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

Tuesday, March 24, 2026 at 6:00 PM

Agenda

This notice and agenda of the Regular Meeting of the Planning & Zoning Commission is hereby given by the undersigned. Said meeting shall be held on Tuesday, March 24, 2026, at 6:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

1. **Call to Order**
2. **Opening Prayer and Pledge of Allegiance**
3. **Consideration and Approval of Minutes**
   - A) Consideration of Minutes-2/24/26 PNZ Regular Meeting
4. **New Site Plan Considerations**
   - A) Planning and Zoning Update
5. **New Business**
   - A) Request for Rezoning-26-019-Sahler Property Stout Rd
   - B) Request for Conditional Use-26-020-Sahler Stout Rd Property-Indoor/Outdoor Baseball Training Facility
   - C) Consideration of Site Plan-26-021-Sahler Stout Rd Property-Indoor/Outdoor Baseball Training Facility
   - D) Request for Rezoning-26-015-UCR Properties 158 American Way
   - E) Request for Rezoning-26-023-RANDS LLC Rezoning Catlet Rd
   - F) Consideration of Site Plan-Martin Group-Gluckstadt Office Park
   - G) Request for Conditional Use-Quiet Waters-Calhoun Station & Stout Rd
   - H) Consideration of Site Plan-Hederman Brothers-247 Industrial Dr N

l) Consideration of Site Plan-Taco Bell-1021 Gluckstadt Rd

6. Next Meeting

A) Regular Meeting April 28th, 2026, 6:00 pm City Hall

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, February 24, 2026, at 6:00 p.m. at Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, Madison County, Mississippi.

The following members were present, to-wit:

Melanie Greer
Lauren Bishop
Andrew Duggar
Katrina B. Myricks (via phone)
Phillips King
Kayce Saik

Absent:

Patrick Beasley

Also present:

Zachary L. Giddy, Attorney
Caine Dearman, Mike McCollum and Chris Buckner, 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.

Vice Chairman Kayce Saik opened the meeting with prayer and Melanie Greer led the Pledge of Allegiance.

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

1. Call to Order

2. Opening Prayer and Pledge of Allegiance

3. Consideration and Approval of Minutes

A) Consideration of December Meeting Minutes

4. Request for Rezoning

A) Request for Approval of Mt Pleasant Baptist Church Conditional Use

5. New Site Plan Considerations

A) Request for Approval of Mt. Pleasant Baptist Church Family Life Building Site Plan

B) Request for Approval of BRH Asset Management Warehouse Addition Site Plan

6. New Business

A) Request for Approval of Kayo Center Site Plan Amendment

7. Next Meeting

A) Regular Meeting March 24th, 2026, City Hall, 343 Distribution Dr., Gluckstadt, MS

8. Adjourn

The Board considered the Minutes of December 23, 2025, regular meeting. Commissioner Lauren Bishop moved to approve the minutes presented as written with no corrections. The motion was seconded by Commissioner Katrina Myricks and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

Public Hearing for Application for
Conditional Use Permit for Mt. Pleasant Baptist Church

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Mt. Pleasant Baptist Church for property located at 729 Gluckstadt Road in the City of Gluckstadt and identified by Tax Parcel Number 082I-30-002/00.00. Mt. Pleasant Baptist Church is the current owner of the subject property. The subject property is presently zoned R-1 and has been operating at subject location since before the City of Gluckstadt's incorporation. Caine Dearman advised the Board that the Applicant is seeking a conditional use to allow an addition to its existing campus on the subject property in the R-1 zoning district. The addition will be for a family life and multi-purpose facility. Pastor Keith Gayden, Sr. appeared and spoke on behalf of the Petition. Pastor Gayden stated the facility will be for the youth, weddings, and will also be used for voting. Caine Dearman confirmed notice was accomplished and advised the Board that physical posting and publication requirements were met establishing jurisdiction.

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

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Phillips King and seconded by Commissioner Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use for Applicant to allow an addition to consist of a family life and multi-purpose facility to its existing campus on the subject property in the R-1 zoning district. The Chairman declared the motion carried.

Site Plan – Mt. Pleasant Baptist Church

The Board next considered the site plan submitted by Mt. Pleasant Baptist Church for property located at 729 Gluckstadt Road and identified by Tax Parcel Numbers 082I-30-002/00.00 in the City of Gluckstadt. The subject property is the same as the subject property in the request for conditional use hearing just prior to consideration of this site plan for a family life and multi-purpose facility. Caine Dearman presented Commissioners with the site plan and advised the Board that the City's Planning & Zoning Department had reviewed the site plan and the City will work with the church on the landscape plan. They will need additional trees and also need a revision to parking space widths. There was discussion regarding the dumpster area. On motion by Commissioner Phillips King and seconded by Commissioner Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan with the condition of revisions prior to the Mayor and Board of Aldermen meeting that the site plan be revised to include additional landscaping, dumpster screening and surface and revised parking widths. The Chairman declared the motion carried.

Site Plan – BRH Asset Management Warehouse Addition

The Board next considered the site plan submitted by BRH Asset Management for property located at 130 American Way and identified by Tax Parcel Numbers 082I-29-010/07.00 in the City of Gluckstadt. Caine Dearman presented Commissioners with the site plan and stated the Applicant plans to utilize the subject property for a 13,500 sq. ft. warehouse. Mr. Dearman advised the Board that the City's Planning & Zoning Department has reviewed the site plan; however, one additional handicap space is required. Mr. Dearman further advised that the landscape plan has been submitted. On motion by Commissioner Andrew Duggar and seconded by Commissioner Phillips King, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Chairman declared the motion carried.

Site Plan Amendment – Kayo Center

On motion by Commissioner Lauren Bishop and seconded by Commissioner Kayce Saik,

the Board present voted unanimously to table the site plan amendment for Kayo Center until additional documents are submitted and reviewed. The Chairman declared the motion carried.

NEW BUSINESS

Mr. Dearman advised that the next meeting of the Planning & Zoning Commission will be March 24, 2026.

OLD BUSINESS

None.

There was no further business to be presented.

ADJOURN

Commissioner Kayce Saik moved that the meeting be adjourned. The motion was seconded by Commissioner Katrina Myricks and approved unanimously by all present Commissioners. The Chairman declared the Motion carried.

WITNESS OUR HANDS, this the _____ day of _____, 2026.

_____
MELANIE GREER, Chairman

_____
KAYCE SAIK, Vice Chairman/Secretary

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 03/10/2026

SUBJECT: Planning and Zoning-Update

As you can see we have a lot to get to tonight, but I wanted to give the Board a brief update from our last meeting in February. We only had a couple items last month…

Mt Pleasant Church did get approved for their Conditional Use and Site plan from the MMBOA. They did update their landscape plan with more landscaping along the frontage and parking landscape separation. They corrected the parking space widths, added egress/ingress for the dumpster enclosure area and confirmation the enclosure will match the building exterior.

BRH Investments did get the additional handicap space added as requested, and approval of their site plan.

We are currently awaiting construction drawings for Mt. Pleasant and BRH. We also have a couple new tenant build-outs about to begin. Flying Dolly's (Ice Cream) will soon start build-out in Building C on Calhoun Station. A new Golf simulator/training facility will begin build-out as well next to Magnolia Pickleball on Church Rd.

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 03/24/2026

SUBJECT: Rezoning A-1 to C-1A-Stout Rd Parcel ID: 082B-09-005/01.00

Lee Sahler has purchased a 40-acre parcel at NW corner of the City along Stout Rd. The property is currently zoned A-1 yet all the properties to its West along Calhoun Station are zoned C-2. We have advised Mr. Sahler to rezone to C-1A, which is our most restrictive commercial zone and would allow the use he intends to build. Also, it would align with the way this area is trending. Initial plans are to start with an indoor/outdoor baseball training facility which would require conditional use in the C-1A zone. That application will follow this as well as the site plan. Mr. Sahler is committed to ensuring any future development on this property will meet all City zoning requirements and be a positive addition to the City.

We have made the appropriate and timely publications for this rezoning. Applicant did mail out letters notifying all property owners within 160' of the property. To date, we have had only one phone call inquiring about the rezoning.

2/26 one

REQUEST FOR REZONING APPLICATION

Subject Property Address: Stout Road Gluckstadt MS

Owner: Cotton Row Investors **Applicant:** Lee Sahler- JLS Construction

Address: 082B-09-005/01.00 **Address:** 103 Eastwick Cove

3025 Sycamore St. Leland, MS 38756 Madison MS 39110

Phone No. 662 820 9663 **Phone No.** 6015036860

Current Zoning District: A1

Requested Change C-1A

Requirements of Applicant:

1. Letter stating reason for requested zoning change.
2. Copy of the written legal description.
3. Site plan of property.
4. Identification of property owners within 160 feet of subject property
5. $250 00 fee required for processing.

Criteria for Rezoning: *(Section 806 03 Zoning Ordinance)*

(a) Show proof that a mistake was made in the original zoning. "Mistake" in this context shall refer to a clerical or administrative error.

(b) Show proof that the character of the neighborhood has changed to such an extent as to justify reclassification, AND that there is a public need for the rezoning.

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 rezoning.

Applicant Signature — Date: 2/26/26

Signed by: Don Stallings 7D6089EC2734405...

Property Owner Signature — Date: 2/26/2026 | 1:02 PM PST

343 Distribution Drive
Gluckstadt MS 39110

Receipt Number: R0[illegible]
Cashier Name: BRIDGE[illegible]
Terminal Number: 24
Receipt Date: 3/3/2026 11:40:53 AM

JLS CONSTRUCTION
103 EASTWICK COVE
MADISON, MS 39110

Trans Code: 400.00 - Permit Payments **Account: 2026031 JLS CONSTRUCTION** **$250.00**

2026031 250.00CR

Total Balance Due: **$250.00**

Payment Method: Check Payor: JLS CONSTRUCTION Reference: 2545 Amount: $250.00

Total Payment Received: **$250.00**

Change: **$0.00**

JLS Construction, LLC.
Lee Sahler
103 Eastwick Cove
Madison, MS 39110
601.503.6860
jlsconst@yahoo.com

February 26, 2026

City of Gluckstadt Planning & Zoning Commission
Re: Request for rezoning

To whom it may concern,

I am writing to formally request a rezoning change for the property located on Stout Road, Parcel 082B-09-005/01.00. The purpose of this request is to rezone from A-1 to C-1A. Currently, this parcel is located in the northernmost part of the city which is trending towards commercial development(s). Currently, all properties to the west are zoned for commercial use, and this rezoning will align with the current character of this area. This requested zoning change aligns more appropriately with both the long-term vision for this property and all parties moving forward. I am committed to ensuring that any future development on this property meets all city requirements and contributes positively to the community. I am prepared to provide additional documentation, site plans, and supporting materials when needed and welcome the opportunity to discuss this request further if needed.

Thank you for your time and consideration. JLS Construction, LLC. looks forward to working collaboratively with the City of Gluckstadt throughout this process.

Sincerely,

Lee Sahler
JLS Construction, LLC.

MISSISSIPPI REALTORS

CONTRACT FOR THE SALE AND PURCHASE OF REAL ESTATE LOTS AND LAND

This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any questions, the party should seek advice from a competent legal professional before signing.

1. PARTIES. Buyer Lee Sahler and or assigns
Seller Cotton Row Investors LLC
Buyer agrees to buy and Seller agrees to sell the herein described property on the terms and conditions set forth herein.

2. PROPERTY. Description: 40 +/- acres situated on Stout Rd.

_____ Canton 39046 in Madison County, MS.
(street address, if available) (city) (zip code) (county)

The Property is further described as tax parcel(s)/PPIN # 082B-09-005/01.00, _____, _____ in the public records of the county within which the property is located, the exact legal description to be determined by survey (if agreed). Property includes all improvements as they now exist on the Property including, but not limited to, improvements, fences, wells, etc. Prior to Closing, Seller may remove only the following (if any, insert description here):

_____
_____
_____
_____

Mineral Rights: Seller will transfer [X] ANY [ ] NONE _____ [ ] OTHER _____(%) of mineral rights which it possesses in the real property to the Buyer(s).

3. PURCHASE PRICE. Buyer agrees to pay a purchase price of $[redacted] ("Purchase Price") by Federal Reserve wire transfer, Cashier's Check issued by a financial institution as defined in 12 CFR § 229.2(i), or such form as is approved in writing by Seller.

4. EARNEST MONEY. (SELECT ONE):

[ ] Buyer has tendered the sum of $ _____ as Earnest Money to [CHECK ONE] [ ] Selling Broker [ ] Listing Broker who shall be fully responsible for said Earnest Money at all times. Responsible Broker shall hold Earnest Money until a binding Contract is entered into OR until such time as negotiations fail to result in a binding Contract, in which case the Earnest Money shall be promptly returned to Buyer. Upon entry of the parties into a binding Contract, said Broker shall deposit the Earnest Money into a federally insured trust account by the close of business of the next banking day following the Effective Date of the Contract, where it shall be held until the transaction is successfully consummated (at Closing) or termination of the transaction.

[X] Buyer has not tendered Earnest Money. Buyer will tender by the end of the next banking day following the Effective Date (as defined in Section 9(D)) of this Contract) a sum of $[redacted] as Earnest Money to [CHECK ONE] [ ] Listing Broker [X] Buyer's Broker, who shall deposit it into a federally insured trust account by the close of business of the next banking day, where it shall be held until the transaction is successfully consummated (at Closing) or termination of the transaction. **Buyer shall hold Seller and all Brokers and Salespersons harmless from all claims for damage arising out of or relating to fraudulent or negligent acts of third parties involved with or handling implementation of electronic transfers of Earnest Money.** Buyer's failure to tender said sum by the end of the next banking day following the Effective Date shall constitute a material breach hereof and terminate the Contract unless Seller agrees in writing to extend the time for Buyer to tender Earnest Money and Buyer thereafter timely tenders said Earnest Money. Failure of Buyer to timely tender Earnest Money by the deadline as extended shall terminate the Contract.

[ ] See attached Earnest Money Escrow Agreement/Addendum.

Any Earnest Money delivered to a non-broker licensee shall immediately be delivered to the Broker responsible for the Earnest Money deposit. In the event any Earnest Money check is dishonored by the bank on which it is drawn, Broker shall immediately notify all parties involved. Should the transaction be terminated prior to Closing through no breach of Buyer, Broker shall return the Earnest Money to Buyer when Buyer is rightfully entitled to it, allowing a reasonable time for clearance of any Earnest Money check. Should the transaction be terminated prior to Closing by reason of Buyer's default and the Seller be entitled to the Earnest Money by virtue of Section 10 hereof, Broker shall deliver the Earnest Money to Seller. In the event of uncertainty as to the proper disposition of Earnest Money, Broker shall interplead the funds in the appropriate court. In the event of interpleader, Buyer and Seller consent to (i) the filing of same by Broker; (ii) jurisdiction in the county where the property, or any part of it, lies; (iii) entry of

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Lee Hawkins
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

40 acres

an order discharging Broker upon deposit of the funds into court; and (iv) deduction against or reimbursement to Broker from the money interplead of all costs necessitated by the filing of the interpleader action, including reasonable attorney's fees, service of process fees and court costs.

5. CONTINGENCIES.

(A) Loan. ☐ **Applicable** ☒ **Not Applicable [Check One]:**

If applicable, Contract is contingent upon Buyer(s) being approved for a new loan of the type indicated above sufficient to close, provided that Buyer(s) make(s) application in proper form within five (5) business days after the Effective Date of the Contract, diligently and timely pursues the same in good faith, executes all documents and furnishes all information required by the lender processing the application, and makes timely payment of all costs of obtaining loan approval. Seller may request, and Buyer agrees to provide, written documentation from the lender confirming timely application. Failure of the Buyer(s) to make timely application for the type of loan specified or to provide written documentation when requested shall entitle Seller(s), at Seller's(s') option, to (a) excuse the failure in writing and proceed with the transaction, in which case this contingency remains in force; or (b) give written Notice of intent to terminate contract if Buyer(s) does/do not make timely application within five (5) business days from the date of Notice, in which case Seller(s) may terminate Contract and receive any Earnest Money if Buyer(s) fail(s) to make timely application by close of business on the fifth (5th) business day; or (c) terminate the Contract and receive any Earnest Money and seek any other remedies available under Section 10 hereof. Should Buyer(s) not receive approval of a loan of the type indicated above, not elect to terminate (and receive refund of Earnest Money) and elect to seek financing of a different type, Seller(s), at Seller's(s') option, may (a) consent in writing to the new loan type and proceed with the transaction, in which case this contingency remains in force; or (b) consent in writing to the new loan type on the condition that Buyer(s) agree(s) to waive this loan contingency and any Earnest Money deposit becomes non-refundable; or (c) terminate the Contract and receive any Earnest Money.

(B) Appraisal. ☐ **Applicable** ☒ **Not Applicable [Check One]:**

If applicable, Property must appraise at or above Purchase Price or Buyer(s) shall not be obligated to complete the purchase of the Property and all Earnest Money shall be refunded to Buyer(s), except when Buyer(s) have failed to secure a timely appraisal in good faith. Failure of Buyer(s) to make good faith efforts to secure a timely appraisal shall constitute a Breach of this Contract.

(C) Acceptance in Current Condition. Buyer(s) has/have inspected the property and find(s) same to be in satisfactory condition and accepts same in its current condition. Buyer(s) acknowledge(s) that neither Seller(s) nor Listing Broker nor Selling Broker or salespersons associated with this transaction have made any warranty, express, implied or otherwise, as to the Property, except such express warranties as the parties agree to in writing attached hereto, which shall survive Closing.

(D) Final Walk-Through Inspection. Buyer retains the right to perform a Final Walk-Through Inspection of the Property prior to Closing to verify the terms of the Contract have been fulfilled, there are no material changes to the Property, and to confirm that Seller's removal of personal property, if any, is complete and has not damaged the Property. **Seller shall provide unlimited access to the Property for the Final Walk-Through Inspection.**

(E) Pre-Closing Loss. In the event of damage to the Property before Closing by virtue of causes beyond the parties' control, such as fire, flood, war, acts of God or other causes, Seller(s) shall, within three (3) calendar days of a loss or as soon thereafter as reasonably possible, notify Buyer(s) in writing of said damage, at which time Buyer(s) may, at Buyer's option:

(1) cancel this contract and be entitled to the return of earnest money deposits; OR

(2) waive any objection and proceed to Closing on the terms set forth in this Contract; OR

(3) seek to reach suitable agreement with Seller(s) as to repair, extension of the Closing date and/or other adjustments to the Contract as may be agreed upon by the parties. Failure of the parties to reach a suitable agreement within five (5) calendar days after election by Buyer(s) to proceed under this option (3) shall automatically and without further notice cancel this Contract and entitle Buyer(s) to the return of earnest money deposits.

6. CLOSING.

(A) Deadline to Close. Closing (evidenced by delivery of deed and payment of Purchase Price) shall take place no later than 11:59 p.m. (CST) on the **31st** day of **March**, **2026** (the "Closing Date") or on such earlier date as agreed to by the parties in writing.

(B) Title And Conveyance. At Closing, Seller shall execute a(n): ☒ **General Warranty Deed** ☐ **Special Warranty Deed** ☐ **Assignment of Lease** ☐ **Quitclaim Deed** vesting title to the Property in (write names clearly):

_____ ;

Seller(s) shall, prior to or at Closing, satisfy and pay all outstanding mortgages, deeds of trust, special liens, taxes or special assessments, escrow amount of Property Owner's Association or Condominium fees affecting the subject property which are not specifically assumed by Buyer(s) herein. Title shall be good, marketable and insurable, subject only to the following items recorded in the Chancery Clerk's Office(s) wherein Property is located: easements without encroachments, applicable zoning ordinances, protective covenants and prior mineral reservations; otherwise Buyer(s), at their option, may (A) if defects cannot be cured by

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designated Closing Date, terminate this Contract and receive a refund of their Earnest Money; (B) seek suitable amendment of this Contract whereby Seller(s) may cure such defects at Seller's(s') expense and, if no agreement is reached, terminate this Contract and receive a refund of their Earnest Money; or (C) accept title as is and proceed to Closing. Should Buyer(s) incur any expense confirming title which is revealed to be deficient and incurable prior to Closing, Seller(s) shall reimburse Buyer(s) for the cost of any title examination and/or title commitment and any other relief under Section 10 of this Contract.

(C) Proration. All taxes, rents, utility and other assessments and appropriate condominium or Property Owner's Association fees, if any, are to be prorated as of the Closing Date for the year of the sale. Any unused propane shall be determined as of Closing, the cost thereof paid current, and prorated between Buyer and Seller as of the Closing Date.

(D) [X] [CHECK IF APPLICABLE] **Seller Contribution at Closing.** At Closing, Seller will pay up to $[redacted] to offset total Closing expenses. Seller's contribution does not include any prorated items, charges or fees payable by Seller under any other provision of this Agreement or under any separate agreement.

(E) Possession. Possession shall be delivered to Buyer(s) **(Check One):**

[X] Upon completion of Closing and full funding

[ ] By separate **Pre- or Post-Closing Possession Addendum/Amendment** attached and made a part of this Contract

7. DISCLOSURES.

(A) Multiple Listing Service ("MLS"). The parties authorize disclosure of sales data to the **MLS United** Multiple Listing Service.

(B) Equal Housing Opportunity. In accordance with the federal Fair Housing Act, it is illegal to block bust or to discriminate against any person because of race, color, national origin, religion, sex, familial status or disability in the sale or rental of housing or residential lots, in advertising the sale or rental of housing, in the financing of housing or in the providing of real estate brokerage services.

(C) Privacy. Signature of Buyer(s) on this Contract is authorization by Buyer(s) to the mortgage company processing a loan application to examine the credit worthiness of Buyer(s). Signature of Seller(s) of this Contract is authorization to any mortgage company to release any information pertinent to the mortgage secured by the Property to foresaid brokers or salespersons and the closing attorney.

(D) Wire Fraud Warning; Release. Buyers and Sellers of real property are targets in scams regarding electronic transfers of money (*i.e.*, wire transfers, direct deposits, electronic checks, etc.). NEVER transfer funds associated with this transaction based upon electronic communications (such as email) that have not been **verbally confirmed** by you to be valid (from a person you know and trust) and accurate. Email scammers can disguise emails, text messages and social media messages to appear to be from your real estate agent, title companies, your bank or other parties. Do not trust any communication you receive concerning transfer of funds without taking steps to verify that these funds are, in fact, going to the proper recipient. Do not use telephone numbers or email addresses in electronic communications you receive; they may be fraudulent and part of a scam. VERIFY telephone numbers, contact people and wiring instructions BEFORE you respond. Fraudulent communications or acts should be reported immediately to the FBI and law enforcement authorities, and should be done so immediately if funds are lost. **By signing this Contract, you acknowledge receipt of this notice and agree to hold the brokerages, their agents and the designated title company or closing attorney harmless from all claims arising out of inaccurate transfer instructions, fraudulent taking of such funds, and any and all other damages relating to conduct of third parties influencing implementation of wire transfers.**

8. BROKERS AND SALESPERSONS.

(A) The Brokers and Salespersons involved in the transaction associated with this Contract are as follows:

Buyer's Brokerage: **Lee Hawkins Realty, Inc.** Buyer's Agent: **Bryan Jameson**

Buyer's Brokerage Address: **P.O. Box 58, Madison, MS 39130**

Buyer's Brokerage License No.: _____ Buyer's Agent License No.: _____

Buyer's Brokerage Phone: **(601)856-3898** Buyer's Agent Phone: **(601)622-0048**

Buyer's Brokerage Email: **leehawk3@aol.com**

Listing Brokerage: **Tom Smith** Listing Agent: **Tom Smith**

Listing Brokerage Address: _____

Listing Brokererage License No.: _____ Listing Agent License No.: _____

Listing Brokerage Phone: _____ Listing Agent Phone: _____

Listing Brokerage Email: _____

(B) Agency Relationship. (Check One):

[ ] The Listing Brokerage and its salespersons represent the Seller(s) as their Client(s). The Buyer(s) is/are unrepresented and is/are the customer(s).

[X] The Listing Brokerage and its salespersons represent the Seller(s). The Buyer's Brokerage and its salespersons represent the Buyer(s).

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☐ The Listing Brokerage and its salespersons represent both Seller(s) and Buyer(s) as dual agents by mutual agreement and all parties have signed and understand the Dual Agency Confirmation form provided to them by the Listing Brokerage.
☐ The Buyer's Brokerage and its salespersons represent the Buyer(s). The Seller(s) is/are unrepresented and is/are the customer(s).
(C) Compensation. The parties under this Contract or through any other negotiated agreement agree to pay as per listing agreement, buyer agreement or any other agreement. If Broker(s) collect(s) this Compensation or any part thereof through legal action, the defaulting party agrees to pay resulting court costs and attorney fees. Compensation is deemed earned, due and payable upon execution of this Contract, though Broker(s) agree(s) to accept payment at Closing as an accommodation to the parties.

(a) Seller(s) and Buyer(s) acknowledge that fees paid to Brokerages are not set by law, are fully negotiable, and offers of compensation, if made, are not blanket, unconditional or unilateral. The parties authorize delivery of a copy of this Agreement to Closing agent. The parties authorize and instruct Closing agent to disburse any payments due to Brokerages directly out of sale proceeds.

(b) Buyer's Brokerage Compensation. (CHECK ONE):

☐ Not Applicable
☐ There is no Buyer's Brokerage Compensation.
☐ Buyer(s) shall pay all Buyer's Brokerage Compensation by separate agreement.
☒ Seller and/or Listing Brokerage shall offset Buyer's obligation to pay Buyer's Brokerage by paying the following **(CHOOSE ALL THAT APPLY):**

Paid upon Closing by Seller(s):
☐ _____% of Gross Sales Price
☐ $_____

Paid upon Closing by the Listing Brokerage from compensation received from Seller(s) under separate agreement:
☒ [redacted]% of Gross Sales Price
☐ $_____

Buyer(s) warrant(s) that the total Compensation paid to Buyer's Brokerage from all sources does not exceed that authorized by Buyer's(s') agreement with Buyer's Brokerage.

(D) No Reliance; Release. Seller(s) and Buyer(s) acknowledge that neither them, nor their agents, have relied upon any statement, representation or omission made or documentation provided by the Broker(s), salesperson(s), or their representatives, relating to any aspect of this transaction, the Property or otherwise including, but not limited to, terms or conditions of sale, tax or legal considerations, liability, size, square footage or condition of the Property, presence or lack thereof of UFFI insulation, presence or lack thereof of Exterior Insulated Finish Systems (E.I.F.S.), previous or present flooding, flood zones, flood insurance, history of title or use, effect of or location within Mississippi State Tidelands or Federal wetlands, presence or absence of mold or other toxic substances, presence or lack of expansive soils, presence or absence or enforceability of acceleration clauses or tax or balloon notes, names or recommendations concerning vendors of any sort whatsoever or validity or accuracy of any reports rendered thereby. **By signing this Contract, Buyer(s) and Seller(s) acknowledge receipt of this disclosure and agree to hold the brokerages, their agents and the designated title company or closing attorney harmless from all claims arising out of or pertaining in any way to any representations in this section.**
(E) Liability. Broker's liability to Buyer(s) and Seller(s) in this transaction shall not exceed the amount it has received as Compensation.

9. GENERAL.

(A) Agreement Complete. This Contract incorporates all prior agreements between the parties, contains the entire and final agreement of the parties and cannot be changed except by their written mutual consent. Neither party shall be bound by any terms, conditions, oral statements, warranties or representations not herein contained.
(B) Read And Understood. Each party acknowledges and hereby affirms that it has read and understands this Contract.
(C) Assignment. This Contract shall not be assignable by either party without consent of the other party.
(D) Effective Date. For purposes of this Contract the Effective Date is the date the last necessary party signs and delivers a copy thereof to the other party or their agent.
(E) Survival Of Contract. All express representations, warranties and covenants shall survive termination of the Contract or Closing unless specified to the contrary. All other contractual obligations shall terminate at Closing.

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(F) Time Is Of The Essence. Time is of the essence as to all time periods and deadlines stated in this Contract, and delay in performance is not excused unless expressly excused in writing signed by all parties. The foregoing or any other provision in this Contract notwithstanding, any unavoidable delay necessitated by applicable law or regulations shall extend any affected deadline by no more than the actual number of days of delay necessitated by such law or regulation.

(G) Notices. Any notices required to be delivered under this Contract shall be hand-delivered to the recipient or recipient's agent or, at sender's option, emailed to the Email address below. Emailed notices shall be deemed delivered as of the date transmitted.

Seller's(s') email:

Listing Agent email:

Buyer's(s') email:

Buyer's(s') Agent email: William.bryan.jameson@gmail.com

10. BREACH. In the event of a default by either party under this Contract, the non-breaching party shall have the right to receive from Escrow Agent the Earnest Money paid under Section 4 of this Contract, to be a credit against any other damages, in addition to such other remedies as it may have under applicable law including, but not limited to, specific performance.

11. SPECIAL PROVISIONS. (If None, Write "NONE" Below):

[redacted]

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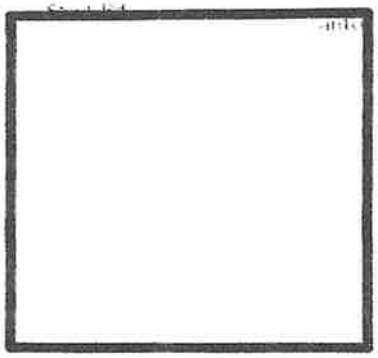
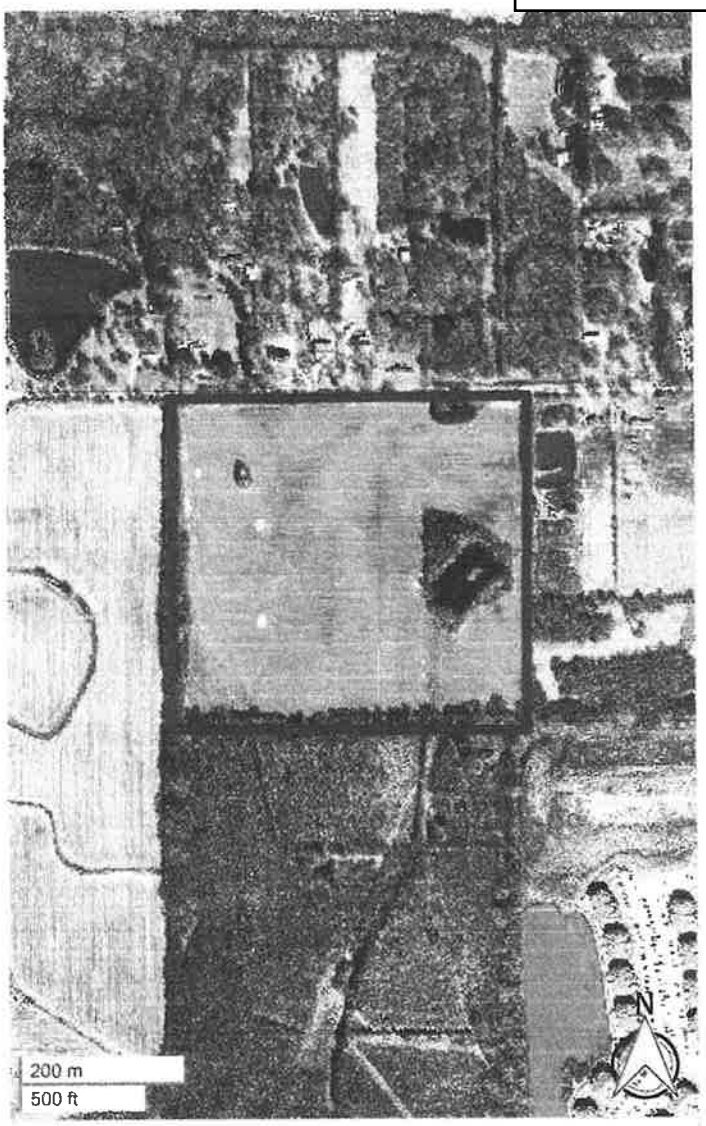
PARCEL: 082B-09-005/01.00, STOUT ROAD, GLUCKSTADT

The following described property lying and being situated in the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section 9, Township 8 North, Range 2 East, Madison County, Mississippi, consisting of forty (40) acres, more or less, and being more particularly described as follows, to-wit:

Beginning at an established fence corner marking the SW corner of the NE ¼ of Section 9, Township 8 North, Range 2 East, Madison County, Mississippi, being that same corner used as a Point of Beginning in the description of subject property as recorded in Book 301 at Page 303 of the public records of Madison County, Mississippi, run thence N 00 03'11" W a distance of 1265.73 feet along a fence line to an iron pin on the South right-of way of Stout Road, said pin being situated 2640.80 feet East and 19.78 feet South from a concrete monument marking the SW corner of the NW ¼ of the NW ¼ of said Section 9; thence N 89 31' 01" E a distance of 1384.89 feet along the South right-of-way of Road, to an iron pin at a fence corner; departing said right-of way, run thence S 00 03'11" E a distance of 1253.26 feet to an iron pin at a fence corner; thence S 89 06'55" W a distance of 914.23 feet along a fence line to a point; thence S 89 33'14" W a distance of 299.36 feet along said fence line to a fence corner and the Point of Beginning and Close; said tract containing 40.00 acres, more or less, lying and being situated in the South ½ of the NE ¼ of Section 9, Township 8 North, and Range 2 East, Madison County, Mississippi.





200 m
500 ft

N

Madison County, MS

Madison County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only, and is not intended to constitute a legal record nor should it be substituted for the advice or services of a licensed professional. Parcel map information is prepared for the inventory of real property found within County jurisdiction and is compiled from recorded deeds, plats, and other public documents in accordance with Land Records Technical Specifications for Base, Cadastral and Digital Mapping Systems. Users are hereby notified that the aforementioned public record sources should be consulted for verification of information. With limited exception, data available on this website originates from Madison County Land Records GIS and is maintained for the internal use of the County. The County of Madison and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Madison County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.

Madison County Tax Assessor/Collector
171 Cobblestone Dr
Madison, MS 39110
(601) 856-1796

Date Printed: 2/26/2026

PPIN	46903
PARCEL_ID	082B-09 -005/01.00
OWNERNAME	COTTON ROW INVESTORS LLC
ADDRESS1	302 SYCAMORE ST
ADDRESS2	
CITY	LELAND
STATE	MS
ZIP	38796
SECTION	09
TOWNSHIP	08N
RANGE	02E
LEGAL1	40 AC IN S1/2 NE1/4
LEGAL2	
LEGAL3	
TAX_DIST	4GC
CULT_AC1	0
CULT_AC2	37.14
UNCULT_AC1	0
UNCULT_AC2	2.86
TOTAL_AC	40
CULT_VAL1	0
CULT_VAL2	16410
UNCUL_VAL1	0
UNCUL_VAL2	550
LAND_VAL	16960
IMP_VAL1	0
IMP_VAL2	0
TOTAL_VALUE	16960
EXEMPT_COD	00
HOMESTEAD	
DEED_BOOK	2079
DEED_PAGE	
DEED_DATE	7/27/2006
SITUS_ADDR	0

Stout Road, Parcel 082B-09-005/01.00
List of property owners within 160 feet

2/08	082B-09-002/08.00	MATTHEW M MILLS
2/04	082B-09-002/04.00	THIRD FLOOR INVESTMENT LLC
2/09	082B-09-002/09.00	CPOR REL LLC
2/06	082B-09-002/06.00	HAAP GROUP LLC
7	082B-09-007/00.00	BULLDOG INVESTMENTS LLC
16/01	082B-09-016/01.00	JOHNSON MONROE ADAMS
19	082B-09-019/00.00	JOHNSON MONROE ADAMS
15/12	082B-09-015/12.00	LINDSEY QUINTON
15/07	082B-09-015/07.00	SHELTON RICHARD & MADDIE
9	082B-09-009/00.00	HARVEY PHYLLIS C & REMAINDER
5/02	082B-09-005/02.00	SLAY RICHARD WESLEY II & LINDLEY
	082B-09-006/01.00	RICHMOND IVERSON GARLAND IV
6/02	082B-09-006/02.00	PEREZ JOSE SALVADOR SANCHEZ
5/03	082B-09-005/03.00	CROSSTOWN BUILDERS LLC
5	082B-09-005/00.00	PEREZ JOSE SALVADOR SANCHEZ
4/02	082B-09-004/02.00	CLACK PAUL R
3/02	082B-09-003/02.00	CLACK ROBERT C
3/01.05	082B-09-003/01.05	CLACK ROBERT C & PAUL R

Gluckstadt
The Mailroom
PRINT IT, PACK IT, SHIP IT

The Mailroom Gluckstadt
272 Calhoun Station Parkway, Ste C
Gluckstadt, MS 39110
Phone: 601-521-1210

USPS First Class Mail	6.28
Track #: 9589071052700953717984	
USPS First Class Mail	6.28
Track #: 9589071052700953718042	
USPS First Class Mail	6.28
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Envelope Sing 14 @ 0.54	7.56 TX
SUBTOTAL	95.48
TAX	
State Tax on 7.56	0.53
TOTAL	96.01
TEND American Expres	96.01

Total shipments: 0
Customer: None selected
Tracey 02/27/2026
#29507 11:03 AM
Workstation: 0 - Master Workstation
CCTran# e06d48d4-c602-4608-b682-ca79a7b25e8c

Signature_____

I have read and understand the disclaimer posted . I am not shipping any of the things listed and I agree to abide by all policies and rules set forth in this agreement.

Also, I have verified that the name and address printed on the shipping label are correct.

No Refunds will be given on printing or special orders. Other items may be returned within 14 da ys with a receipt if in new condition.

Thank you for shopping with us!
Please leave us a review at MailRoomGluckstadt.c om/Review

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

MADISON COUNTY JOURNAL

Invoice

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Bill to
City of Gluckstadt Planning and Zoning

Invoice number	20571CB1-0072
Notice ID	lcjBjkNp5txG0zFCuf63
Publisher	Madison County Journal
Date of issue	Mar 3, 2026
Date due	Apr 3, 2026
Amount due	**$28.58**

Description	Qty	Unit price	Amount
03/05/2026: Governmental Entity Notice	1	16.44	16.44
Proof of Publication Fee	1	5.00	5.00

=== Notes ===
Notice Name: Rezoning for JLS Construction

=== How to pay this invoice ===
Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
https://www.column.us/invoices/9I0Kz3LtLMz2CZhSZUQg/pay

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

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 20571CB1-0072 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.

Net Subtotal	$21.44
Tax	0.00
Processing Fee	7.14
Amount due	**$28.58**

3/3/26

Pay here: https://www.column.us/invoices/9I0Kz3LtLMz2CZhSZUQg/pay

Questions? Visit help.column.us

Column

OFFICIAL AD PROOF

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

Notice ID: lcjBjkNp5txG0zFCuf63 | **Proof Updated: Mar. 03, 2026 at 02:46pm CST**
Notice Name: Rezoning for JLS Construction

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

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

Columns Wide: 1 **Ad Class:** Legals

Total Column Inches: 3.22

Number of Lines: 27

03/05/2026: Governmental Entity Notice	16.44
Proof of Publication Fee	5.00
Subtotal	$21.44
Tax	$0.00
Processing Fee	$7.14
Total	**$28.58**

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST that there will be a Public Hearing on Tuesday, March 24, 2026 at 6:00 P.M. before the Gluckstadt Planning and Zoning Commission at the Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, MS 39110 for the purpose of determining whether or not a petition for rezoning shall be granted to the following described parcel number:

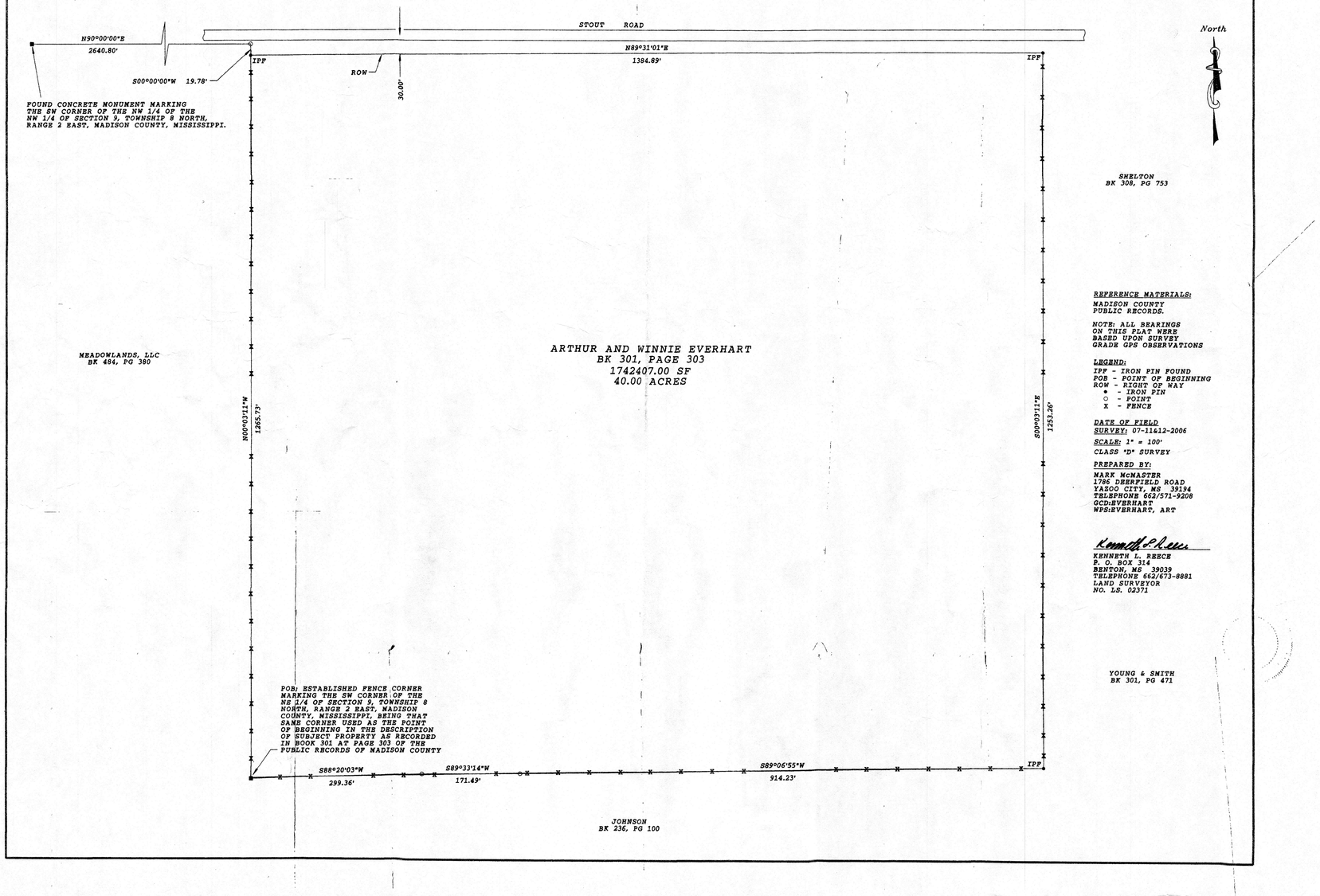
Madison County Parcel No.
082B-09-005/01.00

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

/s/ Lindsay Kellum
City Clerk's Signature

Publish: March 5, 2026

PLAT OF SURVEY OF PROPERTY LOCATED IN THE SW 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI:



SURVEY

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.
702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

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."

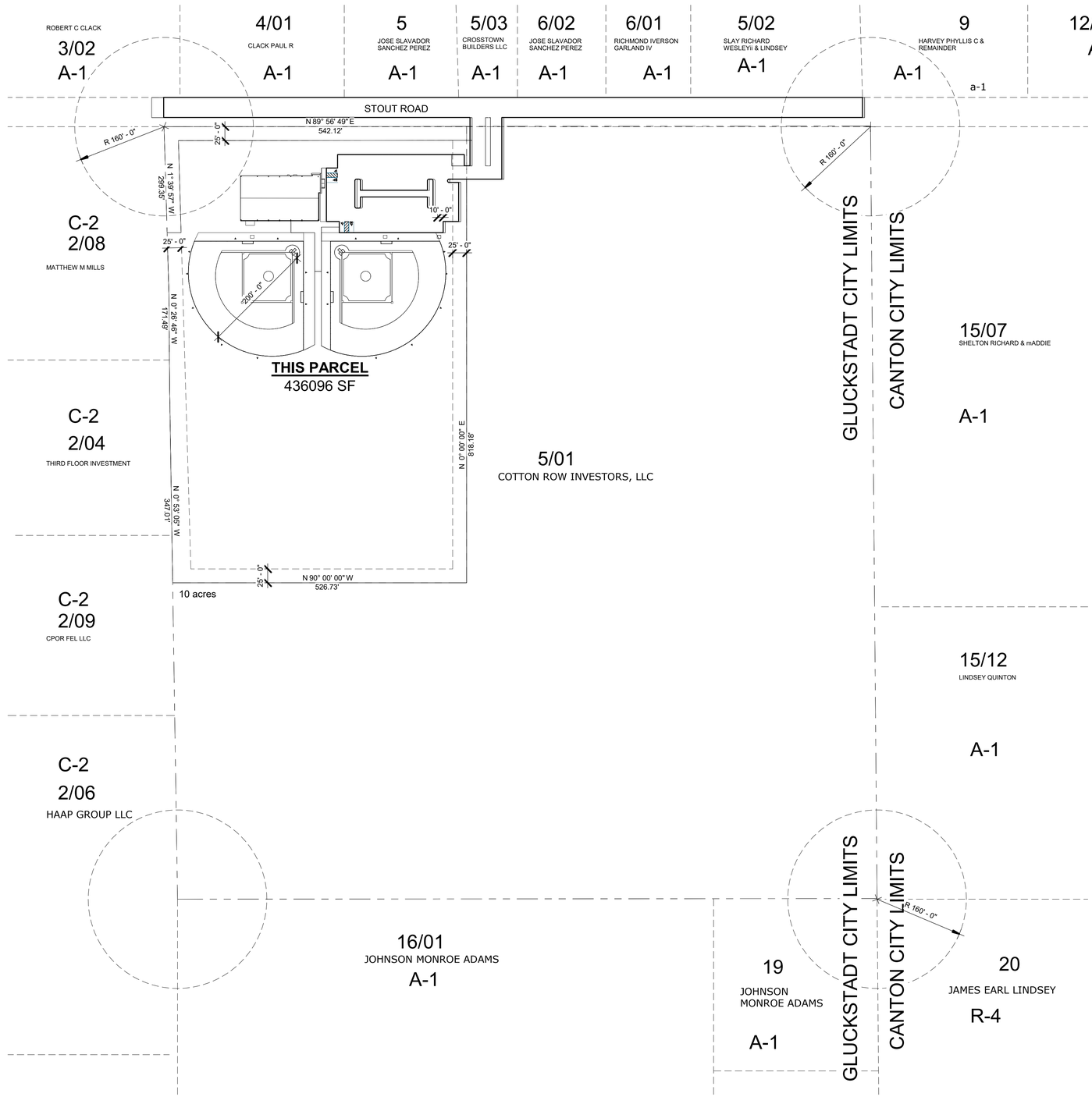
ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

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.

BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

PLOTTED:
3/13/2026
3:19:30
PM

SHEET
C-0



1 SITE OWNERS AND ZONING
1" = 100'-0"

OWNERSHIP AND ZONING

Scale: 1" = 100'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.
702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

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BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

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3/13/2026
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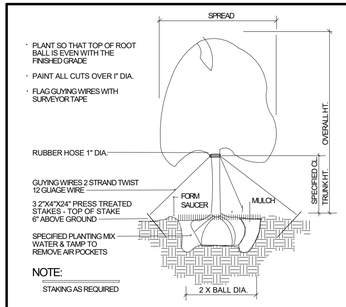
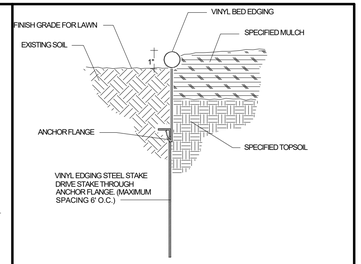
PM

SHEET
C-2



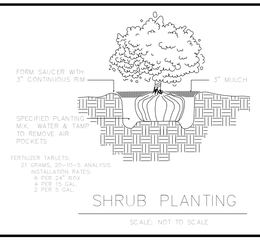
TREE PLANTING - GUY WIRES

SCALE: NOT TO SCALE



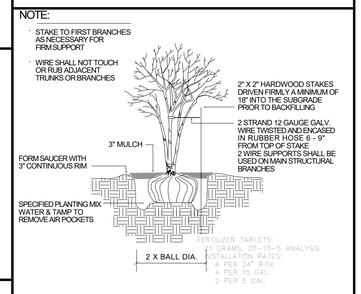
VINYL BED EDGING DETAIL

SCALE: NOT TO SCALE



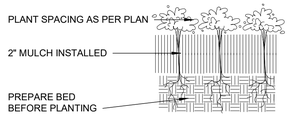
SHRUB PLANTING

SCALE: NOT TO SCALE



MULTI-TRUNK TREE STAKING

SCALE: NOT TO SCALE



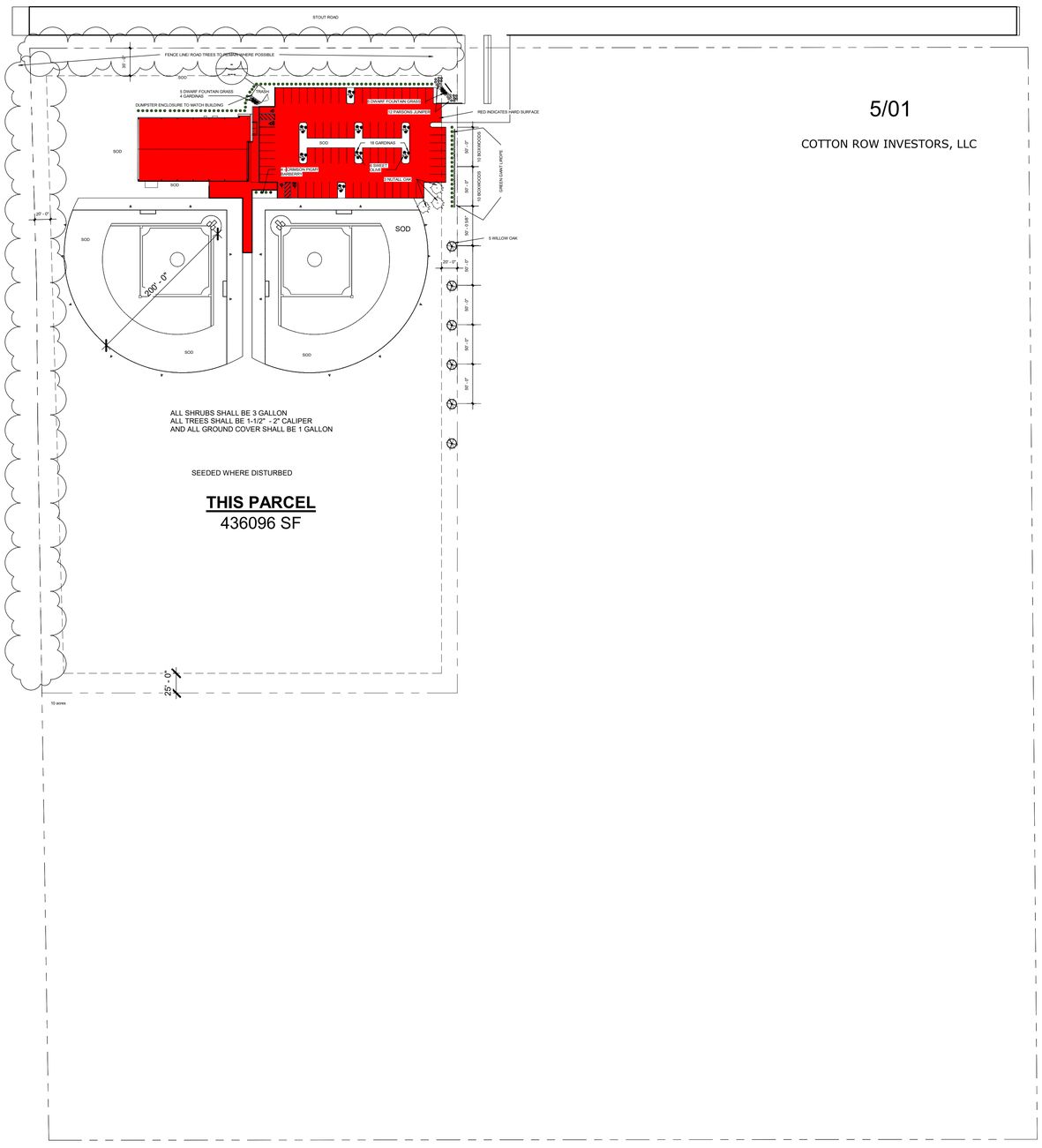
SCALE: NOT TO SCALE

2 Lanscape Plant Details
1/8" = 1'-0"

PLANT LIST			
TYPE	ABBREVIATION	COMMON NAME	QUANTITY
Trees			SEE PLAN
12'-14' MINIMUM HEIGHT	CRM	Crape Myrtle -color as selected	
	SWB	Sweetbay Magnolia	
	WIL	Willow Oak	
	PIN	Pine	
	MAP	October Glory Maple	
	VIT	Vitex	
	SWO	Sweet Olive	
	POP	Tulip Popular	
	SYC	Sycamore	
	NUT	Nutall Oak	
Shrubs			
3 GALLON MINIMUM	GAR	Gardina	
	NAN	Compact Nandina (Moonbay)	
	BAR	Crimson Pigmy Barberry	
	IND	Clara Indian Hawthorn	
	DWY	Dwarf Yaupon Holly	
	DFG	Dwarf Fountain Grass	
	AZE	AZALEA (color as selected)	
Groundcovers			
	GGL	Green Giant Liriope	
	PAR	Parsons Juniper	
	ANN	Annual Color	
	ASJ	Asiatic Jasmine	
Misc.			
	Bed Prep	See Specifications	
	Mulch	Hardwood Mulch	
	Sod	BERMUDA (MATCHES EXISTING)	
	Seed	Panama Bermuda	

Total hardsurface area: 42,357 square feet
Total Lot size : 436096 square feet
Coverage: 42,357/436096= .097 = 99% landscaped

4 Landscaped area
1/4" = 1'-0"



1 LANDSCAPING
1" = 80'-0"

5/01

COTTON ROW INVESTORS, LLC

RGPA pa
ROBERT G POLK ARCHITECT, P.A.
702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

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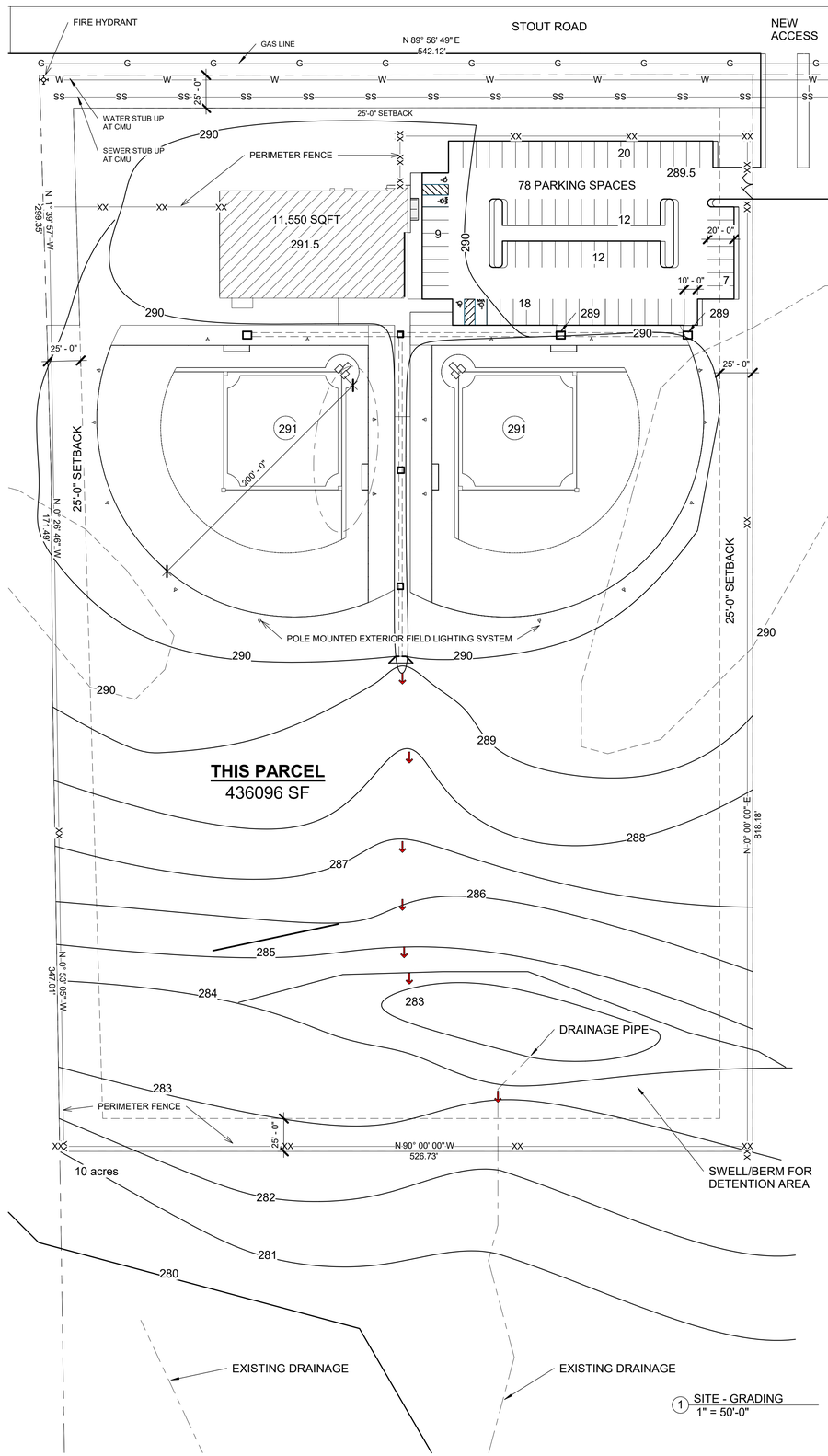
BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

PLOTTED:
3/18/2026
3:51:05
PM

SHEET
C-5

LANDSCAPING
Scale: As indicated



1 SITE - GRADING
1" = 50'-0"

GRADING PLAN

Scale: 1" = 50'-0"

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

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

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BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

PLOTTED:
3/13/2026
3:19:38
PM

SHEET
C-3

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 03/24/2026

SUBJECT: Conditional Use-Stout Rd Parcel ID: 082B-09-005/01.00

As mentioned earlier, Lee Sahler is requesting a Conditional Use for this property that is currently under rezoning review to C-1A zone from A-1. This is a 40-acre property, and his first proposed build is an indoor/outdoor baseball training facility. Sporting facilities with indoor and outdoor options are allowed as a Conditional Use in the C-1A zone. Site plan with appropriate landscaping has been submitted and meets our requirements. Applicant recently went through the architectural review process with the ARC board. They approved as presented contingent on confirming the color scheme as well as more landscaping. Applicant has updated the landscaping to encompass their requests, and will work directly with the ARC to confirm its color scheme.

