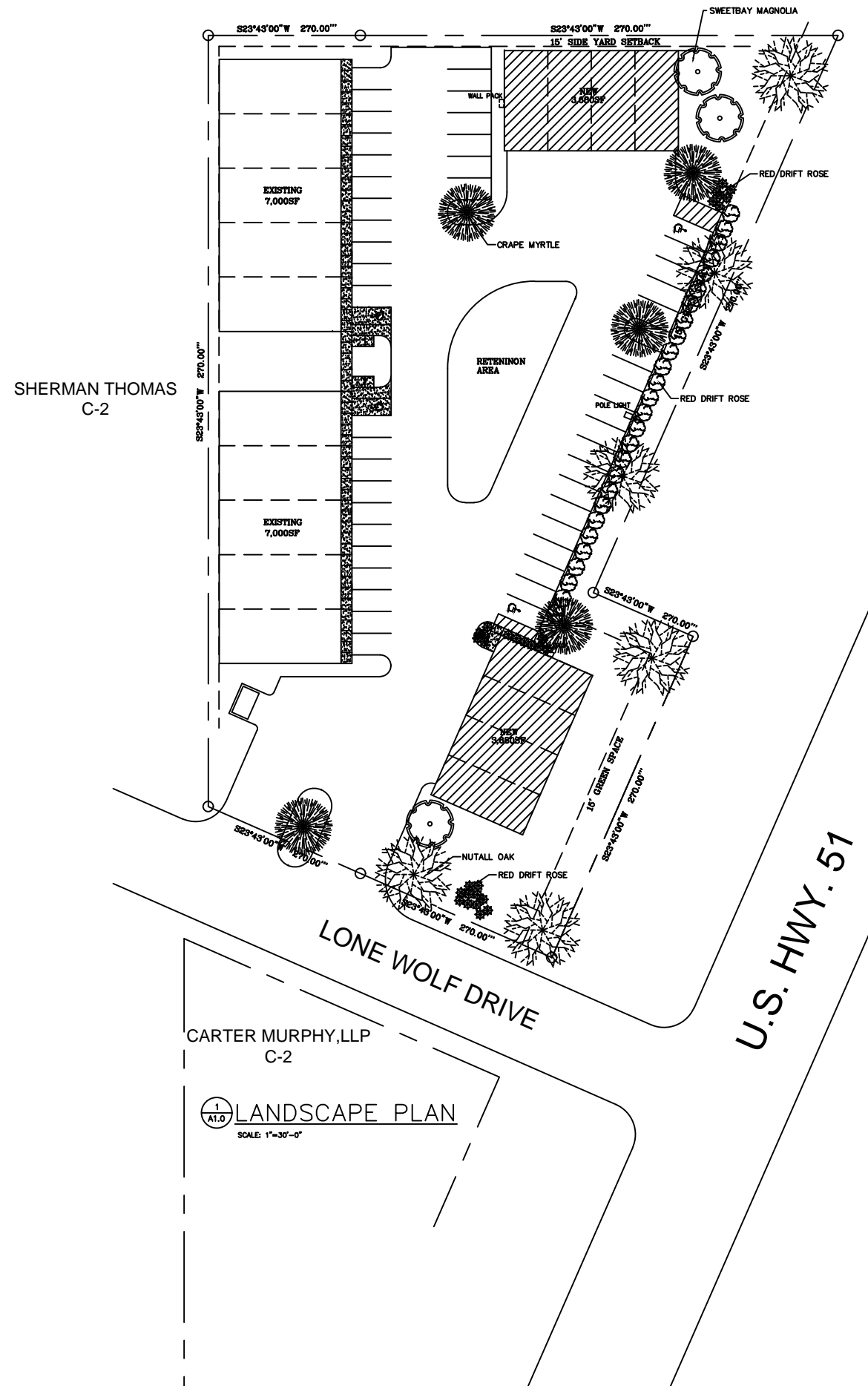