We have made the appropriate and timely publications for this Conditional Use request. We have not received any inquiries regarding this Conditional Use. We do believe this Conditional Use is appropriate and recommend its approval.

City of Gluckstadt

Application for Conditional Use

Subject Property Address: Stout Road - Gluckstadt MS
Parcel #: 082B-09-005/01.00

Owner: Cotton Row Investors LLC
Address: 082B-09-005/01.00
3025 Sycamore St. Leland, MS 38756
Phone #: 662-820-9663
E-Mail: Stallings CPA@hotmail.com

Applicant: Lee Sahler - JLS Construction
Address: 103 Eastwick Cove
Madison MS 39110
Phone #: 6015056860
E-Mail: jlsconst@yahoo.com

Current Zoning District: A1
Acreage of Property (If applicable): 40
Use sought of Property: baseball practice fields outdoor

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.

Docusign Envelope ID: EF2AA2B4-171D-4086-8FD7-5BD17D56DA0A

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.

2/26/26

Applicant Signature **Date**

Signed by:
Don Stallings

2/26/2026 | 1:02 PM PST

Property Owner Signature **Date**

343 Distribution Drive
Gluckstadt MS 39110

Receipt Number: R00011680
Cashier Name: BRIDGE
Terminal Number: 24
Receipt Date: 3/3/2026 11:28:17 AM

JLS CONSTRUCTION
103EASTWICK COVE
MADISON, MS 39110

Trans Code: 400.00 - Permit Payments **Account: 2026030 JLS CONSTRUCTION** **$250.00**

2026030 250.00CR

Total Balance Due: **$250.00**

Payment Method: Check Payor: JLS CONSTRUCTION Reference: 2545 Amount: $250.00

Total Payment Received: **$250.00**

Change: **$0.00**

JLS Construction, LLC.
Lee Sahler
103 Eastwick Cove
Madison, MS 39110
601.503.6860
jlsconst@yahoo.com

February 26, 2026

City of Gluckstadt Planning & Zoning Commission
Re: Request for conditional use

To whom it may concern,

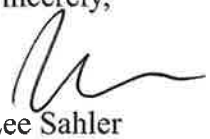
I am submitting this letter in support of the Conditional Use Application for the property located on Stout Road, Parcel 082B-09-005/01.00. The purpose of this letter is to demonstrate that the proposed use for outdoor baseball practice fields fully complies with or otherwise satisfies all requirements for granting a Conditional Use permit pursuant to Section 804.01of the Zoning Ordinance put forth by the City of Gluckstadt.

The proposed use will comply with all zoning, building, environmental, and operational regulations. Any conditions composed by the Planning and Zoning Commission will be fully observed to ensure ongoing compliance.

I respectfully request your favorable consideration of this application. Please feel free to contact me if additional information or clarification is needed.

Thank you for your time and consideration. JLS Construction, LLC. looks forward to working collaboratively with the City of Gluckstadt throughout this process.

Sincerely,

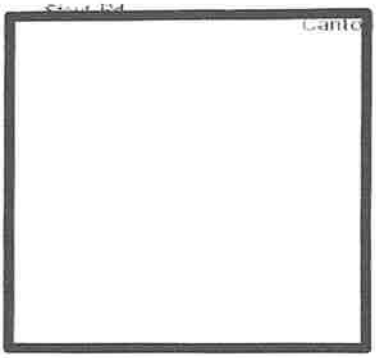


Lee Sahler

PARCEL: 082B-09-005/01.00, STOUT ROAD, GLUCKSTADT

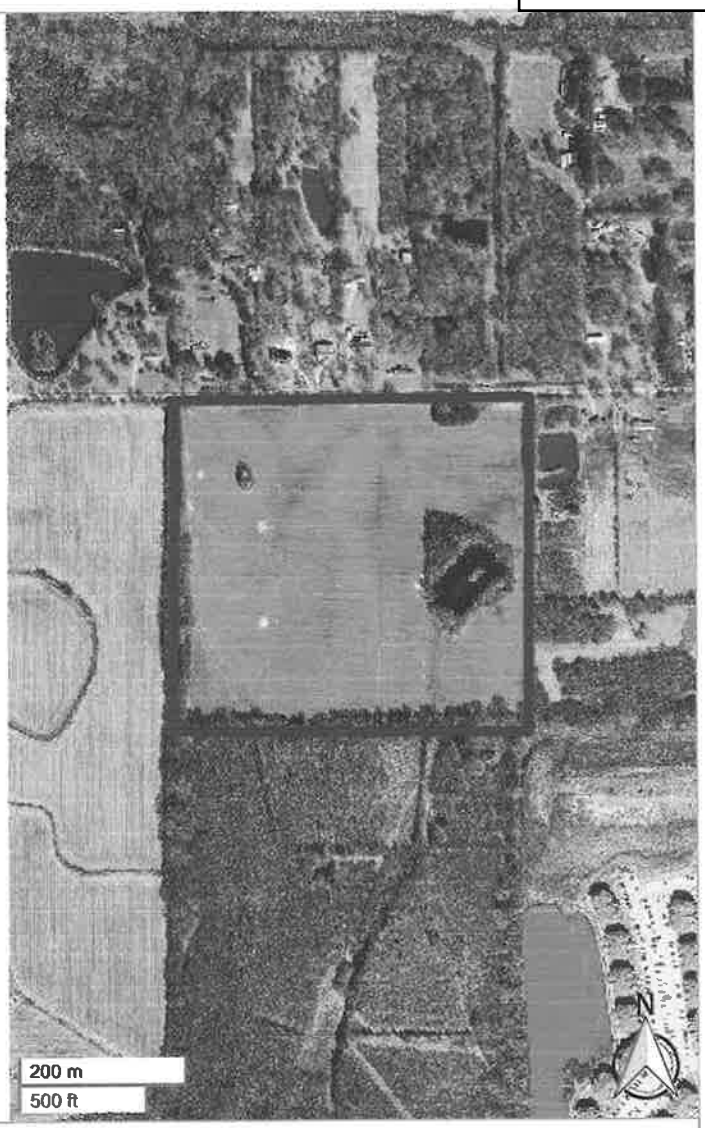
The following described property lying and being situated in the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section 9, Township 8 North, Range 2 East, Madison County, Mississippi, consisting of forty (40) acres, more or less, and being more particularly described as follows, to-wit:

Beginning at an established fence corner marking the SW corner of the NE ¼ of Section 9, Township 8 North, Range 2 East, Madison County, Mississippi, being that same corner used as a Point of Beginning in the description of subject property as recorded in Book 301 at Page 303 of the public records of Madison County, Mississippi, run thence N 00 03'11" W a distance of 1265.73 feet along a fence line to an iron pin on the South right-of way of Stout Road, said pin being situated 2640.80 feet East and 19.78 feet South from a concrete monument marking the SW corner of the NW ¼ of the NW ¼ of said Section 9; thence N 89 31' 01" E a distance of 1384.89 feet along the South right-of-way of Road, to an iron pin at a fence corner; departing said right-of way, run thence S 00 03'11" E a distance of 1253.26 feet to an iron pin at a fence corner; thence S 89 06'55" W a distance of 914.23 feet along a fence line to a point; thence S 89 33'14" W a distance of 299.36 feet along said fence line to a fence corner and the Point of Beginning and Close; said tract containing 40.00 acres, more or less, lying and being situated in the South ½ of the NE ¼ of Section 9, Township 8 North, and Range 2 East, Madison County, Mississippi.



200 m
500 ft

N



200 m
500 ft

N

Madison County, MS

Madison County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only, and is not intended to constitute a legal record nor should it be substituted for the advice or services of a licensed professional. Parcel map information is prepared for the inventory of real property found within County jurisdiction and is compiled from recorded deeds, plats, and other public documents in accordance with Land Records Technical Specifications for Base, Cadastral and Digital Mapping Systems. Users are hereby notified that the aforementioned public record sources should be consulted for verification of information. With limited exception, data available on this website originates from Madison County Land Records GIS and is maintained for the internal use of the County. The County of Madison and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Madison County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.

Madison County Tax Assessor/Collector
171 Cobblestone Dr
Madison, MS 39110
(601) 856-1796

Date Printed: 2/26/2026

PPIN:	46903
PARCEL_ID:	082B-09 -005/01.00
OWNERNAME:	COTTON ROW INVESTORS LLC
ADDRESS1:	302 SYCAMORE ST
ADDRESS2:	
CITY:	LELAND
STATE:	MS
ZIP:	38796
SECTION:	09
TOWNSHIP:	08N
RANGE:	02E
LEGAL1:	40 AC IN S1/2 NE1/4
LEGAL2:	
LEGAL3:	
TAX_DIST:	4GC
CULT_AC1:	0
CULT_AC2:	37.14
UNCULT_AC1:	0
UNCULT_AC2:	2.86
TOTAL_AC:	40
CULT_VAL1:	0
CULT_VAL2:	16410
UNCUL_VAL1:	0
UNCUL_VAL2:	550
LAND_VAL:	16960
IMP_VAL1:	0
IMP_VAL2:	0
TOTALVALUE:	16960
EXEMPT_COD:	00
HOMESTEAD:	
DEED_BOOK:	2079
DEED_PAGE:	
DEED_DATE:	7/27/2006
SITUS_ADDR:	0

MADISON COUNTY JOURNAL

Invoice

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Bill to
City of Gluckstadt Planning and Zoning

Invoice number	20571CB1-0071
Notice ID	20mgwhZsbuMzM3BrS4pF
Publisher	Madison County Journal
Date of issue	Mar 3, 2026
Date due	Apr 3, 2026
Amount due	**$28.98**

Description	Qty	Unit price	Amount
03/05/2026: Governmental Entity Notice	1	16.80	16.80
Proof of Publication Fee	1	5.00	5.00

=== Notes ===
Notice Name: Conditional Use - JLS Construction

=== How to pay this invoice ===
Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
https://www.column.us/invoices/ohEIM2gMe8pitkxopuR7/pay

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

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 20571CB1-0071 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.

Net Subtotal	$21.80
Tax	0.00
Processing Fee	7.18
Amount due	**$28.98**

3/3/26

Pay here: https://www.column.us/invoices/ohEIM2gMe8pitkxopuR7/pay

Questions? Visit help.column.us

Column

OFFICIAL AD PROOF

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

Notice ID: 20mgwhZsbuMzM3BrS4pF | **Proof Updated: Mar. 03, 2026 at 02:22pm CST**
Notice Name: Conditional Use - JLS Construction

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

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

Columns Wide: 1 **Ad Class:** Legals

Total Column Inches: 3.1

Number of Lines: 26

03/05/2026: Governmental Entity Notice	16.80
Proof of Publication Fee	5.00
Subtotal	$21.80
Tax	$0.00
Processing Fee	$7.18
Total	**$28.98**

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST that there will be a Public Hearing on Tuesday, March 24, 2026 at 6:00 P.M. before the Gluckstadt Planning and Zoning Commission at the Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, MS 39110 for the purpose of determining whether or not a Conditional Use shall be granted to the owners of the following described parcel number:

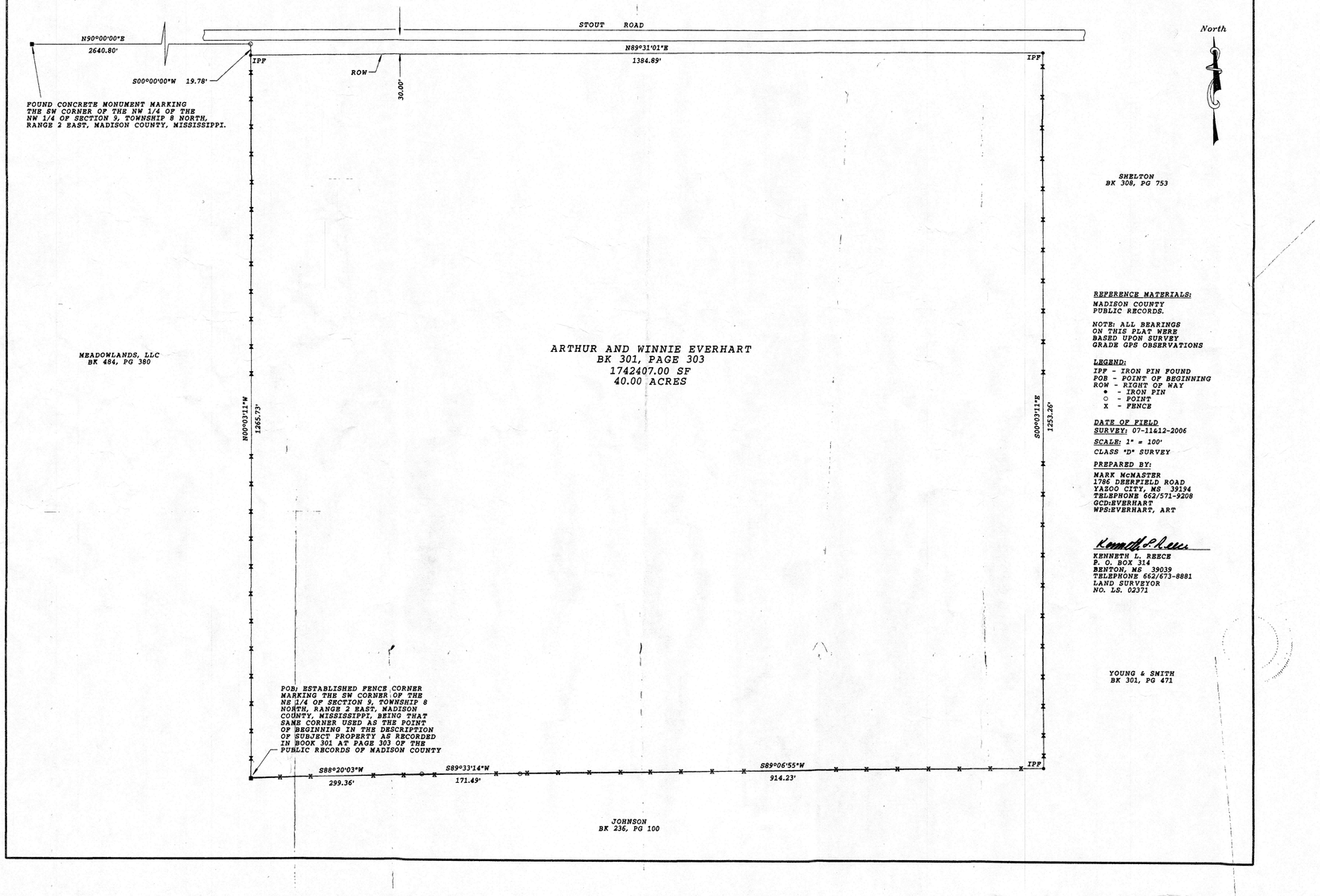
Madison County Parcel No.
082B-09-005/01.00

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

/s/ Lindsay Kellum
City Clerk's Signature

Publish: March 5, 2026

PLAT OF SURVEY OF PROPERTY LOCATED IN THE SW 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI:



SURVEY

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.
702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

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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NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

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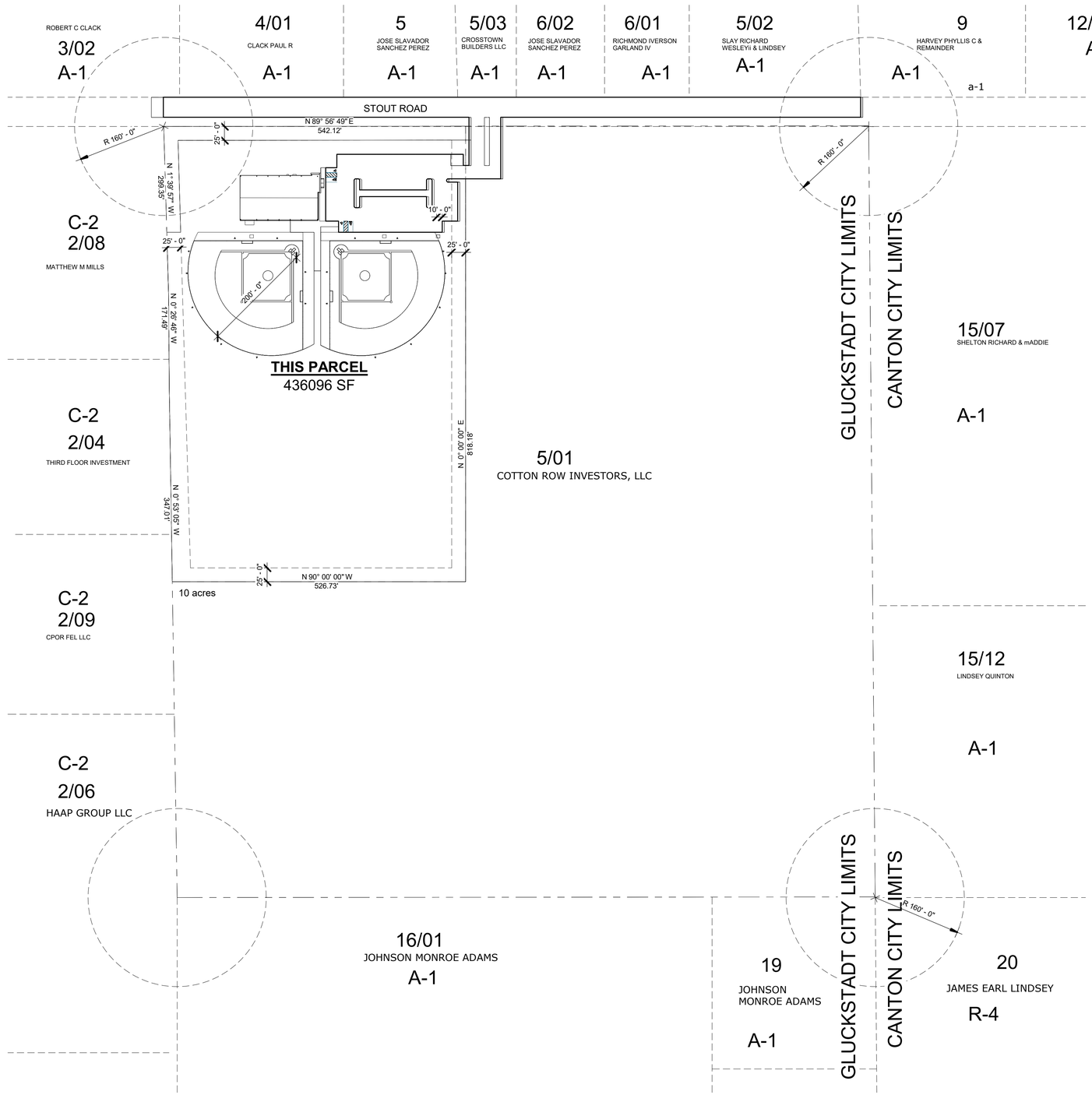
BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

PLOTTED:
3/13/2026
3:19:30
PM

SHEET
C-0



1 SITE OWNERS AND ZONING
1" = 100'-0"

OWNERSHIP AND ZONING

Scale: 1" = 100'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

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BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

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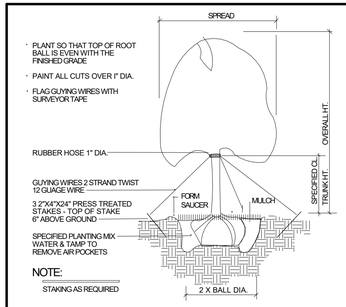
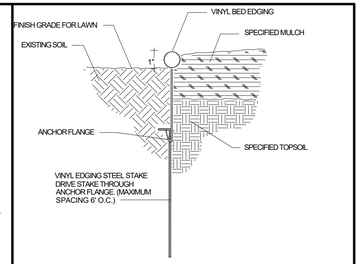
3/13/2026
3:19:35
PM

SHEET
C-2



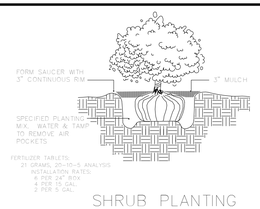
TREE PLANTING - GUY WIRES

SCALE: NOT TO SCALE



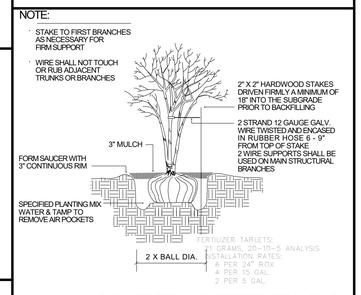
VINYL BED EDGING DETAIL

SCALE: NOT TO SCALE



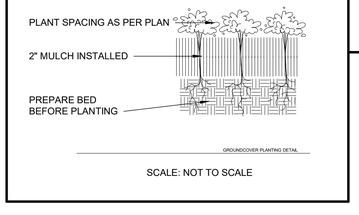
SHRUB PLANTING

SCALE: NOT TO SCALE



MULTI-TRUNK TREE STAKING

SCALE: NOT TO SCALE



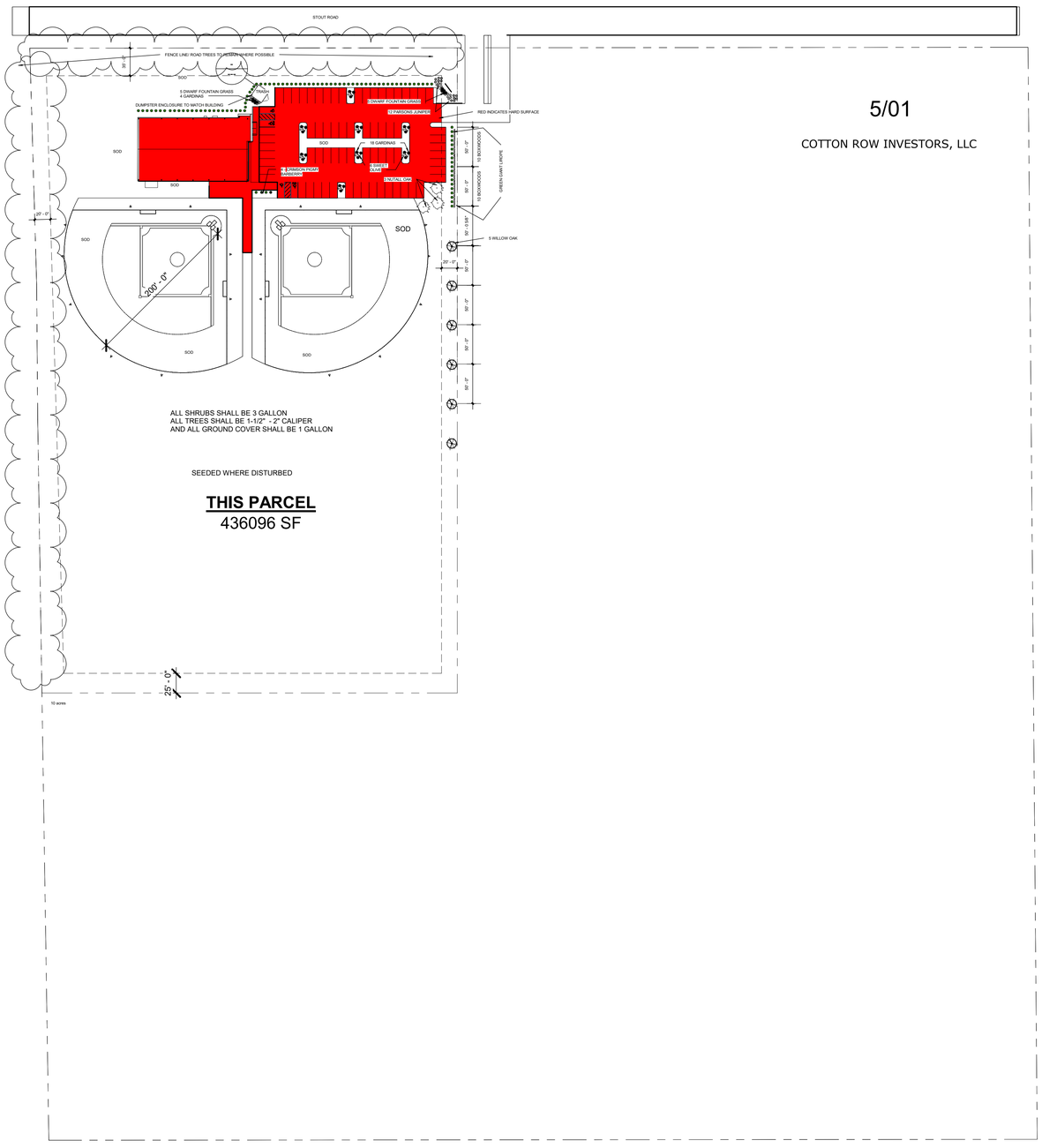
SCALE: NOT TO SCALE

2 Lanscape Plant Details
1/8" = 1'-0"

PLANT LIST			
TYPE	ABBREVIATION	COMMON NAME	QUANTITY
Trees			SEE PLAN
12'-14' MINIMUM HEIGHT	CRM	Crape Myrtle -color as selected	
	SWB	Sweetbay Magnolia	
	WIL	Willow Oak	
	PIN	Pine	
	MAP	October Glory Maple	
	VIT	Vitex	
	SWO	Sweet Olive	
	POP	Tulip Popular	
	SYC	Sycamore	
	NUT	Nutall Oak	
Shrubs			
3 GALLON MINIMUM	GAR	Gardina	
	NAN	Compact Nandina (Moonbay)	
	BAR	Crimson Pigmy Barberry	
	IND	Clara Indian Hawthorn	
	DWY	Dwarf Yaupon Holly	
	DFG	Dwarf Fountain Grass	
	AZE	AZALEA (color as selected)	
Groundcovers			
	GGL	Green Giant Liriope	
	PAR	Parsons Juniper	
	ANN	Annual Color	
	ASJ	Asiatic Jasmine	
Misc.			
	Bed Prep	See Specifications	
	Mulch	Hardwood Mulch	
	Sod	BERMUDA (MATCHES EXISTING)	
	Seed	Panama Bermuda	

Total hardsurface area: 42,357 square feet
Total Lot size : 436096 square feet
Coverage: 42,357/436096= .097 = 99% landscaped

4 Landscaped area
1/4" = 1'-0"



1 LANDSCAPING
1" = 80'-0"

5/01

COTTON ROW INVESTORS, LLC

RGPA pa
ROBERT G POLK ARCHITECT, P.A.
702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

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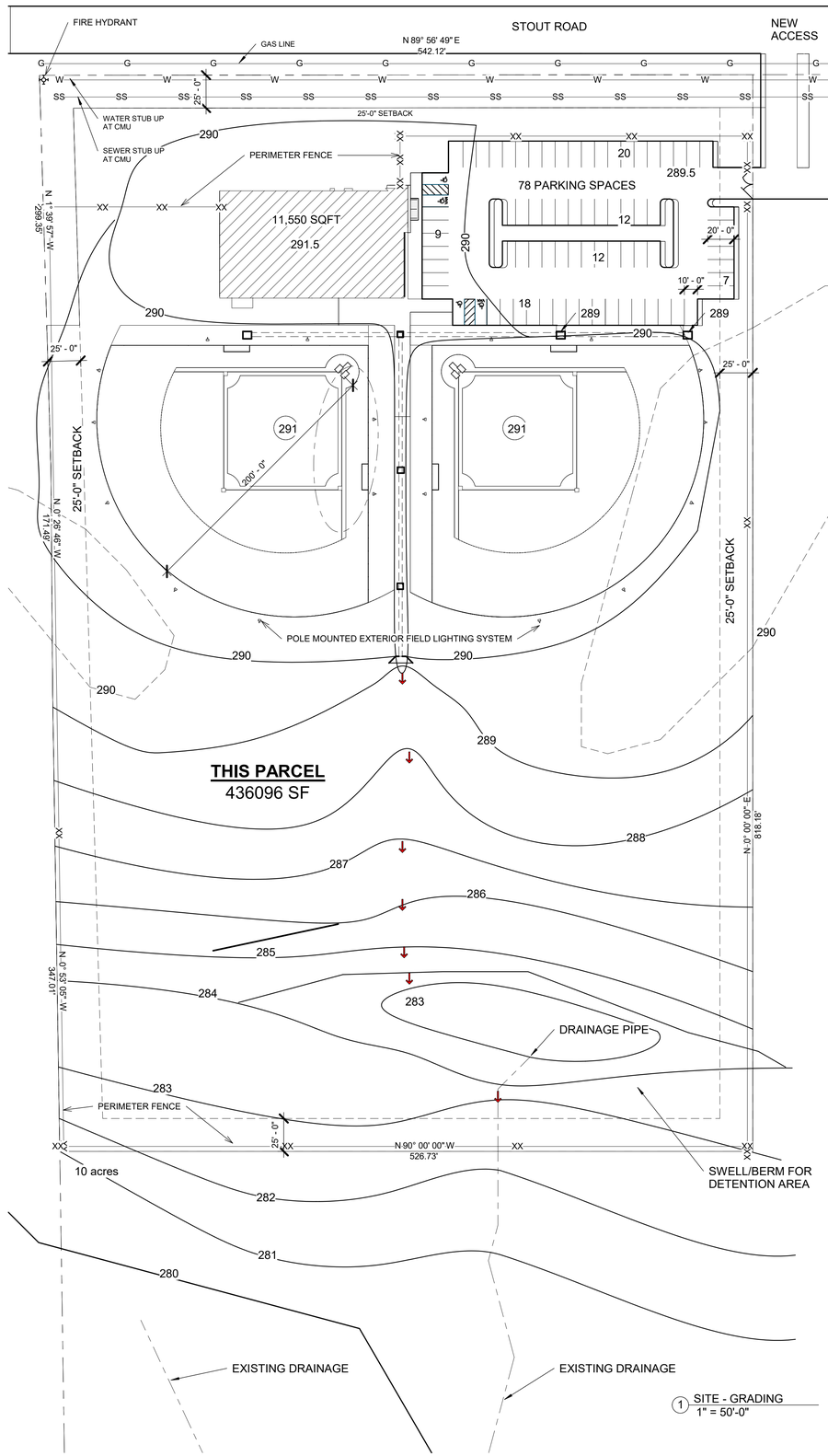
BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

PLOTTED:
3/18/2026
3:51:05
PM

SHEET
C-5

LANDSCAPING
Scale: As indicated



1 SITE - GRADING
1" = 50'-0"

GRADING PLAN

Scale: 1" = 50'-0"

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
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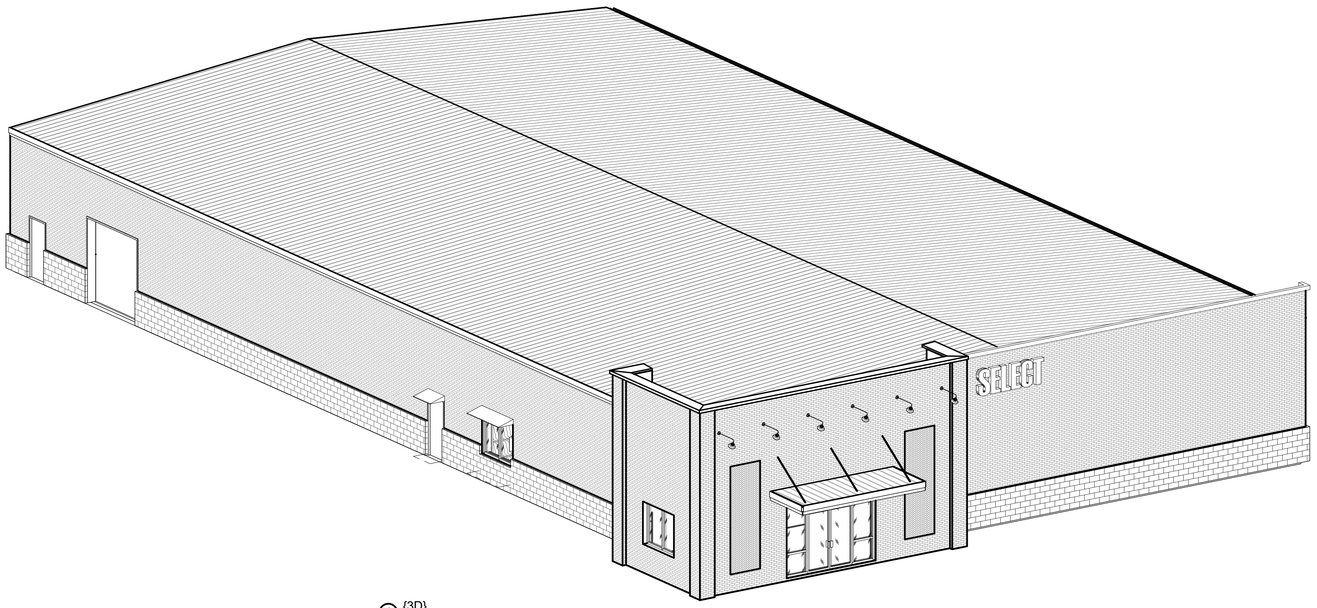
BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

PLOTTED:
3/13/2026
3:19:38
PM

SHEET
C-3



1 {3D}

COVER

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
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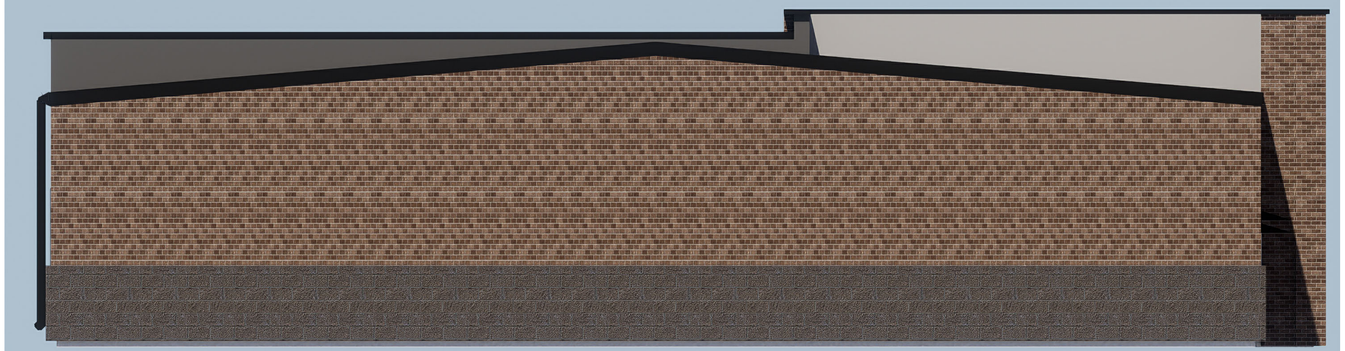
PROPOSED BLDG - SELECT
LEE SAHLER
GLUCKSTADT, MS 39110

PLOTTED:
3/13/2026
1:04:36
PM

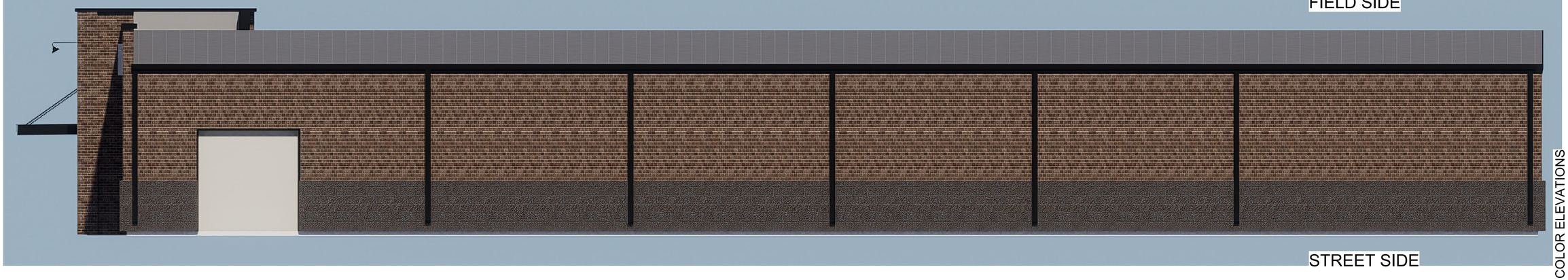
SHEET
ARB 1

FRONT



REAR

FIELD SIDE



STREET SIDE

COLOR ELEVATIONS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

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

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

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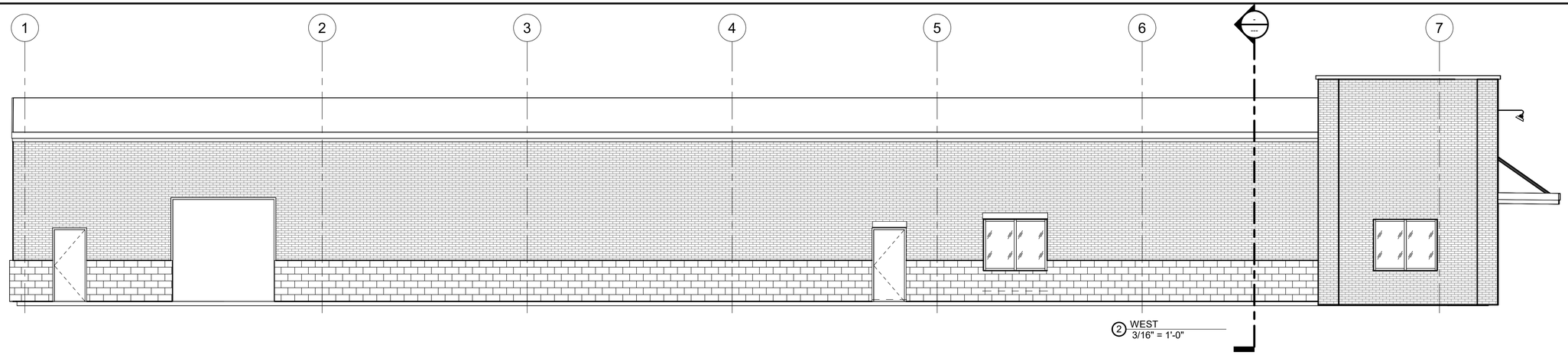
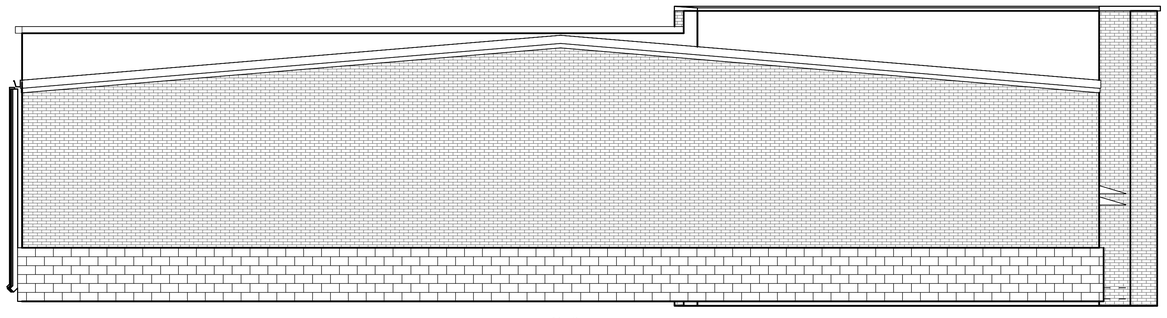
PROPOSED BLDG - SELECT
LEE SAHLER
GLUCKSTADT, MS 39110

PLOTTED:
3/13/2026
1:04:43
PM

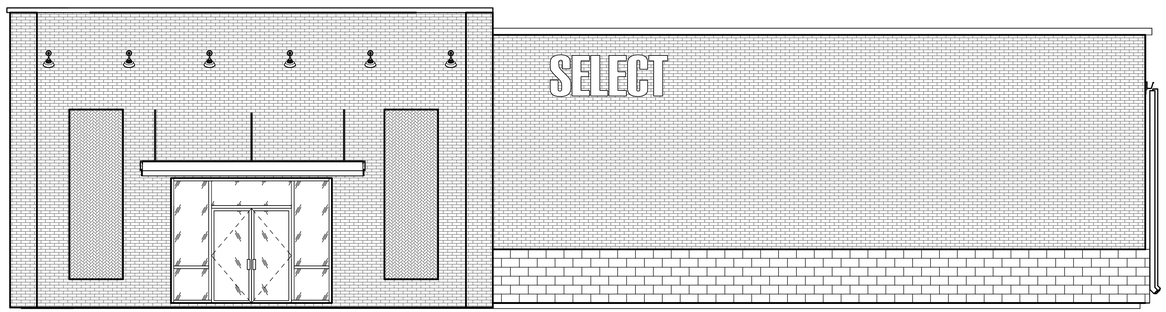
SHEET
ARB 4



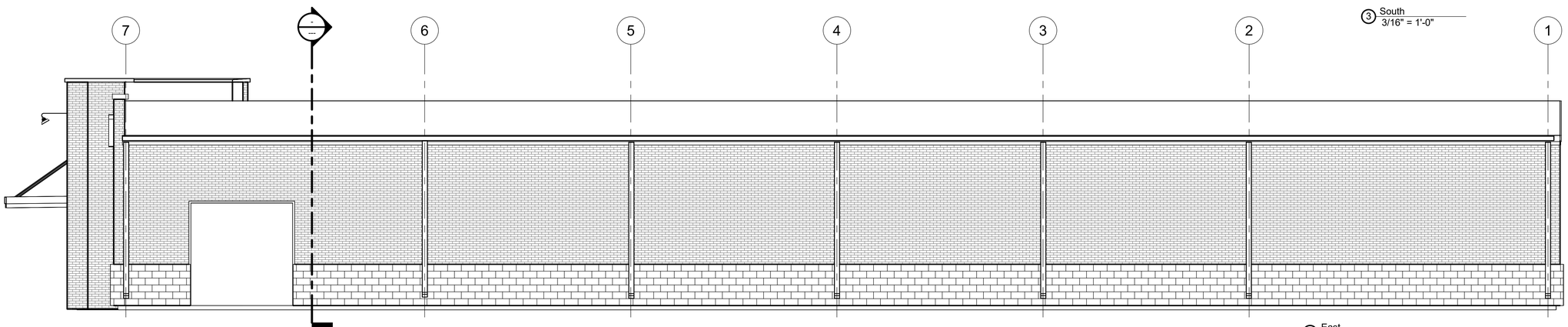
2 WEST
3/16" = 1'-0"



4 North
3/16" = 1'-0"



3 South
3/16" = 1'-0"



1 East
3/16" = 1'-0"

ELEVATIONS

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

RGPA/pa
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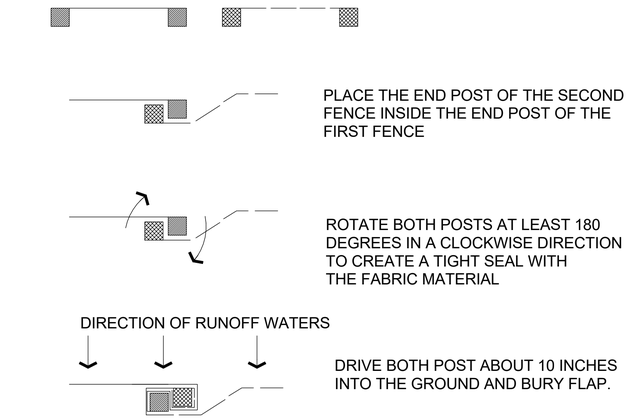
PROPOSED BLDG - SELECT
LEE SAHLER
GLUCKSTADT, MS 39110

PLOTTED:
3/13/2026
1:04:39
PM

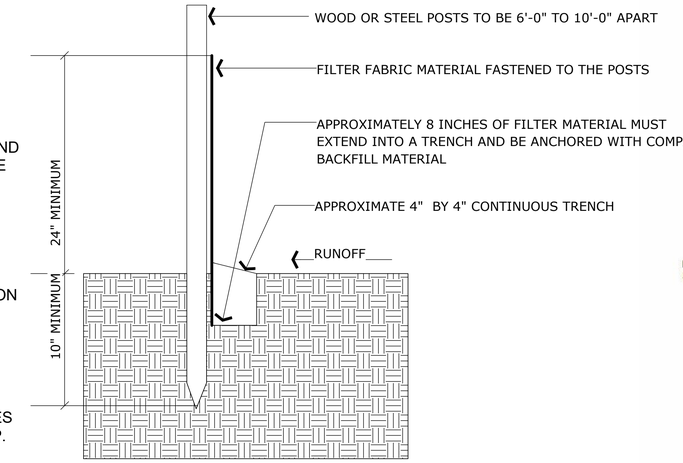
SHEET
ARB 3

ATTACHING TWO SILT FENCES



② Silt Fence plan
1/4" = 1'-0"

SILT FENCE DETAIL

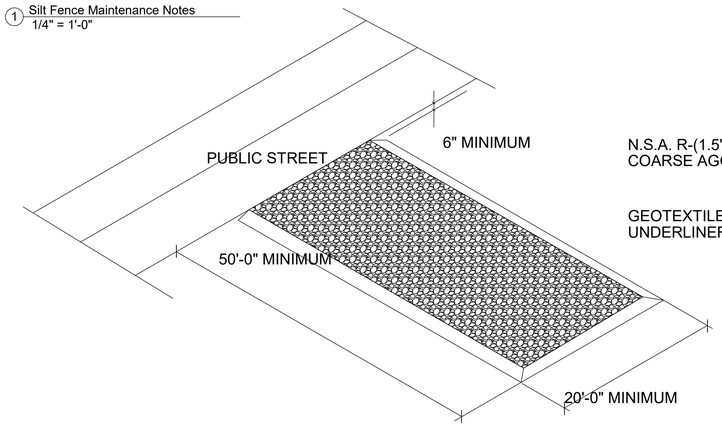


③ Silt Fence Section
1/4" = 1'-0"

SILT FENCE MAINTENANCE PLAN

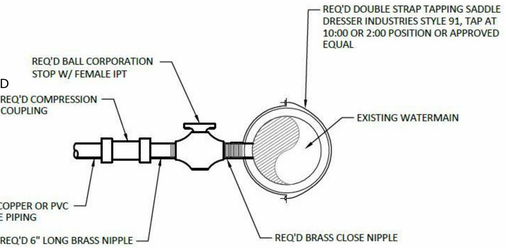
1. CARE SHALL BE TAKEN TO MINIMIZE THE MOVEMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES AND PUBLIC STREETS UNTIL THE IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
2. A DROP INLET SEDIMENT TRAP WITH PERIMETER SILT FENCIING OR PROPERLY INSTALLED HAYBALE BARRIERS IS THE RECOMMENDED METHOD OF INLET PROTECTION. SEDIMENT WILL BE REMOVED FROM THE EXCAVATED DROP INLET SEDIMENT TRAP AND SRESTORED TO THE ORIGINAL DEPTH WHEN SEDIMENT ACCUMULATION HAS REACHED HALF THE DEPTH OF THE TRAP.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL B CHECKED FOR STABILITY AND OPERATIONAL INTEGRITY FOLLOWING EVERY RUNOFF PRODUCING RAINFALL BUT IN NO CASE, LESS THAN EVERY WEEK. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN THE MEASURE'S PERFORMANCE AS DESIGNATED.
4. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM FACE OF THE SILT FENCE WHEN IT REACHES A MAXIMUM SIX-INCH (6") DEPTH AT THE FENCE. THE FENCE WILL BE REPLACED AS NECESSARY TO MAINTAIN A BARRIER.

① Silt Fence Maintenance Notes
1/4" = 1'-0"



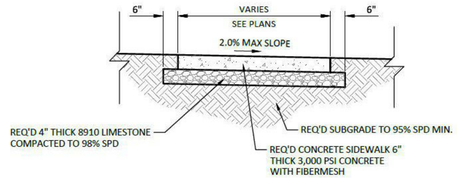
④ Site Access
1/4" = 1'-0"

1.) THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURE USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
2.) WHEELS MUST BE CLEANED TO REMOVED MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



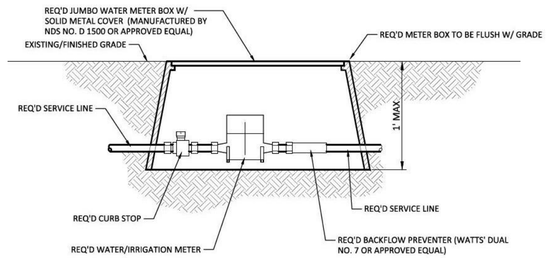
NOTES:
1. SEE WATER DISTRIBUTION PLAN SHEETS FOR SERVICE PIPING SIZES AND MATERIALS.
2. THE CONTRACTOR SHALL USE DOUBLE STRAP TAPPING SADDLES WHEN TAPPING CAST IRON WATERMAINS AND DIRECT TAPS WHEN TAPPING DUCTILE IRON WATER MAIN.

⑩ *WATER SERVICE CONNECTION @ WATERMAIN*
NOT TO SCALE



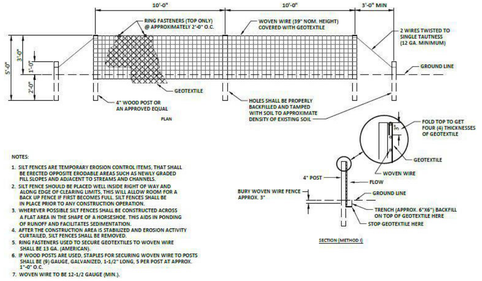
NOTES:
1. EXPANSION JT. REQ'D. @ 40' MAX. INTERVALS BUT NOT LESS THAN 30' WITH EXPANSION JOINT MATERIAL.
2. CONTRACTION JOINTS SHALL BE HAND-TOOLED ONLY IN LOCATIONS AS INDICATED BY THE SCORING PATTERN SHOWN IN THE CONSTRUCTION PLANS. JOINTS SHALL BE INSTALLED AT A DEPTH OF 1/4 THICKNESS OF THE SLAB MIN. NO SAW-CUT OF JOINTS IS ALLOWED.
3. SIDEWALKS SHALL HAVE AN EXPANSION JOINT INSTALLED IN ALL LOCATIONS WHERE NEW IMPROVEMENTS MEET EXISTING INFRASTRUCTURE.
4. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
5. THE CONTRACTOR SHALL PROVIDE 3 MOCKUP PANELS (AT MINIMUM 3' X 3' IN SIZE) THAT HE FLOATS LIGHT BROOM, MEDIUM BROOM, AND HEAVY BROOM. THE OWNER WILL CHOOSE THE FINISH THEY DESIRE FOR THE PROJECT AND THE CONTRACTOR WILL PROCEED AS DIRECTED.
6. ALL STONE SHALL BE MECHANICALLY COMPACTED IN PLACE, NO EXCEPTIONS.
7. CONTRACTOR SHALL REFERENCE THE PLANS FOR THE CONCRETE SIDEWALK SCORING PATTERN. THE CONTRACTOR SHALL MATCH THIS PATTERN AS SHOWN.
8. EXPANSION JOINT MATERIAL SHALL BE PUSHED DOWN 1/8" FROM TOP OF SIDEWALK.
9. EXPANSION JOINT MATERIAL SHALL BE CONTINUOUS THROUGH THE OVERALL DEPTH OF THE SIDEWALK.

CONCRETE SIDEWALK
NOT TO SCALE

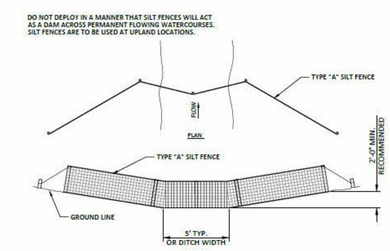


⑧ *TYPICAL METER ASSEMBLY*
NOT TO SCALE

NOTES:
1. IN VEGETATED AREAS, THE CONTRACTOR SHALL INSTALL A STANDARD JUMBO PLASTIC METER BOX (13" x 20" x 12") WITH A SOLID METAL LID. LID TO BE DFW MODEL 15 OR APPROVED EQUAL
2. ALL EXISTING GALVANIZED AND/OR LEAD WATER SERVICE LINES TO BE RETAINED SHALL BE REMOVED AND REPLACED WITH COPPER PIPING OR PVC (IF 2" OR LARGER DIAMETER) FROM THE WATER MAIN TO THE METER AND FROM THE METER TO THE R.O.W. THE EXISTING SERVICE TAP AT THE MAIN SHALL BE TURNED OFF AND PLUGGED.
3. ALL METERS SHALL HAVE A BACKFLOW PREVENTER INSTALLED IF ONE DOES NOT EXIST.
4. IN CONCRETE AREAS, THE CONTRACTOR SHALL INSTALL A BCF SERIES METER BOX (13" x 24" x 12") WITH A SOLID METAL LID OR APPROVED EQUAL
5. THIS METER BOX IS TYPICAL FOR A ONE AND ONE-HALF INCH (1½") AND SMALLER METERS.

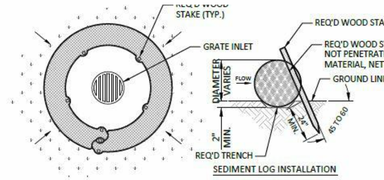


NOTES:
1. SILT FENCES ARE TEMPORARY EROSION CONTROL ITEMS, THAT SHALL BE ERECTED OPPOSITE ERODABLE AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND CHANNELS.
2. SILT FENCE SHOULD BE PLACED WELL INSIDE RIGHT OF WAY AND PARALLEL TO THE ROAD TO ALLOW SPACE FOR SEDIMENT TO PILE UP BEHIND A BACK UP FENCE IF FIRST BECOMES FULL. SILT FENCES SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION OPERATION.
3. WHEREVER POSSIBLE SILT FENCES SHALL BE CONSTRUCTED ACROSS A FLAT AREA IN THE SHAPE OF A HORSESHOE. THIS AIDS IN PONDING OF RUNOFF AND FACILITATES SEDIMENTATION.
4. AFTER THE CONSTRUCTION AREA IS STABILIZED AND EROSION ACTIVITY CURTAILED, SILT FENCES SHALL BE REMOVED.
5. RING FASTENERS USED TO SECURE GEOTEXTILES TO WOVEN WIRE SHALL BE 13 GA. (AMERICAN).
6. IF WOOD POSTS ARE USED, STAPLES FOR SECURING WOVEN WIRE TO POSTS SHALL BE 09 GAUGE, GALVANIZED, 3-1/2" LONG, 5 PER POST AT APPROX. 1'-0" CTS.
7. WOVEN WIRE TO BE 12-1/2 GAUGE (MIN.).



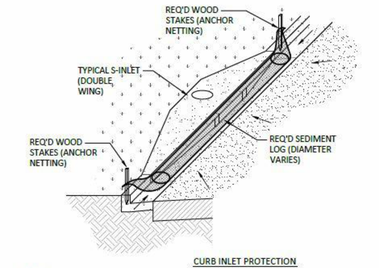
NOTES:
1. SPACING SHALL BE AS SHOWN ON THE PLANS FOR SPECIAL AREA'S, OR AS DETERMINED BY THE ACTUAL PROJECT NEEDS TO MINIMIZE EROSION.
2. ADDITIONAL EROSION CONTROL METHODS WILL BE REQUIRED AT THE DITCH OUTLET TO CONTAIN SEDIMENT.

⑥ *SILT FENCE DITCH CHECK*
NOT TO SCALE



GRATE INLET PROTECTION

SEDIMENT LOG INSTALLATION



CURB INLET PROTECTION

NOTES:
1. WHEN STAKING THE SEDIMENT LOG THE WOODEN STAKES SHALL NOT PENETRATE THE SEDIMENT LOG MATERIAL. THE WOODEN STAKES SHALL ONLY EXTEND THROUGH THE SEDIMENT LOG NETTING.
2. SEDIMENT CONTROL LOGS SHALL BE CURLEX SEDIMENT LOGS AS MANUFACTURED BY AMERICAN EXCELSIOR COMPANY (AEC) OR APPROVED EQUAL.

① *SEDIMENT CONTROL LOG*
NOT TO SCALE

DEMOLITION NOTES:

WHEN CONDUCTING DEMOLITION AND CLEANUP OPERATIONS THE CONTRACTOR SHALL NOTE THE IMPORTANCE OF KEEPING THE EXISTING VEGETATED AREAS VEGETATED FOR EROSION CONTROL MEASURES.

UPON COMPLETION OF GRADING OPERATIONS, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. THIS MAY INCLUDE, BUT IS NOT LIMITED TO, INSTALLING TOPSOIL (MIN. 6" THICKNESS), PERMANENT SEEDING AND MULCH, SODDING, EROSION CONTROL BLANKET, RIPRAP, ETC. CONTRACTOR SHALL REFER TO EROSION CONTROL NOTES FOR TEMPORARY GRASSING AND MULCHING DURING GRADING OPERATIONS.

ANY PERMANENT AND/OR CONSTRUCTION FENCING (EXISTING OR REQUIRED PER THE PLANS) REQUIRED TO BE REMOVED/RESET FOR INSTALLATION OF SITE, UTILITY, BUILDING, ETC. IMPROVEMENTS SHALL BE DONE SO AT NO ADDITIONAL COST TO THE PROJECT AND IS CONSIDERED INCIDENTAL. THE PLANS HAVE BEEN NOTED WITH GENERAL AREAS THIS IS TO OCCUR IN. THE REMOVAL AND/OR REPLACEMENT LIMITS WILL BE DETERMINED IN THE FIELD.

THE CONTRACTOR SHALL COORDINATE HIS DEMOLITION/CLEANUP WORK WITH THE CITY OF GRENADA, PRIVATE UTILITY COMPANIES, AND ANY OTHER OWNER OR GOVERNING AGENCY WITH EXISTING INFRASTRUCTURE OR JURISDICTION IN THIS AREA.

A SIDEWALK, ROADWAY, PARKING LOT, ETC. CLOSURE MAY ONLY BE IMPLEMENTED AFTER RECEIVING APPROVAL FROM THE OWNER AND THE OWNER'S REPRESENTATIVE.

EXISTING PAVEMENTS SHALL BE RETAINED IN-PLACE FOR AS LONG AS POSSIBLE DURING CONSTRUCTION ACTIVITIES. THE EXISTING PAVEMENTS ACT AS AN EROSION CONTROL MEASURE TO KEEP THE SITE'S SOILS STABILIZED AND MINIMIZE OFFSITE SOIL RUNOFF.

ALL AREAS DISTURBED BY THE CONTRACTOR, INCLUDING BUT NOT LIMITED TO ACTUAL IMPROVED AREAS, LAYDOWN AREAS, AND AREAS DISTURBED BY MOVING EQUIPMENT SHALL BE IMPROVED FOR THE REQUIREMENTS OF THE PLANS, NO EXCEPTIONS. THE HATCHED AREAS ON THE DEMOLITION PLANS REFLECT THE GENERAL PROJECT AREA. THE CONTRACTOR MAY ULTIMATELY DISTURB MORE THAN THIS HATCHED.

THE PROJECT DEMOLITION AND CLEARING AND GRUBBING GENERAL AREA HAS BEEN REFLECTED ON THE DEMOLITION PLAN. THE AREA IS GENERAL IN NATURE AND IS INTENDED TO GIVE THE CONTRACTOR AN APPROPRIATE AREA OF DEMOLITION. REGARDLESS OF THE AREA SHOWN, THE CONTRACTOR SHALL DEMOLISH, CLEAN AND GRUB ALL AREAS AND EXISTING INFRASTRUCTURE (ABOVE AND BELOW GROUND) NECESSARY TO COMPLETE ALL FINAL IMPROVEMENTS AS SHOWN ON THE CIVIL, ARCHITECTURAL, LANDSCAPE/IRRIGATION, ETC. CONSTRUCTION PLANS.

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BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

PLOTTED:
3/13/2026
3:19:39
PM

SHEET
C-4

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

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 03/24/2026

SUBJECT: Consideration of Site Plan-Stout Rd Parcel ID: 082B-09-005/01.00

Lee Sahler is requesting approval of the site plan for his property off of Stout Rd. As mentioned previously, Rezoning and Conditional Use review is underway. Site plan with appropriate landscaping has been submitted and meets our requirements. They are proposing an 11,550 SF facility and meet the current setbacks for the C-1A zone. Applicant recently went through the architectural review process with the ARC board. They approved as presented contingent on confirming the color scheme as well as more landscaping. Applicant has updated the landscaping to encompass their requests and will work directly with the ARC to confirm its color scheme.

The applicant has satisfied the requirements for site plan, and we recommend its approval.

City of Gluckstadt

Application for Site Plan & Architectural Review

Subject Property Address: Stout Road - Gluckstadt MS

Parcel #: 082B-09-005/01.00

Owner: Cotton Row Investors LLC

Address: 302 Sycamore Street
Leland MS 38756

Phone #: 662.820.9663

E-Mail: Stallingscpa@hotmail.com

Applicant: Lee Sahler | JLS Construction LLC.

Address: 103 Eastwick Cove
Madison, MS 39110

Phone #: 601.503.6860

E-Mail: JLSconst.@Yahoo.com

Current Zoning District: A1, rezone request for C-1A

Acreage of Property (If applicable): 40

Use sought of Property: Indoor/outdoor baseball practice facility

---

Requirements of Applicant:

1. Overview letter briefly describing the intent of the project
2. Copy of written legal description
3. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
4. Architectural Design Standards as stated in Ordinance #2025-01
5. Color Rendering & Elevations at time of submittal
6. Color samples and/or color identification codes
7. $100.00 fee required for processing 2/26 pd

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

One (1) hard copy and One (1) digital copy of the site plan shall be prepared and submitted to the Zoning Administrator.

Site Plan Specifications (Section 809, Zoning Ordinance, ARC Ordinance #2025-01, Landscape Ordinance #2025-04, & Subdivision/Development Regulations)

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. Sidewalk must be installed in City ROW on the frontage. Please reference Subdivision Regulations
G. All existing and proposed easements
H. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants. City of Gluckstadt does not provide Water and Sewer. Please contact local water/sewer authorities for specific requirements and taps.
I. 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.

J. Contours at vertical intervals of five (5) feet or less
K. Floodplain designation, according to FEMA Maps
L. Landscaped areas and planting screens (Ordinance #2023-06)
M. Building lines and the locations of all structures, existing and proposed
N. Proposed uses of the land and buildings, if known
O. Open space and recreation areas where required
P. Area in square feet, and/or square acres of parcel
Q. Proposed gross lot coverage in square feet
R. Number and type of dwelling units where proposed
S. Location of sign structures and drawings (Section 701)
T. Location of garbage dumpster and enclosure (Section 406.06)
U. 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 meetings of the Planning and Zoning Commission and Architectural Review Committee 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 and the Architectural Design Standards 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 and Architectural Review Committee. No Exceptions.

Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission's and Architectural Review Committee'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 and Architectural Review Committee.

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.***

_____ 3/3/2026

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)

JLS CONSTRUCTION LLC
103 EASTWICK COVE
MADISON, MS 39110

2545

85-230/653

DATE 2/26/26

CHECK ARMOR

PAY TO THE ORDER OF City of Gluckstadt $ 600.00

Six hundred dollars and no/100 DOLLARS

Photo Safe Deposit

PriorityOne Bank
MADISON, MS Member FDIC

FOR Stout Road – NE Zone 250
Site 100
Conditional use 250

⑈002545⑈ ⑆065302303⑆ ⑈193 8166 9⑈

343 Distribution Drive
Gluckstadt MS 39110

Receipt Number: R0[illegible]
Cashier Name: BRIDGE
Terminal Number: 24
Receipt Date: 3/3/2026 11:07:48 AM

JLS CONSTRUCTION
103 EASTWICK COVE
MADISON, MS 39110

Trans Code: 400.00 - Permit Payments **Account: 2026032 JLS CONSTRUCTION** **$100.00**

2026032 100.00CR

Total Balance Due: **$100.00**

Payment Method: Check Payor: JLS CONSTRUCTION Reference: 2545 Amount: $100.00

Total Payment Received: **$100.00**

Change: **$0.00**

JLS Construction, LLC.
Lee Sahler
103 Eastwick Cove
Madison, MS 39110
601.503.6860
jlsconst@yahoo.com

March 3, 2026

City of Gluckstadt Planning & Zoning Commission
Re: Application for Site Plan & Architectural Review

To whom it may concern,

I am submitting this letter to describe the intent of the desired development for the property located on Stout Road, Parcel 082B-09-005/01.00. The proposed project will include an indoor and outdoor baseball training facility. The facility's proposed building exterior consists of a combination of finish materials such as brick and hardie to cover at least 50% of the exterior of the building per the City of Gluckstadt's Building Exterior requirements outlined in the ARC Standards Ordinance No. 2025-01.

I respectfully request your favorable consideration of this application. Please feel free to contact me if additional information or clarification is needed.

Thank you for your time and consideration. JLS Construction, LLC. looks forward to working collaboratively with the City of Gluckstadt throughout this process.

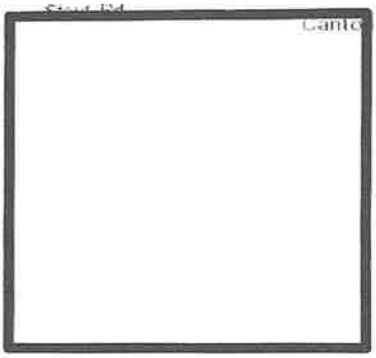
Sincerely,

Lee Sahler

PARCEL: 082B-09-005/01.00, STOUT ROAD, GLUCKSTADT

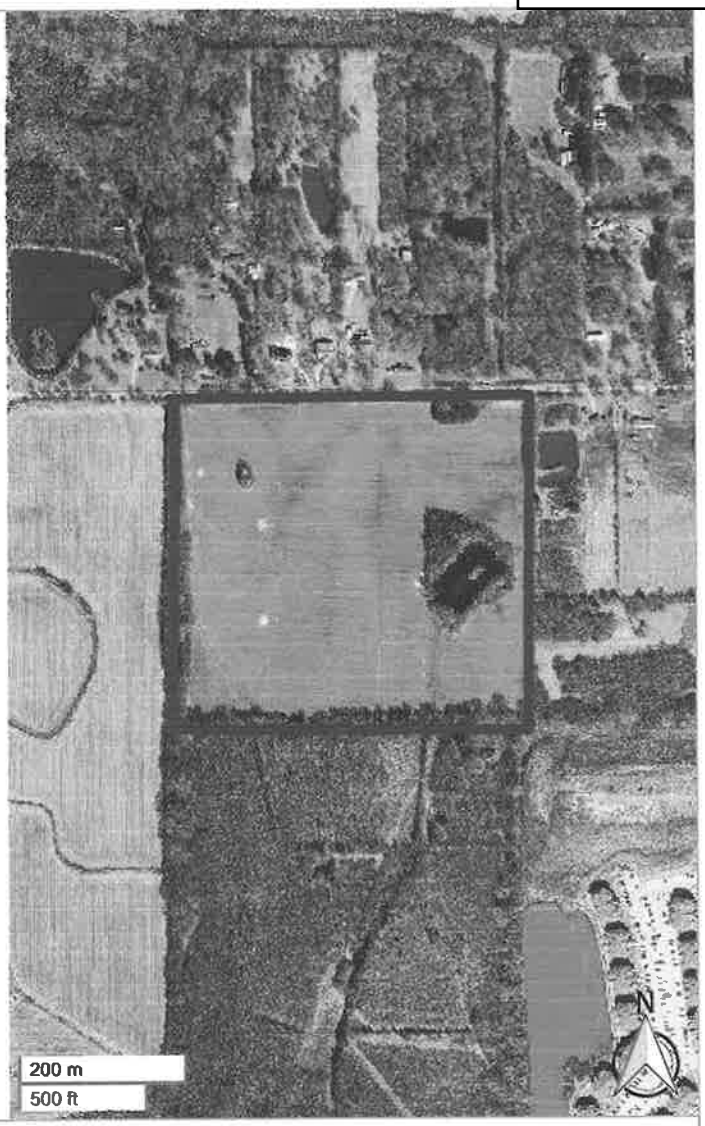
The following described property lying and being situated in the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section 9, Township 8 North, Range 2 East, Madison County, Mississippi, consisting of forty (40) acres, more or less, and being more particularly described as follows, to-wit:

Beginning at an established fence corner marking the SW corner of the NE ¼ of Section 9, Township 8 North, Range 2 East, Madison County, Mississippi, being that same corner used as a Point of Beginning in the description of subject property as recorded in Book 301 at Page 303 of the public records of Madison County, Mississippi, run thence N 00 03'11" W a distance of 1265.73 feet along a fence line to an iron pin on the South right-of way of Stout Road, said pin being situated 2640.80 feet East and 19.78 feet South from a concrete monument marking the SW corner of the NW ¼ of the NW ¼ of said Section 9; thence N 89 31' 01" E a distance of 1384.89 feet along the South right-of-way of Road, to an iron pin at a fence corner; departing said right-of way, run thence S 00 03'11" E a distance of 1253.26 feet to an iron pin at a fence corner; thence S 89 06'55" W a distance of 914.23 feet along a fence line to a point; thence S 89 33'14" W a distance of 299.36 feet along said fence line to a fence corner and the Point of Beginning and Close; said tract containing 40.00 acres, more or less, lying and being situated in the South ½ of the NE ¼ of Section 9, Township 8 North, and Range 2 East, Madison County, Mississippi.



200 m
500 ft

N



200 m
500 ft

N

Madison County, MS

Madison County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only, and is not intended to constitute a legal record nor should it be substituted for the advice or services of a licensed professional. Parcel map information is prepared for the inventory of real property found within County jurisdiction and is compiled from recorded deeds, plats, and other public documents in accordance with Land Records Technical Specifications for Base, Cadastral and Digital Mapping Systems. Users are hereby notified that the aforementioned public record sources should be consulted for verification of information. With limited exception, data available on this website originates from Madison County Land Records GIS and is maintained for the internal use of the County. The County of Madison and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Madison County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.

Madison County Tax Assessor/Collector
171 Cobblestone Dr
Madison, MS 39110
(601) 856-1796

Date Printed: 2/26/2026

PPIN:	46903
PARCEL_ID:	082B-09 -005/01.00
OWNERNAME:	COTTON ROW INVESTORS LLC
ADDRESS1:	302 SYCAMORE ST
ADDRESS2:	
CITY:	LELAND
STATE:	MS
ZIP:	38796
SECTION:	09
TOWNSHIP:	08N
RANGE:	02E
LEGAL1:	40 AC IN S1/2 NE1/4
LEGAL2:	
LEGAL3:	
TAX_DIST:	4GC
CULT_AC1:	0
CULT_AC2:	37.14
UNCULT_AC1:	0
UNCULT_AC2:	2.86
TOTAL_AC:	40
CULT_VAL1:	0
CULT_VAL2:	16410
UNCUL_VAL1:	0
UNCUL_VAL2:	550
LAND_VAL:	16960
IMP_VAL1:	0
IMP_VAL2:	0
TOTALVALUE:	16960
EXEMPT_COD:	00
HOMESTEAD:	
DEED_BOOK:	2079
DEED_PAGE:	
DEED_DATE:	7/27/2006
SITUS_ADDR:	0

Parcel Details

Parcel number	082B-09-005/01.00
PPIN	46903
Owner's name	COTTON ROW INVESTORS LLC
Physical street number	0
Physical street name	
Mailing address	302 SYCAMORE ST
Mailing city	LELAND
Mailing state	MS
Mailing zip	38796
True Values	
Land	16960
Improvement	0
Total	16960
Assessed Values	
Total	2545
Legal description	40 AC IN S1/2 NE1/4
Legal description 2	
Legal description 3	
Township	08N
Range	02E
Section	09
Taxing District:	4GC
Taxing Exempt:	NO
Supervisor District	4
Municipality	GLUCKSTADT
School District	CANTON SEPARAT
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST

Deeds signed through 12/31/2024 and recorded by 1/7/2025

Book / Page / Date	
2079 / 657 / 2006-07-28	[View Deed]
2079 / 657 / 2006-07-28	[View Deed] [Search By Legal Description]
Date	2006-07-28
Homestead	NO

Available Maps

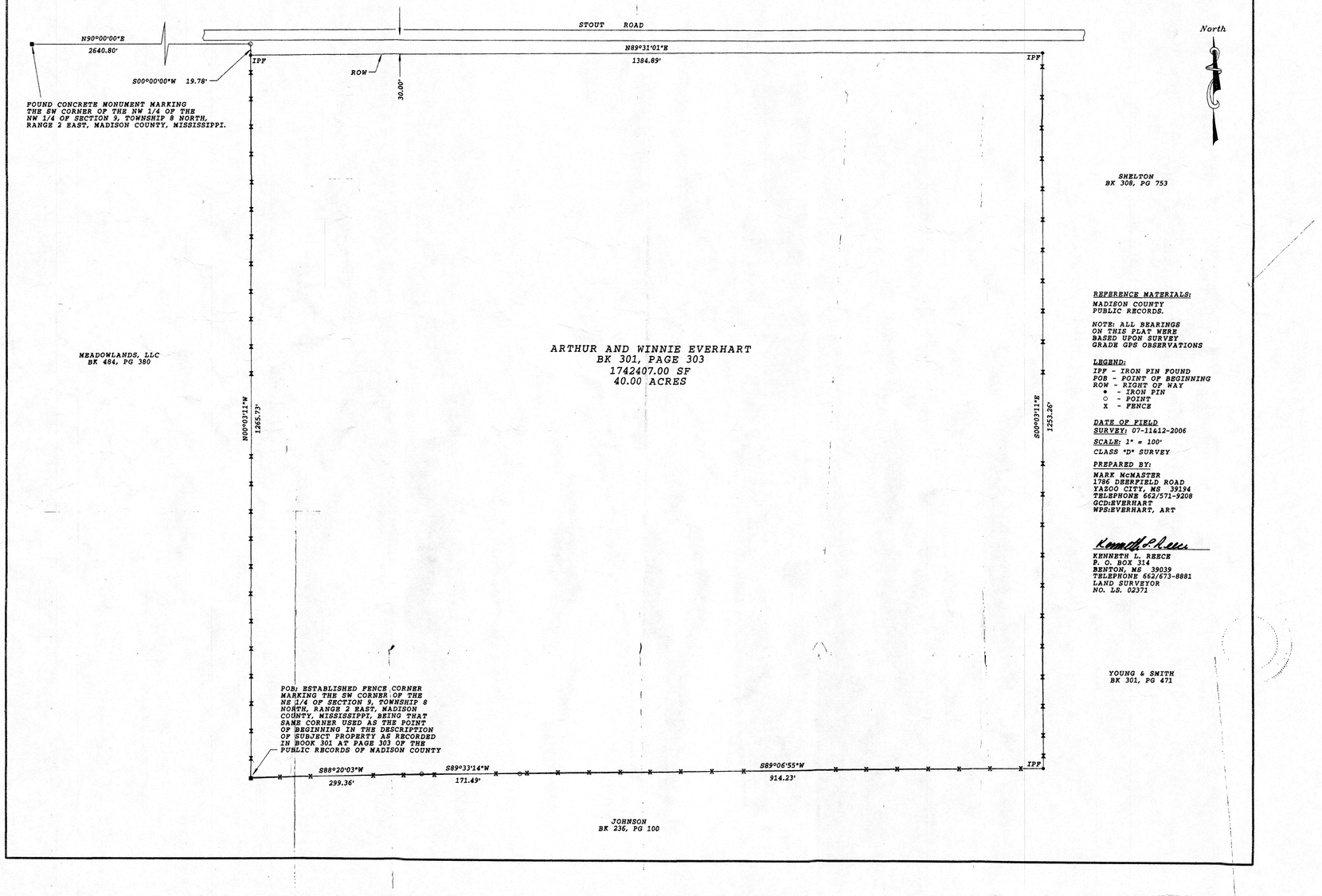
- 082B.PDF

Notice: Map files are very large and may take several minutes to download.

No Improvements For This Parcel

Return to Owners Name Search

PLAT OF SURVEY OF PROPERTY LOCATED IN THE SW 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI:



SURVEY

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.
702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

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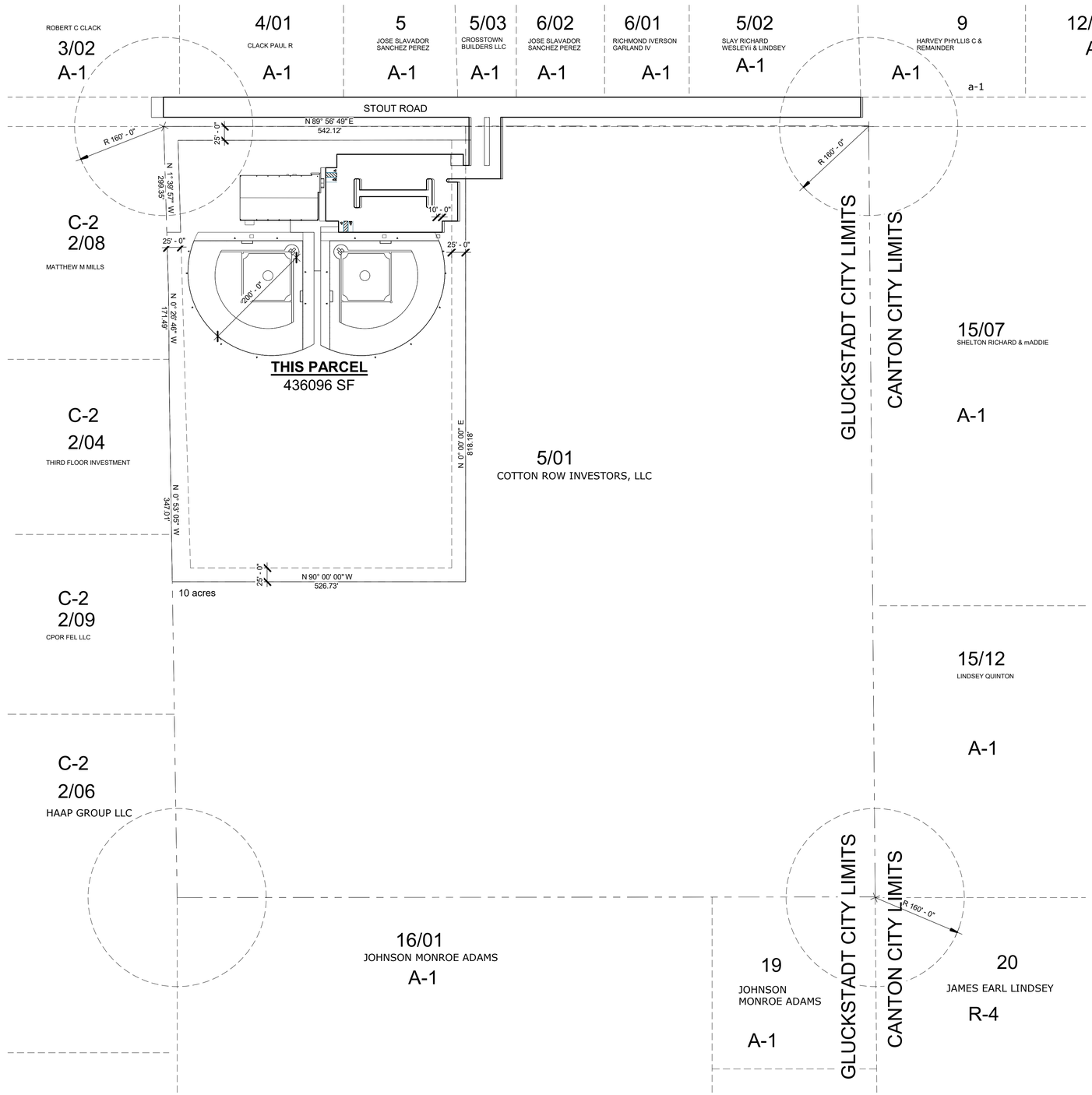
BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

PLOTTED:
3/13/2026
3:19:30
PM

SHEET
C-0



1 SITE OWNERS AND ZONING
1" = 100'-0"

OWNERSHIP AND ZONING

Scale: 1" = 100'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

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Jackson, MS 39201
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robertpolkarchitect@gmail.com

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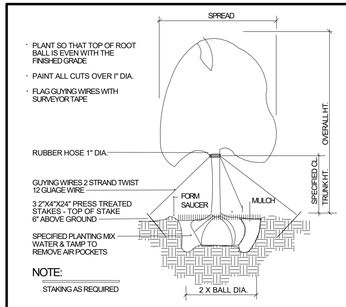
BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

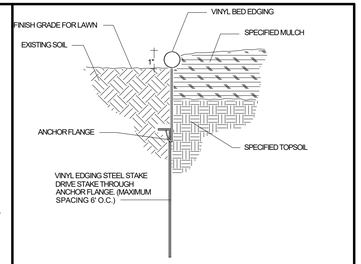
PLOTTED:
3/13/2026
3:19:35
PM

SHEET
C-2



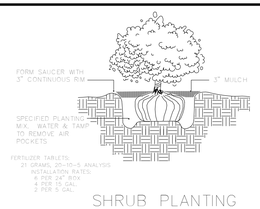
TREE PLANTING - GUY WIRES

SCALE: NOT TO SCALE



VINYL BED EDGING DETAIL

SCALE: NOT TO SCALE

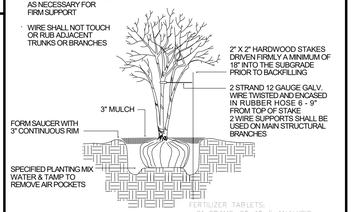


SHRUB PLANTING

SCALE: NOT TO SCALE

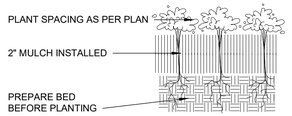
NOTE:

- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT
- WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES



MULTI-TRUNK TREE STAKING

SCALE: NOT TO SCALE



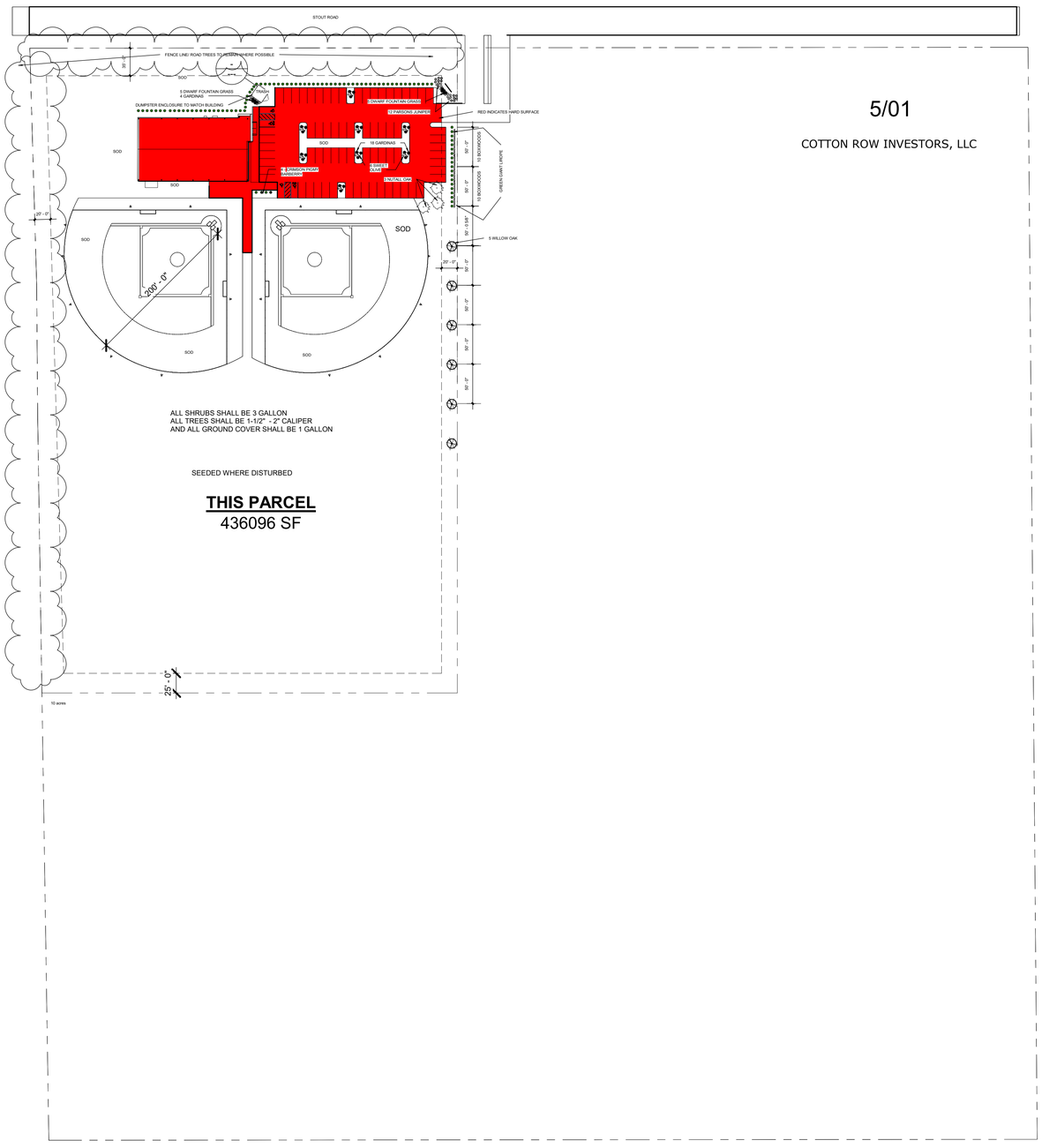
SCALE: NOT TO SCALE

2 Lanscape Plant Details
1/8" = 1'-0"

PLANT LIST			
TYPE	ABBREVIATION	COMMON NAME	QUANTITY
Trees			SEE PLAN
12'-14' MINIMUM HEIGHT	CRM	Crape Myrtle -color as selected	
	SWB	Sweetbay Magnolia	
	WIL	Willow Oak	
	PIN	Pine	
	MAP	October Glory Maple	
	VIT	Vitex	
	SWO	Sweet Olive	
	POP	Tulip Popular	
	SYC	Sycamore	
	NUT	Nutall Oak	
Shrubs			
3 GALLON MINIMUM	GAR	Gardina	
	NAN	Compact Nandina (Moonbay)	
	BAR	Crimson Pigmy Barberry	
	IND	Clara Indian Hawthorn	
	DWY	Dwarf Yaupon Holly	
	DFG	Dwarf Fountain Grass	
	AZE	AZALEA (color as selected)	
Groundcovers			
	GGL	Green Giant Liriope	
	PAR	Parsons Juniper	
	ANN	Annual Color	
	ASJ	Asiatic Jasmine	
Misc.			
	Bed Prep	See Specifications	
	Mulch	Hardwood Mulch	
	Sod	BERMUDA (MATCHES EXISTING)	
	Seed	Panama Bermuda	

Total hardsurface area: 42,357 square feet
Total Lot size : 436096 square feet
Coverage: 42,357/436096= .097 = 99% landscaped

4 Landscaped area
1/4" = 1'-0"



1 LANDSCAPING
1" = 80'-0"

5/01

COTTON ROW INVESTORS, LLC

RGPA pa
ROBERT G POLK ARCHITECT, P.A.
702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

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1695
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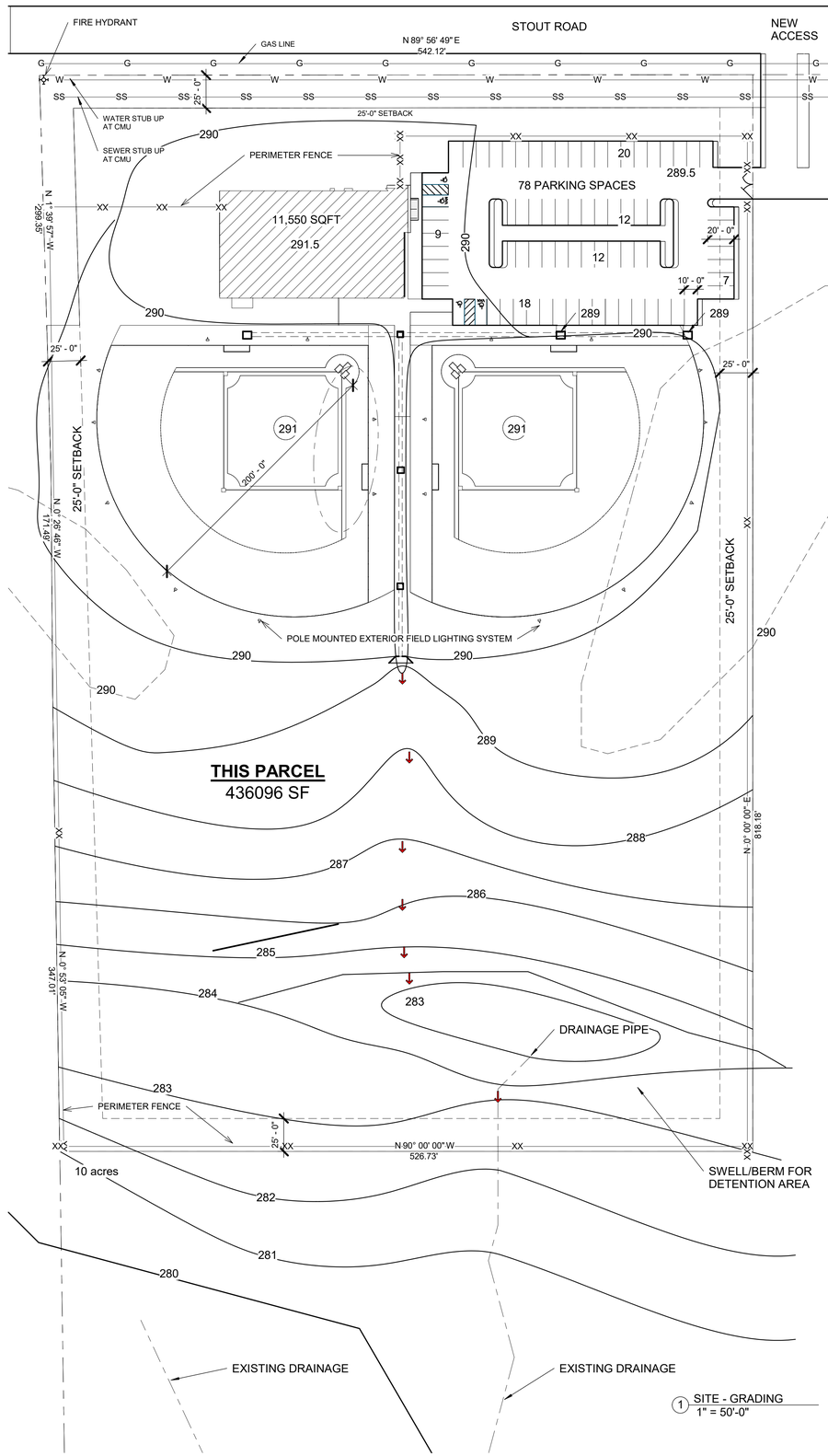
BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

PLOTTED:
3/18/2026
3:51:05
PM

SHEET
C-5

LANDSCAPING
Scale: As indicated



1 SITE - GRADING
1" = 50'-0"

GRADING PLAN

Scale: 1" = 50'-0"

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
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BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

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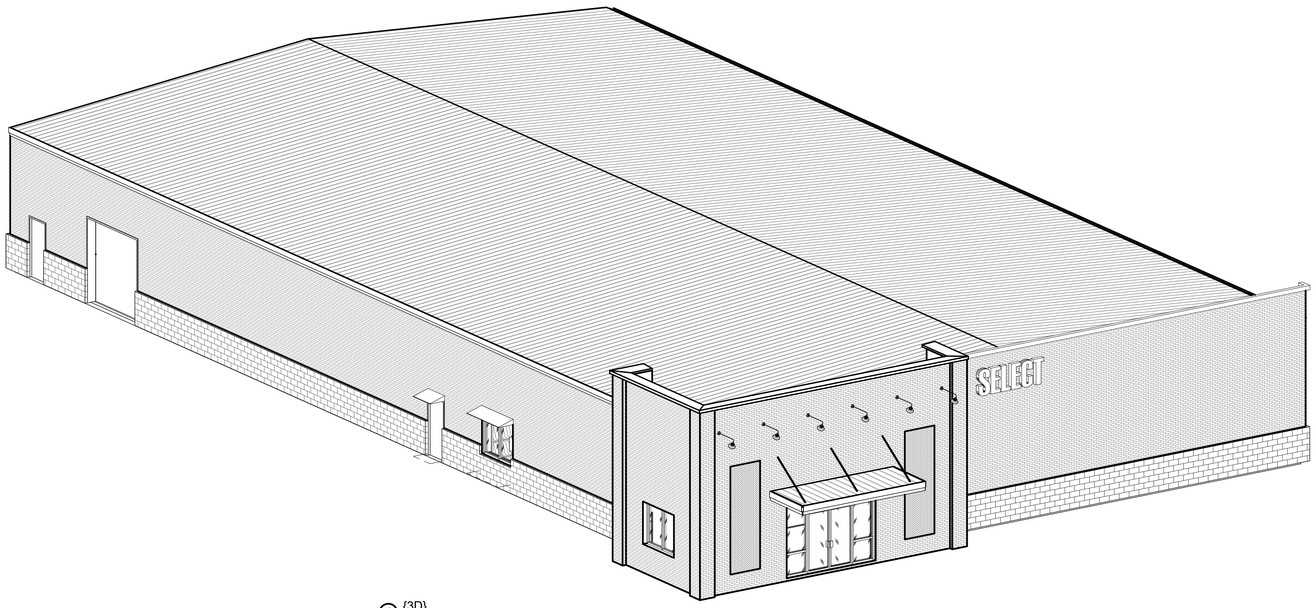
3/13/2026
3:19:38
PM

SHEET
C-3



1 {3D}

COVER

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
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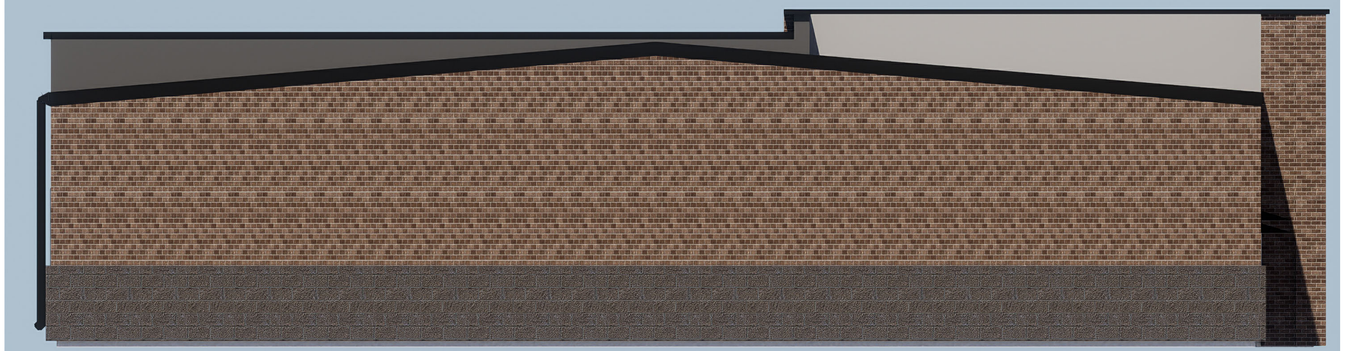
PROPOSED BLDG - SELECT
LEE SAHLER
GLUCKSTADT, MS 39110

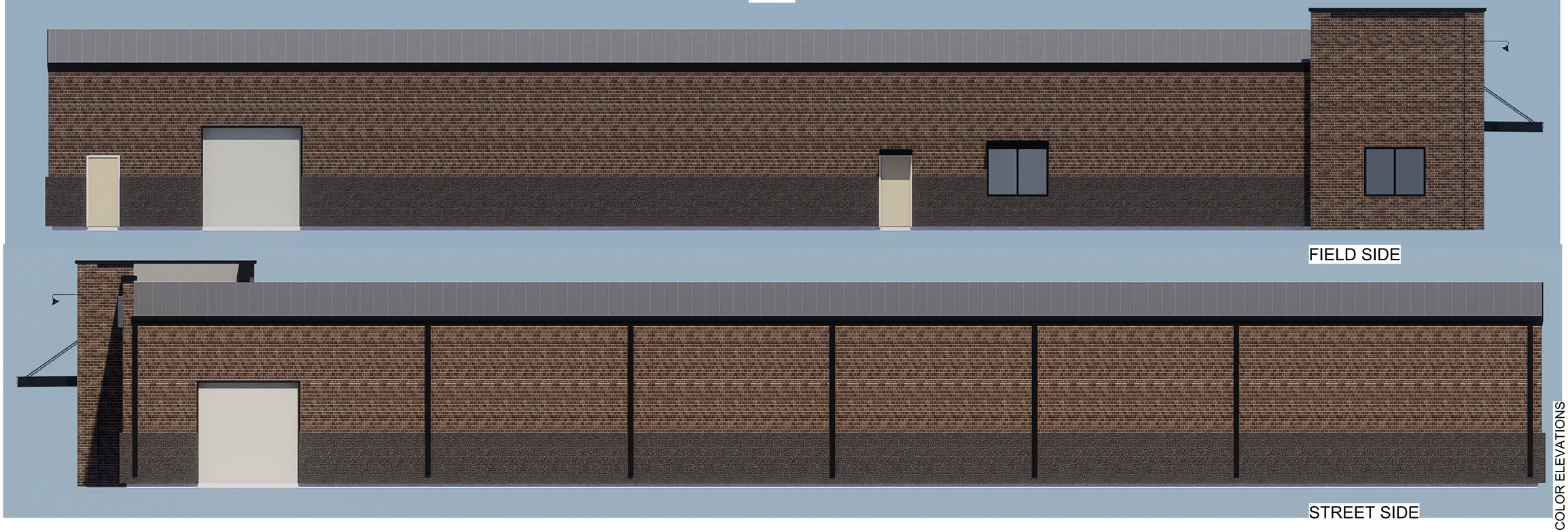
PLOTTED:
3/13/2026
1:04:36
PM

SHEET
ARB 1

FRONT



REAR



FIELD SIDE

STREET SIDE

COLOR ELEVATIONS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

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

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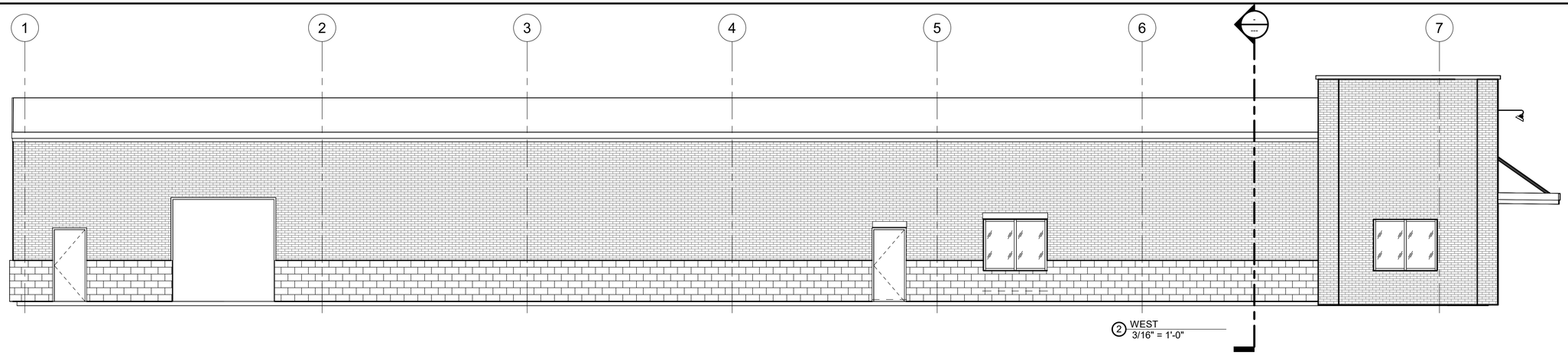
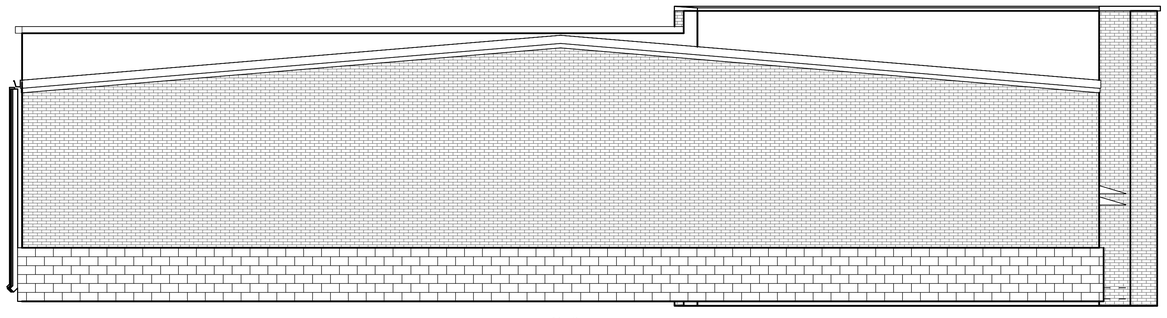
PROPOSED BLDG - SELECT
LEE SAHLER
GLUCKSTADT, MS 39110

PLOTTED:
3/13/2026
1:04:43
PM

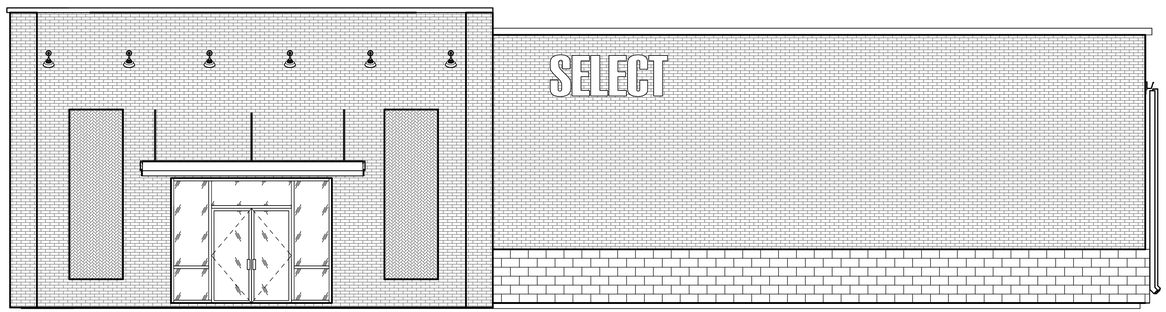
SHEET
ARB 4



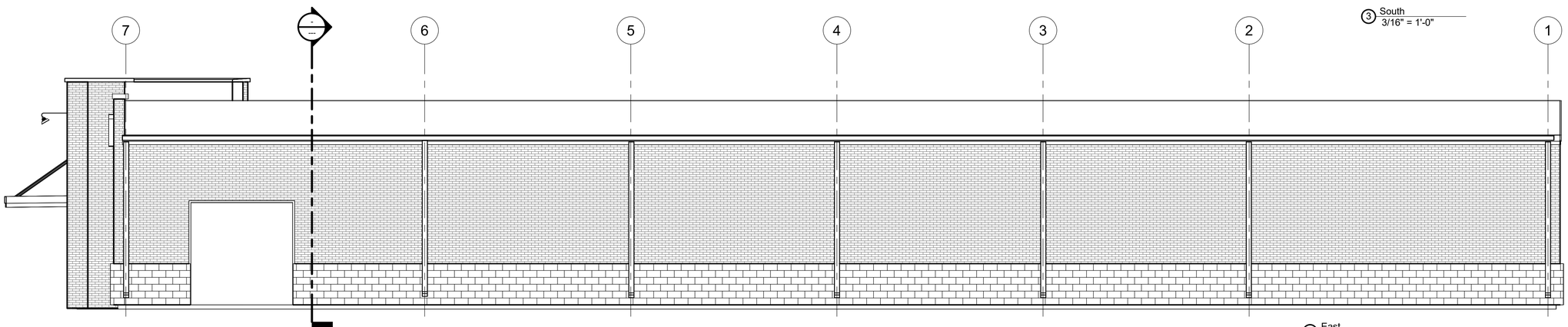
2 WEST
3/16" = 1'-0"



4 North
3/16" = 1'-0"



3 South
3/16" = 1'-0"



1 East
3/16" = 1'-0"

ELEVATIONS

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

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
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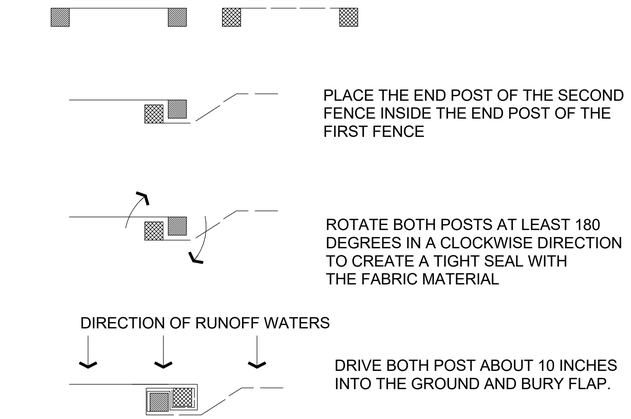
PROPOSED BLDG - SELECT
LEE SAHLER
GLUCKSTADT, MS 39110

PLOTTED:
3/13/2026
1:04:39
PM

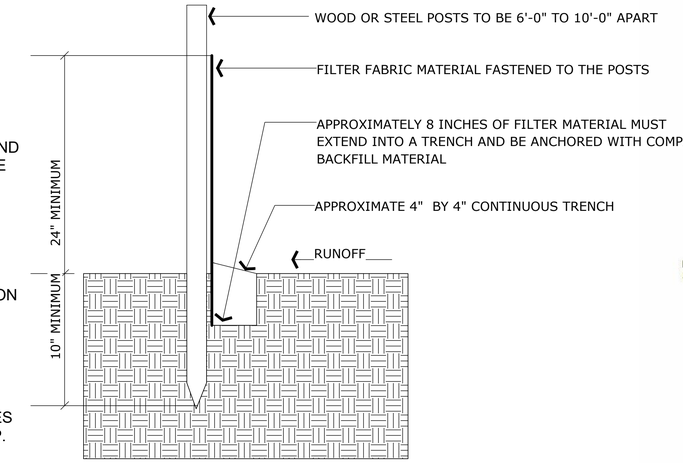
SHEET
ARB 3

ATTACHING TWO SILT FENCES



② Silt Fence plan
1/4" = 1'-0"

SILT FENCE DETAIL

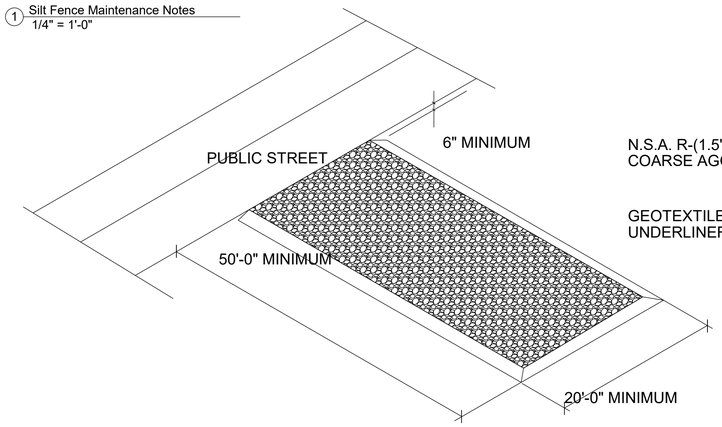


③ Silt Fence Section
1/4" = 1'-0"

SILT FENCE MAINTENANCE PLAN

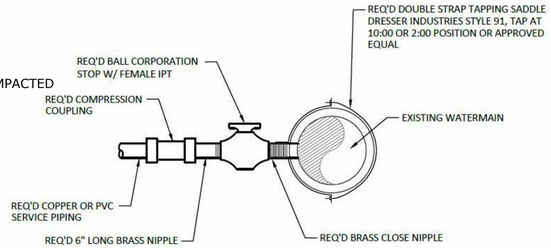
1. CARE SHALL BE TAKEN TO MINIMIZE THE MOVEMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES AND PUBLIC STREETS UNTIL THE IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
2. A DROP INLET SEDIMENT TRAP WITH PERIMETER SILT FENCIING OR PROPERLY INSTALLED HAYBALE BARRIERS IS THE RECOMMENDED METHOD OF INLET PROTECTION. SEDIMENT WILL BE REMOVED FROM THE EXCAVATED DROP INLET SEDIMENT TRAP AND SRESTORED TO THE ORIGINAL DEPTH WHEN SEDIMENT ACCUMULATION HAS REACHED HALF THE DEPTH OF THE TRAP.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL B CHECKED FOR STABILITY AND OPERATIONAL INTEGRITY FOLLOWING EVERY RUNOFF PRODUCING RAINFALL BUT IN NO CASE, LESS THAN EVERY WEEK. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN THE MEASURE'S PERFORMANCE AS DESIGNATED.
4. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM FACE OF THE SILT FENCE WHEN IT REACHES A MAXIMUM SIX-INCH (6") DEPTH AT THE FENCE. THE FENCE WILL BE REPLACED AS NECESSARY TO MAINTAIN A BARRIER.

① Silt Fence Maintenance Notes
1/4" = 1'-0"



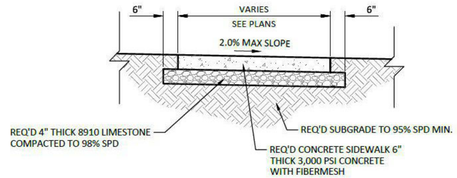
④ Site Access
1/4" = 1'-0"

1.) THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURE USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
2.) WHEELS MUST BE CLEANED TO REMOVED MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



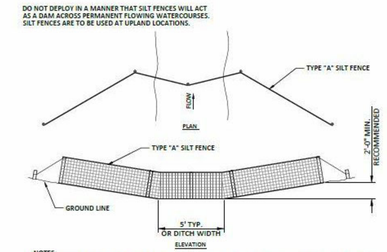
NOTES:
1. SEE WATER DISTRIBUTION PLAN SHEETS FOR SERVICE PIPING SIZES AND MATERIALS.
2. THE CONTRACTOR SHALL USE DOUBLE STRAP TAPPING SADDLES WHEN TAPPING CAST IRON WATERMAINS AND DIRECT TAPS WHEN TAPPING DUCTILE IRON WATER MAIN.

10 *WATER SERVICE CONNECTION @ WATERMAIN*
NOT TO SCALE



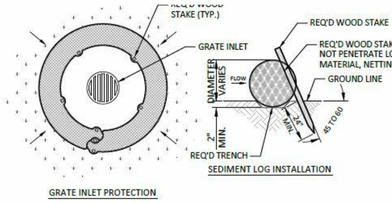
NOTES:
1. EXPANSION JT. REQ'D. @ 40' MAX. INTERVALS BUT NOT LESS THAN 30' WITH EXPANSION JOINT MATERIAL.
2. CONTRACTION JOINTS SHALL BE HAND-TOOLED ONLY IN LOCATIONS AS INDICATED BY THE SCORING PATTERN SHOWN IN THE CONSTRUCTION PLANS. JOINTS SHALL BE INSTALLED AT A DEPTH OF 1/4 THICKNESS OF THE SLAB MIN. NO SAW-CUT OF JOINTS IS ALLOWED.
3. SIDEWALKS SHALL HAVE AN EXPANSION JOINT INSTALLED IN ALL LOCATIONS WHERE NEW IMPROVEMENTS MEET EXISTING INFRASTRUCTURE.
4. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
5. THE CONTRACTOR SHALL PROVIDE 3 MOCKUP PANELS (AT MINIMUM 3' X 3' IN SIZE) THAT HE FLOATS LIGHT BROOM, MEDIUM BROOM, AND HEAVY BROOM. THE OWNER WILL CHOOSE THE FINISH THEY DESIRE FOR THE PROJECT AND THE CONTRACTOR WILL PROCEED AS DIRECTED.
6. ALL STONE SHALL BE MECHANICALLY COMPACTED IN PLACE, NO EXCEPTIONS.
7. CONTRACTOR SHALL REFERENCE THE PLANS FOR THE CONCRETE SIDEWALK SCORING PATTERN. THE CONTRACTOR SHALL MATCH THIS PATTERN AS SHOWN.
8. EXPANSION JOINT MATERIAL SHALL BE PUSHED DOWN 1/8" FROM TOP OF SIDEWALK.
9. EXPANSION JOINT MATERIAL SHALL BE CONTINUOUS THROUGH THE OVERALL DEPTH OF THE SIDEWALK.

CONCRETE SIDEWALK
NOT TO SCALE

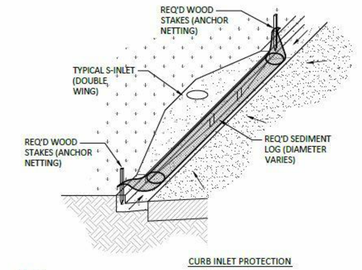


NOTES:
1. SPACING SHALL BE AS SHOWN ON THE PLANS FOR SPECIAL AREA'S, OR AS DETERMINED BY THE ACTUAL PROJECT NEEDS TO MINIMIZE EROSION.
2. ADDITIONAL EROSION CONTROL METHODS WILL BE REQUIRED AT THE DITCH OUTLET TO CONTAIN SEDIMENT.

6 *SILT FENCE DITCH CHECK*
NOT TO SCALE



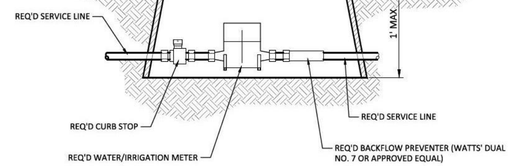
GRATE INLET PROTECTION



CURB INLET PROTECTION

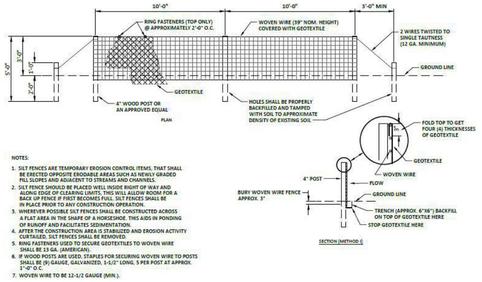
NOTES:
1. WHEN STAKING THE SEDIMENT LOG THE WOODEN STAKES SHALL NOT PENETRATE THE SEDIMENT LOG MATERIAL. THE WOODEN STAKES SHALL ONLY EXTEND THROUGH THE SEDIMENT LOG NETTING.
2. SEDIMENT CONTROL LOGS SHALL BE CURLEX SEDIMENT LOGS AS MANUFACTURED BY AMERICAN EXCELSIOR COMPANY (AEC) OR APPROVED EQUAL.

1 *SEDIMENT CONTROL LOG*
NOT TO SCALE



8 *TYPICAL METER ASSEMBLY*
NOT TO SCALE

NOTES:
1. IN VEGETATED AREAS, THE CONTRACTOR SHALL INSTALL A STANDARD JUMBO PLASTIC METER BOX (13" x 20" x 12") WITH A SOLID METAL LID. LID TO BE DFW MODEL 15 OR APPROVED EQUAL
2. ALL EXISTING GALVANIZED AND/OR LEAD WATER SERVICE LINES TO BE RETAINED SHALL BE REMOVED AND REPLACED WITH COPPER PIPING OR PVC (IF 2" OR LARGER DIAMETER) FROM THE WATER MAIN TO THE METER AND FROM THE METER TO THE R.O.W. THE EXISTING SERVICE TAP AT THE MAIN SHALL BE TURNED OFF AND PLUGGED.
3. ALL METERS SHALL HAVE A BACKFLOW PREVENTER INSTALLED IF ONE DOES NOT EXIST.
4. IN CONCRETE AREAS, THE CONTRACTOR SHALL INSTALL A BCF SERIES METER BOX (13" x 24" x 12") WITH A SOLID METAL LID OR APPROVED EQUAL
5. THIS METER BOX IS TYPICAL FOR A ONE AND ONE-HALF INCH (1½") AND SMALLER METERS.



NOTES:
1. SILT FENCES ARE TEMPORARY EROSION CONTROL ITEMS, THAT SHALL BE ERECTED OPPOSITE ERODABLE AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND CHANNELS.
2. SILT FENCE SHOULD BE PLACED WELL INSIDE RIGHT OF WAY AND PARALLEL TO THE ROAD TO ALLOW SPACE FOR SEDIMENT TO DEPOSIT BEHIND A BACK UP FENCE IF FIRST BECOMES FULL. SILT FENCES SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION OPERATION.
3. WHEREVER POSSIBLE SILT FENCES SHALL BE CONSTRUCTED ACROSS A FLAT AREA IN THE SHAPE OF A HORSESHOE. THIS AIDS IN PONDING OF RUNOFF AND FACILITATES SEDIMENTATION.
4. AFTER THE CONSTRUCTION AREA IS STABILIZED AND EROSION ACTIVITY CURTAILED, SILT FENCES SHALL BE REMOVED.
5. RING FASTENERS USED TO SECURE GEOTEXTILES TO WOVEN WIRE SHALL BE 13 GA. (AMERICAN).
6. IF WOOD POSTS ARE USED, STAPLES FOR SECURING WOVEN WIRE TO POSTS SHALL BE 09 GAUGE, GALVANIZED, 1-1/2" LONG, 5 PER POST AT APPROX. 1'-0" C.C.
7. WOVEN WIRE TO BE 12-1/2 GAUGE (MIN.).