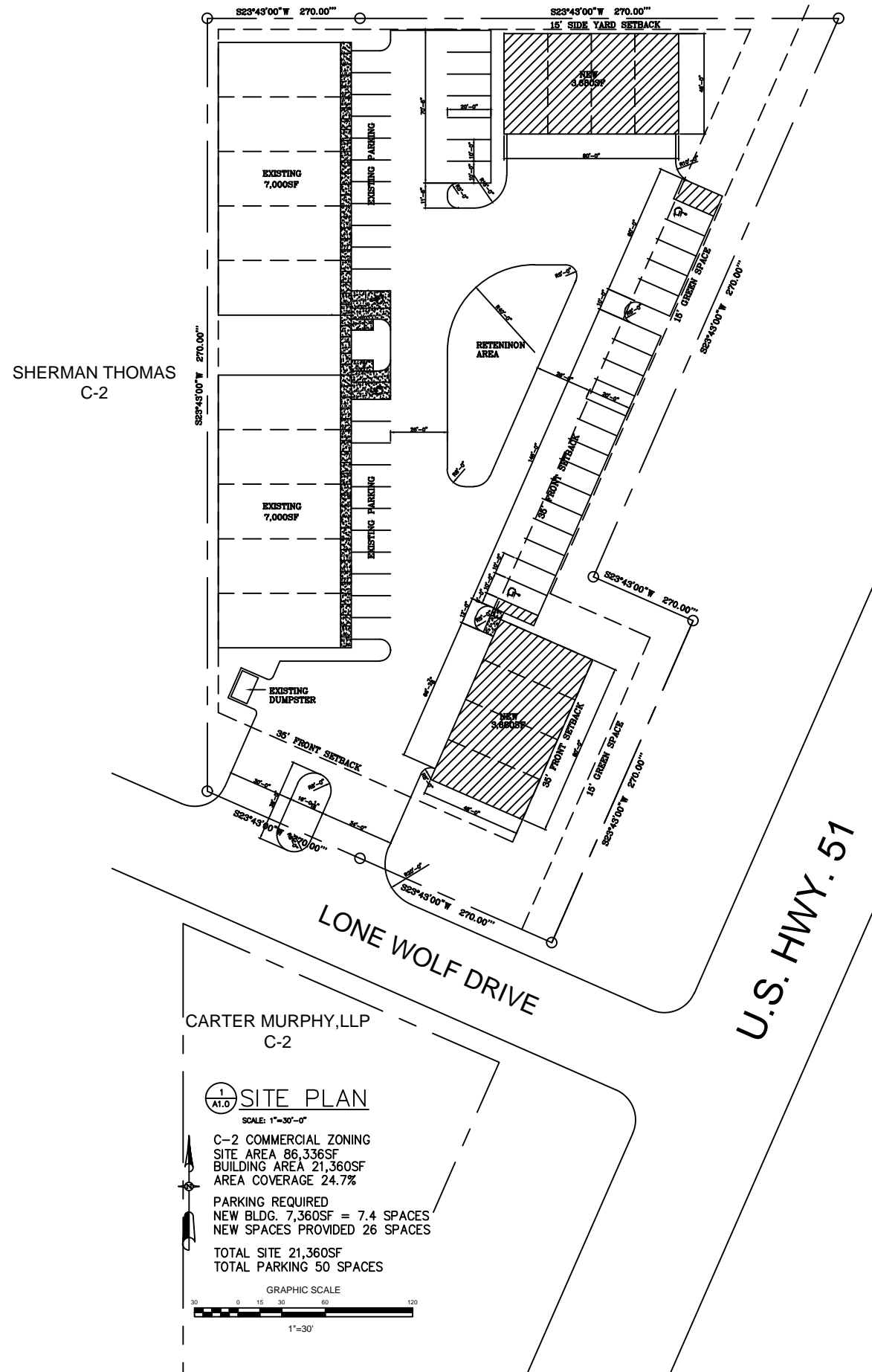
William,