DEMOLITION NOTES:

WHEN CONDUCTING DEMOLITION AND CLEANUP OPERATIONS THE CONTRACTOR SHALL NOTE THE IMPORTANCE OF KEEPING THE EXISTING VEGETATED AREAS VEGETATED FOR EROSION CONTROL MEASURES.

UPON COMPLETION OF GRADING OPERATIONS, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. THIS MAY INCLUDE, BUT IS NOT LIMITED TO, INSTALLING TOPSOIL (MIN. 6" THICKNESS), PERMANENT SEEDING AND MULCH, SODDING, EROSION CONTROL BLANKET, RIPRAP, ETC. CONTRACTOR SHALL REFER TO EROSION CONTROL NOTES FOR TEMPORARY GRASSING AND MULCHING DURING GRADING OPERATIONS.

ANY PERMANENT AND/OR CONSTRUCTION FENCING (EXISTING OR REQUIRED PER THE PLANS) REQUIRED TO BE REMOVED/RESET FOR INSTALLATION OF SITE, UTILITY, BUILDING, ETC. IMPROVEMENTS SHALL BE DONE SO AT NO ADDITIONAL COST TO THE PROJECT AND IS CONSIDERED INCIDENTAL. THE PLANS HAVE BEEN NOTED WITH GENERAL AREAS THIS IS TO OCCUR IN. THE REMOVAL AND/OR REPLACEMENT LIMITS WILL BE DETERMINED IN THE FIELD.

THE CONTRACTOR SHALL COORDINATE HIS DEMOLITION/CLEANUP WORK WITH THE CITY OF GRENADA, PRIVATE UTILITY COMPANIES, AND ANY OTHER OWNER OR GOVERNING AGENCY WITH EXISTING INFRASTRUCTURE OR JURISDICTION IN THIS AREA.

A SIDEWALK, ROADWAY, PARKING LOT, ETC. CLOSURE MAY ONLY BE IMPLEMENTED AFTER RECEIVING APPROVAL FROM THE OWNER AND THE OWNER'S REPRESENTATIVE.

EXISTING PAVEMENTS SHALL BE RETAINED IN-PLACE FOR AS LONG AS POSSIBLE DURING CONSTRUCTION ACTIVITIES. THE EXISTING PAVEMENTS ACT AS AN EROSION CONTROL MEASURE TO KEEP THE SITE'S SOILS STABILIZED AND MINIMIZE OFFSITE SOIL RUNOFF.

ALL AREAS DISTURBED BY THE CONTRACTOR, INCLUDING BUT NOT LIMITED TO ACTUAL IMPROVED AREAS, LAYDOWN AREAS, AND AREAS DISTURBED BY MOVING EQUIPMENT SHALL BE IMPROVED FOR THE REQUIREMENTS OF THE PLANS, NO EXCEPTIONS. THE HATCHED AREAS ON THE DEMOLITION PLANS REFLECT THE GENERAL PROJECT AREA. THE CONTRACTOR MAY ULTIMATELY DISTURB MORE THAN THIS HATCHED.

THE PROJECT DEMOLITION AND CLEARING AND GRUBBING GENERAL AREA HAS BEEN REFLECTED ON THE DEMOLITION PLAN. THE AREA IS GENERAL IN NATURE AND IS INTENDED TO GIVE THE CONTRACTOR AN APPROPRIATE AREA OF DEMOLITION. REGARDLESS OF THE AREA SHOWN, THE CONTRACTOR SHALL DEMOLISH, CLEAN AND GRUB ALL AREAS AND EXISTING INFRASTRUCTURE (ABOVE AND BELOW GROUND) NECESSARY TO COMPLETE ALL FINAL IMPROVEMENTS AS SHOWN ON THE CIVIL, ARCHITECTURAL, LANDSCAPE/IRRIGATION, ETC. CONSTRUCTION PLANS.

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.
702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

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
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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.

BASEBALL FACILITY
JLS Construction
STOUT ROAD
GLUCKSTADT, MS

PLOTTED:
3/13/2026
3:19:39
PM

SHEET
C-4

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

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 03/24/2026

SUBJECT: Request for Rezoning-UCR Properties-158 American Way

UCR Properties is requesting a rezoning of their property at 158 American Way. This is a unique situation where the property is currently split between C-2 and I-2 zones. This area is a longstanding industrial area with commercial to its North and industrial to its South. Currently, the building is vacant and UCR has taking steps to drastically improve the look of this building by updating the painting and adding new roll up doors. Also, the existing power available at this site is set-up for industrial type business. They request to rezone the entire property to I-2, so there is no ambiguity in regard to zoning, and a potential business can confidentially approach the purchase or lease of this property.

We have made the appropriate and timely publications for this rezoning. Applicant did mail out letters notifying all property owners within 160' of the property. To date, we have had three phone calls inquiring about the rezoning.

REQUEST FOR REZONING APPLICATION

Subject Property Address: 158 American Way Gluckstadt, MS 39110

Owner: ARC Industrial Fund I, LLC **Applicant:** UCR Management LLC

Address: 660 Katherine Dr. St 402 **Address:** 660 Katherine Dr. St 402

Flowood, MS 39232 Flowood MS 39232

Phone No. 601-981-6800 **Phone No.** 601-981-6800

Current Zoning District: I-2 / C-2

Requested Change I-2

082I-29-010/11.00

20260027
26-015

Requirements of Applicant:

1. Letter stating reason for requested zoning change.
2. Copy of the written legal description
3. Site plan of property.
4. Identification of property owners within 160 feet of subject property
5. $250 00 fee required for processing.

Criteria for Rezoning: *(Section 806 03 Zoning Ordinance)*

(a) Show proof that a mistake was made in the original zoning. "Mistake" in this context shall refer to a clerical or administrative error.

(b) Show proof that the character of the neighborhood has changed to such an extent as to justify reclassification, AND that there is a public need for the rezoning

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 rezoning.

Warren Micou — 2/17/26

Applicant Signature — Date

Micah McCullough — 2/17/26

Property Owner Signature — Date

343 Distribution Drive
Gluckstadt MS 39110

Receipt Number: R0[illegible]
Cashier Name: BRIDGE
Terminal Number: 24
Receipt Date: 2/27/2026 12:14:23 PM

NAI UCR PROPERTIES
C/O ARC INDUSTRIAL FUND, LLC
P O BOX 321442
FLOWOOD, MS 39232

Trans Code: 400.00 - Permit Payments **Account: 2026027 NAI UCR PROPERTIES** **$250.00**

2026027 250.00CR

Total Balance Due: $250.00

Payment Method: Check Payor: NAI UCR PROPERTIES Reference: 268 Amount: $250.00

Total Payment Received: $250.00

Change: $0.00

MADISON COUNTY JOURNAL

Invoice

Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Bill to
City of Gluckstadt Planning and Zoning

Invoice number	20571CB1-0073
Notice ID	3Q9l53Bkjols7lCk9qWT
Publisher	Madison County Journal
Date of issue	Mar 3, 2026
Date due	Apr 3, 2026
Amount due	**$29.38**

Description	Qty	Unit price	Amount
03/05/2026: Governmental Entity Notice	1	17.16	17.16
Proof of Publication Fee	1	5.00	5.00

Net Subtotal	$22.16
Tax	0.00
Processing Fee	7.22
Amount due	$29.38

=== Notes ===
Notice Name: Rezoning for UCR Management, LLC

=== How to pay this invoice ===
Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
https://www.column.us/invoices/yBFMisfHn9McgYhgIAeU/pay

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

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number 20571CB1-0073 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.

3/3/26

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Column

OFFICIAL AD PROOF

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

Notice ID: 3Q9l53Bkjols7lCk9qWT | **Proof Updated: Mar. 03, 2026 at 03:12pm CST**
Notice Name: Rezoning for UCR Management, LLC

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

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

Columns Wide: 1 **Ad Class:** Legals

Total Column Inches: 3.45

Number of Lines: 29

03/05/2026: Governmental Entity Notice	17.16
Proof of Publication Fee	5.00
Subtotal	$22.16
Tax	$0.00
Processing Fee	$7.22
Total	**$29.38**

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST that there will be a Public Hearing on Tuesday, March 24, 2026 at 6:00 P.M. before the Gluckstadt Planning and Zoning Commission at the Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, MS 39110 for the purpose of determining whether or not a rezoning petition shall be granted to the owners of the following described parcel number:

Madison County Parcel No.
082I-29-010/11.00

Address:
158 American Way

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

/s/ Lindsay Kellum
City Clerk's Signature

Publish: March 5, 2026

Owner Name	Street Address	City	State	ZIP	Parcel Number	PPIN Number	Date Letter Sent	Certified Mail Tracking Number
Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9
Vice J Donald	155 American Way	Madison	MS	39110	082I-29-010/11.00	23700	3/4/2026	70223330000147839846
William B. Bowers & Sarah B. Bowers	106 Enterprise Drive	Madison	MS	39110	082I-29-010/11.00	23701	3/4/2026	70223330000147839853
Brenda L. Crawford	152 Covey Run	Madison	MS	39110	082I-29-010/11.00	23702	3/4/2026	70223330000147839952
Richard L. Rogers & Katherine Rogers	136 Hunters Row	Madison	MS	39110	082I-29-010/11.00	23703	3/4/2026	70223330000147839938
James K. Worrell III & Karen G. Worrell	134 Hunters Row	Madison	MS	39110	082I-29-010/11.00	23704	3/4/2026	70223330000147839921
Willie R. McAfee & Lizzie M. McAfee	132 Hunters Row	Madison	MS	39110	082I-29-010/11.00	23705	3/4/2026	70223330000147839914
James J Brown	130 Hunters Row	Madison	MS	39110	082I-29-010/11.00	23706	3/4/2026	70223330000147839907
Jessica Walters	128 Hunters Row	Madison	MS	39110	082I-29-010/11.00	23707	3/4/2026	70223330000147839891
126 Hunters Row LLC	P.O Box 871	Madison	MS	39130	082I-29-010/11.00	23545	3/4/2026	70223330000147840521
Oma Capital LLC	902 North Old Canton Road	Canton	MS	39046	082I-29-010/11.00	23549	3/4/2026	70223330000147839884
Faith of A Mustard Seed LLC	124 Enterprise Drive	Madison	MS	39110	082I-29-010/11.00	47220	3/4/2026	70223330000147839969
Jack D. Harrington	111 Langdon Bend	Madison	MS	39110	082I-29-010/11.00	49271	3/4/2026	70223330000147839945
Whole Nine Properties LLC	343 Distribution Drive	Madison	MS	39110	082I-29-010/11.00	53351	3/4/2026	70223330000147839976
Brandon Brown Properties LLC	1991 Lakeland Dr., Suite J	Jackson	MS	39216	082I-29-010/11.00	23557	3/4/2026	70223330000147839877
Madison Green Properties LLC	175 Green Oak Lane	Madison	MS	39110	082I-29-010/11.00	23552	3/4/2026	70223330000147839860

NAIUCR Properties
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

City of Gluckstadt Planning and Zoning Commission
Re: Application for Rezoning

This letter is submitted in support for the Rezoning Application for the property located at 158 American Way, which is currently split between commercial and industrial zoning districts under the City of Gluckstadt Zoning Map.

The proposed property is industrial by nature and is consistent with the intent and performance standards of the I-2 zoning district. The existing improvements, site layout, access, and surrounding land uses support industrial operations and have historically functioned in that manner. The property currently has I-2 properties to the North and South.
Granting the Rezoning to allow the property to be treated under a single I-2 zoning classification will eliminate operational inefficiencies created by the zone designation and allow the site to function cohesively as one parcel. The proposed site plan will comply with all applicable performance standards related to traffic, noise, utilities, and public safety.

Approval of this Rezoning is consistent with the intent of Section 806.03 by prompting the efficient and appropriate use of an existing property without creating negative impacts to the surrounding area.

Please accept this letter as documentation demonstrating compliance with the requirement for approval of Rezoning pursuant to Section 806.03 of the Zoning Ordinance.

Sincerely,

Micah J. McCullough

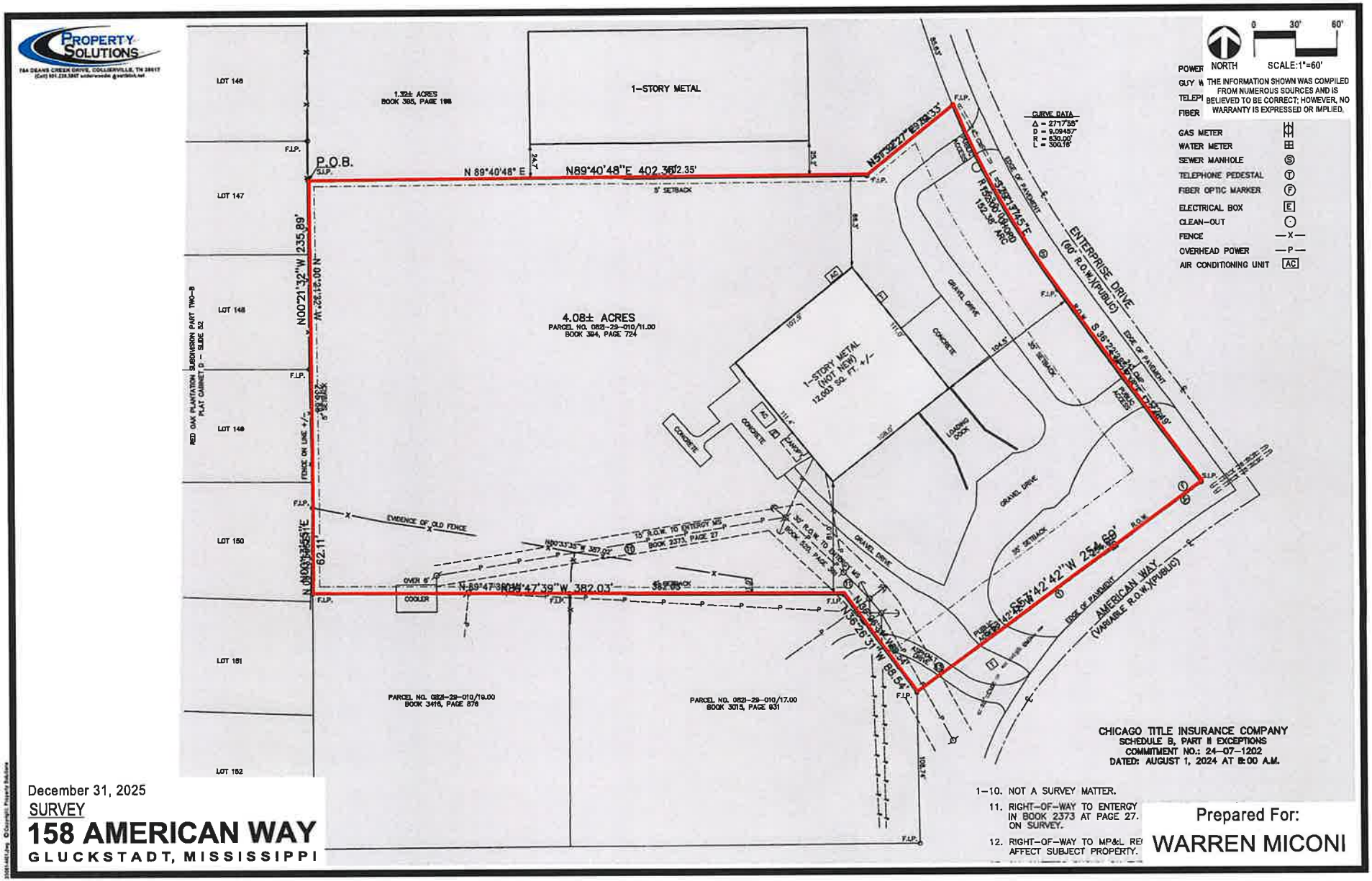
Micah McCullough

ARC Industrial Fund I, LLC

Warren Miconi

UCR Management, LLC

660 Katherine Drive, Suite 402 | P.O. Box 321442 |Jackson, MS 39232 | +1 601 981 6800 | www.ucrproperties.com



December 31, 2025

SURVEY

158 AMERICAN WAY

GLUCKSTADT, MISSISSIPPI

N
W
E
S
100 50 0 100 Feet
Hayfield Pl
Hunters Row
Enterprise Dr
American Way
American Way
American Way
C-2
C-2
C-2
I-2
I-2
I-2
I-2
R-1
R-2
R-2
PROPERTY SOLUTIONS
734 DEANS CREEK DRIVE, COLLIERVILLE, TN 38017
Existing Zoning
158 American Way
Gluckstadt, MS

158 American Way

Before / After

Madison County, MS
I CERTIFY THIS INSTRUMENT FILED/RECORDED
4/22/2025 1:27:16 PM
INST. 1026365 PAGE 1 OF 5
BOOK W - 4548/99
WITNESS MY HAND AND SEAL
Ronny Lott, C.C. BY: KA D.C.

Instrument Prepared by and Return to:
Gretchen Luke Gentry
MS Bar No.: 10578
COVENANT TITLE, LLC
409 W. Parkway Pl., Ste. 200
Ridgeland, MS 39157
601-898-4420
Covtitle.com
File No.: CT24-07-1202

Indexing Instructions:
4.03 ac. in SW1/4 NE1/4, Madison County, Mississippi

Property Derivation:
Book 4433 at Page 595

Grantor:
508 Forest Glen Lane
Brandon, MS 39047
(601) 506-8800

Grantee:
P O Box 321442
Flowood, MS 39232
(601) 981 6800

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, **John W. Campbell, Jr., Individual** ("Grantor"), does hereby sell, convey and warrant, subject to the exceptions and reservations set forth below, unto **ARC Industrial Fund I, LLC, a Mississippi limited liability company** ("Grantee"), that certain parcel of property lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

> A certain parcel of land being situated in the Southwest ¼ of the Northeast ¼ of Section 29, T8N-R2E, City of Gluckstadt, Madison County, Mississippi, and being more particularly described as follows:
> Commence at the Northeast corner of the Northwest ¼ of the Northeast ¼ of the aforesaid Section 29, T8N-R2E and run thence South 89 degrees 41 minutes 50 seconds West along the North line of said Section 29 for a distance of 1,316.08 feet to a point; leaving said North line of Section 29, run thence South 00 degrees 06 minutes 39 seconds East along the East line of Red Oak Plantation Part Two-

B, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet D at Slide 52, and the northern projection thereof for a distance of 1,926.13 feet to a set ½" iron pin marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING and leaving said East line of Red Oak Plantation Part Two-B, run thence North 89 degrees 40 minutes 48 seconds East for a distance of 402.35 feet to an existing ½" iron pin; run thence North 51 degrees 32 minutes 27 seconds East for a distance of 79.33 feet to an existing ½" iron pin on the western right-of way line of Enterprise Drive; said existing ½" iron pin also being on the arc of a 9.09457 degree curve bearing to the left having a central angle of 27 degrees 17 minutes 55 seconds and a radius of 630.00 feet; run thence southeasterly along said western right-of-way line of Enterprise Drive and along the arc of said curve an arc length of 152.38 feet to an existing ½" iron pin marking the Point of Tangency of said curve; said curve having a chord bearing of South 29 degrees 17 minutes 45 seconds East and a chord distance of 152.00 feet; run thence South 36 degrees 22 minutes 38 seconds East along said western right-of-way line of Enterprise Drive for a distance of 172.49 feet to an existing ½" iron pin on the northern right-of-way line of American Way; leaving said western right-of-way line of Enterprise Drive, run thence South 53 degrees 42 minutes 42 seconds West along said northern right-of-way line of American Way for a distance of 208.98 feet to a set ½" iron pin; leaving said northern right-of-way line of American Way, run thence North 63 degrees 43 minutes 01 seconds West for a distance of 99.75 feet to an existing ½" iron pin; run thence North 89 degrees 47 minutes 39 seconds West for a distance of 382.03 feet to an existing ½" iron pin on the aforesaid East line of Red Oak Plantation Part Two-B; run thence North 00 degrees 13 minutes 55 seconds East along said East line of Red Oak Plantation Part Two-B for a distance of 62.11 feet to an existing ½" iron pin; run thence North 00 degrees 21 minutes 32 seconds West along said East line of Red Oak Plantation Part Two-B for a distance of 235.89 feet to the POINT OF BEGINNING, containing 4.03 acres, more or less.
The above described parcel of land lies within the boundary of that certain property as described in deed recorded in Deed Book 394 at Page 724, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi.

(the "Property").

The Property, with all improvements and appurtenances thereunto belonging, is sold in an "AS IS, WHERE IS" condition, without warranties, either express or implied, as to its/their condition, functionability or suitability for any purpose. Grantee has satisfied itself as to the condition of improvement and expressly acknowledges waiver by Grantor of any and all warranties, express or implied, relating to the same.

The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, those certain recorded oil, gas or mineral leases, royalty reservations or other mineral conveyances

or severances of any kind, all recorded restrictive covenants, building restrictions, rights-of-way, zoning ordinances or easements affecting the Property.

Ad valorem taxes for the current year, which are not yet due and payable, have been pro-rated on an estimated basis by the Grantor and the Grantee as of the date of this conveyance. If actual taxes differ from the estimate, Grantor and Grantee agree to adjust the pro-ration and the party owing taxes shall pay such amount to the other party.

The Property conveyed herein is in no way the homestead of the Grantor.

(*Signature Page to Warranty Deed follows*)

WITNESS THE SIGNATURE OF THE GRANTOR as of the day first herein acknowledged.

John W Campbell Jr by and through his attorney in fact

John W. Campbell, by and through his attorney in fact Jamison S. Campbell,

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18 day of April, 2025, within my jurisdiction, the within named Jamison S. Campbell, who acknowledged that (he) (she) is Attorney-in-Fact for John W. Campbell, Jr., and that in said representative capacity (he) (she) executed the above and foregoing instrument, after first having been duly authorized so to do.

(Notary Public)

My commission expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 110765 GRETCHEN L. GENTRY Commission Expires Dec. 27, 2026 MADISON COUNTY

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 03/24/2026

SUBJECT: Request for Rezoning-RANDS, LLC-Catlet Rd-Parcel ID: 082D-19-010/00.00 & 082D-19-010/01.00

RANDS, LLC is requesting rezoning of two parcels from R-1 to R-2 on the West side of Catlet Rd. They claim a mistake was made upon our incorporation and adoption of Madison County's zoning map. In 2020 they proceeded through the appropriate channels with the Madison Board of Supervisors to rezone these two parcels from R-1 to R-2. The Board did grant the rezoning. The rezoning was appealed, and again the Board upheld their original decision to rezone the properties. After the appeal, it was brought to the Madison County Circuit Court where the Board's decision was upheld once again. Just a few months before the City of Gluckstadt's incorporation, these properties were properly rezoned from R-1 to R-2. The applicant has provided all the documentation confirming this. They have also provided a conceptual design of the residential subdivision they would like to build. Representatives of the Applicants are here today to discuss their request.

We have made the appropriate and timely publications for this rezoning. Applicant did mail out letters notifying all property owners within 160' of the property. To date, we have had three phone calls inquiring about the rezoning.

REQUEST FOR REZONING APPLICATION

Subject Property Address: The Subject Property has not been assigned a street address, but is located on the west side of Catlett Road, approximately one quarter (1/4) mile north of Gluckstadt Road. The Subject Property consists of Parcel ID: 082D-19 -010/00.00 and Parcel ID: 082D-19 -010/01.00.

Owner: RANDS, LLC, a Mississippi limited liability company

Applicant: RANDS, LLC, a Mississippi limited liability company

Address: P.O. Box 986, Ridgeland, Mississippi 39158

Phone No.: 601-427-4470

Attorney for Owner/Applicant: Richard A. Eisenberger, Jr., Burwell Eisenberger, PLLC; 124 One Madison Plaza, Suite 2100, Madison, Mississippi 39110; 601-427-4470; rick@be-pllc.com.

Current Zoning District: Residential Estate District (R-1)

Requested Change: Medium Density Residential District (R-2)

Requirements of Applicant:

1. Letter stating reason for requested zoning change.
2. Copy of the written legal description.
3. Site plan of property.
4. Identification of property owners within 160 feet of subject property.
5. $250.00 fee required for processing.

Criteria for Rezoning: (*Section 806.03 Zoning Ordinance)*

(a). Show proof that a mistake was made in the original zoning. "Mistake" in this context shall refer to a clerical or administrative error.

(b). Show proof that the character of the neighborhood has changed to such an extent as to justify reclassification, AND that this is a public need for the rezoning.

Applicant shall be present at the Planning and Zoning Commission meeting and Mayor/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 rezoning.

Manager

~~Applicant/Property~~ Owner Signature
RANDS, LLC, a Mississippi limited liability company
By: Steve Rimmer, Member/Manager

2/27/24
Date

Request For Rezoning

I. Reason for Requested Rezoning and Prior Rezoning Procedural History

RANDS, LLC, a Mississippi limited liability company ("Rands") is the fee owner of certain real property consisting of a combined 17.58 acres +/- that is situated in the West ½ of Section 19, Township 8 North, Range 2 East being tax parcel numbers 082D-19-010/00.00 and 082D-19-010/01.00 in the City of Gluckstadt, Madison County, Mississippi (the "Subject Property"). Rands makes this request for the rezoning of the Subject Property from an R-1 residential estate district to an R-2 medium density residential district as a result of a clear mistake which was clerical or administrative in nature and not a mistake of judgment.

The City of Gluckstadt, Mississippi (the "City") was incorporated as of June 2021. The City formally adopted its Comprehensive Plan and its Zoning Ordinance of the City of Gluckstadt, Mississippi (the "Ordinance") on December 16, 2021.

Prior to the City's incorporation, and the subsequent incorporation of the Subject Property into the City, on **April 1, 2020** Rands filed its *Application for Rezoning* (the "Application") with the Madison County Planning and Zoning Commission. At that time, the Subject Property was zoned R-1 residential estate district and Rands requested that the Subject Property be rezoned to an R-2 medium density residential district, as defined by the Madison County, Mississippi Zoning Ordinance. On **June 11, 2020**, the Madison County Planning and Zoning Commission unanimously approved Rands's Application to rezone the Subject Property from R-1 residential estate district to an R-2 medium density residential district. A copy of the Minutes of the Meeting of the Madison County Planning and Zoning Commission Held and Conducted on Thursday, the 11th day of June 2020, at

9:00 a.m. at the Madison County Complex Building evidencing the same is attached hereto as **Exhibit 1** and fully incorporated herein by reference.

On **August 17, 2020**, Rands appeared before the Madison County, Mississippi Board of Supervisors for a public hearing to support its request to rezone the Subject Property from an R-1 residential estate district to an R-2 medium density residential district. After closing the public hearing, and considering all of the evidence presented, the Madison County, Mississippi Board of Supervisors approved and granted Rands's Application to rezone the Subject Property from an R-1 residential estate district to an R-2 medium density residential district by majority vote of 4-1. A copy of the Minutes of the Board of Supervisors of Madison County, Mississippi evidencing the same is attached hereto as **Exhibit 2** and fully incorporated herein by reference.

Aggrieved, on **August 27, 2020** Maureen B. Speyerer appealed the decision of the Madison County, Mississippi Board of Supervisors rezoning the Subject Property from an R-1 residential estate district to an R-2 medium density residential district to the Circuit Court of Madison County, Mississippi in the matter styled *Maureen B. Speyerer vs. Board of Supervisors of Madison County, Mississippi and RANDS, LLC*; Civil Action No. 2020-0186-JR.

On **September 16, 2021**, the Honorable Steve S. Ratcliff entered his *Order Affirming the Decision of the Board of Supervisors of Madison County, Mississippi* [Dkt. #28] which affirmed the decision of the Madison County, Mississippi Board of Supervisors rezoning the Subject Property from an R-1 residential estate district to an R-2 medium density residential district. A copy of the *Order Affirming the Decision of the Board of Supervisors of Madison County, Mississippi* [Dkt. #28] is attached hereto as **Exhibit 3** and fully incorporated herein by reference.

Three months later, on **December 16, 2021**, by way of Ordinance No. 2021-4, Walter C. Morrison IV, in his capacity as the Mayor of the City, and after having received the unanimous vote of the City's Alderman in favor, executed *An Ordinance Establishing Comprehensive Zoning Regulations and Associated Zoning Map for the City of Gluckstadt, Mississippi* ("Ordinance No. 2021-4").

Ordinance No. 2021-4 states that "at the time of Gluckstadt [sic] incorporation, Madison County Mississippi had in place an adopted Comprehensive Plan and Zoning Ordinance which applied to the area that was incorporated into the [City]." Of course at that time, the Subject Property was part of the real property incorporated into the City and, prior to its incorporation into the City, had been officially rezoned, as approved by the Madison County Planning and Zoning Commission, the Madison County Board of Supervisors, and the Circuit Court of Madison County, Mississippi, to R-2 medium density residential district.

Ordinance No. 2021-4 also states that "the Comprehensive Plan for Madison County has been adopted, with certain amendments, by the [City] and said plan serves as the basis for the zoning in accordance with [Miss. Code Ann. § 17-1-9]; and, ... the Planning Commission for the [City] has reviewed the zoning ordinance of Madison County together with certain proposed amendments thereto and has recommended adoption of said ordinance with certain proposed amendments..."

The only amendments made by the City to the Madison County Comprehensive Plan and Zoning Ordinance were the rezoning of lots 6 and 7 of the Gluckstadt Office Park on Lexington Drive to C2. Ordinance No. 2021-4 makes no mention of any other amendments and therefore adopted the existing zoning classification of all other real property incorporated into the City as of the date of incorporation. To that end, the City

incorporated the Subject Property into the City with its R-2 medium density residential district zoning classification intact, which was consistent with the Comprehensive Plan. However, due to a clerical or administrative mistake, the City's current and Official Zoning Map shows the Subject Property as its prior classification of R-1 residential estate district. For that reason, Rands files this application and requests that the Subject Property be rezoned to its proper and official zoning classification as of its incorporation into the City: **R-2 Medium Density Residential District**.

II. Legal Description

The legal description of the Subject Property is attached hereto as **Exhibit 4** and fully incorporated herein by reference.

III. Maps of Subject Property

Pursuant GIS Maps showing the location of the Subject Property and the surrounding area, along with a conceptual site plan indicating the location of proposed lots and streets, are collectively attached hereto as **Exhibit 5** and fully incorporated herein by reference.

IV. Identification of Property Owners within 160 feet of Subject Property

Pursuant to Section 806.05 (B) of the Ordinance, the following is a list of the names and addresses of all property owners within 160 feet in all directions from the Subject Property (excluding the rights-of-way of streets or highways):

1. LFP, LLC, a Mississippi limited liability company (or Current Owner(s))
    i. Scott Shoemaker, Registered Agent; P.O. Box 986, Ridgeland, Mississippi 39158
    ii. Parcel ID: **082D-19-010/02.00**
2. Cassandra Jackson Gilliam et al (or Current Owner(s))
    i. 7803 Hana Road, Edison, New Jersey 08817

ii. Parcel ID: **082D-19 -011/02.00**

3. Willie Lee Whiting and Hazelstine D. Whiting (or Current Owner(s))
    i. 182 Catlett Road, Madison, Mississippi 39110
    ii. Parcel ID: **082D-19 -012/01.00**
    iii. Parcel ID: **082D-19 -012/00.00**
4. Penny Elizabeth Coulon and Peggy Rae Hunt (or Current Owner(s))
    i. 176 Catlett Road, Madison, Mississippi 39110
    ii. Parcel ID: **082D-19 -004/02.00**
5. Corey L. Bradford (or Current Owner(s))
    i. 206 First Colony Blvd., Madison, Mississippi 39110
    ii. Parcel ID: **082D-19 -443/00.00**
6. Jordan Lane Dean and Amie Whittington Dean (or Current Owner(s))
    i. 204 First Colony Blvd., Madison, Mississippi 39110
    ii. Parcel ID: **082D-19 -442/00.00**
7. Jacob N. Cox and Lauren Cox (or Current Owner(s))
    i. 202 First Colony Blvd., Madison, Mississippi 39110
    ii. Parcel ID: **082D-19 -441/00.00**
8. Mount Pleasant Cemetery (or Current Owner(s))
    i. No address of record
    ii. Parcel ID: **082D-19 -009/00.00**
9. Laura B. Saddler et al (or Current Owner(s))
    i. 143 Catlett Road, Madison, Mississippi 39110
    ii. Parcel ID: **082D-19 -007/05.00**
10. Girtie Saddler Banks and Isrel C. Saddler, Jr. (or Current Owner(s))

i. 714 Westfield Drive, Jackson, Mississippi 39206; 143 Catlett Road, Madison, Mississippi 39110; and 131 Catlett Road, Madison, Mississippi 39110

ii. Parcel ID: **082D-19 -008/00.00**

The above-described property owners and parcels are numbered and shown and the GIS Map attached hereto as **Exhibit 6** and fully incorporated herein by reference. Property tax records for all of the above-described Parcels and owners of same are collectively attached hereto as **Exhibit** 7 and fully incorporated herein by reference.

V. Criteria For Rezoning; Section 806.03 (A) Mistake in Original Zoning

Mississippi law is well settled that to rezone real property, "there must be proof either, (1) that there was a mistake in the original zoning or, (2) the character of the neighborhood has changed to such an extent as to justify rezoning and that public need exists for rezoning." *Town of Florence v. Sea Lands, Ltd.*, 759 So. 2d 1221, 1224 (Miss. 2000). Moreover, any rezoning applicant, in this case Rands, must prove by clear and convincing evidence either (1) or (2) above.

Here, there is no question that there was a clerical and/or administrative mistake in the City's original Ordinance and its zoning classification of the Subject Property, so there need not be any analysis of a change in the character of the neighborhood or a public need. The facts are simple: Prior to the City adopting its Comprehensive Plan and Ordinance, which, but for two inapplicable lots, wholly accepted Madison County's existing zoning classifications, Rands filed its Application to rezone the Subject Property from an R-1 residential estate district to an R-2 medium density residential district; the Madison County Planning and Zoning Commission approved Rands's Application; the Madison County Board of Supervisors approved Rands's Application; and the Circuit Court of

Madison County, Mississippi affirmed the Madison County Board of Supervisors' approval of Rands's request. Accordingly, the Subject Property was officially zoned R-2 medium density residential district at the time the City incorporated the Subject Property into the City and accepted its current zoning classification of R-2 medium density residential district. To that end, Rands asserts that there has been a clear clerical and/or administrative error evidenced by the City's Zoning Map depicting the property as zoned R-1 residential estate district.

Thus, Rands requests that the City find that Rands has presented clear and convincing evidence to show an unequivocal clerical and/or administrative mistake which has resulted in the Subject Property being depicted as R-1 residential estate district rather than R-2 medium density residential district on the City's official Zoning Map. Rands further requests that the Subject Property be officially rezoned R-2 medium density residential district as a result of such clerical and/or administrative mistake. Rands's request is consistent with the Comprehensive Plan as such Comprehensive Plan was adopted from Madison County by the City after the Subject Property had already been rezoned to R-2 medium density residential district.

Applicant/Property Owner Signature
RANDS, LLC, a Mississippi limited liability company
By: Steve Rimmer, Member/Manager

2/28/24
Date

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Scott Shoemaker,
Registered Agent for LFP, LLC
P.O. Box 986
Ridgeland, MS 39157

9590 9402 9491 5069 9312 57

2. Article Number *(Transfer from service label)*

9589 0710 5270 2700 4888 26

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Address

B. Received by *(Printed Name)* Ayla Smith C. Date of Delive

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

MAR 05 2026
USPS 39157-9986 POST OFFICE

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Recei

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Cassandra Jackson Gilliam
7803 Hana Road
Edison, NJ 08817

9590 9402 9491 5069 9312 64

2. Article Number *(Transfer from service label)*

9589 0710 5270 2700 4888 57

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Cassandra Jackson Gilliam ☐ Agent ☐ Address

B. Received by *(Printed Name)* C. Date of Delive

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Recei

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Willie Lee Whiting and
Hazelstine D. Whiting
182 Catlett Road
Madison, MS 39110

9590 9402 9491 5069 9314 00

2. Article Number *(Transfer from service label)*

9589 0710 5270 2700 4888 40

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Address

B. Received by *(Printed Name)* Hazel D Whiting C. Date of Delive 3/9/2

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Re cei

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Penny Elizabeth Coulon &
Peggy Rae Hunt
176 Catlett Road
Madison, MS 39110

9590 9402 9491 5069 9313 49

2. Article Number *(Transfer from service label)*

9589 0710 5270 2700 4888 71

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X P E Coulon ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Deliver

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

d Mail Restricted Delivery ($500)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Girtie Saddler Banks and
Israel C. Saddler, Jr.
131 Catlett Road
Madison, MS 39110

9590 9402 9491 5069 9312 71

2. Article Number *(Transfer from service label)*

9589 0710 5270 2700 4888 19

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Deliver

MADISON MS 39110 MAR 06 2026 USPS

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
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- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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Mail Restricted Delivery
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receip

MINUTES OF THE MEETING OF THE MADISON COUNTY PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON THURSDAY, THE 11th DAY OF JUNE, 2020 AT 9:00 A.M. AT THE MADISON COUNTY COMPLEX BUILDING

BE IT REMEMBERED that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 11th day of June, 2020 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

Present: Larry Miller (by telephone)
Walter McKay
Rev. Henry Brown
Dr. Keith Rouser
Bill Billingsley

Scott Weeks, Planning and Zoning Administrator

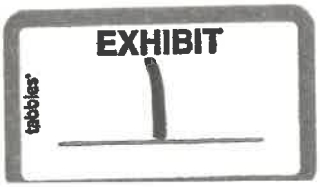
The meeting was opened with prayer by Commissioner Rouser, and those present participated in pledging allegiance to our flag.

There first came on for consideration the minutes of the May 13, 2020 meeting of the Commission. Upon motion by Commissioner Billingsley to approve the minutes, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the May 13, 2020 minutes passed.

There next came on for consideration to open the public hearing for the Commission to hear certain items. Upon motion by Commissioner Billingsley to open the public hearing, seconded by Commissioner Brown, with all voting "aye," the motion to open the public hearing passed.

There next came on for consideration the petition of Dahlem, Nicholas, and Segret for rezoning of SU1-Special Use to R-1 Residential property located at Bozeman and Paine Circle. Petitioners are requesting the rezoning for single-family residential use. Laurie Dahlem spoke on behalf of the petitioners and explained that this will be to build each of their personal family homes. Mimi Spyerer was in attendance and inquired about any further houses and they stated they did not intend to put any additional houses there. Zoning Administrator Weeks explained that they would have to file a subdivision plat with the Board of Supervisors. Upon Motion by Commissioner Billingsley to approve the petition, seconded by Commissioner Rouser, with all voting "aye" the motion to approve the petition for a rezoning passed.

There next came on for consideration the petition of Josephine Burse to rezone property from C-2 Commercial to A-1 Agricultural located at 202 Camden Rd. Petitioner tore down her existing home and is asking to place a mobile home on her property. There were no questions or opposition. Upon Motion of Commissioner Brown to approve the petition to rezone,



seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the petition to rezone passed.

There next came on for consideration the petition of Robert Stokes to rezone property from R-1 Residential to C-2 Commercial located at Hwy 51 South of Church Rd. It was explained by the petitioner that this was for office warehouse space. There was no opposition present. Upon Motion by Commissioner Rouser to approve the petition to rezone, seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the petition to rezone passed.

There next came on for consideration the petition of Richard Skinner for a Conditional Use for a 4 acre or less mining operation. The property is located at 213 Hwy 49 N. Mr. Skinner explained that this was for housing pads and the excess would be sold for developers. It was discussed that this is a 1 year permit only and it would have to be renewed. There was no opposition present. The usual restrictions of hours of operation of daylight hours only, no Sunday hauling, dust/safety control standards, and a construction entrance were also discussed. Upon Motion by Commissioner Billingsley to approve the conditional use with the listed restrictions, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the conditional use passed.

There next came on for consideration the petition of Magnolia Mining for a Conditional Use for a 4 acre or less mining operation. The property is located on Pocahontas Rd. Brad Pepper is the owner and spoke on behalf of the request. He explained the project and that he understood he would have to get the permit renewed each year if it took up to 4 years as predicted. It was discussed that the County Engineer may require a bond. There was no opposition present. The usual restrictions of hours of operation of daylight hours only, no Sunday hauling, dust/safety control standards, and a construction entrance were also discussed. Upon Motion by Commissioner Rouser to approve the conditional use with the listed restrictions, seconded by Commissioner Brown, with all voting "aye," the motion to approve the conditional use passed.

There next came on for consideration the petition of Marc Petro for a variance to the setbacks for a swimming pool located at 141 Burne Run. Trey Cox with Madison Landscaping Company appeared on behalf of the request. He explained the request and there was no opposition present. Upon Motion by Commissioner Billingsley to approve the petition for a variance, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the petition for a variance passed.

There next came on for consideration the petition of BDP Group for a variance for height and parking requirements for property located at Lot 12 Gluckstadt Commercial Center. Mr. Desai appeared on behalf of the petition and first explained the height variance request and that the ordinance currently allows for 3 stores, or 40 feet. This would be an additional story to the hotel. Specifically, the ordinances currently allow a height of 40 feet and they are requesting an additional 23.75 feet for a total of 63.75 feet. Commissioner McKay inquired about the request and stated that it was a major deviation from the ordinances and he therefore did not think they had met their burden for a variance request. Petitioner explained other variance requests that

had been allowed such as some of the billboards, a water tower, buildings and flagpoles in the area. Commissioner McKay disputed that there were any buildings or billboards above 40 feet in height and said the water tower was determined by the County Engineer. He explained that this would be a nice hotel similar to the newer Home2 Suites and they had talked to Lake Caroline about allowing customers who stay to golf and it would bring business to the local restaurants. Commissioner Billingsley inquired about the ability to do the project with just 3 stories and Petitioner explained it would not be commercially viable because of the size of investment vs. the return at only 3 stories. It was discussed that the nearest hotel that size was in Madison. Commissioner Rouser explained that he thought this would be a good investment for the Gluckstadt area and help attract other businesses. Commissioner McKay stated that he felt it was too far a deviation from the current ordinances. There was no one present in opposition to the request. Upon Motion by Commissioner McKay to deny the height variance, seconded by Commissioner Billingsley, with Commissioners McKay, Billingsley, Miller and Brown voting "aye," and Commissioner Rouser voting "nay," the motion to deny the height variance passed.

The parking variance was discussed next. The traffic study was discussed and the fact that the hotel would never likely be at 100% occupancy and whether this would be sufficient parking space for the property. Commissioner Rouser stated that they needed to consider the economic impact and other benefits this would be for the area. Upon Motion by Commissioner Billingsley to approve the variance for the parking requirement, seconded by Commissioner Rouser, with Commissioner Billingsley, Rouser and Brown voting "aye," and Commissioners McKay and Miller voting "nay," the motion to approve the parking variance passed.

There next came on for consideration the petition of Rands LLC to rezone property from R-1 Residential to R-2 Residential. This matter was previously discussed at length during the May meeting and Petitioner was requested to come back with additional information about their request. The opposition to the request presented the Commission with their position in a binder which will be attached as Exhibit "A" and incorporated herein. They further produced photographs that will be attached as Exhibit "B" and incorporated herein. Scott Shoemaker addressed the Commission and explained the public need for this type property. He presented a map of the area and surrounding neighborhoods to support the change in the character that is attached hereto as Exhibit "C" and incorporated herein. He explained the cost associated with public sewer for R-1 properties which makes them cost more and therefore it's not feasible for the average home buyer. It was discussed average days on the market for both types of properties and that as demand had increased and supply had decreased, the prices for the smaller homes for people like first time buyers had increased. Amanda Pollis with Pollis Properties presented certain real estate information in support of the petition, and specifically the public need. Andy Barksdale also appeared in support of the request and also explained the need and benefit it brings to the area because as people outgrow these homes, they've established themselves in the area and its schools and they then move to a larger house in the same area. Commissioner McKay inquired about other neighborhoods in the area and their sizes. The developer explained that they intended to build and not sell to someone else to build the homes. They explained that the size of the homes would be dictated by the economy and demand.

Mimi Spyerer appeared in opposition of the request. She addressed her concerns about traffic and that the infrastructure cannot support additional houses this would bring to the area. She also did not feel they have presented adequate evidence in support of the change of character and public need. Commissioner Billingsley inquired about any studies in support of this claim and she referenced the 2016 traffic study done in the area. She stated that the widening of Gluckstadt had helped some but it wasn't enough. The pictures attached hereto she felt showed the traffic problems that already existed in the area. Florette Hootsel addressed the Commission next and explained that she lived right at First Colony near this proposed development. She is not opposed to more houses but thinks the infrastructure is not in place to support this and until there is a plan in place she opposes the development. Commissioner Billingsley inquired about the time frame for when the development would be complete and petitioner stated it would be several years until complete. Commissioner McKay inquired about the easement on the neighboring land and they stated that they were in the process of purchasing the additional 7 acres from the same owner and if that doesn't work out, they won't move forward with the development. That area would likely be used for detention because it's low lying. The petitioner addressed the Commission again and reinforced the change and public need presented by the testimony and maps presented. Upon Motion by Commissioner Billingsley to approve the petition to rezone, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the petition passed.

There next came on for consideration to close the public hearing. Upon Motion by Commissioner Billingsley to close the public hearing, seconded by Commissioner Rouser, with all voting "aye," the motion to close the public hearing passed.

There next came on for consideration the site plan of Pets at Rest located on Industrial Drive S. Mike Hudgens appeared on behalf of the request and explained the changes that had been made to the original site plan previously approved. Upon motion by Commissioner Billingsley to approve the site plan, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plans of Lee Sahler and Germantown Office Complex. No one was present to present these requests. Upon Motion by Commissioner Billingsley to table the requests, seconded by Commissioner Rouser, with all voting "aye," the motion to table the site plans passed.

There next came on for discussion the setting of the July, 2020 meeting/public hearing. Upon Motion by Commissioner McKay to set the meeting for July 9, 2020, seconded by Commissioner Rouser, with all voting "aye," the motion to set the meeting date passed.

With there being no further business, the June 11, 2020 meeting was adjourned.

7-9-20
Date

Walter McKay
(Chairman)

STATE OF MISSISSIPPI
MADISON COUNTY
I, Ronny Lott, Chancery Clerk of the aforesaid County and State, do hereby certify that the foregoing instrument is a true and correct copy of the original
Witness my signature and seal of office
This the 9 day of February, 21
RONNY LOTT, Chancery Clerk
By Clerk

MINUTES OF THE BOARD OF SUPERVISORS
OF MADISON COUNTY, MISSISSIPPI

REGULAR MEETING OF AUGUST 17, 2020
Recessed from a meeting conducted on August 10, 2020

BE IT REMEMBERED that the regular meeting of the Board of Supervisors of Madison County, Mississippi was duly convened, held and conducted on August 17, 2020 in the Board Room on the first floor of the Madison County Office Complex, 125 West North Street, Canton, Mississippi, as follows, to-wit:

The President of the Board, Gerald Steen presided and called the meeting to order. The following members were present that day:

Present:	Absent:
Supervisor Sheila Jones	
Supervisor Trey Baxter	
Supervisor Karl Banks	
Supervisor Gerald Steen	
Supervisor Paul Griffin	
Chancery Clerk Ronny Lott	
Sheriff Randy Tucker	

Also Present:
County Administrator Shelton Vance
Board Attorney Mike Espy
Board Secretary/Chief Deputy Chancery Clerk Cynthia Parker

The Board President announced that the members of the Board present constituted a quorum and declared the meeting duly convened. Tax Assessor Norman Cannady opened the meeting with a prayer and Will Sligh led the members and the audience in the Pledge of Allegiance to the Flag of the United States of America.

***In re:* Approval of Minutes from August 3, and 10, 2020**

WHEREAS, Chancery Clerk Ronny Lott did present the Board with the Minutes of the previous meetings of the Board of Supervisors having been conducted on August 3 and 10, 2020,

Ms. Jones did offer and Mr. Banks did second a motion to approve the minutes of August 3 and 10, 2020 as presented and to authorize the President to execute same. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and the minutes of August 3, and 10, 2020 were and are hereby approved.

SO ORDERED this the 17th day of August, 2020.

President's Initials: GS
Date Signed: 9/8/20

EXHIBIT
2

***In re:* Acknowledgment of Region 8 Mental Health - Mental Retardation Commission's Annual Report**

Mr. Baxter did offer and Mr. Banks did second a motion to acknowledge receipt of the Region 8 Mental Health annual report as presented by Director Dave Vann, a copy of which may be found in the Miscellaneous Appendix to these Minutes. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said report was and is hereby acknowledged.

SO ORDERED this the 17th day of August, 2020.

***In re:* Discussion of Property on Main Street**

Ms. Jones did offer and Mr. Baxter did second a motion to direct the Board Attorney to investigate who owns the property located on Main Street in Madison which was deeded to Madison County in 1953 and is currently being used by the Junior Auxiliary. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and the Board Attorney was and is hereby directed.

SO ORDERED this the 17th day of August, 2020.

Thereafter, Ms. Jones did offer and Mr. Banks did second a motion to acknowledge pictures of the building and the 1953 deed of the property on Main Street. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said pictures and deed were and are hereby acknowledged.

SO ORDERED this the 17th day of August, 2020.

***In re:* Consideration of Woods Road Logging Damage**

Ms. Jones did offer and Mr. Banks did second a motion to acknowledge pictures of damage to Woods Road presented by Darlene Manley of 103 Lake Wood Circle. The vote on the matter

being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said pictures were and are hereby acknowledged.

SO ORDERED this the 17th day of August, 2020.

In re:* Approval of Increases of Assessment of Real and Personal Property Pursuant to Miss. Code Ann. § 27-35-147 *et seq.

Mr. Griffin did offer and Ms. Jones did second a motion to open the public hearing on the matter of increasing certain real and personal property assessments for various tax years. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and the public hearing was and is hereby opened.

SO ORDERED this the 17th day of August, 2020.

Thereafter, the Chancery Clerk did advise that the appropriate notices on the matter of increasing certain real and personal property assessments for various tax years on certain parcels in the county, a spreadsheet and the petition listing the property owners, the parcel numbers, and amount of the proposed assessment increase may be found in the Miscellaneous Appendix to these Minutes, by regular mail to the affected property owners, and the Board does find that said notices were sufficient, and

WHEREAS, no one did appear to contest or protest said assessment increases,

Thereafter, Mr. Baxter did offer and Mr. Banks did second a motion to close the public hearing. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and the public hearing was and is hereby closed.

SO ORDERED this the 17th day of August, 2020.

Thereafter, Mr. Baxter did offer and Mr. Banks did second a motion to approve the assessment increase for the individual(s) and parcel number(s) as set forth in the aforesaid spreadsheet and petitions. The vote on the matter being as follows:

President's Initials: _____
Date Signed: 8/18/20

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and the assessment of the parcel(s) reflected thereon were and are hereby approved and adopted.

SO ORDERED this the 17th day of August, 2020.

***In re:* Appeal Hearing on Application for Rezoning**
Rands, LLC

Mr. Griffin did offer and Mr. Baxter did second a motion to open the public hearing for consideration of the Application to Rezone submitted by Rands, LLC from R-1 Residential to R-2 Residential District. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said hearing was and is hereby opened.

SO ORDERED this the 17th day of August, 2020.

WHEREAS, Mr. Scott Shoemaker requested the Board's consideration to rezone approximately 17.58 acres situated in Section 19, T8N, R2E from an R1 Residential District to a R2 Residential District, and

WHEREAS, a true and correct copy of said Application may be found in the Miscellaneous Appendix to these Minutes, and

WHEREAS, Mr. Shoemaker reported there is an public need and there has been a significant change in the character of the neighborhood, and

WHEREAS, Mr. Shoemaker reported that Planning & Zoning Board had unanimously approved the application to rezone on June 11, 2020, and

WHEREAS, Mr. Shoemaker reported the R2 zoning request will consist of a 10,600 square foot minimum, and

WHEREAS, Mr. Shoemaker reported that there had been a substantial change in the character of ther neighborhood as shown by: (1) there already exists other R2 districts in the area, (2) the R1 community has faded away, (3) non existence of public sewer capability is no longer there for R1 districts, (4) high land prices for the R1 districts have led to an outrageous costs, (5) not enough lots to offset the cost of sewer for these lots, (6) no room for a walking trail, no room for a lake, no room for a clubhouse, and (7) on November 19, 2019, the Board of Supervisors adopted the Comprehensive Plan for Madison County, two weeks later the Board of Supervisors approved rezoning a 28 tract of property, located one mile north of the proposed property, from an R1 district to and R2 district, and

WHEREAS, Ms. Allison Pollis, Pollis Properties, appeared in favor of the application to

President's Initials: _____
Date Signed: 9/8/20

rezone as an expert in real estate to provide evidence of the pubic need, stating that demand is up and supply is down, potential real estate crisis in not having enough R2 development in the county, people will not move to Madison County if there is no place for them,

WHEREAS, Mr. Shoemaker did present certain items into the record for acknowledgment,

Thereafter, Ms. Mimi Speyerer, did file the appeal with Planning & Zoning, stating the petitioner has not met their burden of proof as to a change in character of the neighborhood and public need for this piece of property,

WHEREAS, Ms. Speyerer, who appealed the decision of the Planning & Zoning Commission, stated (1) that Rands, LLC has not proven by clear and convincing evidence that the character of the neighborhood has changed since the 2019 adoption of the Madison County Comprehensive Plan and Madison County Land Use Plan, (2) Rands, LLC did not appear in opposition when the Board of Supervisors voted to adopt the 2019 Comprehensive Plan, (3) comparing the other neighborhoods is not a standard to approve a rezoning, nor is the cost of development, (4) this may be a private need of the developer but it is not a public need, (5) no proof there is a need of this size development or housing for this piece of property, (6) significant traffic congestion up along Bozeman Road,

WHEREAS, Ms. Speyerer did present certain items into the record for acknowledgment,

Mr. Banks did offer and Ms. Jones did second a motion to acknowledge the exhibit(s) presented by Ms. Speyerer, found in the Miscellaneous Appendix to these Minutes. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said exhibit(s) were and are hereby acknowledged.

SO ORDERED this the 17th day of August, 2020.

Thereafter, Mr. Baxter did offer and Mr. Banks did second a motion to acknowledge those certain exhibits presented by Mr. Shoemaker and Ms. Pollis, found in the Miscellaneous Appendix to these Minutes. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said exhibit(s) were and are hereby acknowledged.

SO ORDERED this the 17th day of August, 2020.

WHEREAS, Zoning Administrator Scott Weeks stated that the reason this property had been rezoned from Agricultural to Residential was due to a change in the law in Mississippi for agricultural property. He explained that they changed this property's zoning as part of the comprehensive update, taking it to the least restrictive residential zoning because the area is predominantly residential. He further explained it would be up to the owner of the property to

then seek to rezone it to the type Residential zoning they wanted.

Thereafter, Ms. Jones did offer and Mr. Griffin did second a motion to close the public hearing. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said hearing was and is hereby closed.

SO ORDERED this the 17th day of August, 2020.

Following discussion and after hearing the evidence presented by the petitioner and the opposition and (1) determining that there has been a substantial change in the character of the neighborhood and a public need, (2) other subdivisions in the area are zoned R2 Residential and (3) the Board is working to widen Gluckstadt Road, Bozeman Road and building a new Interchange, Mr. Banks did offer and Mr. Steen did second a motion to approve and grant the rezoning application submitted by Rands, LLC from R1 Residential to R2 Residential District. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	No
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried by a majority vote (4-1) of the Board and said rezoning was and is hereby approved.

SO ORDERED this the 17th day of August, 2020.

***In re:* OBJECTIONS TO, FINAL EQUALIZATION OF, AND ADOPTION OF THE 2020 MADISON COUNTY TAX ROLLS – Public Hearings on Protests Received for 2020 Preliminary Real and Personal Property Assessment Rolls**

Mr. Baxter did offer and Mr. Griffin did second a motion to open the public hearing for purposes of equalization of the 2020 tax rolls as to protests timely received on August 3, 2020. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said hearing was and is hereby opened.

SO ORDERED this the 17th day of August, 2020.

WHEREAS, Mr. John Grant appeared before the Board and stated they are withdrawing their appeals on five parcels and two out parcels for The Forum, a copy of which may be found in

the Miscellaneous Appendix to these Minutes, and

Thereafter, Tax Assessor Norman Cannady presented the objections received and presented his recommendations for the following:

Hyatt Place Ridgeland
Hampton Inn Township
Ridgeland City Market
JC Penney
Northpark Mall
Baptist Medical
The Forum at Grandview
Fletcher Bright Company
Tower Automotive

Mr. Baxter did offer and Ms. Jones did second a motion to close the public hearing. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said hearing was and is hereby closed.

SO ORDERED this the 17th day of August, 2020.

Thereafter, at the request and recommendation of Tax Assessor Norman Cannady, Mr. Baxter did offer and Ms. Jones did second a motion to (1) accept the Tax Assessor's recommendation for the aforementioned parcels, found in the Miscellaneous Appendix to these Minutes to (2) accept the appeal submitted by Tower Automotive as being attempted and received in a timely fashion and filed with the Chancery Clerk after the period to accept objections to the 2020 Preliminary Rolls was closed, (3) acknowledge the spreadsheet listing the parcels for The Forum, (4) acknowledge and amend the preliminary 2020 Homestead Applications (Equalization), (2) acknowledge the deletions to the preliminary 2020 Homestead Applications, (3) acknowledge and affirm the values set forth by the Tax Assessor in the preliminary 2020 Real Property Decreases (Equalization), (4) acknowledge and affirm the values set forth by the Tax Assessor in the preliminary 2020 Real Property Increases (Equalization) agreed by tax payer, (5) acknowledge and affirm the values set forth by the Tax Assessor in the preliminary 2020 Personal Property Decreases (Equalization), (6) acknowledge and affirm the values set forth by the Tax Assessor in the preliminary 2020 Personal Property Increases (Equalization) agreed by tax payer and, (7) adopt and enter the Order required by Miss. Code Ann. § 27-35-105 and by the Department of Revenue, attached as Exhibit A, all of which may be found in the Miscellaneous Appendix to these Minutes. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said applications were and are hereby amended and said Order was and is hereby adopted.

SO ORDERED this the 17th day of August, 2020.

President's Initials: _____
Date Signed: 9/8/20

***In re:* Approval of 2020 One Mill Application**

At the request and recommendation of Tax Assessor Norman Cannaday, Mr. Banks did offer an Mr. Baxter did second a motion to approve the 2020 one mill application for certification, attached as Exhibit B, and authorize the Board President to execute the same. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said application was and is hereby approved and Board President was and is hereby authorized.

SO ORDERED this the 17th day of August, 2020.

***In re:* Appeal Hearing on Application for Variance**
BDP Group

Mr. Baxter did offer and Ms. Jones did second a motion to open the public hearing for consideration of the Application for Variance submitted by BDP Group. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said hearing was and is hereby opened.

SO ORDERED this the 17th day of August, 2020.

WHEREAS, Mr. Neil Desai requested the Board's consideration to approve a height variance for property located at Lot 12 Gluckstadt Commercial Center, and

WHEREAS, a true and correct copy of said Application may be found in the Miscellaneous Appendix to these Minutes, and

WHEREAS, Mr. Desai requested an additional 23.75 feet for a total of 63.75 feet to allow for a nice hotel similar to the newer Home2 Suites, and

WHEREAS, Mr. Desai state the major reason for the height variance was due to the exterior design of the signage and anesthetics and the hotel structure itself would comport to the previous height regulations but the standard design of the hotel called for a higher brand signature, and

WHEREAS, Mr. Desai stated they had spoken to Lake Caroline about allowing customers to stay at the new hotel when in town for golf,

Thereafter, Mr. Walter McKay spoke in opposition to the variance stating that the Planning & Zoning Board had denied the request by a 4-1 vote for a proposed 4-story hotel because it did not meet the county's ordinance requirement of 3-story height maximum, or 40 feet, and

WHEREAS, Mr. McKay further stated that the traffic study the petitioner submitted ignored the traffic from ten other businesses on Dees Drive and would further exacerbate the traffic, and

WHEREAS, Mr. McKay further discussed flag poles being higher than the height variance and the hotel signage could be compared to "flagpoles", and

Mr. Baxter did offer and Ms. Jones did second a motion to acknowledge the comments made by Mr. McKay, a copy of which may be found in the Miscellaneous Appendix to these Minutes. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said comments were and are hereby acknowledged.

SO ORDERED this the 17th day of August, 2020.

Thereafter, Mr. Baxter did offer and Mr. Steen did second a motion to close the public hearing. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said hearing was and is hereby closed.

SO ORDERED this the 17th day of August, 2020.

Thereafter, Mr. Banks did offer and Mr. Griffin did second a motion to approve and grant the variance submitted by BDP to construct a hotel. The vote on the matter being as follows:

Supervisor Sheila Jones	No
Supervisor Trey Baxter	No
Supervisor Gerald Steen	Aye
Supervisor Karl M. Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried by a majority vote (3-2) of the Board and said variance was and is hereby approved.

SO ORDERED this the 17th day of August, 2020.

***In re:* Approval of Consent Agenda Items**

WHEREAS, the Board President did explain that any Supervisor could, in advance of the call of the question, request that any item be removed from the Consent Agenda, and

Mr. Banks did offer and Ms. Jones did second a motion to take the following actions on the Consent Agenda:

President's Initials: AA
Date Signed: 9/8/20

9. **HR - Approve Personnel Matters**
(Attached as Exhibit C)

10. **CA - Approve HOME Grant Request for Cash and Authorize Payment of Vendors Upon Receipt of Funds from MS Home Corporation**
(Attached as Exhibit D)

11. **CA - Acknowledge Budget of Reunion Public Improvement District PID**

12. **CA - Approve Waste Tire Grant WT618 Request for Cash and Authorize Board President to Execute Same**
(Attached as Exhibit E)

13. **CA - Approve State Legal Holiday - Monday, September 7, 2020, as Labor Day for County Offices**

14. **CA - Approve Computer Software Support Agreement Addendum with Delta Computer Systems Inc.**
(Attached as Exhibit F)

15. **CA - Approve Change Order #5 - 18068 Sulphur Springs Health Center**
(Attached as Exhibit G)

16. **CA - Approve New Utility Account and Pay Meter Fee for Sulphur Springs Health Center and Authorize Board President to Execute**
(Attached as Exhibit H)

17. **CA - Acknowledge Ad Valorem Request for Madison County Schools**

18. **AdltDrgCrt - Approve Memorandum of Understanding with 20th Circuit Adult Drug Treatment Court and Fairland Center and Authorize Board President to Execute**
(Attached as Exhibit I)

19. **CirCrt - Approve Annual Maintenance Courtroom Equipment and Authorize Payment of same- Infoware 2**
(Attached as Exhibit J)

20. **ChClrk - Approve Annual Maintenance Courtroom Equipment and Authorize Payment of same- Infoware 2**
(Attached as Exhibit K)

21. **ChClrk - Approve Payment for Special Master & Attorneys and Authorize Payment of same**
(Attached as Exhibit L)

22. **COMP - Declare Property as Surplus and Authorize Disposal**

23. **EMA - Approve Travel and Related Expenses for 2020 National (NENA) E911 Conference / Albert Jones and Jennifer Knight / Orange Beach, AL / October 11-14, 2020**

24. **EMA - Approve New Road Name - Oak Bend Trail (Private)**
(Attached as Exhibit M)

25. **ENG - Approve AT&T Utility Permit - Bridgewater Drive**

President's Initials: AA
Date Signed: 9/1/20

Case: 45CI1:20-cv-00186-JR Document #: 19 Filed: 02/24/2021 Page 81 of

26. **ENG - Approve cSpire Utility Permit - Aulenbrock Drive**

27. **PC - Approve August 2020 Procurement Card Reconciliation and Authorize Payment Thereof**

28. **PC - Approve August 2020 Travel Card Reconciliation and Authorize Payment Thereof**

29. **TA - Approve Annual Maintenance Agreement and Authorize Payment of same- Apex Software**
(Attached as Exhibit N)

The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and each item was and is hereby approved, adopted and authorized as described herein above.

SO ORDERED this the 17th day of August, 2020.

***In re:* Approval of Request for Property Tax Exemption - First Baptist Madison**

Mr. Steen did offer and Mr. Banks did second a motion to approve the request of First Baptist Church of Madison for property tax exemption for the year beginning January 1, 2021 for property on Bozeman Road containing 12.00 acres for a new church, Redemption Church. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Not Present Not Voting
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said request for property tax exemption was and is hereby approved.

SO ORDERED this the 17th day of August, 2020.

***In re:* Approval of Request for Property Tax Exemption - Canton Housing Authority**

Mr. Griffin did offer and Mr. Banks did second a motion to approve the request of Canton Housing Authority for property tax exemption for the year beginning January 1, 2021 for 1106 - 1110 Holmes, LLC which is a nonprofit organization, with IRS tax exemption. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said request for property tax exemption was and is hereby approved.

SO ORDERED this the 17th day of August, 2020.

***In re:* Consideration of Lighting Evaluations for Fire Stations**

At the request of Buildings and Grounds Director Danny Lee, Mr. Steen did offer and Mr. Griffin did second a motion to approve the proposal of Omega Electric to assist Danny Lee and Entergy with a fixture audit of the lighting for four fire stations owned by Madison County at a rate of $85.00 per hour. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	No
Supervisor Paul Griffin	Aye

the matter carried by a majority vote (4-1) of the Board and said proposal was and is hereby approved.

SO ORDERED this the 17th day of August, 2020.

***In re:* Consideration of Courthouse Grounds Project**

At the request of Buildings and Grounds Director Danny Lee, Mr. Baxter did offer and Ms. Jones did second a motion to acknowledge the bids received for the courthouse improvement project. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said bids were and are hereby acknowledged.

SO ORDERED this the 17th day of August, 2020.

Thereafter, Ms. Jones did offer and Mr. Baxter did second a motion to reject the bids of Pave Con and Hopkins Construction due to not providing all required information. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye

President's Initials: AB
Date Signed: 8/18/20

Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said bids were and are hereby rejected.

SO ORDERED this the 17th day of August, 2020.

Thereafter, Mr. Banks did offer and Ms. Jones did second a motion to award base bid and Alternate #1 to Harris Construction. Prior to the call of the motion, Mr. Steen did offer and Mr. Griffin did second a substitute motion to table until the next meeting. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said matter was and is hereby tabled until the next board meeting.

SO ORDERED this the 17th day of August, 2020.

***In re:* Consideration of MEMA EMPG Project Application**

At the request of EMA Director Albert Jones, Mr. Banks did offer and Mr. Griffin did second a motion to approve the MEMA EMGP Special Projects Application to upgrade and expand capabilities in the dual purposed EOC and training room. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said application was and is hereby approved.

SO ORDERED this the 17th day of August, 2020.

***In re:* Consideration of COVID-19 State of Emergency Proclamation & E911 Emergency Declaration**

At the request of EMA Director Albert Jones, Mr. Banks did offer and Mr. Baxter did second a motion to extend the COVID-19 State of Emergency Proclamation and the E911 Emergency Declaration for an additional thirty (30) days. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

President's Initials: AB
Date Signed: 9/8/20

the matter carried unanimously and said COVID-19 proclamation and the E911 emergency declaration were and are hereby extended.

SO ORDERED this the 17th day of August, 2020.

***In re:* Approval of Final Plat**
Endris Estates

At the request of County Engineer Tim Bryan, Mr. Banks did offer and Mr. Baxter did second a motion to approve the final plat of Endris Estates consisting of 88.25 acres with 8 lots averaging between 10.25 acres and 12.94 acres with no public infrastructure. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said final plat was and is hereby approved.

SO ORDERED this the 17th day of August, 2020.

***In re:* Approval to Release**
Letter of Credit - Coventry Part 1

At the request of County Engineer Tim Bryan, Mr. Baxter did offer and Mr. Steen did second a motion to approve the release of the Letter of Credit for Coventry, Part 1 and accept the one year maintenance warranty from Adcamp and the Letter of Credit for drainage. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said Letter of Credit was and is hereby released.

SO ORDERED this the 17th day of August, 2020.

***In re:* Approval of Payment of Right of Way**
Reunion Parkway Phase 3
Illinois Central Railroad

At the request of County Engineer Tim Bryan, Ms. Jones did offer and Mr. Baxter did second a motion to approve payment of $5,000.00 for acquisition of right of way for the Reunion Parkway Phase 3 Project from Illinois Central Railroad Company. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye

President's Initials: AA
Date Signed: 9/8/20

Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said right of way payment was and is hereby approved and the Chancery Clerk was and authorized to issue a pay warrant accordingly.

SO ORDERED this the 17th day of August, 2020.

***In re:* Approval of Payment of Right of Way**
Reunion Parkway Phase 3
JCL Investment Properties

At the request of County Engineer Tim Bryan, Ms. Jones did offer and Mr. Baxter did second a motion to approve payment of $155,500.00 for acquisition of right of way for the Reunion Parkway Phase 3 Project from JCL Investment Properties II, LLC. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said right of way payment was and is hereby approved and the Chancery Clerk was and authorized to issue a pay warrant accordingly.

SO ORDERED this the 17th day of August, 2020.

***In re:* Award Bid Bridge - Old Highway 16**
SAP-45(57)

At the request of County Engineer Tim Bryan, Mr. Baxter did offer and Mr. Griffin did second a motion to award the bid for the replacement of a bridge on Old Highway 16 to the lowest bidder, Joe McGee Construction Company, LLC for $569,221.00 and authorize Board President to execute the Board Order. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said bid was and is hereby awarded and Board President was and is hereby authorized.

SO ORDERED this the 17th day of August, 2020.

***In re:* Award Bid Bridge - Stump Bridge Road**
SAP-45(58)

At the request of County Engineer Tim Bryan, Mr. Griffin did offer and Mr. Baxter did second a motion to award the bid for the replacement of a bridge on Stump Bridge Road to the lowest bidder, Beacon Construction, LLC for $1,017,456.00 and authorize Board President to execute

President's Initials: AA
Date Signed: 9/18/20

the Board Order. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said bid was and is hereby awarded and Board President was and is hereby authorized.

SO ORDERED this the 17th day of August, 2020.

***In re:* Approval of Interlocal Agreement**
Town of Flora

At the request of County Engineer Tim Bryan, Mr. Banks did offer and Ms. Jones did second a motion to approve an Amended Interlocal Agreement between Madison County and the Town of Flora representing the funding of certain street improvements located within the Town of Flora that were not listed in a previous Interlocal Agreement (2020 Program) between the Board and the Town of Flora. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said revised Interlocal Agreement was and is hereby approved.

SO ORDERED this the 17th day of August, 2020.

***In re:* Approval of Interlocal Agreement**
City of Madison

At the request of County Engineer Tim Bryan, Ms. Jones did offer and Mr. Baxter did second a motion to approve the revised Interlocal Agreement between Madison County and the City of Madison modifying roads on said Interlocal Agreement. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said revised interlocal agreement was and is hereby approved.

SO ORDERED this the 17th day of August, 2020.

President's Initials: AA
Date Signed: 9/8/20

***In re:* Request to Place Mobile Home -**
Thomas Powell

At the request and recommendation of Zoning Administrator Scott Weeks, Mr. Griffin did offer and Mr. Baxter did second a motion to authorize Thomas Powell to place a mobile home on property zoned in a residential district located at 805 Adams Lane due to medical hardship. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and Mr. Powell was and is hereby authorized.

SO ORDERED this the 17th day of August, 2020.

***In re:* Discussion of Mobile Food Vendors**

Mr. Baxter did offer and Mr. Banks did second a motion to extend the relaxed regulations on food trucks and mobile food vendors regarding areas in which they are allowed to operate, as well as not requiring permits, for an additional six months due to the COVID-19 pandemic. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said regulations were and are hereby extended for an additional six months.

SO ORDERED this the 17th day of August, 2020.

***In re:* Approval of**
Prewitt Contract Services

At the request and recommendation of County Administrator Shelton Vance, Mr. Baxter did offer and Mr. Banks did second a motion to approve Prewitt Contract Services to provide custodial services at the Canton Multipurpose Complex on a daily basis at a cost of $275.00 per day while said building is being utilized by the Madison County Circuit Court for jury qualifications, vor dire, and selection of trial jury. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said services were and are hereby approved.

SO ORDERED this the 17th day of August, 2020.

President's Initials: AH
Date Signed: 8/18/20

***In re:* Approval of Budget Amendments & Interfund Cash Transfers**

At the request and recommendation of Comptroller Na'Son White, Ms. Jones did offer and Mr. Baxter did second a motion to approve the Madison County Budget Amendments & Interfund Cash Transfers, attached as Exhibit O. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said budget amendments and interfund cash transfers were and are hereby approved.

SO ORDERED this the 17th day of August, 2020.

***In re:* Approval of Claims Docket and Payroll Docket for July 29, August 3, 5, and 12, 2020**

At the request and recommendation of Comptroller Na'Son White, assuring the Board of Supervisors that all claims had been properly documented and where necessary, purchase orders were obtained in advance as required by law, Mr. Banks did offer and Mr. Baxter did second a motion to approve the following:

(1) General Claims Docket
(2) Payroll Claims Docket No. 1, dated July 29, 2020
(3) Payroll Claims Docket No. 2, dated August 3, 2020
(4) Payroll Claims Docket No. 3, dated August 5, 2020
(5) Payroll Claims Docket No. 4, dated August 12, 2020

WHEREAS, the following is a summary of all claims and funds from which said claims are to be paid relative to the primary claims docket:

Fund	Claim Nos	No. of Claims	Amount
001	3304 to 3391, 3393 to 3394	89	274,220.85
012	151 to 152	2	633.07
014	4 to 4	1	29,108.00
015	78 to 80	3	136,140.94
030	29 to 30	2	5,514.00
031	9 to 9	1	4,463.60
097	83 to 84	2	1,889.67
104	21 to 21	1	633.00
105	87 to 89	3	19,756.40
108	3 to 4	2	1,813.14
115	170 to 170	1	36.98
150	561 to 602, 3392	43	1,014,857.75
160	94 to 95	2	52,898.10
170	18 to 18	1	750.00
190	58 to 60	3	353.68
191	125 to 129	5	7,207.94
194	67 to 68	2	1,718.32
306	34 to 39, 41 to 42	8	333,632.00
328	29 to 29	1	3,000.00
330	10 to 10	1	950.00
325	1 to 1	1	22,784.30
681	370 to 370	1	13.66

President's Initials: _____
Date Signed: 9/1/20

TOTAL ALL FUNDS	175	1,912,375.40

and further directed the Chancery Clerk to publish the Summary of Claims as required by law and approve the Claims Docket approving payment of said claims, found in the Miscellaneous Appendix to these Minutes. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously, and said General Claims Docket, and Payroll Dockets 1-4 were and are hereby approved and the Chancery Clerk was and is instructed to issue pay warrants accordingly.

SO ORDERED this the 17th day of August, 2020.

***In re:* Approval of Planning & Zoning Commission Per Diem - August 13, 2020**

At the request and recommendation of Comptroller Na'Son White, Ms. Jones did offer and Mr. Baxter did second a motion to approve the Planning and Zoning Commission Per Diem for August 13, 2020. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Recused[1]

the matter carried unanimously and said per diem was and is hereby approved.

SO ORDERED this the 17th day of August, 2020.

***In re:* Approval of Claims of Fleetcor Technologies**

Mr. Griffin did offer and Ms. Jones did second a motion to approve a supplemental claims docket containing the claims of Fleetcor Technologies and direct that invoice numbers should be attached to each claim listed on the supplemental docket and direct the Chancery Clerk to include said claims in the Summary of Claims to be published as required by law, found in the Miscellaneous Appendix to these Minutes. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Recused[2]

[1]Prior to consideration of this item of business, Mr. Griffin recused himself from the meeting, departed the meeting room and did not participate in discussion of deliberation of this matter whatsoever.

[2]Prior to consideration of this item of business, Mr. Steen recused himself from the meeting, departed the meeting room and did not participate in discussion of deliberation of this matter whatsoever.

President's Initials: _____
Date Signed: 9/8/20

Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried by the unanimous vote of those present and said Held Claims were and are hereby approved and the Chancery Clerk was and is instructed to issue pay warrants accordingly.

SO ORDERED this the 17th day of August, 2020.

***In re:* Approval of Highway Safety Grant**

At the request of Sheriff Randy Tucker, Mr. Baxter did offer and Mr. Banks did second a motion to approve the annual Highway Safety Grant in the amount of $63,025.00 and authorize Board President to execute same. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said grant was and is hereby approved and Board President was and is hereby authorized.

SO ORDERED this the 17th day of August, 2020.

***In re:* Authorization to Deliver Property to Chancery Court**

Following discussion, Ms. Jones did offer and Mr. Banks did second a motion to authorize the Board Attorney to deliver property belonging to deceased veteran Willie Polite to the Chancery Court for the Chancery Court to distribute as they deem necessary for the estate. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and Board Attorney was and is hereby authorized.

SO ORDERED this the 17th day of August, 2020.

***In re:* Authorization to Advertise for Janitorial Services**

At the request and recommendation of County Administrator Shelton Vance, Mr. Griffin did offer and Mr. Banks did second a motion to authorize Mr. Vance to advertise for bids for in-house janitorial staff. Prior to call of the motion, Ms. Jones did offer and Mr. Baxter did second a substitute motion to authorize Mr. Vance to advertise for bids for contractual labor for janitorial services. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and Mr. Vance was and is hereby authorized.

SO ORDERED this the 17th day of August, 2020.

***In re:* Entering into "Closed Session" to Determine Whether or not the Board Should Declare an Executive Session**

WHEREAS, the Board of Supervisors, after beginning the meeting in open session, determined that it was necessary to enter into closed session for a brief discussion to ascertain whether an Executive Session was needed as to discuss just compensation and potential litigation and a condemnation,

Following discussion and pursuant to the terms of Miss. Code Ann. § 25-41-7, as amended, Ms. Jones did offer and Mr. Griffin did second a motion to make a closed determination upon the issue of whether or not to declare an Executive Session for the purpose of discussing just compensation, potential litigation and a condemnation, with the following persons deemed necessary for Board discussions, deliberations, and recording of such Executive Session, to wit: members of the Board, Chancery Clerk Ronny Lott, Board Secretary/Chief Deputy Chancery Clerk Cynthia Parker, County Administrator Shelton Vance, Board Attorney Mike Espy, County Engineer Tim Bryan, Jim Turner, Stan Wright, and Sheriff Randy Tucker. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Aye
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and the Board took up the matter of entering Executive Session.

SO ORDERED this the 17th day of August, 2020.

***In re:* Entering into Executive Session**

WHEREAS, the Board Attorney advised the Board that discussion of the proposed matters of business was properly the subject of executive session,

Following discussion, Mr. Banks did offer and Ms. Jones did second a motion to enter into Executive Session to discuss just compensation, potential litigation and a condemnation. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Absent
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Absent

President's Initials: SH
Date Signed: 9/8/20

the matter carried by a majority vote of the Board (3-0) and President Steen declared the Board to be in Executive Session for the consideration of such matters and Chancery Clerk Ronny Lott announced to the public the purpose for the Executive Session.

SO ORDERED this the 17th day of August, 2020.

During Executive Session, Mr. Banks did offer and Ms. Jones did second a motion to approve just compensation in a sum certain for five (5) parcels for the Bozeman Road Project, and authorize the Board President to execute same. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Absent
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried by a majority vote of the Board (4-0) and said just compensations were and are hereby approved and the Board President was and is hereby authorized.

SO ORDERED this the 17th day of August, 2020.

Thereafter, Mr. Banks did offer and Mr. Griffin did second a motion to approve acquisition of two (2) parcels of property on the King Ranch Road Project. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Absent
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried by a majority vote of the Board (4-0) and said acquisitions were and are hereby approved and the Board President was and is hereby authorized.

SO ORDERED this the 17th day of August, 2020.

Thereafter, Mr. Banks did offer and Mr. Griffin did second a motion to approve authorization of an administrative adjustment for Ingleside Homeowners Association. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Absent
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried by a majority vote of the Board (4-0) and said administrative adjustment was and is hereby approved.

SO ORDERED this the 17th day of August, 2020.

Thereafter, Ms. Jones did offer and Mr. Banks did second a motion to approve a waiver of liability for standard exception of title for the Bozeman Road Project and authorize the Board President to execute same. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Absent
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said waiver of liability was and is hereby approved and the Board President was and is hereby authorized.

SO ORDERED this the 17th day of August, 2020.

Thereafter and following discussion, Mr. Griffin did offer and Mr. Banks did second a motion to approve a Resolution of Condemnation on the Bozeman Road Project. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Absent
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and said Resolution was and is hereby approved.

SO ORDERED this the 17th day of August, 2020.

Thereafter, Ms. Jones did offer and Mr. Banks did second a motion to adjourn the Executive Session and announce to the public the action taken therein. The vote on the matter being as follows:

Supervisor Sheila Jones	Aye
Supervisor Trey Baxter	Absent
Supervisor Gerald Steen	Aye
Supervisor Karl Banks	Aye
Supervisor Paul Griffin	Aye

the matter carried unanimously and the President declared Executive Session adjourned and the Chancery Clerk did announce the action taken during Executive Session.

SO ORDERED this the 17th day of August, 2020.

President's Initials: AH
Date Signed: 9/8/20

THERE BEING NO FURTHER BUSINESS to come before the Board of Supervisors of Madison County, Mississippi, upon motion duly made by Supervisor Banks and seconded by Supervisor Jones and approved by the unanimous vote of those present, the August 17, 2020 meeting of the Board of Supervisors was adjourned until Monday, September 8, 2020 at 9:00 a.m.

Gerald Steen, President
Madison County Board of Supervisors

Date signed: 9/8/20

ATTEST:

Ronny Lott, Chancery Clerk
Ronny Lott, Chancery Clerk
by: Parker, DC

STATE OF MISSISSIPPI
MADISON COUNTY
I, Ronny Lott Chancery Clerk of the above named County and State, do certify that the foregoing instrument is a true and correct copy of the original.
Witness my signature and seal of court
This the 8 day of February, 2021.
RONNY LOTT, Chancery Clerk
By Parker D.C.

STATE OF MISSISSIPPI
MADISON COUNTY
I, Ronny Lott Chancery Clerk of the above named County and State, do certify that the foregoing instrument is a true and correct copy of the original.
Witness my signature and seal of court
This the 9 day of September, 2020.
RONNY LOTT, Chancery Clerk
By Parker D.C.

President's Initials: AH
Date Signed: 9/8/20

For Searching Reference Only: Page 24 of 24 (8/17/20)

IN THE CIRCUIT COURT OF MADISON COUNTY, MISSISSIPPI

FILED
MADISON COUNTY
SEP 16 2021
ANITA WRAY, CIRCUIT CLERK
BY _____ D.C.

MAUREEN B. SPEYERER — **APPELLANT**

V. — **CIVIL ACTION NO. 2020-0186-JR**

BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI and RANDS, LLC — **APPELLEE**

ORDER AFFIRMING THE DECISION OF THE BOARD OF SUPERVISORS OF MADISON COUNTY, MISSISSIPPI

Before the Court is the appeal of a decision by the Board of Supervisors of Madison County, Mississippi ("Board") on August 17, 2020, to approve the petition of Rands, LLC to rezone 17.58 acres situated on the West side of Catlett Road approximately 1/4 mile North of Gluckstadt Road in Madison County, Mississippi from Single-Family Residential Estate District (R-1) to a Medium Density Residential (R-2). (R. 2-41, Pètition for Rezoning). Appellant Maureen Speyerer filed her notice of appeal on August 27, 2020. The brief of the Appellant was filed on January 11, 2021. The Appellees' Reply Briefs were filed on May 6, 2021 and May 7, 2021. The Appellant's Reply Brief was filed on June 7, 2021. The parties requested the Court to rule on the Briefs filed and did not appear before the Court to give oral arguments. Having now fully considered the matters presented, the Court finds as follows:

In considering the matters presented, the Court is mindful of its responsibility while sitting as an appellate court. The Circuit Court's role in zoning cases is not that of the trier of fact but is rather that of an appellate court. *Mayor & Board of Alderman, City of Clinton v. Welch, 888 So. 2d 416, 418 (Miss. 2004)*. If the question to rezone is fairly debatable, the court should not disturb the Board's decision. *Childs v. Hancock County Boad of Supervisors, 1 So.3d 855 (Miss. 2009).*

EXHIBIT 3 tabbies

331/880

Additionally, the Board's decision is presumed to be valid and the Appellant has the burden on appeal to show that the decision was arbitrary, capricious . . . or without substantial evidence. *Drews v. City of Hattiesburg, 904 So.2d 138 (Miss. 2005).*

To rezone real property "there must be proof either (1) that there was a mistake in the original zoning, or (2) [a] that the character of the neighborhood has changed to such an extent as to justify reclassification and [b] that public need exists for rezoning." *Town of Florence v. Sea Lands, Ltd, So. 2d 1221, 1224 (Miss. 2000).* According to the minutes, the Board considered the following evidence to prove a substantial change in the character of the neighborhood and a public need for the rezoning:

> Mr. Shoemaker reported that there had been a substantial change in the character of [their] neighborhood as shown by (1) there already exists other R2 districts in the area, (2) the R1 community has faded away, (3) non existence of public sewer capability is no longer there for R1 districts, (4) high land prices for the R1 districts have led to an [sic] outrageous costs, (5) not enough lots to offset the cost of sewer for these lots, (6) no room for a walking trail, no room for a lake, no room for a clubhouse, and (7) on November 19, 2019, the Board of Supervisors adopted the Comprehensive Plan for Madison County, two weeks later the Board of Supervisors approved rezoning a 28 tract of property, located one mile north of the proposed property, from an R1 district to and R2 district, . .

In addition to items 1 through 7 of its minutes, the Board also considered the testimony of Rands, LLC ("Rands") who produced (1) a map which showed the circumstances of the area, comprised of all the R-2 property surrounding the Subject Property, (2) evidence of the rezoning of

a certain twenty-eight (28) acre tract of land, located just one mile north of the Subject Property to R-2, and (3) an abundance of undisputed market data and statistics demonstrating a clear public need for the development of R-2 communities.

The Court agrees with Appellees that sufficient evidence of a public need for the rezoning was presented at the meeting. However, the issue of whether sufficient evidence of a substantial change in the character of the neighborhood was presented is a closer question. The question turns on whether the rezoning of land in the area to R2 and the other evidence presented by Rands is enough to make the Board's decision to rezone fairly debatable. *In Mayor and Bd. of Alderman v. Estate of Lewis, 963 So.2d 1210, 1214 (Miss. Ct. App. 2007)*, a board's decision to rezone was upheld when seven different parcels of land surrounding the property in question had been rezoned since adoption of the comprehensive plan. Of the seven properties, only two were rezoned in a similar manner to that of the rezoning in question. The court found that the decision to rezone was fairly debatable and that the Circuit Court overreached when it held that the decision was arbitrary and capricious. Id, at 1216. Similarly, in *Harley v. Town of Marion, 756 So.2d 835, 837 (Miss. Ct. App. 2000)*, a decision to rezone property was upheld when there had been nine zoning changes within the area. As stated above, the decision to rezone property from one classification to another must be set aside if the decision was "arbitrary, capricious, discriminatory, illegal, or without substantial evidence." *City of Jackson v. Allen, 242 So.3d 8, 13 (Miss. 2018)*. If the decision is fairly debatable and supported by substantial evidence, the decision should be affirmed. Substantial evidence is "something less than a preponderance of the evidence but more than a mere scintilla or glimmer." *Thomas v. Bd Of Sup'rs of Panola Cly, 227 So.2d 862, 864 (Miss. 1969).*

In *Town of Florence, 759 So. 2d. at 1227*, the Court held that "the record at a minimum

should contain a map showing the circumstances of the area, the changes in the neighborhood, statistics showing a public need, and such further matters of proof so that a rational, informed judgment may be formed as to what the governing board considered". In the present case, the Board referred to the evidence presented by Mr. Shoemaker, Supervisor Banks, and Rands which included market data, maps showing the circumstances of the area, testimony concerning public need, and evidence of surrounding property rezoning to R-2. This is enough to make the decision to rezone the subject property from R-1 to R-2 fairly debatable and not arbitrary and capricious. After reviewing all the matters presented by the Appellant, the Court finds that the August 17, 2020 decision was supported by substantial evidence, that the decision was not arbitrary and capricious, and that the decision was not beyond the Board's power to make.

IT IS, THEREFORE, ORDERED that the decision of the Board on August 17, 2020, to rezone the property in question from R-1 to R-2, should be and the same is hereby affirmed.

SO ORDERED AND ADJUDGED this the 16 day of September, 2021.

CIRCUIT COURT JUDGE

Attachment A

Front 8.79 acres:

PARCEL ID 082D-19-010/00.00

Book 2013 Page 936 Judicial District of Madison County, Mississippi, to wit:
Being situated in the West ½ of Section 19, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described as follows:

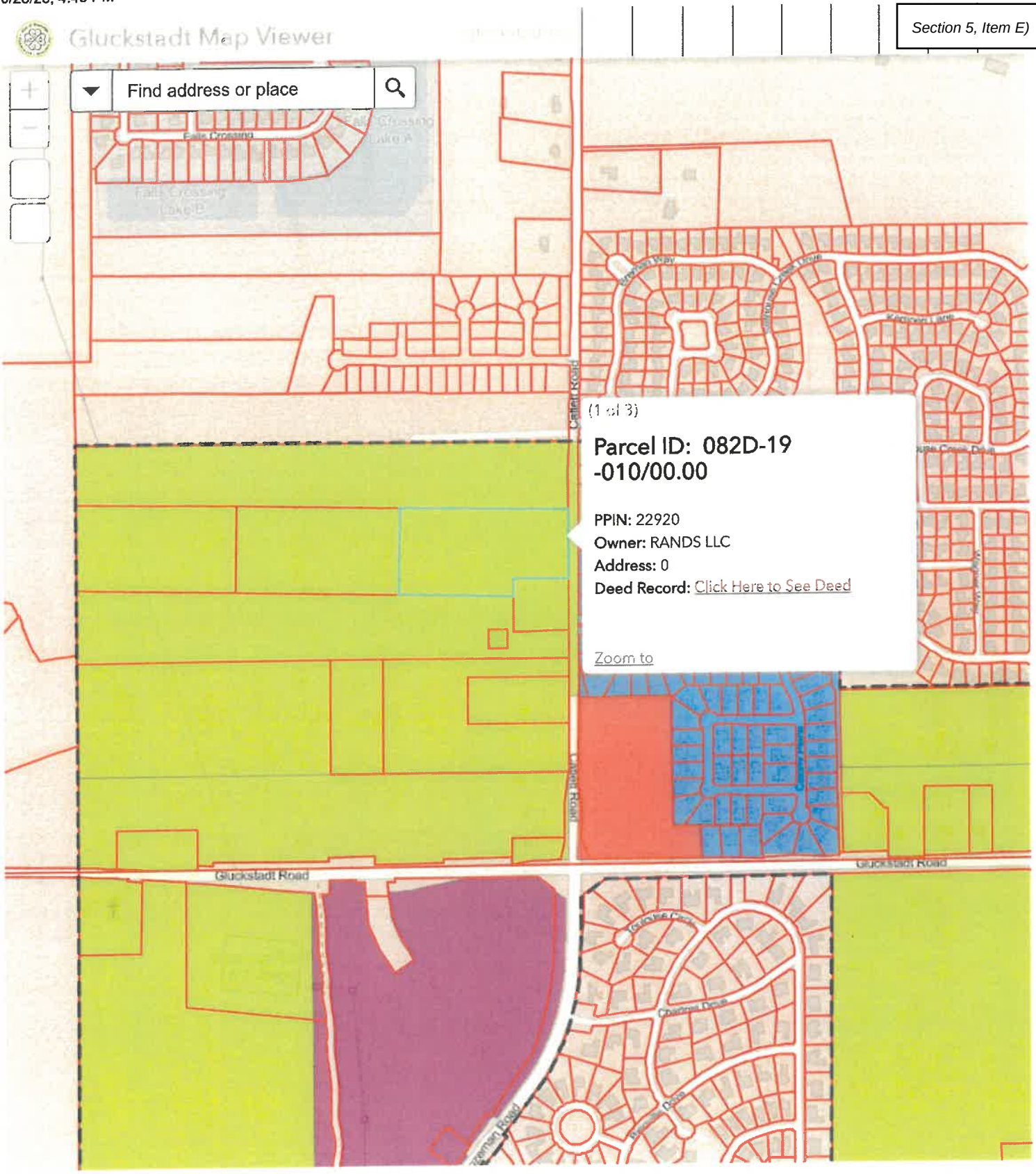
Commence at a concrete monument marking the northwest corner of Section 19, Township 8 North, Range 2 East, and run East 2591.0 feet; Run thence South 3452.8 feet to an iron bar marking the northeast corner of and the point of beginning for the property herein described; Run thence South 00 degrees 13 minutes West along the West right-of-way line of a county gravel road 385.4 feet to an iron bar; Run thence South 89 degrees 39 minutes West along an old fence line 293.9 feet to a fence corner; Run thence South 02 degrees 05 minutes West along an old fence line 57.1 feet to a fence corner; Run thence North 89 degrees 47 minutes West along an old fence 601.9 feet; Thence North 00 degrees 00 minutes 30 seconds West 448.2 feet; Thence South 89 degrees 41 minutes East along the North line of a certain 26.37 – acre tract 899.4 feet to the point of beginning, containing 8.79 acres, more or less. And subject to a 30 -foot ingress/egress easement along the entire North side.

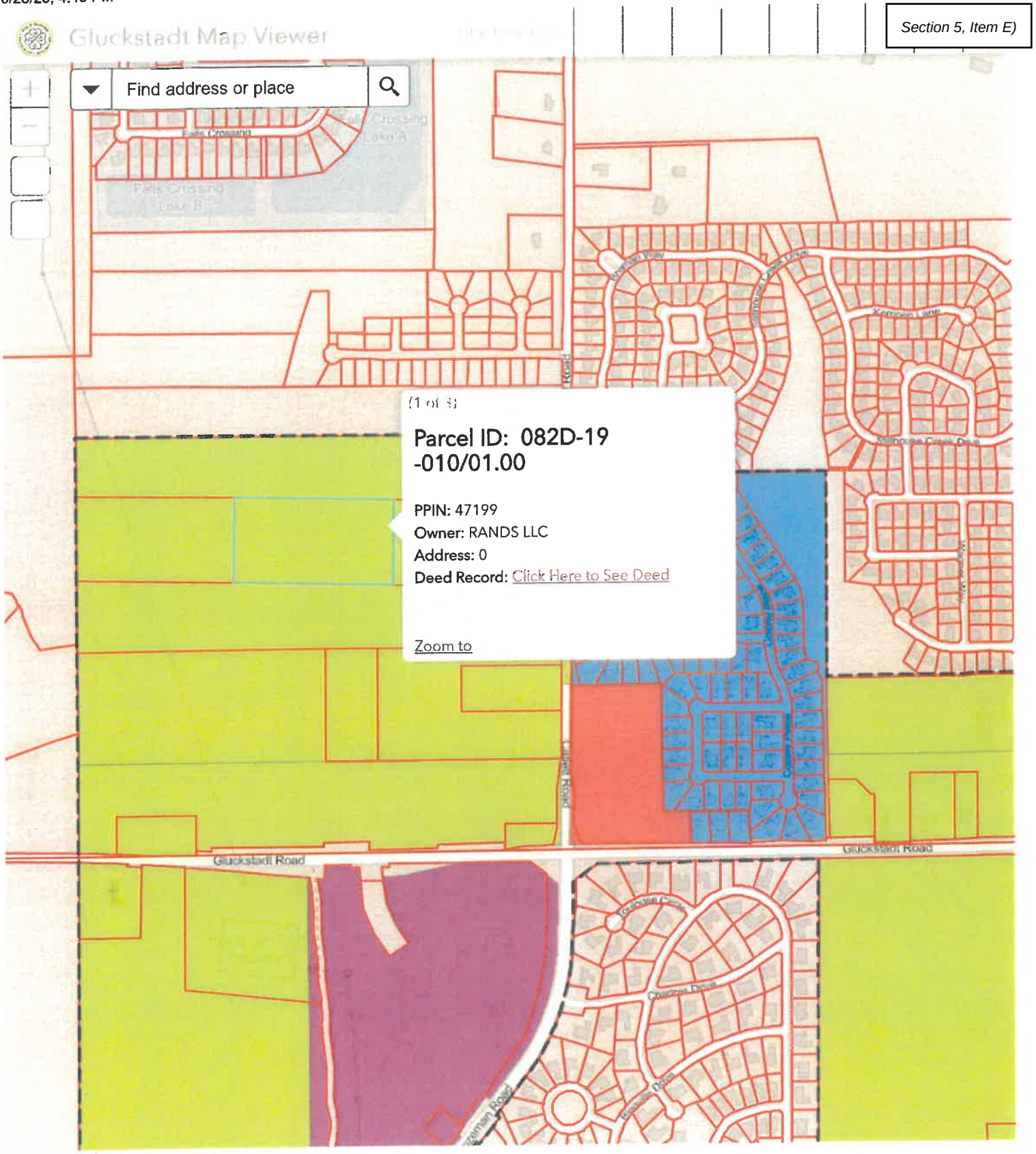
Back 8.79 acres:

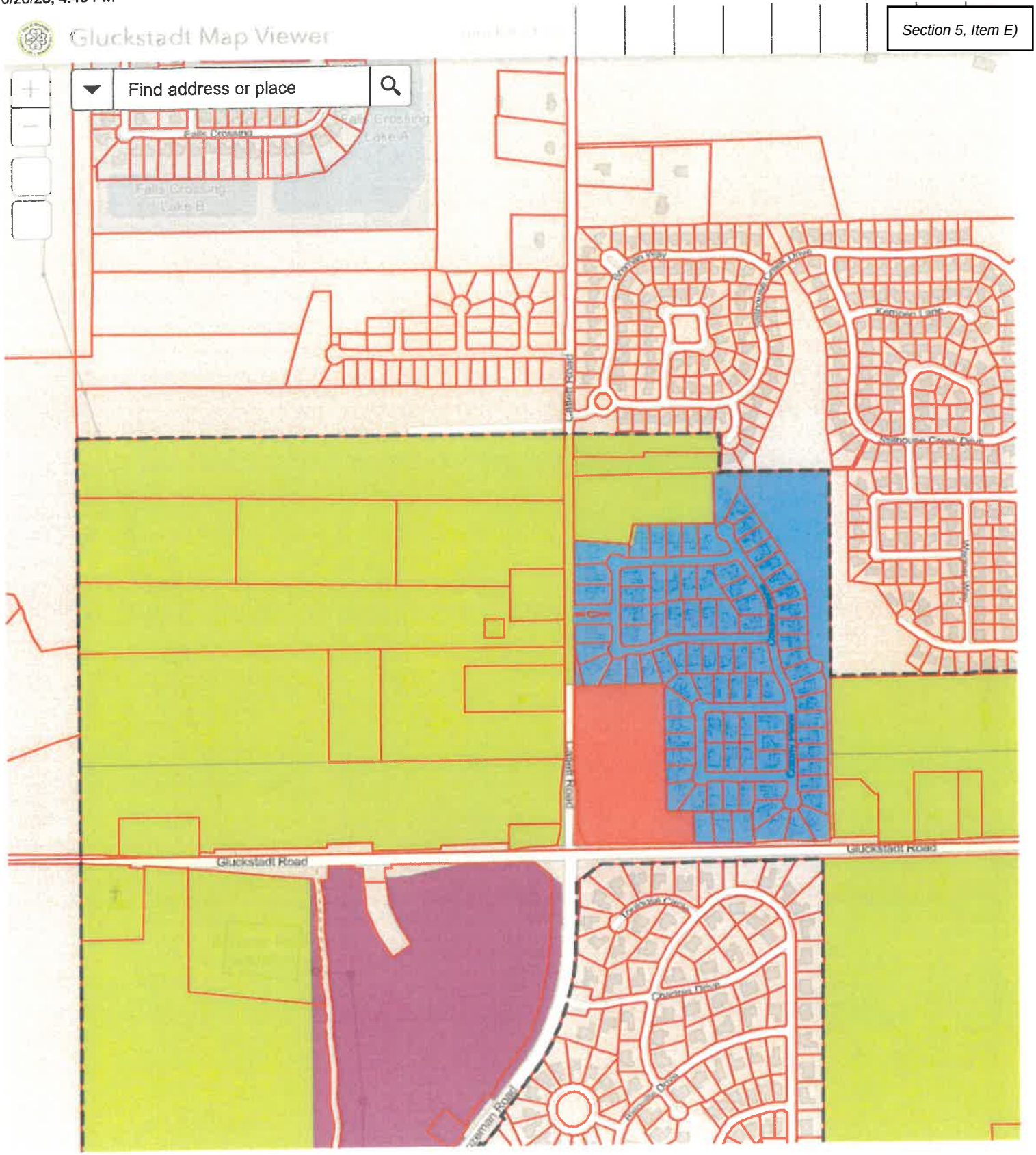
PARCEL ID 082D-19-010/01.00

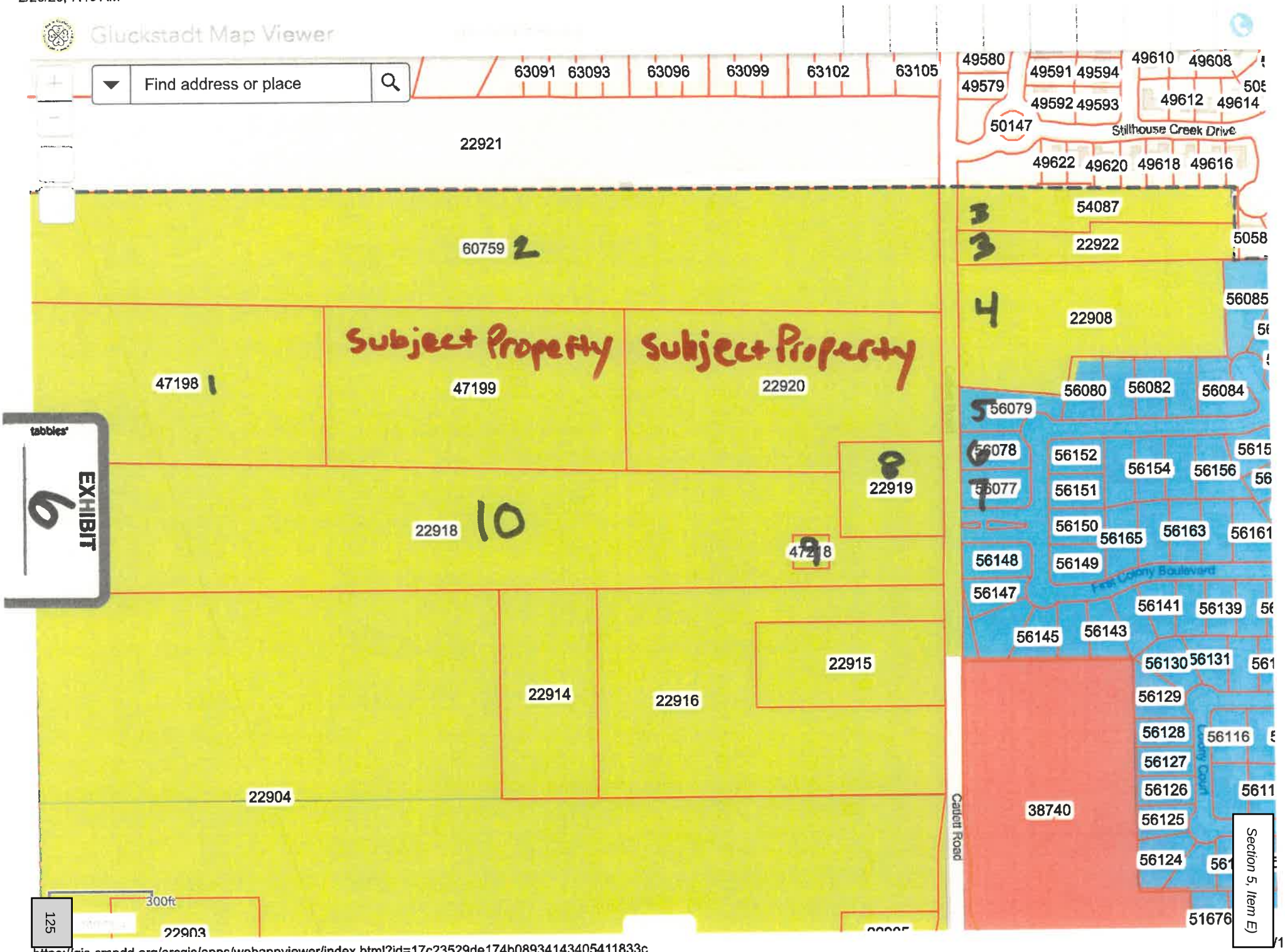
Book 2013 Page 939 District of Madison County, Mississippi, to-wit: Being situated in the West ½ of Section 19, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described as follows:

Commence at a concrete monument marking the northwest corner of Section 19, Township 8 North, Range 2 East, and run East 2591.0 feet; Run thence South 3452.8 feet to an iron bar marking the northeast corner of a certain 26.37 -acre tract; Thence North 89 degrees 41 minutes West along the North line of said 26.37 -acre tract 899.4 feet to the point of beginning of the property herein described; Thence South 00 degrees 00 minutes 30 seconds East 448.2 feet; Thence North 89 degrees 47 minutes West along the South line of aid 26.37 -acre tract 852.8 feet; Thence North 00 degrees 00 minutes 30 seconds West 449.7 feet; Thence South 89 degrees 41 minutes East along the north line of said 26.37 -acre tract 852.8 feet to the point of beginning and containing 8.79 acres, more or less. And together with a 30-foot ingress/egress easement along the North side of said 26.37 -acre tract.


Gluckstadt Map Viewer
Find address or place
Falls Crossing
Falls Crossing Lake A
Falls Crossing Lake B
Kingston Way
Kingston Creek Drive
Kingston Lane
Carter Road
(1 of 3)
Parcel ID: 082D-19 -010/00.00
PPIN: 22920
Owner: RANDS LLC
Address: 0
Deed Record: Click Here to See Deed
Zoom to
Gluckstadt Road
Gluckstadt Road
Overlook Drive
Overlook Drive
Overlook Drive


Gluckstadt Map Viewer
Find address or place
(1 of 3)
Parcel ID: 082D-19
-010/01.00
PPIN: 47199
Owner: RANDS LLC
Address: 0
Deed Record: Click Here to See Deed
Zoom to
Gluckstadt Road
Gluckstadt Road
Falls Crossing
Falls Crossing Lake A
Falls Crossing Lake B
Kenmore Lane
Coachhouse Creek Drive
Coachhouse Creek
Coachhouse Drive
Crossman Road
600ft


Gluckstadt Map Viewer
Find address or place
Falls Crossing
Falls Crossing Lake A
Falls Crossing Lake B
Gluckstadt Road
Gluckstadt Road
Gluckstadt Road


Gluckstadt Map Viewer
Find address or place
63091 63093 63096 63099 63102 63105
49580 49579 49591 49594 49610 49608 49592 49593 49612 49614 50147
Stillhouse Creek Drive
49622 49620 49618 49616
22921
54087
22922
5058
60759
56085
22908
Subject Property
Subject Property
47198
47199
22920
56080 56082 56084
56079
56078
56152
56154
56156
56077
56151
22919
22918
10
56150
56165
56163
56161
47218
56148
56149
56147
Fort Colony Boulevard
56141
56139
56145
56143
22915
22914
22916
56130
56131
56129
56128
56116
56127
56126
56125
56124
Colony Court
Catlett Road
38740
22904
51676
22903
300ft
EXHIBIT
6
tabbies
Section 5, Item E)
125

CONCEPTUAL STUDY

CATLETT ROAD

SCALE: 1"=100'

Attachment A

Front 8.79 acres:

PARCEL ID 082D-19-010/00.00

Book 2013 Page 936 Judicial District of Madison County, Mississippi, to wit:
Being situated in the West ½ of Section 19, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described as follows:

Commence at a concrete monument marking the northwest corner of Section 19, Township 8 North, Range 2 East, and run East 2591.0 feet; Run thence South 3452.8 feet to an iron bar marking the northeast corner of and the point of beginning for the property herein described; Run thence South 00 degrees 13 minutes West along the West right-of-way line of a county gravel road 385.4 feet to an iron bar; Run thence South 89 degrees 39 minutes West along an old fence line 293.9 feet to a fence corner; Run thence South 02 degrees 05 minutes West along an old fence line 57.1 feet to a fence corner; Run thence North 89 degrees 47 minutes West along an old fence 601.9 feet; Thence North 00 degrees 00 minutes 30 seconds West 448.2 feet; Thence South 89 degrees 41 minutes East along the North line of a certain 26.37 – acre tract 899.4 feet to the point of beginning, containing 8.79 acres, more or less. And subject to a 30 -foot ingress/egress easement along the entire North side.

Back 8.79 acres:

PARCEL ID 082D-19-010/01.00

Book 2013 Page 939 District of Madison County, Mississippi, to-wit: Being situated in the West ½ of Section 19, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described as follows:

Commence at a concrete monument marking the northwest corner of Section 19, Township 8 North, Range 2 East, and run East 2591.0 feet; Run thence South 3452.8 feet to an iron bar marking the northeast corner of a certain 26.37 -acre tract; Thence North 89 degrees 41 minutes West along the North line of said 26.37 -acre tract 899.4 feet to the point of beginning of the property herein described; Thence South 00 degrees 00 minutes 30 seconds East 448.2 feet; Thence North 89 degrees 47 minutes West along the South line of aid 26.37 -acre tract 852.8 feet; Thence North 00 degrees 00 minutes 30 seconds West 449.7 feet; Thence South 89 degrees 41 minutes East along the north line of said 26.37 -acre tract 852.8 feet to the point of beginning and containing 8.79 acres, more or less. And together with a 30-foot ingress/egress easement along the North side of said 26.37 -acre tract.

Parcel Details

Parcel number	082D-19-010/02.00
PPIN	47198
Owner's name	LFP LLC
Physical street number	0
Physical street name	
Mailing address	PO BOX 986
Mailing city	RIDGELAND
Mailing state	MS
Mailing zip	39158
True Values	
Land	2700
Improvement	0
Total	2700
Assessed Values	
Total	406
Legal description	8.79A IN S1/2 SW1/4
Legal description 2	
Legal description 3	
Township	08N
Range	02E
Section	19
Taxing District:	2GM
Taxing Exempt:	NO
Supervisor District	2
Municipality	GLUCKSTADT
School District	MADISON COUNTY
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST

Deeds signed through 12/31/2024 and recorded by 1/7/2025

Book / Page / Date	
4033 / 754 / 2021-05-05	[View Deed]
4033 / 754 / 2021-05-05	[View Deed]
3763 / 222 / 2019-09-10	[View Deed]
3763 / 222 / 2019-09-10	[View Deed]
2013 / 933 / 2006-01-31	[View Deed]
2013 / 933 / 2006-01-31	[View Deed]
	[Search By Legal Description]
Date	2021-05-05
Homestead	NO

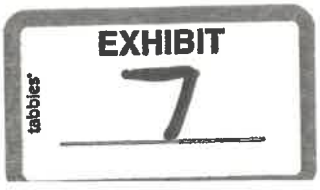
Available Maps

- 082D19.PDF

Notice: Map files are very large and may take several minutes to download.

No Improvements For This Parcel

Return to Parcel Search



Parcel Details

Parcel number	082D-19-011/02.00
PPIN	60759
Owner's name	GILLIAM CASANDRA JACKSON ET AL
Physical street number	0
Physical street name	
Mailing address	7803 HANA ROAD
Mailing city	EDISON
Mailing state	NJ
Mailing zip	08817
True Values	
Land	8830
Improvement	0
Total	8830
Assessed Values	
Total	1325
Legal description	21.33 ACC S1/2 N1/2 N1/2 SW1/4
Legal description 2	-INSIDE GLUCKSTADT-
Legal description 3	
Township	08N
Range	02E
Section	19
Taxing District:	2GM
Taxing Exempt:	NO
Supervisor District	2
Municipality	GLUCKSTADT
School District	MADISON COUNTY
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST

Deeds signed through 12/31/2024 and recorded by 1/7/2025

Book / Page / Date	
151 / 733 / 1985-05-28	[View Deed]
151 / 733 / 1985-05-28	[View Deed]
	[Search By Legal Description]
Date	1985-05-28
Homestead	NO

Available Maps

- 082D19.PDF

Notice: Map files are very large and may take several minutes to download.

No Improvements For This Parcel

Return to Parcel Search

Parcel Details

Parcel number	082D-19-012/01.00
PPIN	54087
Owner's name	WHITING WILLIE LEE & HAZELSTINE D
Physical street number	0
Physical street name	
Mailing address	182 CATLETT RD
Mailing city	MADISON
Mailing state	MS
Mailing zip	39110
True Values	
Land	30000
Improvement	67580
Total	97580
Assessed Values	
Total	14637
Legal description	2 AC IN NW1/4 SE1/4
Legal description 2	
Legal description 3	
Township	08N
Range	02E
Section	19
Taxing District:	2GM
Taxing Exempt:	NO
Supervisor District	2
Municipality	GLUCKSTADT
School District	MADISON COUNTY
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST

Deeds signed through 12/31/2024 and recorded by 1/7/2025

Book / Page / Date	
296 / 354 / 1992-02-19	[View Deed]
296 / 354 / 1992-02-19	[View Deed]
	[Search By Legal Description]
Date	1992-02-19
Homestead	NO

Available Maps

- 082D19.PDF

Notice: Map files are very large and may take several minutes to download.

Improvements

No.	Structure Type	Basic Sq Ft	Adj Sq Ft	Year Built	Value
1	SINGLE RESIDENCE	1,842	2,310	1968	67580

Return to Parcel Search

Parcel Details

Parcel number	082D-19-012/00.00
PPIN	22922
Owner's name	WHITING HAZELSTINE D
Physical street number	182
Physical street name	CATLETT RD
Mailing address	182 CATLETT RD
Mailing city	MADISON
Mailing state	MS
Mailing zip	39110
True Values	
Land	30000
Improvement	204060
Total	234060
Assessed Values	
Total	23406
Legal description	2 AC IN NW1/4 SE1/4
Legal description 2	
Legal description 3	
Township	08N
Range	02E
Section	19
Taxing District:	2GM
Taxing Exempt:	NO
Supervisor District	2
Municipality	GLUCKSTADT
School District	MADISON COUNTY
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST

Deeds signed through 12/31/2024 and recorded by 1/7/2025

Book / Page / Date	
3066 / 143 / 2014-03-28	[View Deed]
3066 / 143 / 2014-03-28	[View Deed]
2242 / 179 / 2007-09-26	[View Deed]
2242 / 179 / 2007-09-26	[View Deed]
296 / 354 / 1992-02-19	[View Deed]
296 / 354 / 1992-02-19	[View Deed]
228 / 254 / 1987-06-02	[View Deed]
228 / 254 / 1987-06-02	[View Deed]
	[Search By Legal Description]
Date	2014-03-28
Homestead	YES

Available Maps

- 082D19.PDF

Notice: Map files are very large and may take several minutes to download.

Improvements

No.	Structure Type	Basic Sq Ft	Adj Sq Ft	Year Built	Value

Parcel Details

Parcel number	082D-19-004/02.00
PPIN	22908
Owner's name	COULON PENNY E & PEGGY RAE HUNT
Physical street number	176
Physical street name	CATLETT RD
Mailing address	176 CATLETT RD
Mailing city	MADISON
Mailing state	MS
Mailing zip	39110
True Values	
Land	53400
Improvement	98930
Total	152330
Assessed Values	
Total	15233
Legal description	5.34 AC IN NW1/4 SE1/4
Legal description 2	
Legal description 3	
Township	08N
Range	02E
Section	19
Taxing District:	2GM
Taxing Exempt:	NO
Supervisor District	2
Municipality	GLUCKSTADT
School District	MADISON COUNTY
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST

Deeds signed through 12/31/2024 and recorded by 1/7/2025

Book / Page / Date	
4202 / 564 / 2022-05-02	[View Deed]
4202 / 564 / 2022-05-02	[View Deed]
2997 / 106 / 2013-08-30	[View Deed]
2997 / 98 / 2013-08-30	[View Deed]
2997 / 106 / 2013-08-30	[View Deed]
2997 / 102 / 2013-08-30	[View Deed]
2997 / 98 / 2013-08-30	[View Deed]
2997 / 102 / 2013-08-30	[View Deed]
479 / 556 / 2001-01-31	[View Deed]
479 / 556 / 2001-01-31	[View Deed]
460 / 572 / 2000-03-20	[View Deed]
460 / 572 / 2000-03-20	[View Deed]
268 / 28 / 1990-05-16	[View Deed]
268 / 28 / 1990-05-16	[View Deed]
WB22 / 520 / 1989-03-24	[View Deed]
WB22 / 520 / 1989-03-24	[View Deed]
248 / 561 / 1989-01-04	[View Deed]
248 / 561 / 1989-01-04	[View Deed]
	[Search By Legal Description]
Date	2022-05-02
Homestead	YES

Available Maps

- 082D19.PDF

Parcel Details

Parcel number	082D-19-443/00.00
PPIN	56079
Owner's name	BRADFORD COREY L
Physical street number	206
Physical street name	FIRST COLONY BLVD
Mailing address	206 FIRST COLONY BLVD
Mailing city	MADISON
Mailing state	MS
Mailing zip	39110
True Values	
Land	50000
Improvement	280650
Total	330650
Assessed Values	
Total	49598
Legal description	LOT 03 FIRST COLONY
Legal description 2	
Legal description 3	
Township	08N
Range	02E
Section	19
Taxing District:	2GM
Taxing Exempt:	NO
Supervisor District	2
Municipality	GLUCKSTADT
School District	MADISON COUNTY
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST

Deeds signed through 12/31/2024 and recorded by 1/7/2025

Book / Page / Date	
4186 / 419 / 2022-03-22	[View Deed]
4186 / 419 / 2022-03-22	[View Deed]
3999 / 447 / 2021-03-05	[View Deed]
3999 / 447 / 2021-03-05	[View Deed]
3365 / 513 / 2016-07-18	[View Deed]
3365 / 513 / 2016-07-18	[View Deed]
3221 / 208 / 2015-06-24	[View Deed]
3221 / 208 / 2015-06-24	[View Deed]
	[Search By Legal Description]
Date	2022-03-22
Homestead	NO

Available Maps

- 082D19.PDF

Notice: Map files are very large and may take several minutes to download.