Please find that my client is requesting a conditional use to place two buildings on the site of Lot 1 & Lot 2 of Lone Wolf Dr. These buildings will be used for storage Interior purposes (No exterior storage).

The site located at this intersection meets the requirements of the C-2 zoning of the City of Gluckstadt's ordinance.

**Thank you,
Daniel Wooldridge**

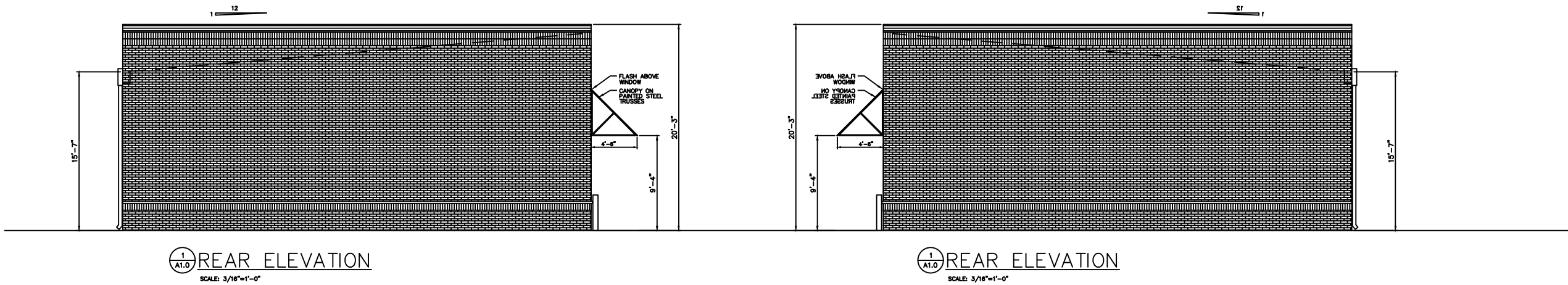
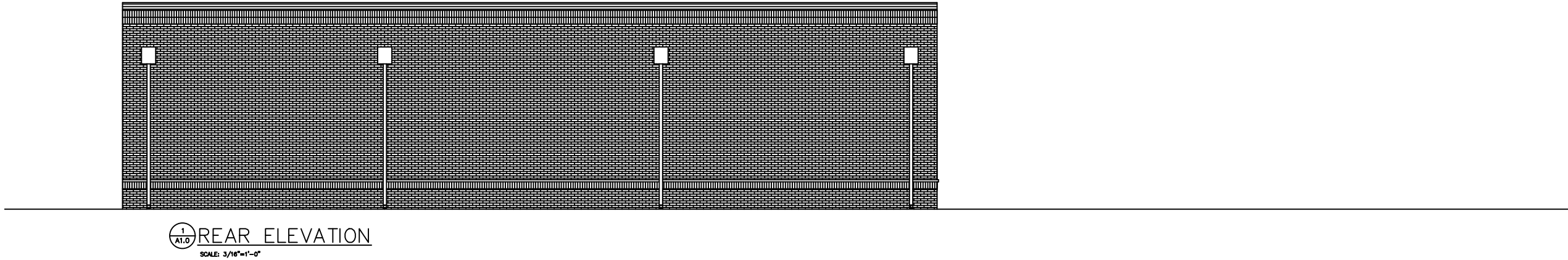
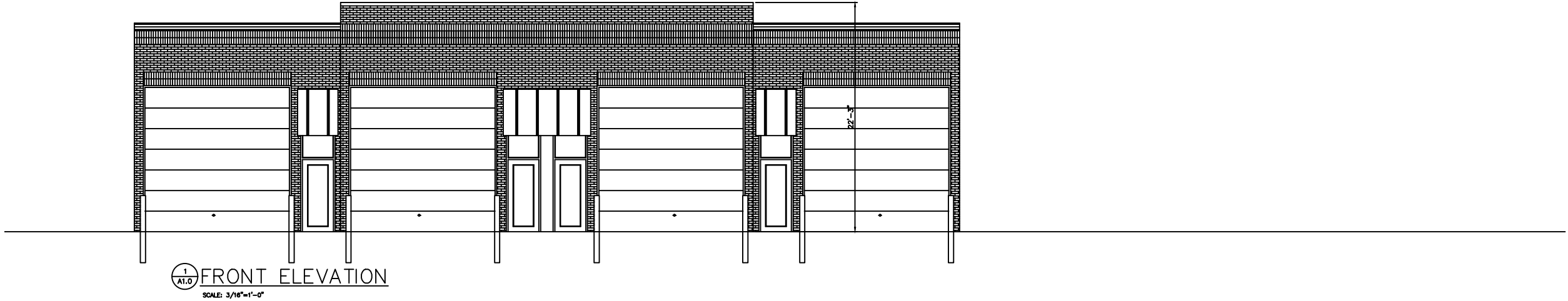




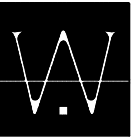
A0.0

6/15/2001 9:21 AM MAYOR&BOARD.dwg

Woodridge & Associates



Section 5, Item A)



WOODRIDGE & ASSOCIATES
300 HIGHLAND COLONY PARKWAY
RIDGELAND, MS 39167
601-209-8888
WWW.WOODRIDGE-ASSOCIATES.COM

Lot 1&2 Lone Wolf Drive
Phase Two
Gluckstadt, Mississippi

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OR SHALL ANY DOCUMENTS BE REPRODUCED
FROM THIS DESIGN WITHOUT THE EXPRESS WRITTEN
PERMISSION OF WOODRIDGE & ASSOCIATES.

DATE
6/11/25
SCALE
JOB NO.
SHEET

A3.0

OF SHEETS

City of Gluckstadt

Application for Conditional Use

Subject Property Address: 346 Church Road, building 200 suite G,
Parcel #: Madison, MS, 39110 082E-21-016/01.06

Owner: Quynh Tran Applicant: Same
Address: 129 Kaden Ln, Canton, MS Address: Same

Phone #: (601) 955-7965 Phone #: Same
E-Mail: Kingrule1382@gmail.com E-Mail: Same

Current Zoning District: C-2

Acreage of Property (If applicable): —

Use sought of Property: Public Services - Spa

Requirements of Applicant:

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

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

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

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

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

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

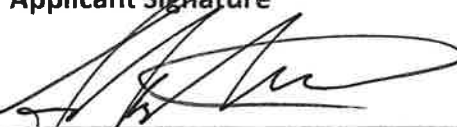
By signing this application, it is understood and agreed that permission is given to the Zoning Administrator to have a sign erected on subject property, giving notice to the public that said property is being considered for a dimensional variance.



Applicant Signature

7/30/25

Date



Property Owner Signature

7-30-25

Date



WOOLDRIDGE & ASSOCIATES
461 CHURCH RD. SUITE 700
MADISON, MS 39110

July 30, 2025

William Hall

City of Gluckstadt

Planning Administrator

Re: Day Spa Conditional Use Request

Gluckstadt Day Spa

346 Church Road ,Building 200 Suite G

Gluckstadt, Ms

William,

Please find that my clients are requesting a conditional use to place a Day Spa in building 200, Suite G. The owners have been requested to provide the services of a day spa by their current customers, offering such services as massages and waxing.

The site located at 346 Church Rd, Building 200 and meets the requirements of the C-2 zoning of the City of Gluckstadt's ordinance.

**Thank you,
Daniel Wooldridge**