Improvements

No.	Structure Type	Basic Sq Ft	Adj Sq Ft	Year Built	Value

Parcel Details

Parcel number	082D-19-442/00.00
PPIN	56078
Owner's name	DEAN JORDAN LANE ETUX AMIE W
Physical street number	204
Physical street name	FIRST COLONY BLVD
Mailing address	204 FIRST COLONY BLVD
Mailing city	MADISON
Mailing state	MS
Mailing zip	39110
True Values	
Land	50000
Improvement	383790
Total	433790
Assessed Values	
Total	43379
Legal description	LOT 02 FIRST COLONY
Legal description 2	
Legal description 3	
Township	08N
Range	02E
Section	19
Taxing District:	2GM
Taxing Exempt:	NO
Supervisor District	2
Municipality	GLUCKSTADT
School District	MADISON COUNTY
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST

Deeds signed through 12/31/2024 and recorded by 1/7/2025

Book / Page / Date	
4154 / 173 / 2022-01-04	[View Deed]
4154 / 173 / 2022-01-04	[View Deed]
4032 / 396 / 2021-05-03	[View Deed]
4032 / 396 / 2021-05-03	[View Deed]
3371 / 577 / 2016-08-01	[View Deed]
3371 / 577 / 2016-08-01	[View Deed]
3221 / 208 / 2015-06-24	[View Deed]
3221 / 208 / 2015-06-24	[View Deed]
	[Search By Legal Description]
Date	2022-01-04
Homestead	YES

Available Maps

- 082D19.PDF

Notice: Map files are very large and may take several minutes to download.

Improvements

No.	Structure Type	Basic Sq Ft	Adj Sq Ft	Year Built	Value

Parcel Details

Parcel number	082D-19-441/00.00
PPIN	56077
Owner's name	COX JACOB N & LAUREN
Physical street number	202
Physical street name	FIRST COLONY BLVD
Mailing address	202 FIRST COLONY BLVD
Mailing city	MADISON
Mailing state	MS
Mailing zip	39110
True Values	
Land	50000
Improvement	296530
Total	346530
Assessed Values	
Total	34653
Legal description	LOT 01 FIRST COLONY
Legal description 2	
Legal description 3	
Township	08N
Range	02E
Section	19
Taxing District:	2GM
Taxing Exempt:	NO
Supervisor District	2
Municipality	GLUCKSTADT
School District	MADISON COUNTY
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST

Deeds signed through 12/31/2024 and recorded by 1/7/2025

Book / Page / Date	
4104 / 840 / 2021-09-21	[View Deed]
4104 / 840 / 2021-09-21	[View Deed]
3647 / 235 / 2018-09-13	[View Deed]
3647 / 235 / 2018-09-13	[View Deed]
3453 / 187 / 2017-03-09	[View Deed]
3453 / 187 / 2017-03-09	[View Deed]
3374 / 872 / 2016-08-05	[View Deed]
3374 / 872 / 2016-08-05	[View Deed]
3221 / 208 / 2015-06-24	[View Deed]
3221 / 208 / 2015-06-24	[View Deed]
	[Search By Legal Description]
Date	2021-09-21
Homestead	YES

Available Maps

- 082D19.PDF

Notice: Map files are very large and may take several minutes to download.

Improvements

No.	Structure Type	Basic	Adj.	Year	Value

Parcel Details

Parcel number	082D-19-009/00.00
PPIN	22919
Owner's name	MOUNT PLEASANT CEMETERY
Physical street number	0
Physical street name	
Mailing address	
Mailing city	
Mailing state	
Mailing zip	
True Values	
Land	0
Improvement	0
Total	0
Assessed Values	
Total	0
Legal description	1.7A OUT SW1/4 FRONTING ON CATLETT
Legal description 2	RD
Legal description 3	CALL TO ISRAEL SADDLER
Township	08N
Range	02E
Section	19
Taxing District:	2GM
Taxing Exempt:	YES
Supervisor District	2
Municipality	GLUCKSTADT
School District	MADISON COUNTY
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST

Deeds signed through 12/31/2024 and recorded by 1/7/2025

Book / Page / Date	[Search By Legal Description]
Date	
Homestead	NO

Available Maps

- 082D19.PDF

Notice: Map files are very large and may take several minutes to download.

No Improvements For This Parcel

Return to Parcel Search

Parcel Details

Parcel number	082D-19-007/05.00
PPIN	47218
Owner's name	SADDLER LAURA B -ETAL-
Physical street number	143
Physical street name	CATLETT RD
Mailing address	(VERIZON WIRELESS PERSONAL COMM)
Mailing city	ADDISON
Mailing state	TX
Mailing zip	75001
True Values	
Land	100000
Improvement	0
Total	100000
Assessed Values	
Total	15000
Legal description	(TOWER SITE) GLUCKSTADT SITE
Legal description 2	(SITE #44582) SEE FILE
Legal description 3	
Township	08N
Range	02E
Section	19
Taxing District:	2GM
Taxing Exempt:	NO
Supervisor District	2
Municipality	GLUCKSTADT
School District	MADISON COUNTY
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST

Deeds signed through 12/31/2024 and recorded by 1/7/2025

Book / Page / Date	
2082 / 717 / 2006-08-04	[View Deed]
2082 / 717 / 2006-08-04	[View Deed]
	[Search By Legal Description]
Date	2006-08-04
Homestead	NO

Available Maps

- 082D19.PDF

Notice: Map files are very large and may take several minutes to download.

No Improvements For This Parcel

Return to Parcel Search

Parcel Details

Parcel number	082D-19-008/00.00
PPIN	22918
Owner's name	BANKS GIRTIE S & ISREL SADDLER JR
Physical street number	143
Physical street name	CATLETT RD
Mailing address	714 WESTFIELD DR
Mailing city	JACKSON
Mailing state	MS
Mailing zip	39110
True Values	
Land	6650
Improvement	0
Total	6650
Assessed Values	
Total	998
Legal description	20A OFF N/E S 1/2 SW 1/4
Legal description 2	
Legal description 3	
Township	08N
Range	02E
Section	19
Taxing District:	2GM
Taxing Exempt:	NO
Supervisor District	2
Municipality	GLUCKSTADT
School District	MADISON COUNTY
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST

Deeds signed through 12/31/2024 and recorded by 1/7/2025

Book / Page / Date	
4036 / 140 / 2021-05-10	[View Deed]
4036 / 140 / 2021-05-10	[View Deed]
113 / 510 / 1985-05-28	[View Deed]
113 / 510 / 1985-05-28	[View Deed]
	[Search By Legal Description]
Date	2021-05-10
Homestead	NO

Available Maps

- 082D19.PDF

Notice: Map files are very large and may take several minutes to download.

No Improvements For This Parcel

Return to Parcel Search

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 03/17/2026

SUBJECT: Site Plan Consideration-Martin Group-104 Office Park Dr

Martin Group, PLLC is planning to build a 2100 SF office building at Gluckstadt Office Park off of Old Jackson Rd. Martin Group requested and received approval for a dimensional variance in 2025 to reduce the side and rear setbacks to 5'. Minutes approving this variance are attached. They also have satisfied the parking space requirement. They just recently presented their building elevations and landscaping to the ARC board in which was approved as presented contingent on reconfiguring the parking spaces in order to fit their landscaping along the edge of the building. They have updated their site plan to account for this request and is attached.

We do recommend the approval of this site plan.

City of Gluckstadt

Application for Site Plan & Architectural Review

Subject Property Address: 342 Old Jackson Rd., Madison, MS 39110

Parcel #: 082E-15-003/00.00

Owner: The Martin Firm PLLC and the Martin Group **Applicant:** The Martin Firm PLLC and the Martin Group

Address: 513 N. State St., Jackson, MS **Address:** 513 N. State St., Jackson, MS

Phone #: (601) 624-2678 **Phone #:** (601) 624-2678

E-Mail: Sam@MartinFirmMS.c o m **E-Mail:** Sam@MartinFirmMS.c o m

Current Zoning District: C-2 Highway Commercial Distric

Acreage of Property (If applicable): .52 Acres **Use sought of Property:** Commercial

---

Requirements of Applicant:

1. Overview letter briefly describing the intent of the project
2. Copy of written legal description
3. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
4. Color Rendering & Elevations at time of submittal
5. Color samples or color identification codes

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

One (1) hard copy and One (1) digital copy of the site plan shall be prepared and submitted to the Zoning Administrator.

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 meetings of the Planning and Zoning Commission and Architectural Review Committee 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 and the Architectural Design Standards 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.***

S Marks — 2/27/2026

Applicant Signature **Date**

CITY OF GLUCKSTADT BUILDING DEPARTMENT

OFFICE USE ONLY

Date Received: 2/27/2026

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

Yes ✓ No

Signature: Bridgette Smith

Planning & Zoning Administrator (or Authorized Representative)

343 Distribution Drive
Gluckstadt MS 39110

Receipt Number: R00011658
Cashier Name: BRIDGE
Terminal Number: 24
Receipt Date: 2/27/2026 12:54:35 PM

MARTIN LAW FIRM, THE
513 N STATE ST
JACKSON MS 39201

Trans Code: 400.00 - Permit Payments **Account: 2026029 MARTIN LAW FIRM, THE** **$100.00**

2026029 100.00CR

Total Balance Due: **$100.00**

Payment Method: Check Payor: MARTIN LAW FIRM, THE Reference: 201282480 Amount: $100.00

Total Payment Received: **$100.00**

Change: **$0.00**

Madison County, MS
I CERTIFY THIS INSTRUMENT FILED/RECORDED
2/21/2025 2:35:51 PM
INST. 1022363 PAGE 1 OF 3
BOOK W - 4527/133
WITNESS MY HAND AND SEAL
Ronny Lott, C.C. BY: KA D.C.

PREPARED BY AND RETURN TO:
Gardner Richey (MS Bar #: 105292)
Maples & Richey, PLLC
801 Baptist Drive, Suite 203
Madison, Mississippi 39110
Phone: (601) 707-4114

INDEXING INSTRUCTIONS:
SW 1/4 of SW 1/4, Section 15,
Township 8 North, Range 2 East,
Madison County, Mississippi

Parcel #: Part of 082E-15-003/00.00

GRANTOR:
Jerry M. Goolsby
155 East Ridge Lane, Canton, MS 39046
Phone: (601) 573-6763

GRANTEE:
The Martin Firm, PLLC
128 Stokes Road, Flora, MS 39071
Phone: (601) 624-2678

The Martin Group LLC
157 North Union Street, Canton, MS 39046
Phone: (601) 624-2974

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Jerry M. Goolsby** ("Grantor") does hereby GRANT, BARGAIN, SELL, CONVEY AND WARRANT to **The Martin Firm, PLLC, a Mississippi Professional Limited Liability Company, and The Martin Group LLC, a Mississippi Limited Liability Company** (collectively, "Grantee") the following described land (the "Property"):

A tract or parcel of land containing 0.52 acres, lying and being situated in the Southwest quarter of the Northeast quarter of Section 15, Township 8 North, Range 2 East, Madison County, Mississippi.

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, Grid Values, U.S. Survey feet, using a scale factor of 0.99995653 and a grid to geodetic azimuth angle of 00 degrees 07 minutes 55 seconds developed at the below described POINT OF BEGINNING:

Beginning at a found ½ inch rebar that is 1,319.24 feet North of and 20.79 feet East of the Southwest corner of Section 15, Township 8 North, Range 2 East, Madison County, Mississippi;

Book 4527 Page 134
Instrument# 1022363

From said point run North 89 degrees 29 minutes 14 seconds East for a distance of 307.17 feet to a set ½ inch rebar;

Thence run South 00 degrees 15 minutes 45 seconds East for a distance of 74.49 feet to a set ½ inch rebar;

Thence run South 89 degrees 31 minutes 32 seconds West for a distance of 307.20 feet to a set ½ inch rebar on the East Right of Way of Old Jackson Road;

Thence run North 00 degrees 14 minutes 18 seconds West, along said Right of Way, for a distance of 74.29 feet, back to the POINT OF BEGINNING.

All set ½ inch rebars have a plastic cap that has C.O.A. S-64 engraved in it.

The above description is based off plat of survey by Williams, Clark, and Morrison, Inc., dated December 12, 2024.

TOGETHER WITH all improvements and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anyway appertaining, to have and to hold the same in fee simple forever.

This conveyance and the warranty hereof are SUBJECT TO (a) ad valorem real property taxes and assessments for the current and subsequent years; (b) all zoning, environmental and other building and other regulations, laws, ordinances, orders, rules, permits, restrictions, codes and requirements of any governmental authorities, federal, state, county, local or otherwise; (c) all reservations, severances, leases, or other conveyances of oil, gas, or other minerals, if any, including all easements or rights of way for the use and enjoyment of the same; (d) title to, and easements in, any portion of the Property lying within any highways, roads, streets, or other ways, whether public or private, and whether open or closed; (e) Terms and conditions of that Access and Utility Easement by and among The Martin Firm, PLLC, The Martin Group LLC, Gluckstadt Office Park, LLC, and Jerry Goolsby executed contemporaneously with this Warranty Deed, and (f) all matters shown on that Plat of Survey by J. Wayne Morrison, dated December 12, 2024, and designated as Job No. 19-2024-1783.

Current ad valorem taxes on the Property having been prorated, Grantee hereby assumes payment of all ad valorem real property taxes and assessments on the Property for the current year and subsequent years. The terms "Grantor" and "Grantee" are used for singular or plural, as context requires, and include the respective heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, Grantor has signed this Warranty Deed on the date acknowledged below.

Jerry M. Goolsby

STATE OF MISSISSIPPI
COUNTY OF MADISON

This record was acknowledged before me on February 18, 2025, by Jerry M. Goolsby.

Notary Public

STATE OF MISSISSIPPI NOTARY PUBLIC BROCK MAPLES Commission Expires May 30, 2025 MADISON COUNTY

City of Gluckstadt
Planning and Zoning Department
343 Distribution Drive
Gluckstadt, MS 39110

February 27, 2026

Subject: Intent of Project for Site Plan Review – 2,100 Square Foot Commercial Building

Dear Planning and Zoning Department,

This letter is to describe the intent of the proposed project located at 342 Old Jackson Rd. for which a site plan application is being submitted. The project proposes the construction of a new 2,100 square foot commercial building intended to house office space, including my law office.

The building will function as a multi-tenant professional office space. The use is consistent with the zoning and land-use designations of the site. The structure is designed to accommodate reception/waiting area, private and conference offices, client meeting rooms, supporting services (restrooms, storage, small kitchenette/refreshment area), and staff work areas. The interior layout will emphasize secure, confidential spaces and accessible design.

A quick summary of the Project:

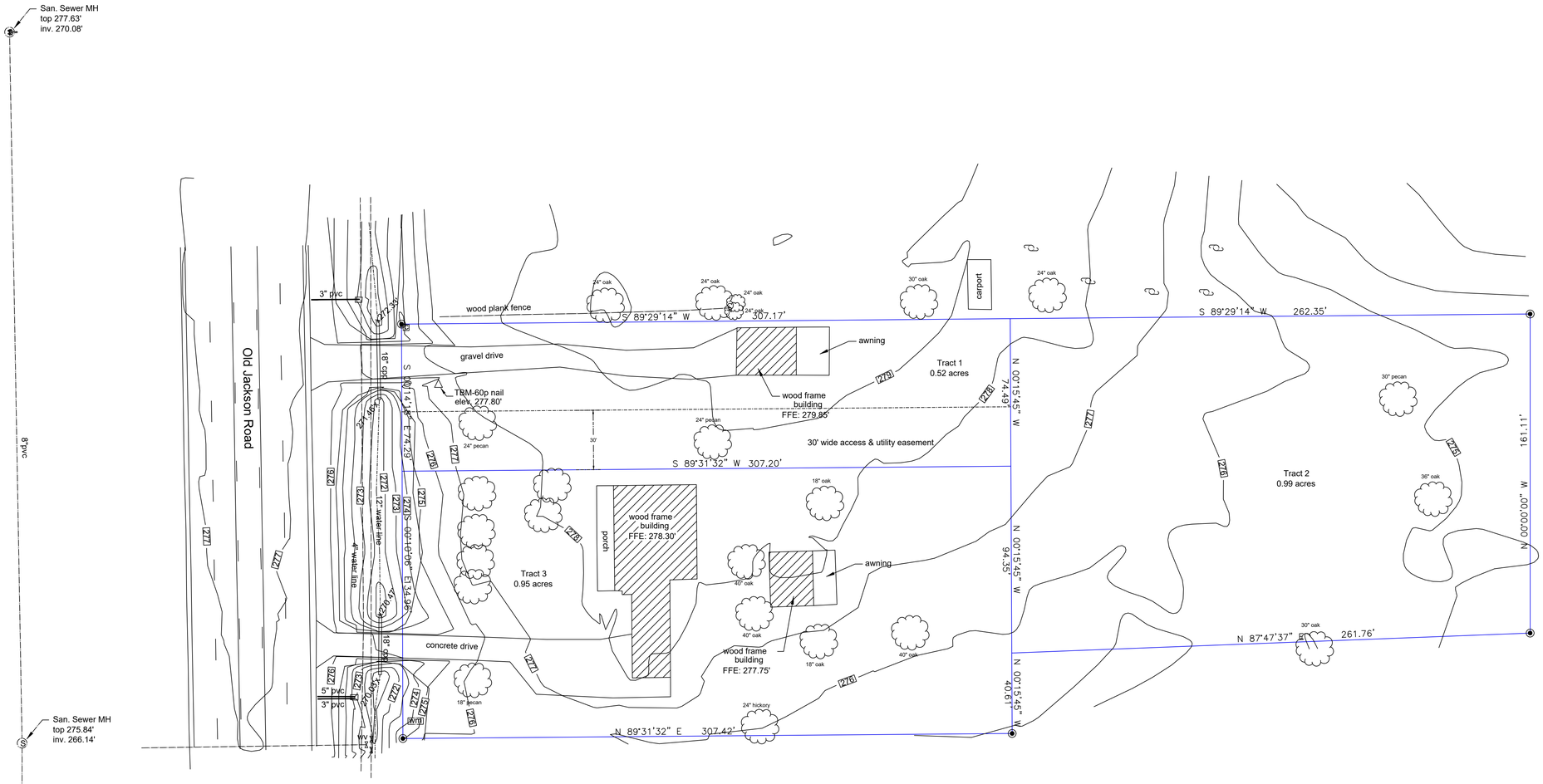
- Compatibility with surroundings: The project is sited to minimize impacts on adjacent properties through appropriate setbacks, landscaping, lighting, and buffering. The project has the same architectural treatment and color as the adjacent properties to ensure seamless transition between parcels and appropriate aesthetics. The project will use the existing dumpster on the adjacent property owned by Gluckstadt Office Park LLC.
- Parking and circulation: Adequate parking and vehicular circulation will be provided in compliance with local zoning and parking standards.
- Regulatorily compliant design: The project will adhere to applicable building, fire, life-safety, accessibility (ADA), and energy efficiency codes. All required permits and inspections will be pursued in coordination with the appropriate city departments.
- Community impact: The development aims to contribute to the area by providing a professional service anchor, with minimal disruption to traffic and neighboring properties. Site features such as lighting, screening, and landscaping will be designed to enhance safety and aesthetics.

This letter is intended to document the project's purpose and scope for the city's site plan review process. We would appreciate the approval of the site plan and are excited to move our office to Gluckstadt! If additional information or revisions are required, please contact me at (601) 624-2678 or Sam@MartinFirmMS.com and we will promptly provide the requested materials.

Sincerely,

Sam Martin

513 N. State St.
Jackson, MS 39201
www.MartinFirmMS.com



TOPOGRAPHIC SURVEY

SCALE : 1" = 30'-0"

TOPOGRAPHIC SURVEY PREPARED BY:

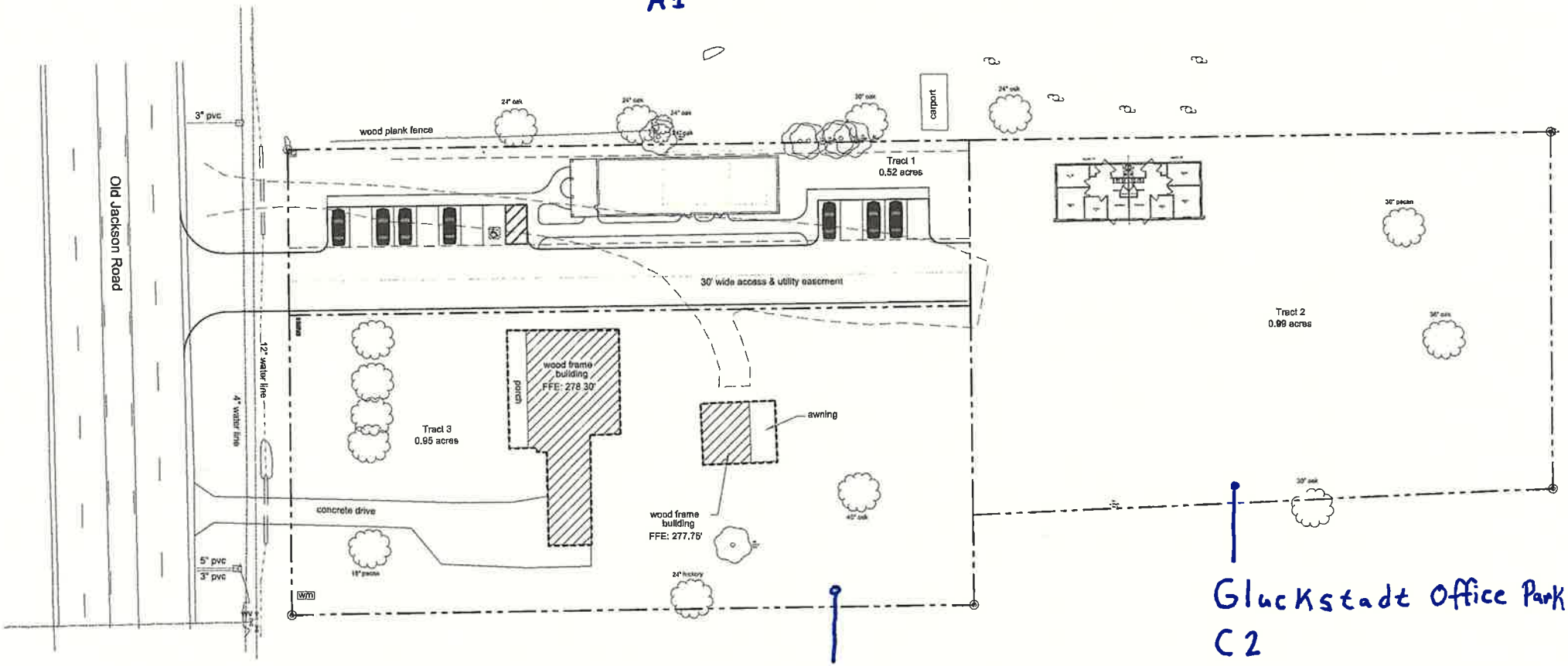
Baird Engineering, Inc.
506 Jefferson St.
Clinton, MS 39056
601-925-5015

SKYLINE

Plan No.	26-001
Drawn By:	JCP
Date :	1-12-26
Revised :	

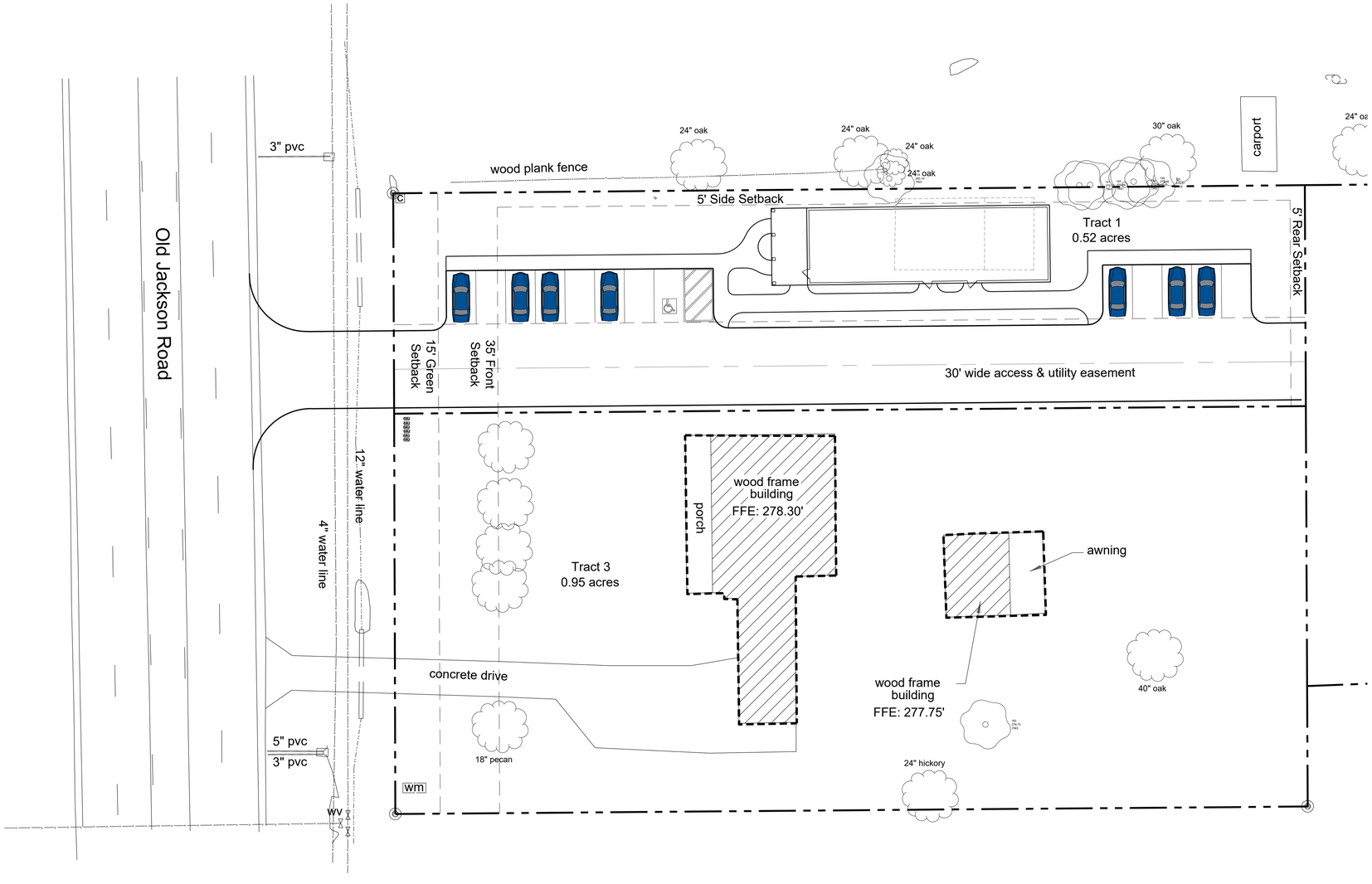
2 OF 10

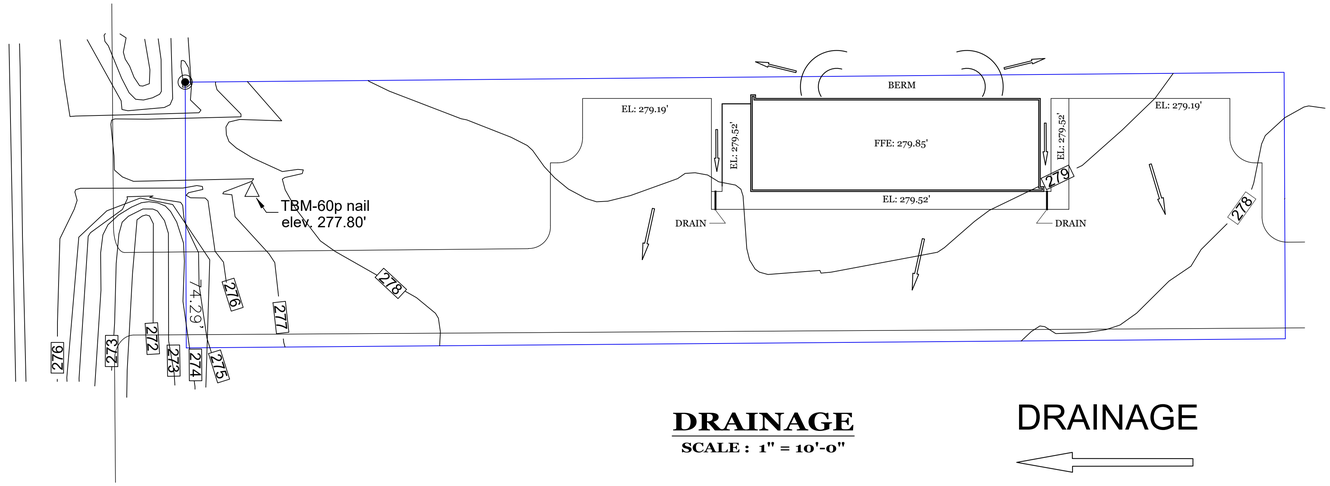
Madison Landscape Properties LLC
A1



Jerry Goolsby
C2

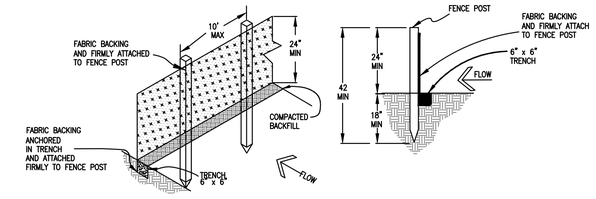
Gluckstadt Office Park LLC
C2


Old Jackson Road
3" pvc
wood plank fence
24" oak
24" oak
24" oak
24" oak
30" oak
carport
24" oa
5' Side Setback
Tract 1
0.52 acres
5' Rear Setback
15' Green Setback
35' Front Setback
30' wide access & utility easement
12" water line
4" water line
wood frame building
FFE: 278.30'
porch
Tract 3
0.95 acres
awning
concrete drive
wood frame building
FFE: 277.75'
40" oak
18" pecan
24" hickory
5" pvc
3" pvc
wv
wm



DRAINAGE
SCALE : 1" = 10'-0"

DRAINAGE



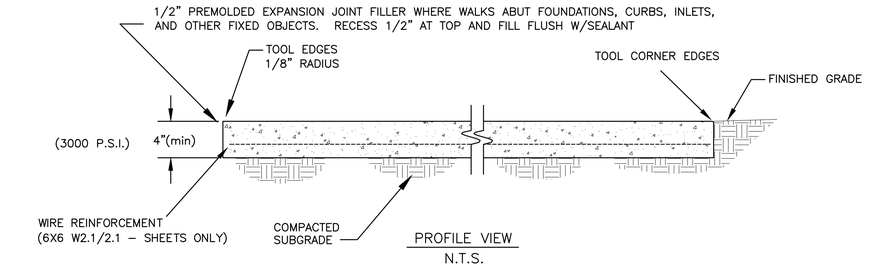
SILT FENCE DETAIL
N.T.S.

Construction Notes for Silt Fence:

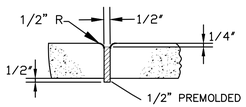
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO SILT FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
4. LOCATE POSTS DOWNSLOPE OF FABRIC FOR FENCE SUPPORT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

   POSTS: STEEL EITHER "T" OR "U" TYPE, OR WOODEN
   POSTS: LOCATE MAXIMUM OF 6 FEET O.C.
   FENCE: PER LOCAL REQUIREMENTS OR WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING
   FILER CLOTH: FILTER X, MIRAFI 100X, STABI-LINKA T140N OR APPROVED EQUAL

6. SILT FENCE SHALL BE PLACED SO THAT NO SEDIMENT WILL LEAVE THE SITE.

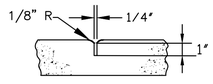


PROFILE VIEW
N.T.S.



EXPANSION JOINT
N.T.S.

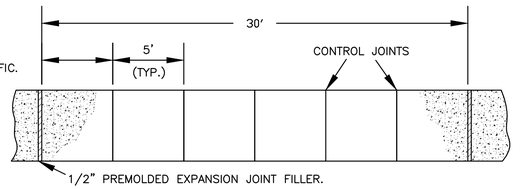
TYP. CONTROL JOINTS – DEPTH TO BE 1/4 OF SLAB THICKNESS. TOOL 1/8" RADIUS ON EDGES. SPACE AT APPROX. SIDEWALK WIDTH UNLESS OTHERWISE SHOWN ON PLANS.



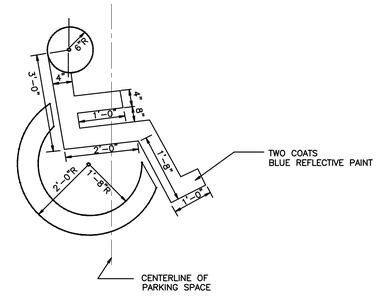
CONTROL JOINT
N.T.S.

CONCRETE SIDEWALK SECTION DETAILS
N.T.S.

NOTES:
1) CONCRETE SHALL BE 3,000 psi MINIMUM
2) 6X6 W2.1/W2.1 WIRE REINFORCEMENT REQUIRED (SHEETS ONLY)
3) PROVIDE BROOM FINISH TO ALL EXPOSED SURFACES
4) HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAFFIC.



PLAN VIEW
N.T.S.



ACCESSIBILITY PARKING SYMBOL
N.T.S.

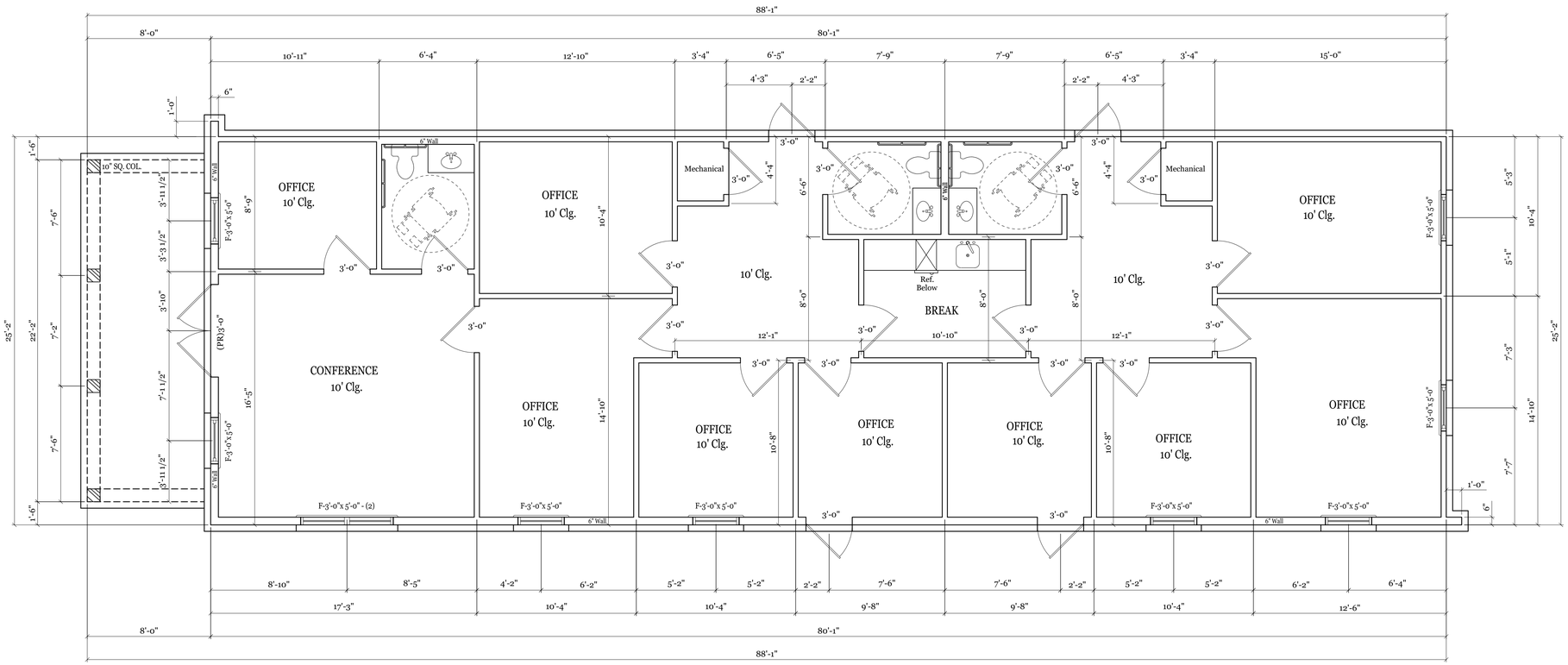
NOTES

1. ACCESSIBILTY SYMBOLS SHALL BE PAINTED ON PAVEMENT AT EACH ACCESSIBLE PARKING SPACE.
2. ALL PAVEMENT MARKING INSTALLATIONS SHALL CONFORM TO THE 1988 MUTCD AND ALL SUBSEQUENT REVISIONS.
3. ALL ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH A ACCESSIBILITY PARKING SPACE SIGN.
4. BLUE PAINT TO BE PAINTED FOR ALL ACCESSIBLE MARKINGS.

SKYLINE

Plan No.	26-001
Drawn By:	JCP
Date :	1-12-26
Revised :	

Landscape Plan



BEAM SCHEDULE		
SPAN	BEAM SIZE	STEEL PLATE
16'-0"	2 2"X10"	1/4"X 9-1/4"
18'-0"	2 2"X10"	3/8"X 9-1/4"
20'-0"	2 2"X10"	1/2"X 9-1/4"
22'-0"	2 2"X10"	5/8"X 9-1/4"
24'-0"	2 2"X12"	1/2"X 11-1/4"

SPAN TABLE BY SOUTHERN PINE

SIZE & SPACING	CEILING JOIST	RAFTER W/O CEILING	RAFTER W/ CEILING	FLOOR JOIST
2"X4" @ 12" O.C.	9-10"	9-8"	N/A	N/A
2"X4" @ 16" O.C.	8'-11"	8'-8"	N/A	N/A
2"X4" @ 24" O.C.	7'-8"	7'-1"	N/A	N/A
2"X6" @ 12" O.C.	15'-6"	14'-10"	13'-9"	10'-9"
2"X6" @ 16" O.C.	13-6"	12'-10"	11'-2"	9'-6"
2"X6" @ 24" O.C.	11'-0"	10'-6"	9'-2"	7'-9"
2"X8" @ 12" O.C.	20'-1"	18'-8"	16'-8"	14'-2"
2"X8" @ 16" O.C.	17'-5"	16'-2"	14'-5"	12'-4"
2"X8" @ 24" O.C.	14'-2"	13'-2"	11'-9"	10'-0"
2"X10" @ 12" O.C.	23'-11"	22'-9"	19'-11"	16'-11"
2"X10" @ 16" O.C.	20'-9"	19'-8"	17'-3"	14'-8"
2"X10" @ 24" O.C.	16'-11"	15'-8"	14'-1"	12'-0"
2"X12" @ 12" O.C.	N/A	N/A	23'-4"	19'-10"
2"X12" @ 16" O.C.	N/A	N/A	20'-2"	17'-2"
2"X12" @ 24" O.C.	N/A	N/A	16'-6"	14'-0"

20 PSF LIVE LOAD, 10 PSF DEAD LOAD — DEFLECTION LIMIT 240 / LOAD DURATION FACTOR 1.15
30 PSF LIVE LOAD, 20 PSF DEAD LOAD — DEFLECTION LIMIT 180 / LOAD DURATION FACTOR 1.15
30 PSF LIVE LOAD, 10 PSF DEAD LOAD — DEFLECTION LIMIT 240 / LOAD DURATION FACTOR 1.15
40 PSF LIVE LOAD, 20 PSF DEAD LOAD — DEFLECTION LIMIT 360

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

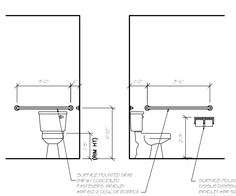
SQUARE FOOTAGE

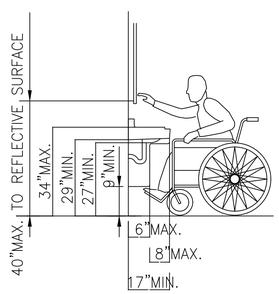
W / BRICK

Heated _____ 2104 Sq Ft.
Porches _____ 168 Sq. Ft.

W.O. / BRICK

Heated _____ 2015 Sq Ft.
Porches _____ 177 Sq. Ft.





WINDOW HDR'S AT 8'0" UNLESS OTHERWISE NOTED.

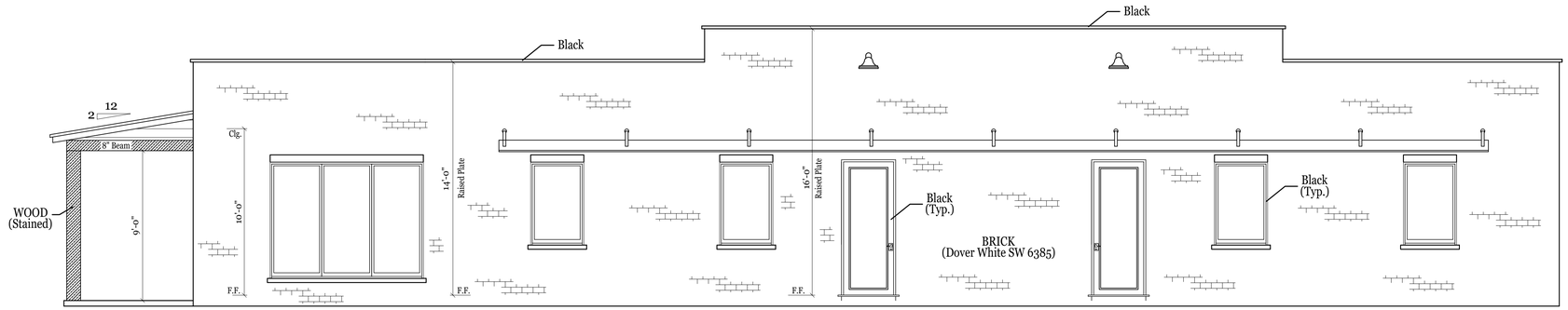
GENERAL NOTES:

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

All dimensions and conditions are to be checked and verified by contractor prior to the beginning of construction. Any engineering aspects should be specified to actual site and conditions. Due to varying conditions and situations, the designer assumes no liability for any home constructed from this plan.
Reproduction of this plan without permission is strictly prohibited.

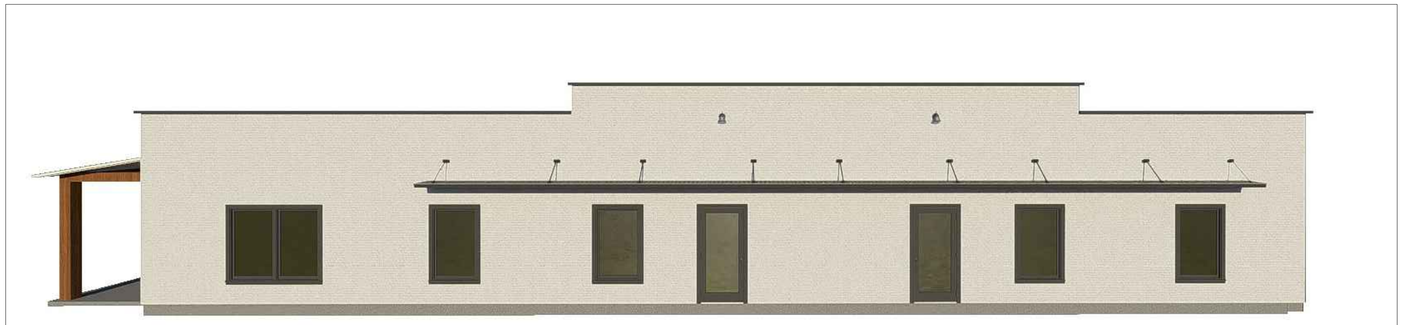
SKYLINE

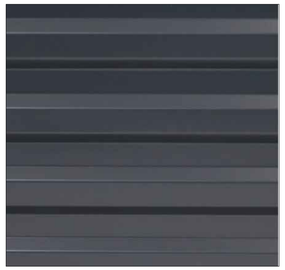
Plan No. 26-001
Drawn By: JCP
Date : 1-12-26
Revised :



Front

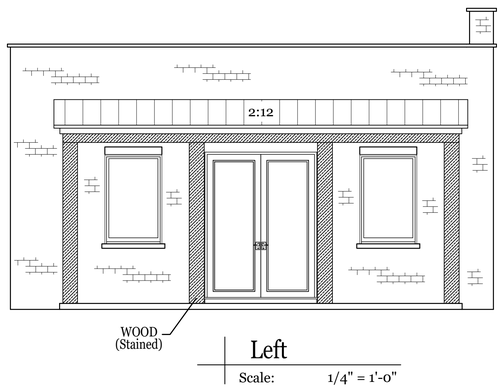
Scale: 1/4" = 1'-0"





GALVALUME

Dover White SW 6385



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SKYLINE

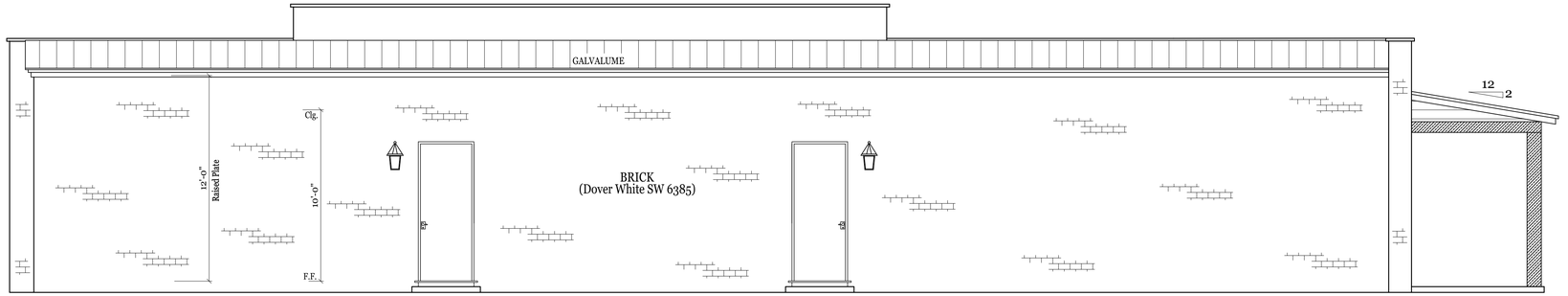
Plan No. 26-001

Drawn By: JCP

Date : 1-12-26

Revised :

6 OF 10



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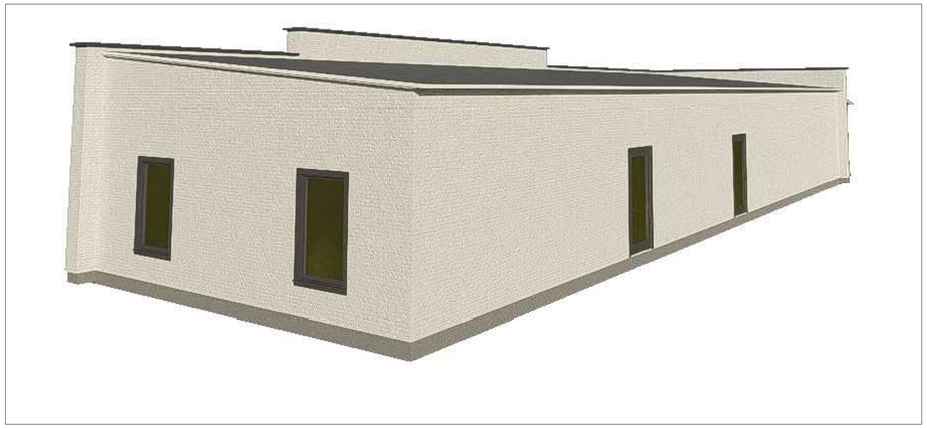

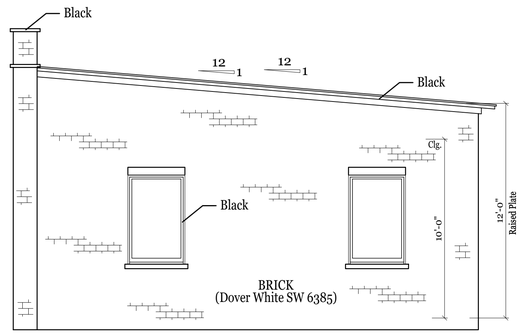

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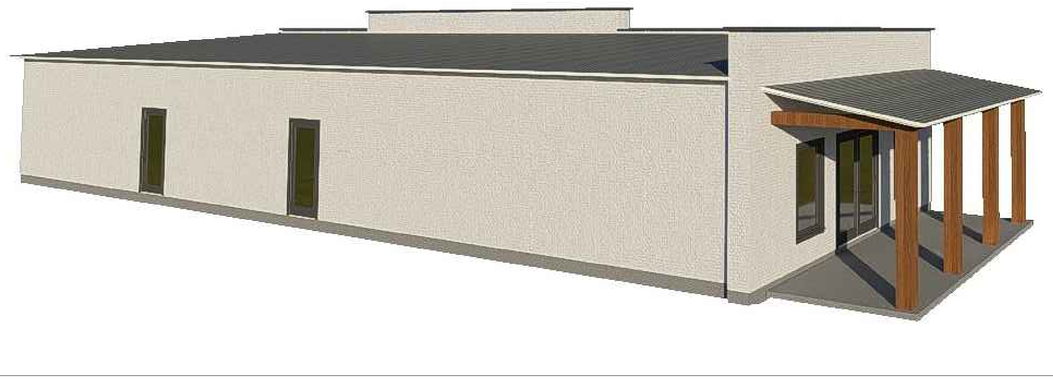

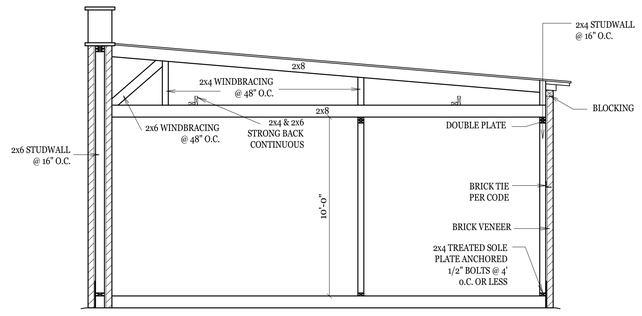

SKYLINE

Plan No. 26-001

Drawn By: JCP

Date : 1-12-26

Revised :

7 OF 10

REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF GLUCKSTADT, MISSISSIPPI

Tuesday, February 11, 2025 at 6:00 PM

Minutes

This notice and agenda of the Regular Meeting of the Mayor and Board of Aldermen is hereby given by the undersigned. Said meeting shall be held on Tuesday, February 11, 2025, at 6:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

1. Call Meeting to Order and Roll Call

The Mayor called the February 11, 2025, Regular Meeting of the Mayor and Board of Aldermen to order. The Mayor presented the Notice of Regular Meeting of the Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi acknowledged by all Aldermen. (Exhibit "A").

Board Members Present: Mayor Walter C. Morrison, Alderman John Taylor, Alderwoman Miya Warfield Bates (via telephone), Alderman Wesley Slay, Alderman Jayce Powell and Alderwoman Lisa Williams.

Staff Members Present: City Clerk Lindsay Kellum, Deputy City Clerk Chasity Pickett, Public Works Director Chris Buckner, Chief of Police Barry Hale, Grant Administrator Ruth Stogner, Executive Assistant Janet Brooks, and City Attorney Zachary Giddy.

2. Opening Prayer and Pledge of Allegiance

Pastor Brooks opened the meeting with prayer.

Alderman Powell led the Pledge of Allegiance.

No action taken.

3. Presented Items

A) Request for Approval of Citywide Celebration of the Week of the Young Child, April 7-11, 2025 (Thelma Harden, Christian Learning Center)

The Mayor requested a motion to approve the Resolution Designating the Week of April 7-11, 2025 as the Week of the Young Child (Exhibit "B"). Alderwoman Bates made a motion to the Resolution Designating the Week of April 7-11, 2025 as the Week of the Young Child, and it was seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

The Mayor declared the motion carried.

B) Request for Approval of Resolution, Designating Firefighter Appreciation Week, February 17th -21st, 2025 (Alderman Powell)

The Mayor requested a motion to approve the Resolution Designating the Week of February 17-21st, 2025 Firefighter Appreciation Week (Exhibit "C"). Alderman Powell made a motion to approve the Resolution Designating the Week of February 17-21st, 2025 Firefighter Appreciation Week, and it was seconded by Alderman Slay.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

The Mayor declared the motion carried.

C) Presentation of Officer of the Quarter, Investigator Rob Parker (Chief Hale)

The Chief of Police announced Investigator Robert Parker as Officer of the Quarter and presented him with a plaque.

The Mayor congratulated Investigator Parker on Officer of the Quarter.

No action taken.

D) Presentation of 2024 Officer of the Year, Sergeant Duane Montgomery (Chief Hale)

The Chief of Police announced Sgt. Duane Montgomery as Officer of the Year and presented him with a plaque.

The Mayor congratulated Sgt. Montgomery on Officer of the Year.

No action taken.

E) Presentation of the Life Saving Award, Sergeant Duane Montgomery and Sergeant Kyrie Lucas (Veterans of Foreign Wars of the United States)

The Chief of Police announced Sgt. Kyrie Lucas and Sgt. Duane Montgomery for receiving the Life Saving Award and presented them with a plaque.

The Mayor congratulated Sgt. Lucas and Sgt. Montgomery on receiving the Life Saving Award.

No action taken.

The Mayor reminded the public to please consider donations of coats to the Mayor's Youth Council Coat Drive and donations of canned soup for the March of Mayors Food Drive, benefitting local food pantries; collections will go on until the end of February.

4. Approval of Consent Agenda Items

A) Approval of Claims Docket

B) Approval of January 14, 2025 Meeting Minutes

C) Request for Approval of Training & Travel Reimbursement, First Line Supervision Class, MLEOTA - Pearl, MS 2/24-2/26 (Sgt. Lucas)

D) Request for Approval, Formally Accepting Donation of Various Items (Computers, Monitors, Printers) from the Madison County District Attorney and Request to Add to Fixed Assets

E) Request for Approval, Donation of Trail Cameras to the Public Works Department from Trey McClellan

F) Request for Approval, Stantec Task Order #7 (Public Works, Engineering Services)

G) Request for Approval, Waste Management Service Agreement (107 Lone Wolf Drive)

H) Request for Approval of Training Registration: CMO Elective Evening Class, Workplace Harassment, February 13th, Ridgeland, (Powell, Kellum, Pickett)

I) Request for Approval of Training & Travel Reimbursement: Tyler Connect Conference, San Antonio, TX May 11-14, 2025 (Kellum)

J) Request for Approval of Training & Travel Reimbursement: 2025 Spring Municipal Clerk Conference, Hattiesburg, MS, April 9-11, 2025 (Kellum, Maugh, Pickett)

K) Request for Approval of Training Registration: DCMC Program, February 12-14th, Ridgeland (Maugh, Pickett)

The Mayor requested a motion to approve the consent agenda, with correction to January 14, 2025 minutes. (Exhibit "D"). Alderman Taylor made a motion to approve the consent agenda, and it was seconded by Alderman Slay.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

The Mayor declared the motion carried.

5) Monthly Budget Report

A) Monthly Budget Report(s)

The Mayor presented the monthly budget report(s). (Exhibit "E")

No action taken.

B) Monthly Bank Reconciliations

The Mayor presented the monthly bank reconciliations. (Exhibit "F")

No action taken.

6. New Business

A) Request for Approval, Resolution Supporting Federal Tax Exemption of Municipal Bonds (MML Request)

The Mayor requested a motion to approve the Resolution Supporting Federal Tax Exemption of Municipal Bonds. (Exhibit "G"). Alderman Powell made a motion to approve the Resolution Supporting Federal Tax Exemption of Municipal Bonds, and it was seconded by Alderman Slay.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

The Mayor declared the motion carried.

7. Grant Administrator, Grant Status Updates (Ruth Marie Stogner)

A) Grants Update

The Grant Administrator updated the board on general grant administration matters and the status of active grants.

No action taken.

B) Mississippi Main Street

The Grant Administrator updated the board on the Mississippi Main Street Grant.

The Mayor requested a motion for permission to submit an associate application and approve $1500 for year one membership. Alderman Slay made a motion to grant permission to submit an associate application and approve $1500 for one year membership, and the motion was seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

The Mayor declared the motion carried.

C) Mayoral Health Council

The Grant Administrator, joined by Dr. Sheila Spann, updated the board on Mayoral Health Council matters including the February 17th meeting and the upcoming 5K Fun Run to be held March 29, 2025.

No action taken.

D) Status of Federal Funding

The Grant Administrator updated the board on the status of federal grant funding and the freeze by the new administration.

No action taken.

8. City Clerk, City Administration Matters (Lindsay Kellum)

A) Monthly Update, City Administration (City Clerk)

The City Clerk updated the board on city administration matters. (Exhibit "H").

No action taken.

B) Monthly Privilege License Report (Assistant City Clerk)

The Assistant City Clerk updated the board with the monthly privilege license report. (Exhibit "I")

No action taken.

C) Request for Authorization to Add Scott Maugh, Assistant City Clerk, Read Only Access to All Gluckstadt Bank Accounts

The Mayor requested a motion to authorize Scott Maugh, Assistant City Clerk, to have read only access to all Gluckstadt Bank Accounts. (Exhibit "J"). Alderman Taylor made a motion to authorize Scott Maugh, Assistant City Clerk, to have read only access to all Gluckstadt Bank Accounts, and it was seconded by Alderman Powell.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

The Mayor declared the motion carried.

D) 2025 Municipal Elections Update & Requests from City Clerk

The Mayor requested a motion to amend the election day compensation for the Gluckstadt Municipal Election Commission to $200.00 per election date. (Exhibit "K"). Alderman Taylor made a motion to amend the election day compensation for the Gluckstadt Municipal Election Commission to $200.00 per election date, and the motion was seconded by Alderman Slay.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

The Mayor declared the motion carried.

The Mayor requested a motion to amend the election day compensation for the Gluckstadt Poll Workers to $200.00 per election date. (Exhibit "K"). Alderman Taylor motion to amend the election day compensation for the Gluckstadt Poll Workers to $200.00 per election date, and the motion was seconded by Alderman Slay.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

The Mayor declared the motion carried.

E) Request for Approval of Quote from Election Systems & Software (Election Day Technician Support - Primary, Primary Runoff, General)

The Mayor requested a motion to approve the ESS Quote for Election Day Services (Primary, Primary Runoff, General Election). (Exhibit "L"). Alderman Taylor made the motion to approve the ESS Quote for Election Day Services (Primary, Primary Runoff, General Election), and the motion was seconded by Alderman Slay.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

The Mayor declared the motion carried.

9. Building Official, Planning and Zoning Matters (William Hall)

The Mayor amended the agenda to take up Item 9-G first, followed by 9-F.

A) General Update, Planning and Zoning/Building Department

The Public Works Director addressed the board on behalf of Mr. Hall (not present at the meeting) on matters related to Planning and Zoning and Building.

No action taken.

B) Discussion and Consideration of Brothers Tacos Conditional Use

The Mayor requested a motion to approve or deny the conditional use for Brothers Tacos (Exhibit "M"). Alderman Powell made a motion to deny the conditional use for Brothers Tacos, and it was seconded by Alderwoman Williams.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

The Mayor declared the motion carried.

C) Discussion and Consideration of 342 Old Jackson Project A Dimensional Variance

The Mayor requested a motion to approve or deny the dimensional variance for 342 Old Jackson Project A (Exhibit "N"). Alderman Slay made a motion to approve the dimensional variance for 342 Old Jackson Project A, and it was seconded by Alderwoman Williams.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

The Mayor declared the motion carried.

D) Discussion and Consideration of 342 Old Jackson Project B Dimensional Variance

The Mayor requested a motion to approve or deny the dimensional variance for 342 Old Jackson Project B (Exhibit "O"). Alderman Slay made a motion to approve the dimensional variance for 342 Old Jackson Project B, and it was seconded by Alderwoman Williams.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

individuals in the Public Works Department, a promotion of one individual in the Public Works Department, the hiring of several individuals in the Police Department, as well as the status of a land transaction.

A) Request to Promote Damey Kelly to Permanent Crew Leader I, Public Works Dept.

The Mayor requested a motion to promote Damey Kelly from within the Public Works Department to the position of Permanent Crew Leader I for the Department, effective February 13, 2025, at an hourly rate of $20.00, plus employment benefits such as Blue Cross Blue Shield Health Insurance and participation in the Public Employees Retirement System. A motion was made by Alderman Powell to the position of Permanent Crew Leader I for the Department, at an hourly rate of $20.00, plus employment benefits such as Blue Cross Blue Shield Health Insurance and participation in the Public Employees Retirement System, and it was seconded by Alderman Taylor.

Voting Yea: Alderman Slay, Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates

The Mayor declared the motion carried.

B) Request to Hire Willie Pickett for Maintenance Worker I, Public Works Department

The Mayor requested a motion to hire Willie Pickett for the position of Maintenance Worker I for the Public Works Department, at an hourly rate of $17.00, plus employment benefits such as Blue Cross Blue Shield Health Insurance and participation in the Public Employees Retirement System, contingent upon successfully passing all background checks. A motion was made by Alderman Taylor to hire Willie Pickett for the position of Maintenance Worker I for the Public Works Department, at an hourly rate of $17.00, plus employment benefits such as Blue Cross Blue Shield Health Insurance and participation in the Public Employees Retirement System, contingent upon successfully passing all background checks, and it was seconded by Alderman Slay.

Voting Yea: Alderman Slay, Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates

The Mayor declared the motion carried.

C) Request to Hire Christopher Luckett, Maintenance Worker I, Public Works Department

The Mayor requested a motion to hire Christopher Luckett for the position of Maintenance Worker I for the Public Works Department, at an hourly rate of $17.00, plus employment benefits such as Blue Cross Blue Shield Health Insurance and participation in the Public Employees Retirement System, contingent upon successfully passing all background checks. A motion was made by Alderman Taylor to to hire Christopher Luckett for the position of Maintenance Worker I for the Public Works Department, at an hourly rate of $17.00, plus employment benefits such as Blue Cross Blue Shield Health Insurance and participation in the Public Employees Retirement System, contingent upon successfully passing all background checks, and it was seconded by Alderman Slay.

Voting Yea: Alderman Slay, Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates

The Mayor declared the motion carried.

D) Request to Hire Layne Magee for Reserve Officer

The Mayor requested a motion to hire Layne Magee for the position of Reserve Officer the Police Department, at an hourly rate of $17.00, not subject to include employment benefits such as health insurance and retirement, contingent upon successfully passing all necessary background checks. A motion was made by Alderman Powell to hire to hire Layne Magee for the position of Reserve Officer the Police Department, at an hourly rate of $17.00, not subject to include employment benefits such as health insurance and retirement, contingent upon successfully passing all necessary background checks, and it was seconded by Alderman Slay.

Voting Yea: Alderman Slay, Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates

The Mayor declared the motion carried.

E) Request to Hire Dawn Meyer as a Dispatcher, Police Department

The Mayor requested a motion to hire Dawn Meyer for the position of Dispatcher, with the Police Department, at an annual salary of $40,000.00, plus employment benefits such as Blue Cross Blue Shield Health Insurance and participation in the Public Employees Retirement System, contingent upon successfully passing all background checks. A motion was made by Alderman Slay to hire Dawn Meyer for the position of Dispatcher, with the Police Department, at an annual salary of $40,000.00, plus employment benefits such as Blue Cross Blue Shield Health Insurance and participation in the Public Employees Retirement System, contingent upon successfully passing all background checks, contingent upon successfully passing all background checks, and it was seconded by Alderman Powell.

Voting Yea: Alderman Slay, Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates

The Mayor declared the motion carried.

F) Request to Hire Diamond Bridges as a Dispatcher, Police Department

The Mayor requested a motion to hire Diamond Bridges for the position of Dispatcher, with the Police Department, at an annual salary of $40,000.00, plus employment benefits such as Blue Cross Blue Shield Health Insurance and participation in the Public Employees Retirement System, contingent upon successfully passing all background checks. A motion was made by Alderman Taylor to hire Diamond Bridges for the position of Dispatcher, with the Police Department, at an annual salary of $40,000.00, plus employment benefits such as Blue Cross Blue Shield Health Insurance and participation in the Public Employees Retirement System, contingent upon successfully passing all background checks, contingent upon successfully passing all background checks, and it was seconded by Alderman Powell.

Voting Yea: Alderman Slay, Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates

The Mayor declared the motion carried.

The Mayor declared the motion carried.

E) Discussion and Consideration of D&S Investments Wyndham Hotel Parking and Height Variance

The Mayor requested a motion to approve or deny the height variance and parking variance for D&S Investments Wyndham Hotel (Exhibit "P"). Alderman Taylor made a motion to approve the height variance and parking for D&S Investments Wyndham Hotel, and it was seconded by Alderwoman Williams.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

The Mayor declared the motion carried.

F) Discussion and Consideration of Application for Rezoning, Bedi Investments, 1064 Gluckstadt Road

The Mayor requested a motion to approve or deny the application for rezoning, Bedi Investments (Exhibit "Q"). Alderman Powell made a motion to approve the application for rezoning, Bedi Investments, and it was seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderman Slay

Voting Nay: Alderwoman Bates

The Mayor declared the motion carried 4-1.

G) Discussion and Consideration of D&S Investments Wyndham Hotel Site Plan

The Mayor requested a motion to approve or deny the site plan for Wyndham Hotel, Subject to Architectural Review Approval (Exhibit "R"). Alderman Taylor made a motion to approve the site plan for Wyndham Hotel, and it was seconded by Alderman Slay.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

The Mayor declared the motion carried.

10. Public Works Department (Chris Buckner)

A) Request for Approval, Permission to Advertise for Gluckstadt Road Median Removal

The Mayor requested a motion to advertise for Gluckstadt Road Median Removal (Exhibit "S"). Alderman Powell made a motion to advertise for Gluckstadt Road Median Removal, and it was seconded by Alderman Taylor.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

The Mayor declared the motion carried.

B) Request for Approval, Meadows at Stout Farms Part 4

The Mayor requested a motion to approve Meadows at Stout Farms Part 4. Alderman Taylor made a motion to approve Meadows at Stout Farms Part 4, and it was seconded by Alderman Slay.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

The Mayor declared the motion carried.

C) Request for Approval of New Road Name (Titan Lane)

The Mayor requested a motion to approve a new road name, Titan Lane. Alderman Slay made a motion to motion to approve a new road name, Titan Lane, and it was seconded by Alderman Powell.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

The Mayor declared the motion carried.

11. Police Chief, Police Department Matters (Chief Barry Hale)

A) General Update, Police Department

The Chief of Police updated the board on law enforcement matters.

No action taken.

12. Public Comment

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

No action taken.

13. Closed Session to Determine Need for Executive Session

The Board considered entering closed session to determine whether to go into executive session. The Mayor requested a motion. A motion was made by Alderman Slay to enter into closed session to determine the need for executive session, and it was seconded by Alderman Powell. *After calling for and taking a vote, the Mayor declared the motion carried unanimously.*

The Board then considered entering executive session. Alderman Slay made a motion to enter executive session to discuss job performance and the hiring of two individuals in the Public Works Department, a promotion of one individual in the Public Works Department, the hiring of several individuals in the Police Department, as well as the status of a land transaction, and it was seconded by Alderman Powell. *After calling for and taking a vote, the Mayor declared the motion carried unanimously.*

The Board entered executive session. A public announcement was made by the City Clerk that the Board had entered executive session to discuss job performance and the hiring of two

G) Request to Hire Henri Pinkston as a Dispatcher, Police Department

The Mayor requested a motion to hire Henri Pinkston for the position of Dispatcher, with the Police Department, at an annual salary of $40,000.00, plus employment benefits such as Blue Cross Blue Shield Health Insurance and participation in the Public Employees Retirement System, contingent upon successfully passing all background checks. A motion was made by Alderman Powell to hire Henri Pinkston for the position of Dispatcher, with the Police Department, at an annual salary of $40,000.00, plus employment benefits such as Blue Cross Blue Shield Health Insurance and participation in the Public Employees Retirement System, contingent upon successfully passing all background checks, contingent upon successfully passing all background checks, and it was seconded by Alderman Taylor.

Voting Yea: Alderman Slay, Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates

The Mayor declared the motion carried.

H) Request to Hire Jameria Vaughns as a Dispatcher, Police Department

The Mayor requested a motion to hire Jameria Vaughns for the position of Dispatcher, with the Police Department, at an annual salary of $40,000.00, plus employment benefits such as Blue Cross Blue Shield Health Insurance and participation in the Public Employees Retirement System, contingent upon successfully passing all background checks. A motion was made by Alderman Slay to hire Jameria Vaughns for the position of Dispatcher, with the Police Department, at an annual salary of $40,000.00, plus employment benefits such as Blue Cross Blue Shield Health Insurance and participation in the Public Employees Retirement System, contingent upon successfully passing all background checks, contingent upon successfully passing all background checks, and it was seconded by Alderman Taylor.

Voting Yea: Alderman Slay, Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates

The Mayor declared the motion carried.

I) Discussion of Status of Land / Property Transaction

The Mayor and Board and City Attorney discussed the status of a land / property transaction and court proceedings.

No action taken.

The Mayor then asked for a motion to leave executive session. Alderman Powell made a motion to leave executive session and re-enter open session, and it was seconded by Alderman Slay. *After calling for and taking a vote, the Mayor declared the motion carried unanimously.* The Mayor and Board then exited executive session and re-entered open session.

A public announcement was made by the City Clerk that the Board hired two individuals in the Public Works Department for Maintenance Worker positions, promoted one individual in the Public Works Department to the permanent Crew Leader I position, hired an individual for Reserve Officer in the Police Department, and hired four individuals as Dispatchers in the Police Department, as well as discussed the status of a land transaction.

14. Adjourn

Alderwoman Williams made a motion to adjourn, and it was seconded by Alderwoman Bates.

Voting Yea: Alderman Powell, Alderman Taylor, Alderwoman Williams, Alderwoman Bates, Alderman Slay

The Mayor declared the motion carried.

WALTER C. MORRISON, IV
MAYOR

ATTEST:

DATE: 3/12/25

LINDSAY D. KELLUM
CITY CLERK

[Seal]

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 03/24/2026

SUBJECT: Conditional Use-Quiet Waters-Calhoun Station & Stout Rd

Quiet Waters is requesting to renew and/or reissue a Conditional Use permit for their property at the corner of Calhoun Station and Stout Rd. They applied and received a conditional use for this project back in 2023 when it was called Joni House. Due to the time that has lapsed and a restructuring of the business, we've asked them to resubmit a new application. The conceptual site plan has changed some, but the overall concept for the respite and ministry center remains the same. This is a Quasi-Public business and is allowed in all zones via a Conditional Use permit. Quiet Waters representatives are here today and would like to address the board.

We have made the appropriate and timely publications for this Conditional Use request. We have not received any inquiries regarding this Conditional Use. We do believe this Conditional Use is appropriate and recommend its approval.

City of Gluckstadt

Application for Conditional Use

Subject Property Address: Corner of Calhoun Station Parkway and Stout Road, Gluckstadt, MS
Parcel #: 082B-09-002/00.00 and 082B-09 -002/07.00

Owner: Quiet Waters Ministries, Inc. c/o Martie Kwasny, M.A.
Address: 910A Catlett Road
Canton, MS 39046

Phone #: 601-594-0148
E-Mail: martie@quietwaters-ms.org

Applicant: Matt Vitart, Esq.
Address: 409 W. Parkway Place, Ste.200
Ridgeland, MS 39157

Phone #: 601-842-1714
E-Mail: matt@covtitle.com

Current Zoning District: A-1, C-2, and R-1
Acreage of Property (If applicable): Appx. 70
Use sought of Property: See attached letter of proposed use.

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

2-27-26
Date

Property Owner Signature

2/27/26
Date

MADISON COUNTY JOURNAL

Invoice

Column Software PBC
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Dallas, TX 75320-8098
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Bill to
City of Gluckstadt Planning and Zoning

Invoice number	20571CB1-0069
Notice ID	gl1BLFs8Bs6BJJM9ucPh
Publisher	Madison County Journal
Date of issue	Mar 3, 2026
Date due	Apr 3, 2026
Amount due	**$29.11**

Description	Qty	Unit price	Amount
03/05/2026: Governmental Entity Notice	1	16.92	16.92
Proof of Publication Fee	1	5.00	5.00

=== Notes ===
Notice Name: Conditional Use - Matt Vintart, Atty

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Net Subtotal	$21.92
Tax	0.00
Processing Fee	7.19
Amount due	**$29.11**

3/3/26

Pay here: https://www.column.us/invoices/sbG9EDJalt28BAf8PxHR/pay

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Notice ID: gl1BLFs8Bs6BJJM9ucPh | **Proof Updated: Mar. 03, 2026 at 01:50pm CST**
Notice Name: Conditional Use - Matt Vintart, Atty

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03/05/2026: Governmental Entity Notice	16.92
Proof of Publication Fee	5.00
Subtotal	$21.92
Tax	$0.00
Processing Fee	$7.19
Total	**$29.11**

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST that there will be a Public Hearing on Tuesday, March 24, 2026 at 6:00 P.M. before the Gluckstadt Planning and Zoning Commission at the Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, MS 39110 for the purpose of determining whether or not a Conditional Use shall be granted to the owners of the following described parcel number:

Madison County Parcel No.
082B-09-002/00.00
and
082B-09-002/07.00

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

/s/ Lindsay Kellum
City Clerk's Signature

Publish: March 5, 2026

February 27, 2026

City of Gluckstadt
Attn: Caine Dearman, Planning & Zoning Director
107 Lone Wolf Dr
Gluckstadt, MS 39110

RE: Quiet Waters Ministries, Inc. - Conditional Use Application

Dear Mr. Dearman,

Quiet Waters Ministries, Inc. ("Quiet Waters") respectfully requests that the City of Gluckstadt ("City") renew and/or reissue the Conditional Use Permit that the City previously granted by a unanimous vote of the Mayor and Board of Alderman on June 13, 2023. A copy of the City's prior Order Granting and Approving Conditional Use Permit is attached to this letter as **Exhibit "A"** ("2023 Permit"). Quiet Waters plans to use the Property for the same purposes that were approved by the City in the 2023 Permit, but due to the passage of time, a renewal and/or reissuance of the Conditional Use Permit is required.

In April 2023, the Joni and Friends ministry ("Joni and Friends"), the prior owner of the subject property ("Property"), filed an application for a Conditional Use Permit in order to build and operate a respite ministry facility on the Property. As part of its application, Joni and Friends submitted to the City a letter describing its proposed use of the Property and explaining how such use qualifies as a Conditional Use under the applicable zoning ordinances. A copy of that letter is attached hereto as **Exhibit "B"**. In June 2023, the City, by a unanimous vote of the Mayor and Board of Alderman, approved the Joni and Friends application and granted a Conditional Use Permit (*See* **Exhibit "A"**).

Thereafter, in late 2023, the corporate office of Joni and Friends, which is located in California, decided not to pursue the project, mainly due to prioritizing other projects. However, the Mississippi division of Joni and Friends and its local Mississippi division Board of Directors (made up of residents of the Jackson area, who have a calling and passion to serve our local community) desired to continue this project in order to minister to the local community and surrounding area. Therefore, the Mississippi Board of Directors of Joni and Friends, in 2024, independently formed a new Mississippi-based ministry, Quiet Waters Ministries, Inc., for the purposes of continuing this project and also carrying out the other

ministry services previously provided by the Mississippi Division of Joni and Friends. At the time of its formation, Quiet Waters was blessed to collaborate with the existing Madison County based Hope Hollow ministry and was able to start some of its operations at the Hope Hollow property located on Catlett Road in Canton.

In 2025, Quiet Waters purchased the property from Joni and Friends. Quiet Waters now intends to proceed in earnest with the development of the respite and ministry center on the Property as was previously approved by the City in the 2023 Permit. Quiet Waters, intends to use the Property for the same purposes as was approved in the 2023 Permit and was described in the 2023 Joni and Friends letter of use with the following exceptions: 1) the "Camp Houses" referenced in the 2023 letter have been removed from Quiet Waters' updated operations plan and site plan; and 2) the name of the facility will not be "Joni's House" (the new name is to be determined, but for purposes of this application it can be referred to as the "Quiet Waters Center").

In conclusion, Quiet Waters seeks a renewed or new Conditional Use permit for the same uses and on the same legal basis as the 2023 Joni and Friends application. The City previously granted this permit by a unanimous vote. Therefore, Quiet Waters respectfully requests that the City issue a renewed or new Conditional Use Permit on the same terms as the one it issued to Joni and Friends in 2023.

Respectfully,

Matthew Vitart, Esq.,
For Quiet Waters Ministries, Inc.

EXHIBIT A

joni&friends

Joni and Friends Mississippi
795 Woodlands Pkwy, Ste 108
Ridgeland, MS 39157

Introduction.

Joni and Friends Mississippi ("Applicant") respectfully requests that the City of Gluckstadt ("City") grant a Conditional Use Permit to enable the Applicant to construct and operate a "Joni's House" respite facility on the property as depicted on the submitted Site Plan ("Property"). Because the Applicant is a religious charitable organization, the Joni's House facility qualifies as a Quasi-Public Facility under the City's Zoning Ordinances and, therefore, may be located in any zoning district of the City. (*See* Section 301 and Section 4.02 of the Ordinances). In addition, the intended uses of the Joni's House facility are either outright permitted uses or acceptable conditional uses given the Property's existing zoning classifications (the Property consists of C-2, A-1 and R-1 classifications). This letter is intended to describe the proposed use of the Joni's House facility and demonstrate how such use complies with the City's requirements for granting a Conditional Use Permit.

Proposed Use of Joni's House.

Joni and Friends Mississippi is the regional branch of Joni and Friends International, which is a non-profit, charitable religious organization. The Applicant's mission is "to glorify God as we communicate the Gospel and mobilize the global church to evangelize, disciple and serve people living with disability." This mission provides necessary and desirable services for the general health and welfare of the community. (*See* Section 301 of Ordinances – definition of Public/Quasi-Public Facilities). Practically, the Applicant carries out this mission by 1) equipping, educating, and encouraging ministry workers as well as individuals and families impacted by disability and 2) by raising awareness concerning the needs of the disabled.

In line with the Applicant's mission, Joni's House will primarily serve as a respite and support center for ministry workers and families and individuals impacted by mental or physical disability. Respite is not a word commonly used today. The dictionary defines "respite" as "a short period of rest or relief from something difficult or unpleasant." Joni's House will provide various activities and programs designed to deliver such respite to those affected by the difficulties of disability. Key examples include: training seminars; courses; conferences; workshops; day camps and programs; short-term (one week or less) retreats; fundraising events; special entertainment events; and accessible recreational activities.

The main Respite Center and Day Program buildings depicted on the Site Plan will include: various meeting areas for events and gatherings; multi-purpose rooms for teaching arts, crafts, music, and other skills; a dining facility; indoor recreational spaces; a first-aid station; living rooms and volunteer guest rooms; a library and reading rooms.

The main building will also include administrative offices housing the Applicant's regional headquarters. The Applicant's headquarters is presently located in Ridgeland but will relocate to the Joni's House property upon completion of construction.

The outdoor spaces and features will be used for accessible recreational activities. These include a zero-entry pool, walking trails, basketball courts, a great lawn, and an outdoor amphitheater. All these features will be specially designed for accessibility and enjoyment by those with disabilities.

The Camp Houses depicted on the Site Plan will be used for short-term (one week or less) retreats, such as training and planning retreats for ministry workers, refuge retreats to provide parents of disabled children with an opportunity to rest and rejuvenate, and short term recreational camps for disabled individuals and their families.

The Corral and Stables depicted on the Site Plan will be used to provide disabled individuals with access to the enjoyment of equestrian activities specially tailored to their unique conditions.

Aesthetics are critical to providing an environment conducive to respite relief. Consequently, the Applicant has placed the utmost emphasis on designing an aesthetically pleasing and impressive center, which will hopefully add to the value of the surrounding area.

Conditional Use.

The Property is comprised of multiple zoning classifications; C-2, R-1, and A-1. The Joni's House uses are outright permitted uses on that portion of the Property lying in the C-2 district. (See Article XXII, pg. 128 of the Zoning Ordinances). Therefore, a Conditional Use Permit is not even necessary to proceed with the Joni's House project on that area of the Property. However, out of an abundance of caution, and since part of the Joni's House facilities will be located on the R-1 and A-1 portions of the Property, the Applicant is respectfully seeking a Conditional Use Permit for this project.

As a Quasi-Public Facility, the Joni's House facility qualifies as an acceptable conditional use in any zoning district of the City and complies with the City's requirements for granting a Conditional Use Permit.

Section 3.01 of the Ordinances defines Public/Quasi-Public Facilities and Utilities as follows:

> Public/Quasi-Public Facilities and Utilities: Any building, structure, system, use, or combination of uses, which is customarily and ordinarily provided by either public or private agencies, groups, societies, corporations, or organizations, whose purpose is the provision of necessary and ***desirable goods and/or services for the general public health, safety, and welfare***. Such uses shall include, but not be limited to: . . . A. Churches and ***other religious institutions***. . . . G. ***Buildings and facilities erected by charitable organizations*** (e.g., American Red Cross, Salvation Army, etc.)

Section 4.02 of the Ordinances states that Public/Quasi-Public Facilities "**may be located in any district in the City. . .**"

As stated above, the Applicant is both a religious and charitable organization, and the Joni's House will provide numerous necessary and desirable services for the general public health and welfare. Accordingly, the Joni's House, in addition to being an outright permitted use on the C-2 portion of the Property, is also an acceptable conditional use on the remaining A-1 and R-1 portions of the Property.

In addition to satisfying the Quasi-Public Facility requirements, the particular proposed uses of Joni's House described above are all outright permitted uses under the C-2 classification and are consistent with the spirit and intent of the conditional uses acceptable under the A-1 and R-1 classifications.

Furthermore, a Conditional Use Permit may be granted because the Applicant has made satisfactory provision and arrangement for the following eight elements as required by Section 805.01 of the City's Zoning Ordinance. Each element is addressed as follows:

A. Ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

The Site Plan provides ample ingress and egress by virtue of direct vehicular access to Calhoun Parkway on the East and Stout Road on the North. These access points to major roadways allow for quick and convenient access to both the users of Joni's House as well as emergency response personnel.

B. Off-street parking and loading areas.

All parking for Joni's House is off-street, and the number of parking stalls will meet or exceed the minimum number required by ordinance for a facility of this size.

C. Refuse and service areas.

All refuse and service areas will meet or exceed the area and nature required by ordinance for a facility of this size.

D. Utilities, with reference to locations, availability, and compatibility.

Based on Applicant's due diligence to date, all utilities in the general vicinity of the site are available and compatible with Joni's House and sufficient to service the proposed use.

E. Screening and buffering with reference to type, dimensions, and character.

Screening and buffering on the West, East and South is provided or mitigated by natural means, specifically relatively large undeveloped areas on the East half and South half of the Property. On the Western boundary, the proposed site plan includes a fifty foot (50') setback which will contain trees as a natural barrier, and in addition, the adjoining property to the West is dense, unharvested, largely unoccupied forest. Stout Road forms the Northern boundary line, thus lessening the need for screening and buffering. Additionally, greater setbacks than required by ordinance are being followed. Therefore, Joni's House will be sufficiently buffered from most residential properties in the area.

F. Required yards and other open space.

The total property is 70 acres of pasture with a lake in the center. As shown on the Site Plan, the proposed Joni's House structures essentially occupy only a portion of the Northwest quarter of the Property, except for the strip of eight camp houses that spans a short distance into the Southeast quarter. The remaining three-quarters of the Property will be open space pasture. This is comparable to other properties in the area.

G. General compatibility with adjacent properties and other property in the district.

Given C-2 zoning classification of neighboring tracts and the Site Plan's positioning, size of the improvements, low density of improvements, provision for substantial undeveloped open spaces and natural areas, and emphasis on a visually appealing design, the Joni's House improvements, though unique in the immediate area, will be generally compatible with the adjacent properties and will not materially change the character of the surrounding area.

It is critical to note that 1) part of the Property is already zoned C-2 and 2) the adjacent tract to the East is zoned C-2 and other properties to the East are comprised of primarily land zoned as C-1 or C-2. All of the intended uses of the Joni's House, as described above, are permitted uses under the C-1 and C-2 classifications. Therefore, using the A-1 and R-1 portions of the Property for the same purposes is compatible with those other properties in the area.

The Property actually lies at the convergence of multiple zoning classifications. As noted in the last paragraph, the land to the East primarily is C-1 and C-2. The land to the West is comprised primarily of R-1, and the land to the North being comprised primarily of A-1. The proposed multiple uses of the Joni's House described above have elements consistent with all of those zoning classifications.

More specifically, the property to the South is an undeveloped lake area. Joni's House will have open pasture land and its own lake near that boundary line, and the Joni's House improvements are located a significant distance from that boundary line. Thus, Joni's House is compatible with that property.

Many of the adjacent properties to the North have significant open pasture land. Joni's House will have the same. Those properties are also located across Stout Road. Many of those residential properties have substantial setbacks from the road. Additionally, the main road access for Joni's House is located on Calhoun Parkway thus minimizing the impact of traffic on those residential properties. Thus, Joni's House is generally compatible with those properties.

The large property across Calhoun Parkway to the East is undeveloped pasture land and does not appear occupied. The Eastern half of the Joni's House property will be the same. Thus, Joni's House is compatible with that property.

The property immediately adjacent to the Western boundary is densely wooded. While there appears to be three or four residences to the Southwest, Joni's House will not have any improvements along or near its Southwest boundary. Additionally, the portion of the Western neighboring property that is immediately adjacent to the area where the Joni's House improvements will be located (i.e., the Northwest quarter of the Joni's House Property) appears to be vacant and unimproved forest. Therefore, Joni's House will not incompatible with that property.

Furthermore, Joni's House sits at the intersection of the north-south corridor of Calhoun Parkway and the east-west corridor of Stout Road. These corridors, especially Calhoun Parkway, are the likely channels for the greater area's development trajectory. Development is seen progressing northward on Calhoun Parkway. Specifically, there is significant new development only one mile to one and one-half mile down Calhoun Parkway, including Capitol Body Shop, Callaway Garden Center, Mac Haik Dodge, AgUp Equipment, and Ricks Pro Truck. Germantown Middle and High School are also located within one mile. All of those facilities are arguably less compatible with the general area than Joni's House will be.

Conclusion.

Joni's House will be a Quasi-Public Facility used to provide various services that further the public health and welfare, namely respite services to ministry workers and families and individuals impacted by mental or physical disability. This use is an outright permitted use on the C-2 portion of the Property and complies with the City's requirements for a Conditional Use on the R-1 and A-1 portions of the Property. Accordingly, the Applicant respectfully requests that the City grant the requested Conditional Use Permit.

EXHIBIT B

ORDER APPROVING AND GRANTING A CONDITIONAL USE PERMIT ALLOWING A "JONI'S HOUSE" RESPITE SERVICES FACILITY ON PROPERTY LOCATED AT THE CORNER OF CALHOUN STATION PARKWAY AND STOUT ROAD, IDENTIFIED AS TAX PARCEL NO. 082B-09-002/00.00, IN DISTRICTS ZONED C-2, A-1, AND R-1, CITY OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI

THERE CAME ON for consideration by Applicant, Ron McMaster, the issue of whether a Conditional Use allowing a "Joni's House" respite facility in districts zoned C-2, A-1, and R-1 in the City of Gluckstadt, Mississippi, should be permitted. The Mayor and Board of Aldermen hereby find as follows:

WHEREAS, Applicant now request the governing authorities of City of Gluckstadt, Mississippi, to grant a Conditional Use as permitted by Section 2202(C) for the property described herein, which property consists of 200.12 acres and is located in C-2 Highway Commercial District, A-1 Agricultural District, and R-1 Residential District under the City of Gluckstadt's Official Zoning Ordinance of December 16, 2021, to Applicant, allowing a "Joni's House" respite facility in districts zoned C-2, A-1, and R-1, specifically Tax Parcel No. 082B-09-002/00.00, located on at the corner of Calhoun Station Parkway in the City of Gluckstadt; and

WHEREAS, the Applicant advises the City the real property is owned by Martie B. Kwasny, M.A., and Applicant is planning to operate a "Joni's House" respite facility; and

WHEREAS, the City of Gluckstadt scheduled a public hearing on said Application for May 23, 2023, at 6:00 o'clock p.m. before the City's Planning and Zoning Commission. After review of the Application by the Planning and Zoning Commission of the City of Gluckstadt – the Board was advised that the Planning and Zoning Commission at its May 23, 2023, meeting, recommended approval of the requested conditional use allowing Applicant to operate a "Joni's House" respite facility on the subject property which is located in districts zoned C-2, A-1, and

R-1, as required by the Zoning Ordinance; and

WHEREAS, all notice requirements of the Zoning Ordinance of the City of Gluckstadt were accomplished – the City Clerk did cause notice of the May 23, 2023, hearing to be published in the Madison County Journal, a newspaper of general circulation in the City of Gluckstadt, Madison County, Mississippi, in the manner and for the time required by law, and did post notice of same upon the affected property in the manner and for the time required by Section 811.02 of the Zoning Ordinance of the City of Gluckstadt and by law; and

WHEREAS, at the time, date and place specified in the City's public notice, the Planning and Zoning Commission of the City of Gluckstadt, Mississippi, did conduct a full and complete public hearing on the Application on May 23, 2023, and received comments and heard evidence presented by the Applicant and by all others desiring to be heard, whether in support of or in opposition to the Application; and,

WHEREAS, the Planning and Zoning Commission upon conclusion of its May 23, 2023, meeting recommended in writing that the Board of Aldermen grant the request for a Conditional Use; and

WHEREAS, the Mayor and Board of Aldermen are fully familiar with the request and the property and existing land uses within the City of Gluckstadt and in the area of the City where the property is located, and in acting on this Order, have duly considered the matters and facts within their personal knowledge as same affect the land uses required in the Application;

BE IT HEREBY ORDERED by the Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi, that the request of Applicant to grant a Conditional Use for Tax Parcel No. 082B-09-002/00.00, located on at the corner of Calhoun Station Parkway in the City of

Gluckstadt in the City of Gluckstadt, Madison County, Mississippi allowing a "Joni's House" respite facility is hereby granted; such action is taken pursuant to the findings of fact set out as follows:

1. The Mayor and Board of Aldermen of the City of Gluckstadt, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance.
2. The written recommendation of the Planning and Zoning Commission is advisory in nature.
3. The Mayor and Board of Aldermen have knowledge of the area involved and are aware of the need for the Conditional Use.
4. The requested designation meets the definitions of a Conditional Use of the Zoning Ordinance.
5. The subject property described herein, below, is within zoning districts zoned C-2, A-1, and R-2:

   Tax Parcel No. 082B-09-002/00.00, located on at the corner of Calhoun Station Parkway in the City of Gluckstadt, Madison County, Mississippi.
6. The Conditional Use will promote the general welfare of the City of Gluckstadt and will not adversely affect the public interest or adjacent property. Future projects within the designation area will remain subject to the Zoning Ordinance and approval of site plans or other matter will allow the City to continue to monitor the area.
7. The establishment of this Conditional Use is not detrimental to the public health, safety, or general welfare, and this Conditional Use is compatible with the existing and intended character of the surrounding zoning district.

8. The Mayor and Board of Aldermen find that all portions of Section 805.01 (A) - (I) of the Zoning Ordinance have also been complied with and that all requirements of Section 805.01 (A) - (I) of the Zoning Ordinance are satisfied based upon the presentation of the Applicant and all documents presented to the Planning and Zoning Commission and to the Mayor and Board of Aldermen.
9. The granting of this Conditional Use does not relieve the requested use from compliance with any applicable law, court order, covenants, or contracts.
10. The Conditional Use is granted with the following additional conditions: no additional conditions.

ORDERED, ADOPTED AND APPROVED by the Mayor and Board of Aldermen of the City of Gluckstadt, Madison County, Mississippi, at a regular meeting thereof held on the 13 day of June, 2023.

The foregoing Order, having been reduced to writing, Alderman Slay moved that said Order be adopted. Alderman Williams seconded. The vote was as follows:

Alderman Miya Warfield-Bates voted: Aye
Alderman Jayce Powell voted: Aye
Alderman Richard Wesley Slay voted: Aye
Alderman John Taylor voted: Aye
Alderman Lisa Williams voted: Aye

Whereupon, the Mayor declared the Motion carried and the Order approved and adopted.

SO ORDERED, this the 13 day of June, 2023.

CITY OF GLUCKSTADT, MISSISSIPPI

BY: _____
WALTER C. MORRISON, IV, MAYOR

ATTEST:

BY: _____
LINDSAY KELLUM, CITY CLERK

[SEAL]

Madison County, MS
I CERTIFY THIS INSTRUMENT FILED/RECORDED
1/21/2025 3:11:02 PM
INST. 1020565 PAGE 1 OF 7
BOOK W - 4517/762
WITNESS MY HAND AND SEAL
Ronny Lott, C.C. BY: BL D.C.

Instrument Prepared by and Return to:
R. Paul Randall, Jr.
Miss. Bar Roll No.:
RANDALL SEGREST PLLC
1030 Northpark Drive
Ridgeland, MS 39157
(601)956-2615 (voice)
randallsegrest.com
File No.: RS24-12-0934

Indexing Instructions:
Section 9,
Township 8 North, Range 2 East,
Madison County, Mississippi

Property Derivation:
Book 4305 at Page 755

Grantor:
30009 Ladyface Ct
Agoura Hills, CA 91301
818-575-1748

Grantee:
PO Box 2247
Madison, MS 39130
818 - 575 - 1748

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, **JONI AND FRIENDS FOUNDATION, A CALIFORNIA NONPROFIT RELIGIOUS CORPORATION** ("Grantor(s)") does hereby sell, convey and specially warrant, subject to the exceptions and reservations set forth below, unto **QUIET WATERS MINISTRIES, INC., A MISSISSIPPI NON-PROFIT CORPORATION** ("Grantee(s)") that certain parcel of property lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

TRACT 1

A parcel or tract of land, containing 59.88 acres (2608731.96 Sq. Ft.), more or less, lying and being situated in the NW 1/4 and SW 1/4 of Section 9, T8N-R2E, Madison County, Mississippi, being a part of the Martin Meadowlands, LLC property as described in Deed Book 484 at Page 380 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at a found concrete monument lying at the SE corner of the SW 1/4 of said Section

9, T8N-R2E, Madison County, Mississippi; run thence

North 00 degrees 03 minutes 44 seconds West (North 00 degrees 11 minutes 21 seconds West-Grid Bearing-State Plane, Mississippi West Zone) for a distance of 1,139.62 feet to an one-half inch iron rebar; thence

Continue North 00 degrees 03 minutes 44 seconds West (North 00 degrees 11 minutes 21 seconds West-Grid Bearing-State Plane, Mississippi West Zone) for a distance of 640.47 feet to an one-half inch iron rebar; thence

Continue North 00 degrees 03 minutes 44 seconds West (North 00 degrees 11 minutes 21 seconds West-Grid Bearing-State Plane, Mississippi West Zone) for a distance of 601.21 feet to an one-half inch iron rebar; thence

Continue North 00 degrees 03 minutes 44 seconds West (North 00 degrees 11 minutes 21 seconds West-Grid Bearing-State Plane, Mississippi West Zone) for a distance of 274.87 feet to an one-half inch iron rebar lying on the Southerly boundary of the Cotton Row Investors, LLC property as described in Deed Book 2079 at Page 657 of the Records of said Madison County, Mississippi; thence

South 88 degrees 20 minutes 03 seconds West along the Southerly boundary of said Cotton Row Investors, LLC property, for a distance of 3.14 feet to an one-half inch iron rebar to the SW corner, thereof; thence

North 00 degrees 03 minutes 11 seconds West along the Westerly boundary of said Cotton Row Investors, LLC property for a distance of 315.24 feet to an one-half inch iron rebar lying at the SE corner of the Third Floor Investments, LLC property as described in Deed Book 3532 at Page 390 of the Records of said Madison County, Mississippi, thence

Continue North 00 degrees 03 minutes 11seconds West along the Easterly boundary of said Third Floor Investments, LLC property for a distance of 958.61 feet to an one-half inch iron rebar; thence

Continue North 00 degrees 03 minutes 11 seconds West along the Easterly boundary of said Third Floor Investments, LLC property for a distance of 29.88 feet to a found nail lying at the NE corner of said Third Floor Investments, LLC property; thence

South 89 degrees 36 minutes 18 seconds West (South 89 degrees 28 minutes 41 seconds West-Grid Bearing-State Plane, Mississippi West Zone) along the Northerly boundary of said Third Floor Investments, LLC property, for a distance of 624.35 feet to a found nail at the NW corner, thereof; thence

Continue South 89 degrees 36 minutes 18 seconds West (South 89 degrees 28 minutes 41 seconds West-Grid Bearing-State Plane, Mississippi West Zone) for a distance of 261.28 feet to an one-half inch Iron rebar lying at the NE corner of the HAAP Group, LLC property as described in Deed Book 4214 at Page 748 of the Records of said Madison County, Mississippi; thence

Continue South 89 degrees 36 minutes 18 seconds West (South 89 degrees 28 minutes 41 seconds West-Grid Bearing-State Plane, Mississippi West Zone) along the Northerly boundary of said HAAP Group, LLC property for a distance of 431.94 feet to an one-half inch iron rebar lying at the NW corner thereof; thence

South along the Westerly boundary of said HAAP Group, LLC property for a distance of 1,031.31 feet to an one-half inch iron rebar lying at the SE corner of said HAAP Group, LLC property, said point also lying on the Northerly boundary of the First Baptist Church, Ridgeland, Mississippi property as described in Deed Book 3430 at Page 270 of the Records of said Madison County, Mississippi; thence

North 74 degrees 41 minutes 25 seconds West (North 74 degrees 49 minutes 02 seconds West-Grid Bearing-State Plane, Mississippi West Zone) along the Northerly boundary of said First Baptist Church, Ridgeland, Mississippi, for a distance of 505.38 feet to an one-half inch iron rebar lying at the NW corner of said First Baptist Church, Ridgeland, Mississippi property and POINT OF BEGINNING of the herein described property; thence

North 4 degrees 48 minutes 53 seconds East for a distance of 898.21 feet to an one-half inch iron rebar lying on the Northerly boundary of the above referenced Martin Meadowlands, LLC property; thence

South 89 degrees 36 minutes 18 seconds West (South 89 degrees 28 minutes 41 seconds West-Grid Bearing-State Plane, Mississippi West Zone) along the Northerly boundary of said Martin Meadowlands, LLC for a distance of 911.31 feet to a found concrete monument lying at the NW corner thereof, said point also lying and being the NE corner of the Othieal Clark property as described in Deed Book 452 at Page 759 of the Records of said Madison County, Mississippi, said point also lying and being the SW corner of the NW 1/4 of the NW 1/4 of Section 9, T8N-R2E; thence

South 00 degrees 08 minutes 57 seconds East along the Easterly boundary of said Othieal Clark property for a distance of 1,061.02 feet to an one-half inch iron rebar at the SE corner thereof; thence

North 70 degrees 46 minutes 39 seconds West along the Southerly boundary of said Othieal Clark property for a distance of 0.92 feet to an one-half inch iron rebar lying on the Westerly boundary of said Martin Meadowlands, LLC property; thence

Leaving the Southerly boundary of said Othieal Clark property, run South 00 degrees 6 minutes 8 seconds East (South 00 degrees 13 minutes 45 seconds East- Grid Bearing-State Plane, Mississippi West Zone) along the Westerly boundary of said Martin Meadowlands, LLC property for a distance of 1580.23 feet to an one-half inch iron rebar lying and being the SW corner of said Martin Meadowlands, LLC property; thence

North 89 degrees 28 minutes 56 seconds East (North 89 degrees 21 minutes 19 seconds East-Grid Bearing-State Plane, Mississippi West Zone) along the Southerly boundary of said Martin Meadowlands, LLC property for a distance of 1,320.61 feet to an one-half inch iron rebar lying on the Westerly boundary of the above referenced First Baptist Church, Ridgeland, Mississippi

property; thence

Along the Westerly boundary of said First Baptist Church, Ridgeland, Mississippi property to one-half inch iron rebars;

North 00 degrees 12 minutes 33 seconds West (North 00 degrees 20 minutes 10 seconds West-Grid Bearing-State Plane, Mississippi West Zone) for a distance of 426.29 feet; thence

North 89 degrees 52 minutes 23 seconds West (West-Grid Bearing-State Plane, Mississippi West Zone) for a distance of 308.23 feet; thence

North 00 degrees 07 minutes 37 seconds East (North-Grid Bearing-State Plane, Mississippi West Zone) for a distance of 100.71 feet; thence

North 14 degrees 40 minutes 44 seconds East (North 14 degrees 33 minutes 07 seconds East-Grid Bearing-State Plane, Mississippi West Zone) for a distance of 550.43 feet; thence

North 54 degrees 17 minutes 05 seconds West (North 54 degrees 24 minutes 42 seconds West-Grid Bearing-State Plane, Mississippi West Z.one) for a distance of 515.57 feet; thence

North 14 degrees 40 minutes 44 seconds East (North 14 degrees 33 minutes 07 seconds East-Grid Bearing-State Plane, Mississippi West Zone) for a distance of 391.94 feet to the POINT OF BEGINNING of the above described parcel or tract of land.

TRACT 2

A parcel or tract of land containing 10.00 acres (435.651.16 Sq. Ft.). more or less, lying and being situated in the NW 1/4 of Section 9, T8N-R2E, Madison County, Mississippi, being a part of the Martin Meadowlands, LLC property as described in Deed Book 484 at Page 380 of the Records of the Office of the Chancery Clerk of said Madison County, at Canton, Mississippi, and being more particularly described as follows:

COMMENCING at a found concrete monument lying at the SE corner of the SW 1/4 of said Section 9, T8N-R2E, Madison County, Mississippi; run thence

North 00 degrees 03 minutes 44 seconds West (North 00 degrees 11 minutes 21 seconds West-Grid Bearing-State Plane, Mississippi West Zone) for a distance of 1,139.62 feet to an one-half inch iron rebar; thence

Continue North 00 degrees 03 minutes 44 seconds West (North 00 degrees 11 minutes 21 seconds West-Grid Bearing-State Plane, Mississippi West Zone) for a distance of 640.47 feet to an one-half inch iron rebar; thence

Continue North 00 degrees 03 minutes 44 seconds West (North 00 degrees 11 minutes 21 seconds West-Grid Bearing-State Plane, Mississippi West Zone) for a distance of 601.21 feet to an one-half inch iron rebar; thence

Continue North 00 degrees 03 minutes 44 seconds West (North 00 degrees 11 minutes 21 seconds West-Grid Bearing-State Plane, Mississippi West Zone) for a distance of 274.87 feet to an one-half inch iron rebar lying on the Southerly boundary of the Cotton Row Investors, LLC property as described in Deed Book 2079 at Page 657 of the Records of said Madison County, Mississippi; thence

South 88 degrees 20 minutes 03 seconds West along the Southerly boundary of said Cotton Row Investors, LLC property, for a distance of 3.14 feet to an one-half inch iron rebar to the SW corner, thereof; thence

North 00 degrees 03 minutes 11seconds West along the Westerly boundary of said Cotton Row Investors, LLC property for a distance of 315.24 feet to an one-half inch iron rebar lying at the SE corner of the Third Floor Investments, LLC property as described in Deed Book 3532 at Page 390 of the Records of said Madison County, Mississippi; thence

Continue North 00 degrees 03 minutes 11 seconds West along the Easterly boundary of said Third Floor Investments, LLC property for a distance of 958.61 feet to an one-half inch iron rebar; thence

Continue North 00 degrees 03 minutes 11 seconds West along the Easterly boundary of said Third Floor Investments, LLC property for a distance of 29.88 feet to a found nail lying at the NE corner of said Third Floor Investments, LLC property; thence

South 89 degrees 36 minutes 18 seconds West (South 89 degrees 28 minutes 41 seconds West-Grid Bearing-State Plane, Mississippi West Zone) along the Northerly boundary of said Third Floor Investments, LLC property, for a distance of 624.35 feet to a found nail at the NW corner, thereof; thence

Continue South 89 degrees 36 minutes 18 seconds West (South 89 degrees 28 minutes 41 seconds West-Grid Bearing-State Plane, Mississippi West Zone) for a distance of 261.28 feet to an one-half inch iron rebar lying at the NE corner of the HAAP Group, LLC property as described in Deed Book 4214 at Page 748 of the Records of said Madison County, Mississippi; thence

Continue South 89 degrees 36 minutes 18 seconds West (South 89 degrees 28 minutes 41 seconds West-Grid Bearing-State Plane, Mississippi West Zone) along the Northerly boundary of said HAAP Group, LLC property for a distance of 431.94 feet to an one-half inch iron rebar lying at the NW corner thereof, and POINT OF BEGINNING of the herein described property; thence

South along the Westerly boundary of said HAAP Group, LLC property for a distance of 1,031.31 feet to an one-half inch iron rebar lying at the SE corner of said HAAP Group, LLC property, said point also lying on the Northerly boundary of the First Baptist Church, Ridgeland, Mississippi property as described in Deed Book 3430 at Page 270 of the Records of said Madison County, Mississippi; thence

North 74 degrees 41 minutes 25 seconds West (North 74 degrees 49 minutes 02 seconds West- Grid Bearing-State Plane, Mississippi West Zone)) along the Northerly boundary of said First Baptist

Church, Ridgeland, Mississippi, for a distance of 505.38 feet to an one-half inch iron rebar lying at the NW corner of said First Baptist Church. Ridgeland, Mississippi property; thence

North 4 degrees 48 minutes 53 seconds East for a distance of 898.21 feet to an one-half inch iron rebar lying on the Northerly boundary of the above referenced Martin Meadowlands, LLC property; thence

South 89 degrees 36 minutes 18 seconds West along the Northerly boundary of said Martin Meadowlands, LLC property for a distance of 412.07 feet to the POINT OF BEGINNING of the herein described property or tract of land.

TOGETHER WITH, a forty foot (40') wide, non-exclusive, permanent access and utility easement running along the southern boundary line of that certain property as described in the Warranty Deed to HAAP Group LLC recorded on May 27, 2022, in Book 4214 at Page 748.

TOGETHER WITH, a forty foot (40') wide, non-exclusive, permanent access and utility easement running along the western boundary of that certain property as described in the Quitclaim Deed and Reservation of Easement to First Baptist Church Ridgeland recorded on December 30, 2016, in Book 3430 at Page 270.

TOGETHER WITH, a sixty foot (60') wide, non-exclusive, permanent access and utility easement running along the western boundary of that certain property as described in the Warranty Deed to Douglas L. Yeager recorded on July 31, 2017, In Book 3505 at Page 672.

(the "Property").

The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, those certain recorded oil, gas or mineral leases, royalty reservations or other mineral conveyances, all recorded restrictive covenants, building restrictions, rights-of-way, zoning ordinances or easements affecting the Property.

Ad valorem taxes for the current year, which are not yet due and payable, have been pro-rated on an estimated basis by the Grantor(s) and the Grantee(s) as of the date of this conveyance. If actual taxes differ from the estimate, Grantor(s) and Grantee(s) agree to adjust the pro-ration and the party owing taxes shall pay such amount to the other party.

[Execution Page(s) Follow(s)]

WITNESS THE SIGNATURE OF THE GRANTOR(S) as of the day first herein acknowledged.

Joni and Friends Foundation

By: _____
Printed Name: Christopher Edward Kum Wo Sue
Title: Chairman and Chief Financial Officer

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority in and for the said county and state, on this 17th day of January 2025, within my jurisdiction, the within named Christopher Edward Kum Wo Sue, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/~~her~~/~~their~~ representative capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

_____
Notary Public
Printed Name: Yvette Ann Sapanza

My commission expires: 2/8/2026

(Affix official seal, if applicable)

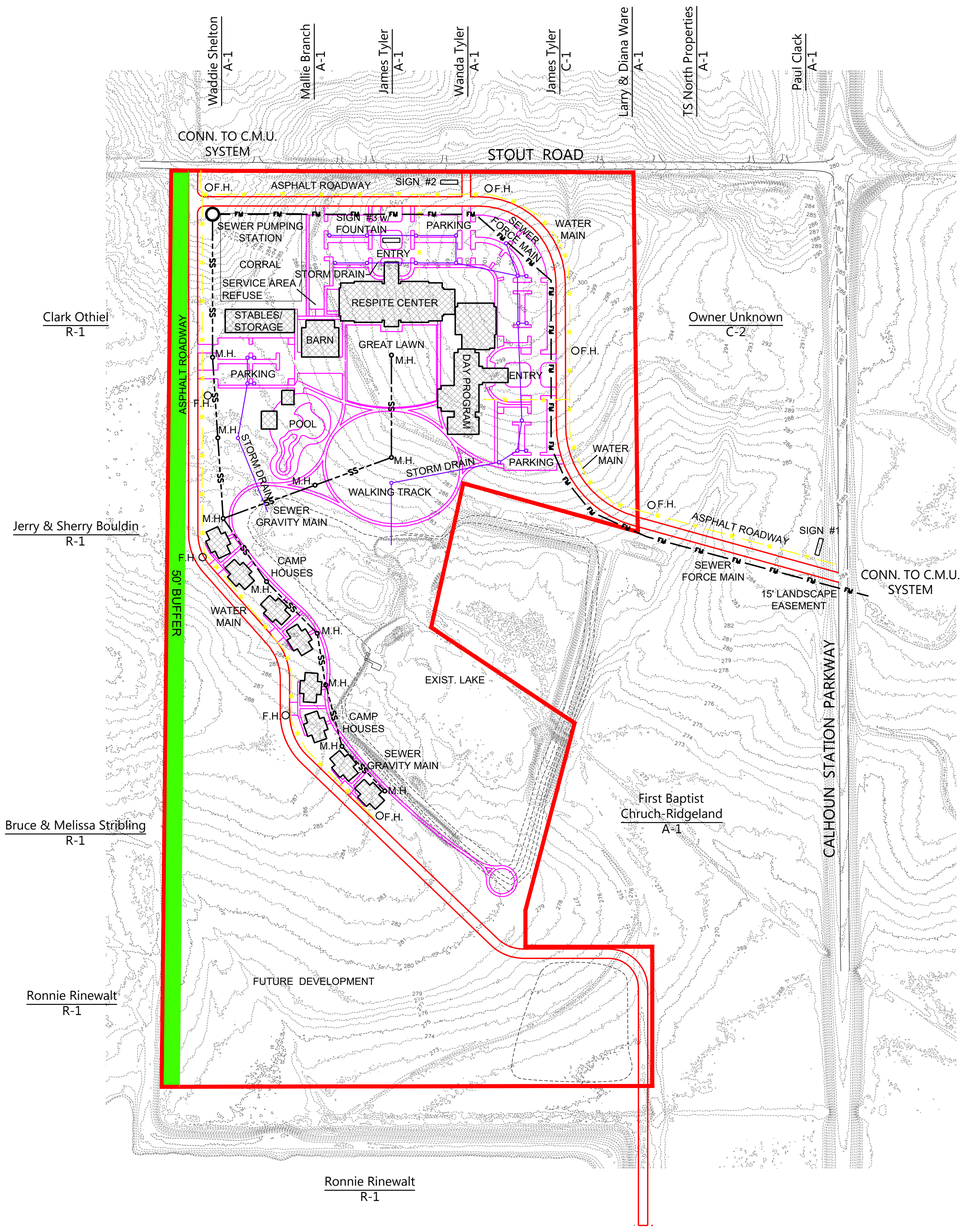
YVETTE ANN SAPANZA
Notary Public - California
Los Angeles County
Commission # 2393358
My Comm. Expires Feb 8, 2026

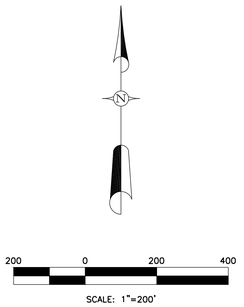
MADISON COUNTY, MS RONNY LOTT
I CERTIFY THIS INSTRUMENT WAS FILED ON 1/21/2025 3:11:02 PM AND RECORDED IN W BOOK:4517 PAGE:762

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

NOTES:

1. THE TOTAL AREA OF THIS DEVELOPMENT IS 67.4054 AC./2,936,183.54 S.F., MORE OR LESS.
2. THIS BUILDINGS WILL BE UTILIZED AS A RESPITE CENTER AND CAMP.
3. THIS PROPERTY IS LOCATED IN ZONE X – OTHER AREAS, WHICH IS DEFINED AS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN," AS SHOWN ON FIRM MAP NUMBERS 28089C0415F, DATED MARCH 17, 2010.
4. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CITY OF GLUCKSTADT SPECIFICATIONS.
5. DOMESTIC WATER SERVICE, FIRE PROTECTION, AND SEWER SERVICE WILL BE PROVIDED BY CANTON MUNICIPAL UTILITIES.
6. ALL SIGNING AND STRIPING SHALL CONFORM TO THE CITY OF GLUCKSTADT SPECIFICATIONS.
7. PARKING SPACES PROVIDED – 383 SPACES (8 HANDICAP SPACES)
8. GROSS LOT COVERAGE FOR BUILDINGS AND STRUCTURES: 4%
   118,658 S.F.(BUILDINGS & STRUCTURES) / 2,936,184 (OVERALL SITE) = 4%





Revisions				
#	Date	Nature	By	App'd.
1	4-20-23	Response to Comments	R.C.M.	R.C.M.

Project No. M-3084	Designed By R.C.M.
Date 3-31-23	Drawn By R.C.M.
Scale SEE ABOVE	Checked By R.C.M.

JONI'S HOUSE

GLUCKSTADT, MISSISSIPPI

McMASTER & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
212 WATERFORD SQUARE
SUITE 300
MADISON, MS 39110
601.605.1090

NOT FOR CONSTRUCTION

SITE PLAN

1

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 03/24/2026

SUBJECT: Consideration of Site Plan-Hederman Brothers Addition-Industrial Dr N

Hederman Brothers is requesting approval of a previously approved site plan. The Board approved a site plan for this project back in 2025, but due to the team restructuring they are resubmitting the site plan for additional warehousing and office space to their property on Industrial Dr N. Design team has changed but the project is similar if not identical to the previous approved site plan. They have met all the requirements for parking, setbacks and landscaping including a retention area. This is in the I-2 zone and is a first permitted use. Representatives are here today in case there are any questions about this project.

The applicant has satisfied the requirements for site plan, and we recommend its approval.

City of Gluckstadt

Application for Site Plan & Architectural Review

Subject Property Address: 247 Industrial Drive North, Gluckstadt

Parcel #: 082E-21-017/08.00

Owner: Hederman Brothers Printing

Address: 247 Industrial Drive North
Gluckstadt, MS

Applicant: Doug Hederman

Address: Same

Phone #: 1-601-853-7370

E-Mail: dhederman@hederman.com

Phone #: Same

E-Mail: Same

Current Zoning District: I-2 Heavy Industrial

Acreage of Property (If applicable): 10 acres total: Approximately 1.5 acres of development for this project

Use sought of Property: Large format printing warehouse

2.6-025

Requirements of Applicant:

1. Overview letter briefly describing the intent of the project
2. Copy of written legal description
3. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
4. Architectural Design Standards as stated in Ordinance #2025-01
5. Color Rendering & Elevations at time of submittal
6. Color samples and/or color identification codes
7. $100.00 fee required for processing

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

One (1) hard copy and One (1) digital copy of the site plan shall be prepared and submitted to the Zoning Administrator.

Site Plan Specifications (Section 809, Zoning Ordinance, ARC Ordinance #2025-01, Landscape Ordinance #2025-04, & Subdivision/Development Regulations)

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. Sidewalk must be installed in City ROW on the frontage. Please reference Subdivision Regulations
G. All existing and proposed easements
H. All existing and proposed water and sewer lines. Also, the location of all existing and proposed fire hydrants. City of Gluckstadt does not provide Water and Sewer. Please contact local water/sewer authorities for specific requirements and taps.
I. 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.

J. Contours at vertical intervals of five (5) feet or less
K. Floodplain designation, according to FEMA Maps
L. Landscaped areas and planting screens (Ordinance #2023-06)
M. Building lines and the locations of all structures, existing and proposed
N. Proposed uses of the land and buildings, if known
O. Open space and recreation areas where required
P. Area in square feet, and/or square acres of parcel
Q. Proposed gross lot coverage in square feet
R. Number and type of dwelling units where proposed
S. Location of sign structures and drawings (Section 701)
T. Location of garbage dumpster and enclosure (Section 406.06)
U. 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 meetings of the Planning and Zoning Commission and Architectural Review Committee 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 and the Architectural Design Standards 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 and Architectural Review Committee. No Exceptions.

Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission's and Architectural Review Committee'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 and Architectural Review Committee.

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.***

_____ March 4, 2026

Applicant Signature **Date**

CITY OF GLUCKSTADT BUILDING DEPARTMENT
OFFICE USE ONLY

Date Received: 3/4/2026

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

Yes_____ No_____

Signature: Bridgette Smith

Planning & Zoning Administrator (or Authorized Representative)

Bridgette Smith

From: info@gluckstadt.net
Sent: Thursday, March 5, 2026 9:20 AM
To: Bridgette Smith
Subject: Receipt #R00011719

City of Gluckstadt thanks you for your payment.

343 Distribution Drive
Gluckstadt MS 39110

DATE : 3/5/2026 9:18 AM
OPER : BS
TKBY : BRIDGETTE SMITH
TERM : 24
REC# : R00011719
400.00 Permit Payments
2026036 100.00CR

Paid By:HEDERMAN BROTHERS
Check 100.00 REF:013188

DEAN ARCHITECTURE
GEDDIE | GRANT | OUBRE
661 Sunnybrook Rd, Ste 140 ◦ Ridgeland, MS 39157 ◦ 601.939.7717

Trustmark National Bank
Brandon, Mississippi
85-27/653

CHECK DATE

March 4, 2026

VOID VOID VOID VOID VOID

PAY One Hundred and 00/100 Dollars

AMOUNT $100.00

TO City of Gluckstadt

VOID VOID VOID

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

⑈013188⑈ ⑆065300279⑆ ⑈0828300401⑈

DEAN ARCHITECTURE 661 Sunnybrook Rd, Ste 140 ◦ Ridgeland, MS 39157 ◦ 601.939.7717

013188

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
030426	3/4/26	0019244	100.00			100.00
City of Gluckstadt TNBCHK 0		Totals	100.00			100.00

HEDERMAN BROTHERS

247 Industrial Drive North
Madison, MS 39110-9783
601-853-7300
1-800-844-7301
www.hederman.com

PRINT DIRECT DIGITAL GREEN CROSS MEDIA DESIGN

March 4, 2026

Caine Dearman
Planning & Zoning Director
City of Gluckstadt
107 Lone Wolf Dr
Gluckstadt, MS 39110

Dear Caine and members of site plan and architectural review,

I am writing to inform you that we intend to build a new facility for our wide format division on our existing property at 247 Industrial Drive North in Gluckstadt (parcel 082E-21-017/08.00). This will allow us to have all our the employees of this division under one roof. Currently, they are located in three different buildings across from Merit Health. This will greatly improve our efficiency and hopefully allow this division to grow.

We will be submitting site plans, construction drawings and all other documentation needed for consideration. Please let us know if you have any questions or need additional information.

Sincerely,

Doug Hederman

President and CEO

FSC
www.fsc.org
MIX
Paper from responsible sources
FSC® C012232

Parcel Details

Parcel number	082E-21-017/08.00
PPIN	56230
Owner's name	ARROWHEAD REAL ESTATE LLC
Physical street number	247
Physical street name	INDUSTRIAL DR
Mailing address	PO BOX 1036
Mailing city	MADISON
Mailing state	MS
Mailing zip	39130
True Values	
Land	288840
Improvement	4744677
Total	5033517
Assessed Values	
Total	755028
Legal description	10 AC IN NE1/4 E OF HWY
Legal description 2	
Legal description 3	
Township	08N
Range	02E
Section	21
Taxing District:	2GM
Taxing Exempt:	NO
Supervisor District	2
Municipality	GLUCKSTADT
School District	MADISON COUNTY
Special Assessment District	SOUTH MADISON COUNTY FIRE DIST

Deeds signed through 12/31/2024 and recorded by 1/7/2025

Book / Page / Date	
3364 / 682 / 2016-07-15	[View Deed]
3364 / 682 / 2016-07-15	[View Deed] [Search By Legal Description]
Date	2016-07-15
Homestead	NO

Available Maps

- 082E.PDF

Notice: Map files are very large and may take several minutes to download.

Improvements

No.	Structure Type	Basic Sq Ft	Adj Sq Ft	Year Built	Value
1	WAREHOUSE	50,568	50,691	2017	4744677
2	CONCRETE PAVING 4IN	6,400	6,400	2017	0
3	ASPHALT PAVING 3IN	58,800	58,800	2017	0

BOOK 3364 PAGE 682 DOC 01 TY W
INST # 789245 MADISON COUNTY MS.
This instrument was filed for
record 7/15/16 at 8:54:42 AM
RONNY LOTT, C.C. BY: ILB D.C.

Space Above Line For Official Use Only

Instrument Prepared By and Return To: 214-1200 Butler Snow LLP Attn: Corey A. Aiken MS Bar No.: 104444 Suite 1400 1020 Highland Colony Parkway Ridgeland, MS 39157 (601) 948-5711	**Grantor's Name, Address and Phone Number:** Madison County Economic Development Authority 135 Mississippi Parkway Canton, MS 39046 (601) 407-2835	**Grantee's Name, Address and Phone Number:** Arrowhead Real Estate, LLC 500 Steed Road Ridgeland, MS 39157 (601) 853-7335
To the Chancery Clerk of Madison County, Mississippi: The real property described herein is situated in the Northeast 1/4 of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi		

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby acknowledged, **Madison County Economic Development Authority**, a body politic under the laws of the State of Mississippi, ("Grantor"), does hereby sell, convey and warrant unto **Arrowhead Real Estate, LLC**, a Mississippi limited liability company ("Grantee"), the property (the "Property") lying and being situated in Madison County, Mississippi, and being more particularly described on Exhibit A attached hereto.

The Property is conveyed subject to, and there is excepted from the warranty of this conveyance, those certain liens, encumbrances and other matters set forth on Exhibit B attached hereto.

Ad valorem taxes for the year 2016 have been prorated between the Grantor and the Grantee, and the Grantee assumes and agrees to pay the same when they become due and payable.

[Signature Page Follows]

WITNESS THE SIGNATURE OF THE GRANTOR, this the 13th day of July, 2016.

-GRANTOR-

MADISON COUNTY ECONOMIC DEVELOPMENT AUTHORITY, a body politic under the laws of the State of Mississippi

By: _____
Kenneth H. Oilschlager, Interim Director

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 13th day of July, 2016, within my jurisdiction, the within named Kenneth H. Oilschlager, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

_____
NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 115143 ANDY J. CLARK Commission Expires Feb. 2, 2020 MADISON COUNTY

_____
(Notary Seal Required)

EXHIBIT A

Legal Description

A parcel of land being situated in the Northeast 1/4 of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi and being more particularly described by metes and bounds as follows, to wit:

Commence at a "PK" nail found at the intersection of Church Road and Old Jackson Road, said "PK" nail being the apparent northeast corner of the said Section 21; thence run South for a distance of 1,929.96 feet to a point; thence run West for a distance of 889.85 feet to a 5/8" iron pin set which marks the **POINT OF BEGINNING** for the parcel herein described; thence run South for a distance of 437.86 feet to a 5/8" iron pin set at the northern right of way line of Industrial Drive North; thence run 298.90 feet along the arc of a 385.45 foot radius curve to the left along the said northern right of way line, said arc having a 291.46 foot chord which bears South 55° 32' 56" West to a 5/8" iron pin set; thence leave said northern right of way line of Industrial Drive North and run North 44° 51' 05" West for a distance of 307.21 feet to a 5/8" iron pin set; thence West for a distance of 609.59 feet to a 5/8" iron pin set at the eastern right of way line of Interstate Highway No. I-55; thence run 404.17 feet along the arc of a 3,014.91 foot radius curve to the left along the said eastern right of way line, said arc having a 403.87 foot chord which bears North 17° 38' 05" East to a 5/8" iron pin found; thence leave said eastern right of way line of Interstate Highway No. I-55 and run North 89° 59' 48" East for a distance of 944.25 feet to the **POINT OF BEGINNING,** containing 10.0024 acres (435,703 square feet), more or less.

EXHIBIT B

List of Permitted Exceptions

1. Any claim to (a) ownership of or rights to mineral and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.

2. Taxes and assessments for the year 2016 and subsequent years and not yet due and payable.

3. Release of damages as contained in that certain Warranty Deed to the State Highway Commission of Mississippi filed of record on December 12, 1959 in Book 75 at Page 465.

4. Right of Way to Entergy Mississippi, Inc. dated December 19, 2002 and filed of record in Book 541 at Page 885.

5. Easement and Right-of-Way Agreement executed by and between Madison County Economic Development Authority and the Mississippi Major Economic Impact Authority, dated October 16, 2003 and filed January 07, 2004 in Book 1729 at Page 451.

6. Declaration of Extension of Restrictive Covenants by the Madison County Economic Development Authority dated March 4, 2015 and filed of record on March 11, 2015 in Book 3181 at Page 820.

3183529Iv1

HEADERMAN PRINTING

LARGE FORMAT BUILDING

GLUCKSTADT, MISSISSIPPI

SITE PLAN REVIEW

MARCH, 2026

DEAN ARCHITECTURE
GEDDIE | GRANT | OUBRE

661 Sunnybrook Rd, Ste 140
Ridgeland, MS 39157
601.939.7717

www.deandean.com

PROJECT NUMBER - 26013

..\dgn\26013-Cover.dgn 3/10/2026 11:06:11 AM

SITE PLAN NOTES

GENERAL

1. TOPOGRAPHIC SURVEY PREPARED BY BAIRD ENGINEERING, INC. DATED 10-24-2025.
2. CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION EXCAVATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
3. CONTRACTOR TO COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
4. DURING CONSTRUCTION, CONTRACTOR SHALL CHECK THE EROSION CONTROL FACILITIES DAILY, AND MAKE REPAIRS OR MODIFICATIONS AS NEEDED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF PROJECT, THIS SHALL BECOME THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL INSPECT ALL STORM DRAINS, ON A MONTHLY BASIS AND REMOVE ANY SILTATION AS NEEDED.
6. ALL DISTURBED GRASSED AREAS SHALL BE SOLID SOD UNLESS NOTED OTHERWISE.
7. THE CONTRACTOR SHALL CONTACT CITY ENGINEERING AND RIGHT-OF-WAY DEPARTMENTS AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES AS REQUIRED BY MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
9. CONSTRUCTION PHASE DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER SITE AS NEEDED, OR AS DIRECTED BY ENGINEER TO MAINTAIN ADEQUATE DUST CONTROL.
10. ANY AND ALL DESIGN, ERECTION, PERMIT FEES AND APPLICATION PERTAINING TO ANY AND ALL WORK ZONE TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.
12. BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND-CLAY STRUCTURAL FILL PER GEOTECHNICAL REPORT REQUIREMENTS.
13. ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
14. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NEEDED PERMITS AND LICENSES.
15. SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT CONNECTIONS TO EXISTING PAVEMENT AND CURBS.
16. SEE LANDSCAPE DETAIL FOR ALL HARDSCAPE AND LANDSCAPE DETAILS.
17. ALL DIMENSIONS SHOWN ON THIS SHEET ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. PARKING PROVIDED IN THIS PROJECT (WITHIN THE MALL PARCEL):
    2 ADA COMPLIANT PARKING SPACES
    51 STANDARD PARKING SPACES
    53 TOTAL PARKING SPACES PROVIDED
19. DETECTABLE WARNING SURFACE TO MEET ADAAG 4.29.2 (TRUNCATED DOME PANEL).

1) PROPERTY IS ZONED I-2 (HEAVY INDUSTRIAL DISTRICT), CITY OF GLUCKSTADT

2) ADJOINING PROPERTIES ARE ZONED I-2 (HEAVY INDUSTRIAL DISTRICT)

3) SETBACKS:
   FRONT – 100 FEET
   SIDE – 20 FEET
   REAR – 20 FEET
   MAXIMUM HEIGHT RESTRICTION: AS DETERMINED BY THE IBC

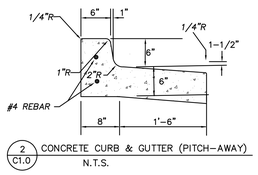
4) AN EXISTING BUILDING AND PARKING ARE LOCATED ON THE SUBJECT PARCEL.

5) SUBJECT PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI.

6) SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS DETERMINED BY FIRM NO. 28089 C 415G, CITY OF GLUCKSTADT, REVISION DATE-1/17/2025

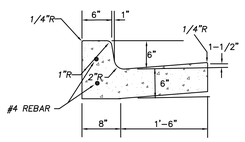
PARKING FEATURES LEGEND

① TRAFFIC STRIPE (PARKING)	4" CONTINUOUS WHITE
② TRAFFIC STRIPE (HANDICAP)	4" CONTINUOUS BLUE
③ HANDICAP PARKING SIGN (R7-8)-DETAIL 1/C5.1	SEE MUTCD MANUAL FOR SPECIFICATIONS.
④ STOP SIGN (DETAIL 2/C5.1)	SEE MUTCD MANUAL FOR SPECIFICATIONS.
⑤ 24" LEGEND	WHITE



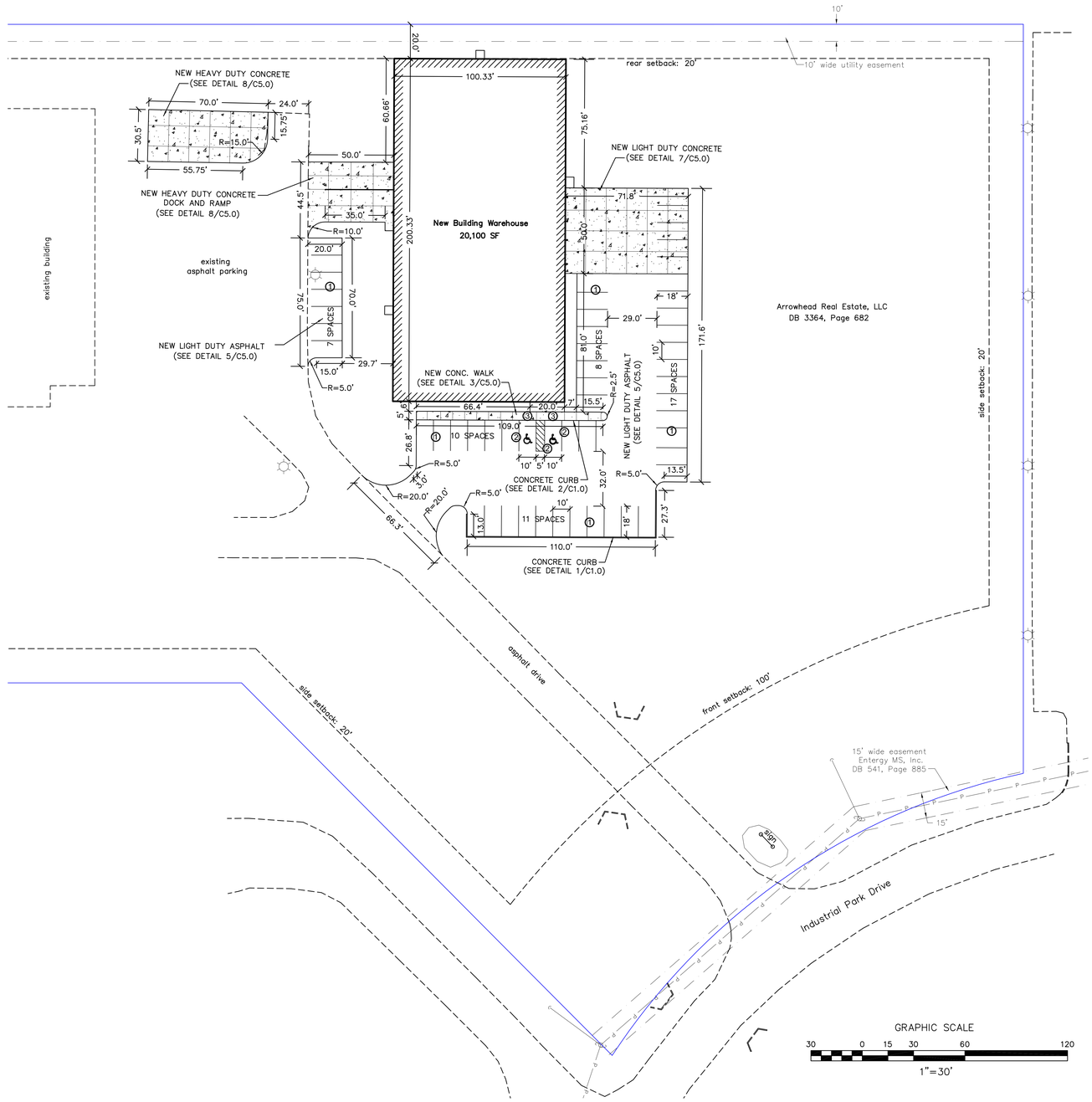
2 / C1.0 CONCRETE CURB & GUTTER (PITCH-AWAY)
N.T.S.

CONTRACTOR SHOULD USE CORRECT CURB & GUTTER DETAIL IN ACCORDANCE TO THE GRADES SHOWN ON THE GRADING AND DRAINAGE PLAN



1 / C1.0 CONCRETE CURB & GUTTER
N.T.S.

*CONTRACTION JOINT SHOULD BE PLACED EVERY 10 FEET AND/OR EVERY TANGENT



LEGEND

- *PROPOSED CONCRETE CURB (DETAIL 3 & 4/C2.0)*
- *HANDICAP PARKING*
- *PROPERTY LINE*

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NOT FOR CONSTRUCTION

Project No. : 5079
Date: 3/6/2026
Drawn: CLB
Checked: CLB
Revisions:

NEW BUILDING FOR HEADERMAN BROTHERS MADISON, MISSISSIPPI

SITE PLAN

Sheet Number: C 1.0

PM 25039

GENERAL

THE CONTRACTOR SHALL REMOVE ALL INFRASTRUCTURE AND VEGETATION FROM THE AREA TO BE EXCAVATED, FILLED, OR GRADED

ALL IMPROVEMENTS AND ADDITIONS TO THE WATER AND SANITARY SEWER SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF GLUCKSTADT STANDARDS.

TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BAIRD ENGINEERING, INC.

CLEARING

PRIOR TO CUT AND REPLACEMENT OF FILL ON SITE, APPROXIMATELY 6 INCHES OF TOPSOIL SHOULD BE REMOVED WHERE ENCOUNTERED

REMOVE BRUSH, ROOTS, LARGE GRASS, ROCKS, AND WEEDS BEFORE STRIPPING

REMOVE TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES IN ALL AREAS INDICATED ON THE PLANS TO BE UNDER BUILDING, DRIVES, PARKING, SIDEWALKS, AND OTHER PAVING.

STORE TOPSOIL APPROVED FOR FILL IN GENERAL LANDSCAPE AREAS AT DESIGNATED LOCATIONS ON SITE

GRUBBING

REMOVE ASPHALT, CONCRETE CURBS, LIGHTING POLES AND FOUNDATIONS, TRASH, STUMPS, OLD LUMBER, STRUCTURES, ETC. EITHER ABOVE, ON THE NEW SURFACE, OR BELOW THE GROUND WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION.

CLEAN–UP

UPON COMPLETION OF WORK OF THIS SECTION, REMOVE FROM PREMISES, AND DISPOSE OF ALL RELATD DEBRIS. IMPLEMENT EROSION CONTROL PLAN.

SITE GRADING

PROOFROLLING WITH A LOADED TRUCK OR SCRAPER SHOULD BE PERFORMED TO LOCATE POTENTIAL SOFT SPOTS IN THE SUBGRADE AND/OR NATURAL GROUND BEFORE ANY FILL IS PLACED. SOFT SPOTS SHOULD BE REMOVED AND REPLACED WITH COMPACTED STABLE SANDY CLAY (CL). THE TOP 6 INCHES OF NATURAL GROUND SHOULD BE SCARIFIED AND COMPACTED TO 98% ASTM D698 PRIOR TO FILL PLACEMENT.

CUT OR FILL AND MACHINE GRADE SITE AS SHOWN ON THE DRAWINGS TO DRAIN AS INDICATED, ALLOWING FOR THE THICKNESS OF PAVING SUBGRADE AND THE PAVING ITSELF. WHERE FILL IS REQUIRED, USE PER GEOTECHNICAL REPORT.

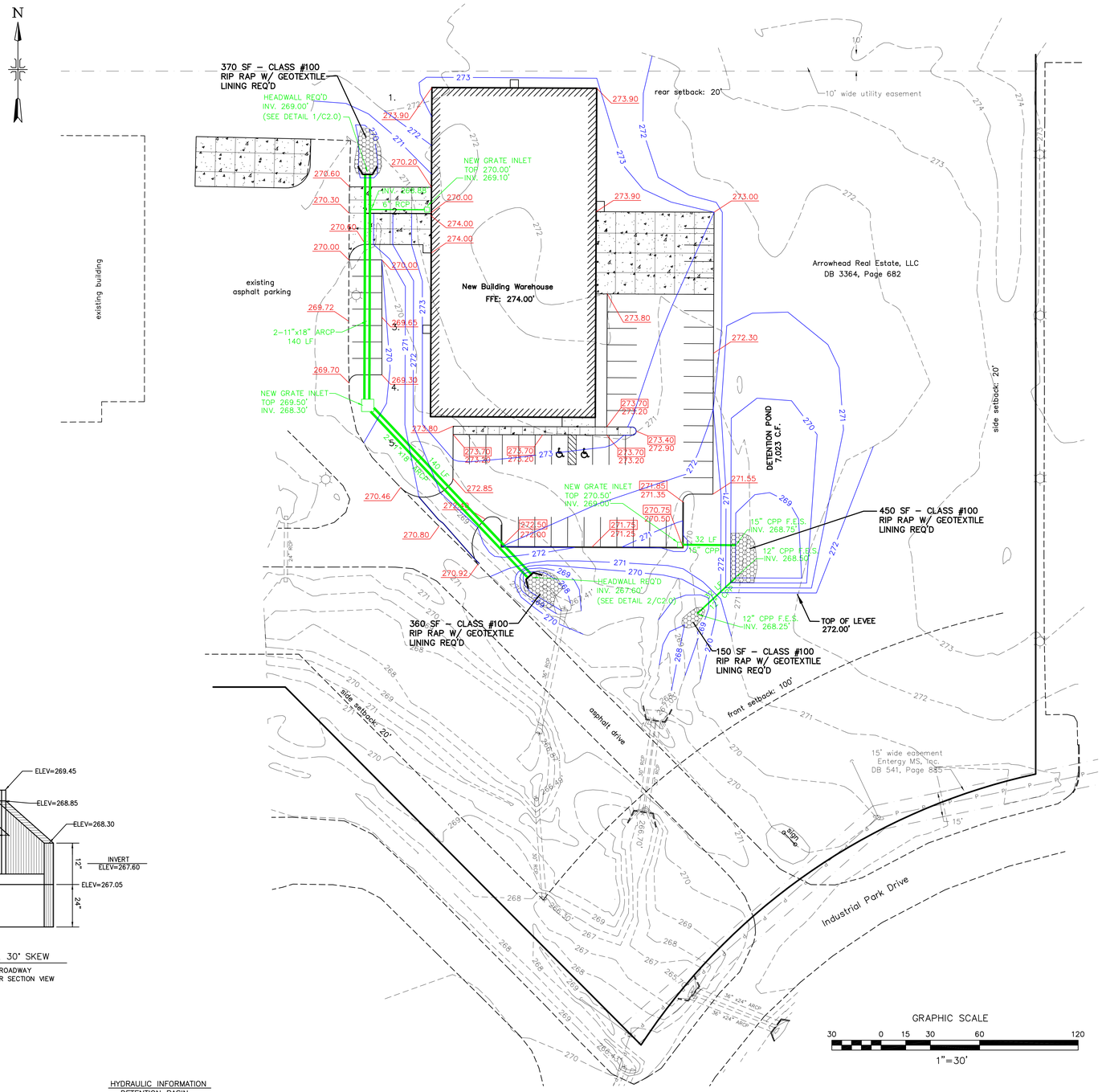
ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.

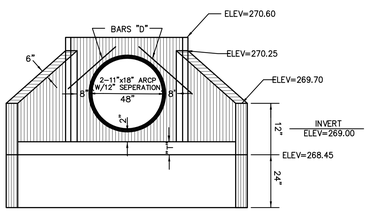
ALL FILL MATERIALS DESCRIBED IN GEOTECHNICAL REPORT MUST BE REMOVED AND REPLACED WITH ACCEPTABLE FILL MATERIAL.

ALL SLOPES IN GRASS AREAS SHALL NOT EXCEED 3:1 SLOPE.

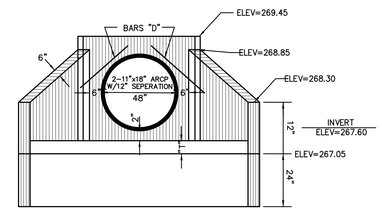
FILLING AND BACKFILLING MATERIALS

IMPORTED FILL MATERIAL WILL HAVE PROPERTIES TO ALLOW COMPACTION BY ROLLING AND TAMPING TO A DENSITY EQUAL TO 95% MAXIMUM DENSITY WITH ±2% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY TEST METHODS DESCRIBED IN ASTM D698, LATEST EDITION, "MOISTURE DENSITY RELATIONSHIP OF SOILS". IF EXCAVATED MATERIAL IS UNSUITABLE FOR COMPACTION AS DETERMINED BY THE SOILS TESTING LABORATORY, FURNISH SUITABLE BORROW WHICH CAN BE COMPACTED FROM AN OFF–SITE SOURCE. ALL FILL AND BACKFILL MATERIALS SHALL BE OF LOW EXPANSIVITY, UNIFORM IN GRADE, FREE FROM ORGANIC MATERIAL, AAND CONSIST OF SILTY CLAY (CL) SOIL HAVING A LIQUID LIMIT OF NOT MORE THAN 40 PERCENT AND A PLASTICITY INDEX BETWEEN 10 AND 20.





1 / C2.0 HEADWALL – 2:1 SLOPE, 30° SKEW
SEE MDOT DETAIL HW–2100 OF ROADWAY DESIGN STANDARD DRAWINGS FOR SECTION VIEW



2 / C2.0 HEADWALL – 2:1 SLOPE, 30° SKEW
SEE MDOT DETAIL HW–2100 OF ROADWAY DESIGN STANDARD DRAWINGS FOR SECTION VIEW

PIPE DIA	MIN THK 'T'	DIMENSIONS						
		C	H	R	S1	S2	U	W
15	2 1/4	7	2 - 5	2 - 7	3 - 1 7/8	3 - 7 7/8	6	0 - 8
18	2 1/2	7	2 - 9 1/2	3 - 0	3 - 8 7/8	4 - 2 7/8	6	0 - 10
24	3	7	3 - 4 1/2	3 - 10	4 - 11	5 - 5	6	1 - 0
30	3 1/2	7	3 - 11 1/2	4 - 6	5 - 10 3/8	6 - 4 3/8	6	1 - 3
36	4	7 1/2	4 - 6 1/2	5 - 3	6 - 11 1/8	7 - 5 1/8	6	1 - 5
42	4 1/2	7 1/2	5 - 1 1/2	5 - 11	7 - 10 3/8	8 - 4 3/8	6	1 - 8
48	5	7 1/2	5 - 8 1/2	6 - 8	8 - 11 1/8	9 - 5 1/8	6	1 - 10 1/2
54	5 1/2	8	6 - 3 1/2	7 - 4	9 - 10 1/2	10 - 4 1/2	6	2 - 1
60	6	8	6 - 10 1/2	8 - 2	11 - 0 5/8	11 - 6 5/8	6	2 - 3
66	6 1/2	8	7 - 7	9 - 2	12 - 5 1/8	12 - 11 5/8	6 1/2	2 - 6 1/2
72	7	8	8 - 2	9 - 10	13 - 3 7/8	13 - 10 7/8	7	2 - 9
84	8	8	9 - 4	11 - 2	15 - 1 1/2	15 - 9 1/2	8	3 - 2
96	9	8	10 - 5	12 - 7	17 - 1 1/2	17 - 9 1/2	8	3 - 6
108	10	8	11 - 7	14 - 1	19 - 2	19 - 11	9	4 - 0

DIMENSIONS COMMON TO FLARED HEADWALLS FOR SINGLE, DOUBLE AND TRIPLE LINE PIPE CULVERTS

LEGEND

- PROPOSED DOWNSPOUT (DETAIL 6/C5.1)
- PROPOSED CONCRETE CURB (DETAIL 1 & 2/C1.0)
- HANDICAP PARKING
- PROPERTY LINE

HYDRAULIC INFORMATION
DETENTION BASIN

2 year runoff (pre)–4.07 cfs
2 year runoff (post)–10.22 cfs
Detention Outflow–2.47 cfs
Detention Max. Elev.–269.57'

5 year runoff (pre)–4.87 cfs
5 year runoff (post)–12.17 cfs
Detention Outflow–2.93 cfs
Detention Max. Elev.–269.73'

10 year runoff (pre)–5.53 cfs
10 year runoff (post)–13.83 cfs
Detention Outflow–3.26 cfs
Detention Max. Elev.–269.86'

25 year runoff (pre)–6.42 cfs
25 year runoff (post)–16.06 cfs
Detention Outflow–3.64 cfs
Detention Max. Elev.–270.02'

50 year runoff (pre)–7.10 cfs
50 year runoff (post)–17.89 cfs
Detention Outflow–3.79 cfs
Detention Max. Elev.–270.09'

100 year runoff (pre)–7.76 cfs
100 year runoff (post)–19.52 cfs
Detention Outflow–3.92 cfs
Detention Max. Elev.–270.15'

Drainage Area (pre) – 2.83 acres
Drainage Area (post) – 2.83 acres

DETENTION DATA

Top of Dam Elev. – 272.00'
Bottom Elev.–268.50'
Surface Area at Top of Dam – 23,091 s.f.

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3/8" =1'-0" GRAPHIC SCALE
1/4" =1'-0" GRAPHIC SCALE
1/2" =1'-0" GRAPHIC SCALE
3/4" =1'-0" GRAPHIC SCALE
1" =1'-0" GRAPHIC SCALE
1 1/2" =1'-0" GRAPHIC SCALE
3" =1'-0" GRAPHIC SCALE

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GRADING PLAN

NEW BUILDING FOR
HEADERMAN BROTHERS
MADISON, MISSISSIPPI

Sheet Number:
C 2.0

NOTES:

1. SILT FENCE TO BE INSTALLED ALONG THE CONTOUR, NEVER UP OR DOWN ON SLOPE.
2. ENDS OF SILT FENCE SHOULD BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL. IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: TWIST METHOD OR HOOK METHOD AS SPECIFIED ON DETAIL.
4. PLACE WATTLES AROUND CURB INLETS DURING CONSTRUCTION.
5. PLACE CULVERT EROSION WATTLE PROTECTION AROUND OPEN CULVERTS DURING CONSTRUCTION. SHALL COMPLY WITH SECTION 4, PAGES 4-182 THRU 4-189 OF THE PLANNING & DESIGN MANUAL FOR THE CONTROL OF EROSION, SEDIMENT & STORMWATER.
6. MAINTAIN MIN. 10' VEGETATIVE BUFFER AROUND PERIMETER OF SITE WHERE PRACTICABLE.
7. ADDITIONAL SILT FENCE TO BE INSTALLED AS NEEDED TO PREVENT MIGRATION OF SEDIMENT FROM CONSTRUCTION AREAS.
8. SWPPP HOUSEKEEPING AREA TO BE MIN. 20'X40', LOCATE SANITARY FACILITIES, TRASH RECEPTACLES, EQUIPMENT MAINTANCE, RE-FUELING, AND CONCRETE WASH-OUT IN THIS AREA. ERECT SIGN AT AREA INDICATING, "SWPPP HOUSEKEEPING AREA".

Maintenance Plan:

Check all disturbed areas, erosion and sediment controls after each significant rainfall but not less than once per week. Make needed repairs within 24 hours. Remove sediment from basin, inlet protection devices and silt fences, when accumulated sediment reaches 65 percent capacity. Replace non-functional silt fence. Maintain all vegetated areas to provide proper ground cover, re-seed, fertilize, and mulch as needed.

CONSTRUCTION SEQUENCE

Implementation BMP Sequence:

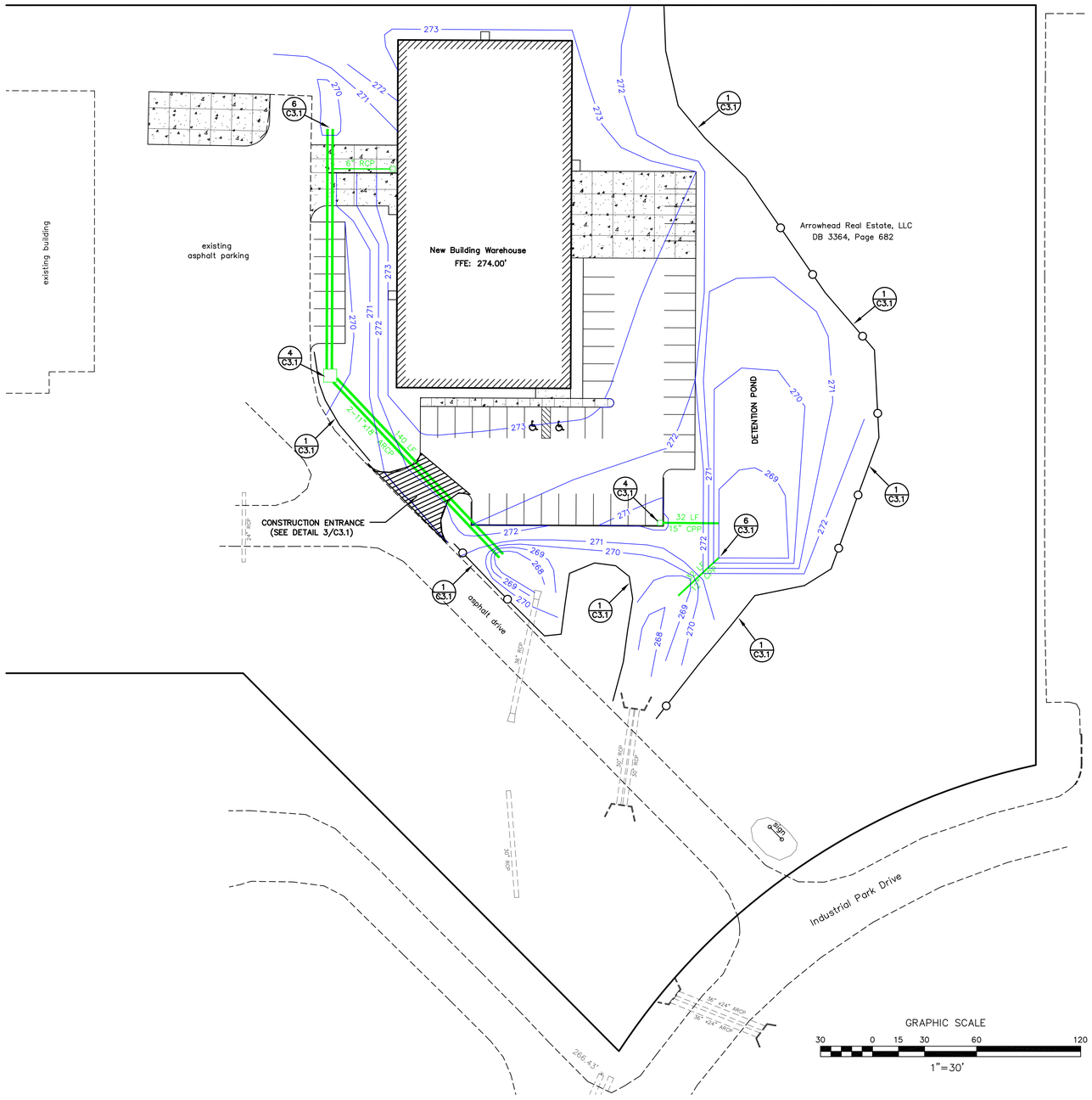
1. Build construction entrance/exit and equipment parking areas.
2. Install silt fences, wattle barriers and outlet protection.
3. Rough grade site and stockpile topsoil (with silt fence).
4. Construct ditches, swales and basins (as needed)
5. Construct parking areas and drives
6. Perform temporary and permanent seeding and mulching.

Vegetative Stabilzation Measures

1. Preserve existing vegetation at areas on site where no construction activity is planned.
2. Clearing and grubbing operations should be staged to preserve existing vegetation.
3. Soil and vegetative stabilization measures must be initiated whenever any clearing, grading, grubbing, excavating or other land disturbing activities have temporarily or permanently ceased on any portion of the site and will not resume for a period of fourteen (14) calendar days or more. The appropriate temporary or permanent vegetative practices shall be initiated immediately (no later than the next work day).
4. Hydroseeding will be applied on disturbed soil areas requiring temporary protection until permanent vegetation is established or disturbed soil areas that must be re-disturbed following an extended period of inactivity.
5. Hydroseeding may be used alone only when there is sufficient time in the season to ensure adequate vegetation establishment and erosion control. otherwise, hydroseeding must be used in conjunction with a soil binder or mulching (i.e. straw mulch).

PURSUANT TO ADOPTED STORM WATER MANAGEMENT PLANS FOR NON-RESIDENTIAL USERS, THE FOLLOWING INFORMATION IS PROVIDED:

- SIGNIFICANT MATERIALS TO BE PLACED ON PROPERTY INCLUDE FILL/CUT MATERIAL, CONCRETE, METAL OR IRON FOR THE BUILDING
- CURRENT AND PROPOSED LAND USE IS FOR STATE FARM INSURANCE, THE ONLY FEASIBLE THREAT OF STORM WATER POLLUTION WILL ARISE DURING CONSTRUCTION. THE THREAT WILL BE FROM UNCONTROLLED SEDIMENT RUNOFF. SEDIMENT RUNOFF CAN BE CONTROLLED BY FOLLOWING THE GUIDELINES AS SHOWN ON THE PRECEDING AND CURRENT "EROSION CONTROL PLAN" SHEETS.
- CUT/FILL MATERIAL MAY BE STOCKPILED ON SITE DURING CONSTRUCTION. IF SO, A SILT FENCE MUST BE IN PLACE AROUND SAID STOCKPILE, AND ALSO THE STOCKPILE SHOULD BE COVERED. CONCRETE WILL BE DELIVERED ONSITE WITH CONCRETE TRUCKS. SPILLOVER FROM FORMING WILL BE STOCKPILED AND REMOVED FROM SITE TO AN APPROVED RUBBISH OR LANDFILL SITE. THE SAME APPLIES FOR ALL METAL/IRON EXCESS FROM BUILDING CONSTRUCTION.
- ALL LITTER IS TO BE DISPOSED OF IN A CERTIFIED LAND FILL. LITTER IS TO BE TEMPORARILY STORE ON SITE UNTIL IT CAN BE HAULED TO A CERTIFIED LAND FILL OR REMOVED BY PROFESSIONAL WASTE MANAGEMENT SERVICES.
- ALL SIGNIFICANT MATERIALS REMAINING AFTER CONSTRUCTION WILL BE REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED RUBBISH OR LANDFILL SITE.
- PESTICIDES OR HERBICIDES ARE NOT NECESSARY AND ARE, THEREFORE, NOT ALLOWED ON SITE. IF ANY ARE FOUND ON SITE, THEY WILL BE DISPOSED OF AS PER DEQ OR EPA REGULATIONS.
- NOTE THE LOCATION OF ALL SILT FENCES AND EROSION CONTROL MEASURES AS INDICATED ON PRECEDING "EROSION CONTROL PLAN" SHEET. THE DETAILS OF SAID FENCES AND CONTROL MEASURES ARE SHOWN ON CURRENT SHEET.



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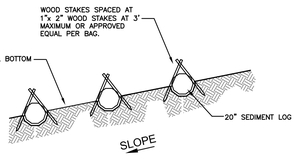
EROSION CONTROL PLAN

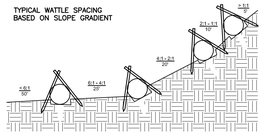
NEW BUILDING FOR
HEADERMAN BROTHERS
MADISON, MISSISSIPPI

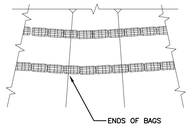
Sheet Number:
C 3.0

PN 25039

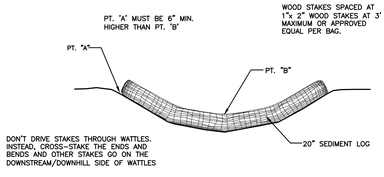
0 6' 1 3" = 1'-0" GRAPHIC SCALE
0 2' 6' 1 1½" = 1'-0" GRAPHIC SCALE
0 6' 1 2 3 1" = 1'-0" GRAPHIC SCALE
0 6' 1 2 3 ¾" = 1'-0" GRAPHIC SCALE
0 6' 1 2 3 4 ½" = 1'-0" GRAPHIC SCALE
0 1 2 3 4 8 ⅜" = 1'-0" GRAPHIC SCALE
0 1 2 3 4 8 16 ¼" = 1'-0" GRAPHIC SCALE





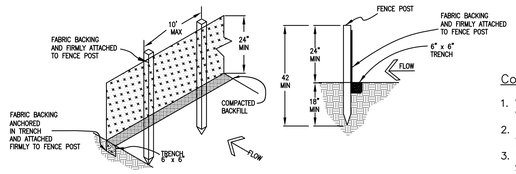


PERSPECTIVE



CROSS SECTION

7 C3.1 SEDIMENT LOG DITCH CHECK
N.T.S.



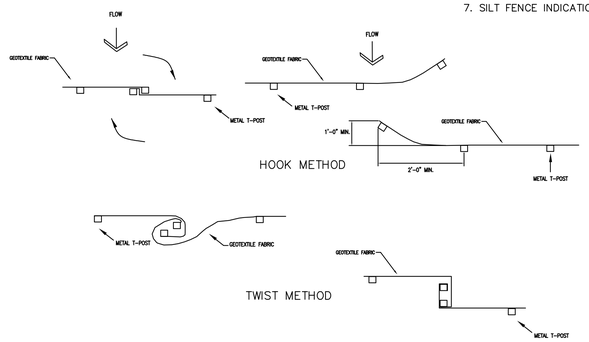
1 C3.1 SILT FENCE DETAIL
N.T.S.

Construction Notes for Silt Fence:

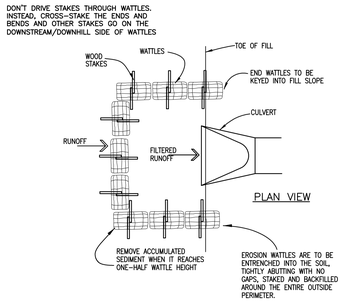
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO SILT FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
4. LOCATE POSTS DOWNSLOPE OF FABRIC FOR FENCE SUPPORT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER "T" OR "U" TYPE, OR WOODEN
POSTS: LOCATE MAXIMUM OF 6 FEET O.C.
FENCE: PER LOCAL REQUIREMENTS OR WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING
FILER CLOTH: FILTER X, MIRAFI 100X, STABI-LINKA T140N OR APPROVED EQUAL

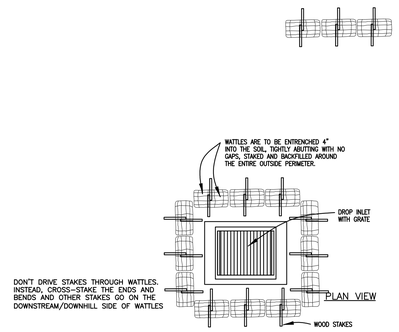
6. SILT FENCE SHALL BE PLACED SO THAT NO SEDIMENT WILL LEAVE THE SITE.
7. SILT FENCE INDICATION ON THE PLANS AS



2 C3.1 JOINING TWO LENGTHS OF SILT FENCE
N.T.S.

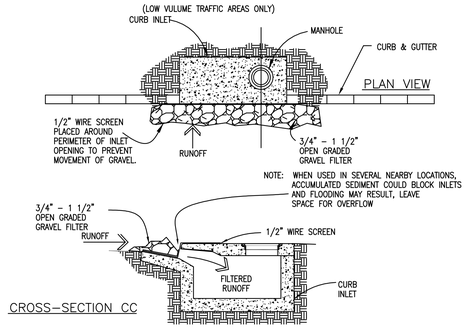


6 C3.1 CULVERT EROSION BALE INLET PROTECTION
N.T.S.



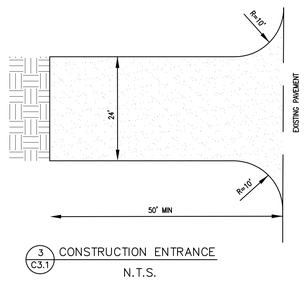
CROSS-SECTION BB

4 C3.1 DROP INLET EROSION FILTER
N.T.S.



CROSS-SECTION CC

5 C3.1 CURB INLET GRAVEL AND WIRE MESH FILTER TRAP
N.T.S.



3 C3.1 CONSTRUCTION ENTRANCE
N.T.S.

NOTES:

1. STONE SIZE - USE 1-1/2" TO 3" ROCK AND 1/2" TO 3/4" FILTER LAYER
2. THICKNESS - NOT LESS THAN 6".
3. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA BEFORE PLACING STONE. USE TYPE V GEOTEXTILE FABRIC.
4. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
5. WIDTH - 30 FOOT MINIMUM
6. THE ENTRANCE SHALL BE MAINTAINED WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMEN SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

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NOT FOR CONSTRUCTION

Project No.: 5079
Date: 3/6/2026
Drawn: CLB
Checked: CLB
Revisions:

EROSION CONTROL DETAILS

NEW BUILDING FOR
HEADERMAN BROTHERS
MADISON, MISSISSIPPI

Sheet Number:
C 3.1

PN 25039

1" = 1'-0" GRAPHIC SCALE
1½" = 1'-0" GRAPHIC SCALE
3" = 1'-0" GRAPHIC SCALE
¾" = 1'-0" GRAPHIC SCALE
½" = 1'-0" GRAPHIC SCALE
½" = 1'-0" GRAPHIC SCALE
⅛" = 1'-0" GRAPHIC SCALE

Date of field survey: October 23, 2025.

Class "B" survey in accordance with the minimum standards for land surveying in the State of Mississippi.

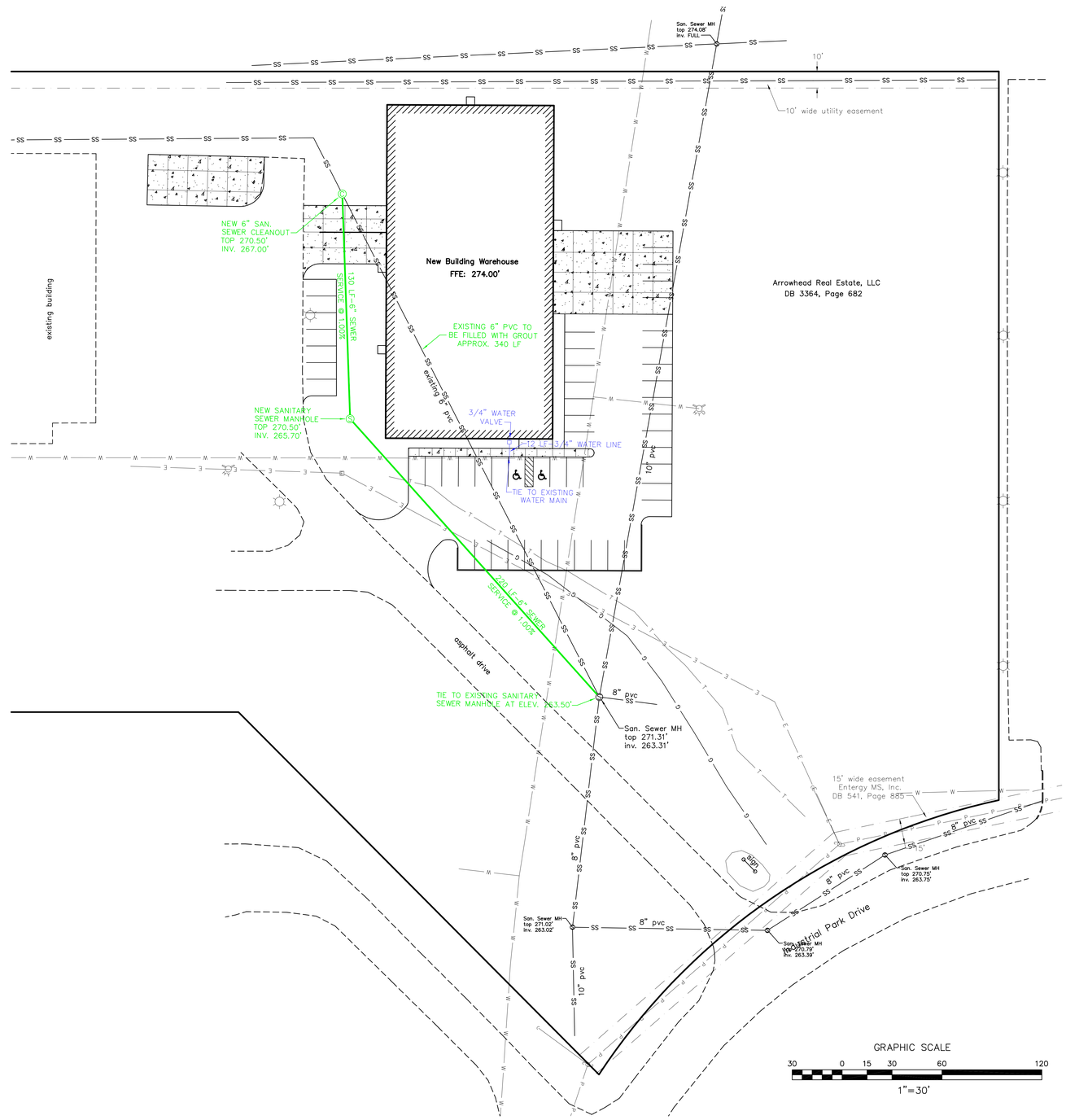
Vertical elevations taken from GPS Network NAVD88.

Subsurface and environmental conditions were not examined or considered as a part of this survey.

Boundary survey provided by others.

This survey is considered valid only when original seal and signature of surveyor of record is affixed hereto.

I, Colin L. Baird do hereby certify that the features depicted on this plat are a correct representation of the conditions as they existed on October 23, 2025



LEGEND

- A/C UNIT
- CONC. CURB & GUTTER
- CONTOURS
- DOWNSPOUT
- DRAINAGE INLET
- ELECTRICAL BREAKER BOX
- ELECTRICAL JUNCTION BOX
- FINISHED FLOOR ELEVATION
- FIRE HYDRANT
- GAS METER
- GRATE INLET (SIZE NOTED)
- GRATE INLET (18" ROUND-TYP)
- IRRIGATION VALVE
- OVERHEAD POWER/TELEPHONE
- POTABLE WATER
- UNDERGROUNDTELECOMM
- UNDERGROUND TELCOMM
- UNDERGROUND FIBER OPTIC
- LIGHT POLE
- NO. OF PARKING SPACES
- POWER METER
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SPRINKLER
- SPOT ELEVATION
- TELECOMMUNICATIONS MANHOLE
- TELEPHONE PEDESTAL
- TREE (SIZE & TYPE NOTED, IF KNOWN)
- WATER METER
- WATER VALVE
- UNDERGROUND ELECTRIC
- GAS LINE
- SANITARY SEWER MAIN
- UNDERGROUND TELEPHONE
- WATER MAIN

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DEAN ARCHITECTURE
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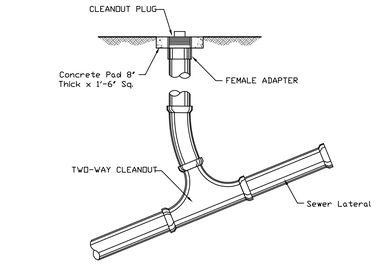
NEW BUILDING FOR
HEADERMAN BROTHERS
MADISON, MISSISSIPPI

UTILITY PLAN

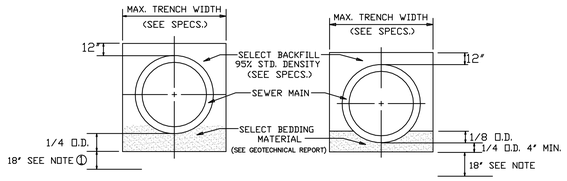
Sheet Number:
C 4.0

PM 25039



1 / 5.0 SANITARY SEWER CLEAN-OUT (2-WAY) DETAIL

NTS

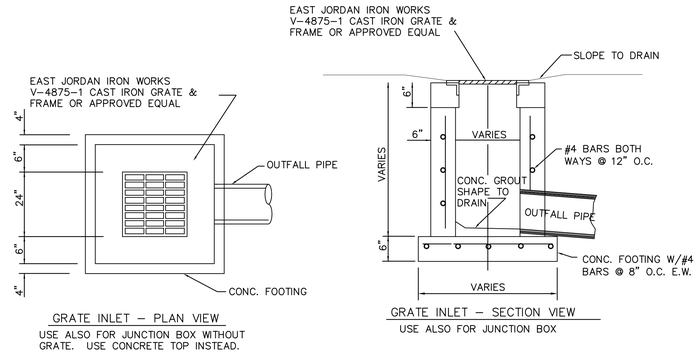


TYPICAL SECTION CLASS "B" BEDDING

TYPICAL SECTION CLASS "C" BEDDING

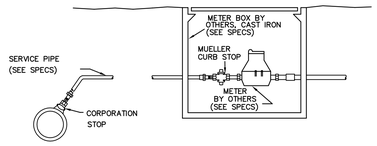
① DEWATERING REQ'D. TO THIS LEVEL (MIN.). CONTRACTOR WILL NOT BE ALLOWED TO WORK WHEN WATER LEVEL IS NOT MAINTAINED BY DEWATERING SYSTEM TO THIS ELEVATION OR LOWER.

② WHEN TRENCHING ACROSS EXISTING ASPHALT OR CONCRETE SURFACES, NEW ASPHALT SHOULD BE PLACED BACK AT SAME DEPTH OF EXISTING ASPHALT OR CONCRETE THICKNESS.



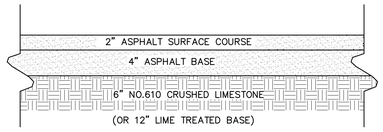
9 / 5.0 GRATE INLET DETAIL

N.T.S.



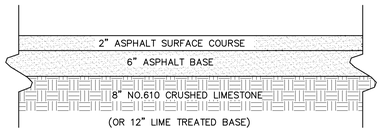
2 / 5.0 TYPICAL SERVICE ASSEMBLY

NOTE: SERVICES SHALL BE TYPE K COPPER WITH CORPORATION AND CURB STOPS THAT COMPLY WITH THE CITY OF JACKSON STANDARD SPECIFICATIONS. MUST BE APPROVED BY CITY



5 / C5.0 LIGHT DUTY ASHPALT PAVEMENT

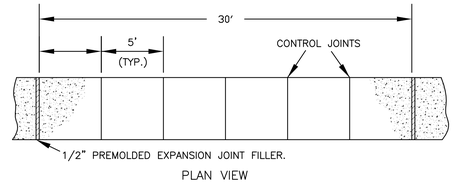
N.T.S.



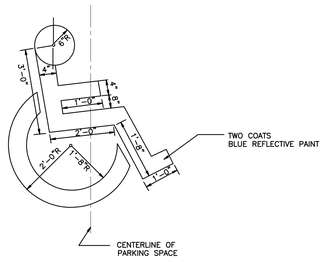
6 / C5.0 HEAVY DUTY ASPHALT PAVEMENT

N.T.S.

ASPHALT SURFACE COURSE SHALL CONFORM WITH SPECIFICATIONS FOR SC-1, TYPE 8 PRESENTED IN THE MS STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (1990 EDITION). BITUMINOUS BASE SHOULD CONFORM WITH BB-1, TYPE 6 SPECIFICATIONS.



PLAN VIEW

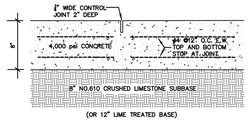


4 / 5.0 ACCESSIBILITY PARKING SYMBOL

N.T.S.

NOTES

1. ACCESSIBILTY SYMBOLS SHALL BE PAINTED ON PAVEMENT AT EACH ACCESSIBLE PARKING SPACE.
2. ALL PAVEMENT MARKING INSTALLATIONS SHALL CONFORM TO THE 1988 MUTCD AND ALL SUBSEQUENT REVISIONS.
3. ALL ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH A ACCESSIBILITY PARKING SPACE SIGN.
4. BLUE PAINT TO BE PAINTED FOR ALL ACCESSIBLE MARKINGS.

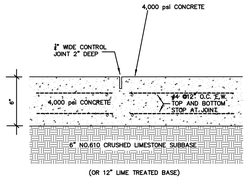


SLAB PROFILE:

1. TOOLED CONSTRUCTION JOINTS SHOULD BE PROVIDED AT INTERVALS THAT WILL PROVIDE A SLAB SITE THAT DOES NOT EXCEED 20'X20'.
2. EXPANSION JOINTS SHOULD ONLY BE PLACED WHERE THE PAD DIRECTLY ADJOINS A BUILDING OR OTHER FIXED STRUCTURE.
3. PROOF ROLL SUBGRADE PRIOR TO CONCRETE PLACEMENT AND CUT REINFORCING AT ALL JOINT LOCATIONS.
4. AS SHOWN IN THE GEOTECHNICAL REPORT.
5. THE FIRST 12" SHALL BE LIME TREATED (6% BY WEIGHT) IN LIEU OF THE CRUSHED LIMESTONE BASE.

8 / 5.0 HEAVY DUTY CONCRETE PAVEMENT DETAIL

N.T.S.



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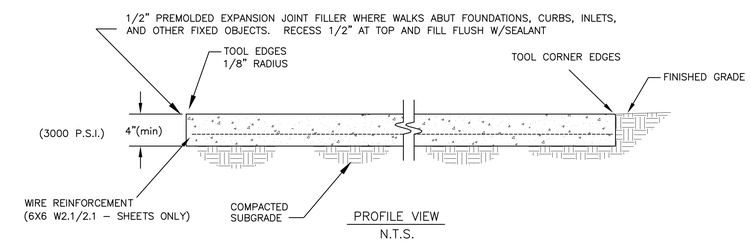
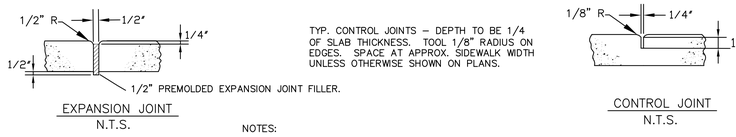
5. THE FIRST 12" SHALL BE LIME TREATED (6% BY WEIGHT) IN LIEU OF THE CRUSHED LIMESTONE BASE.

7 / 5.0 LIGHT DUTY CONCRETE PAVEMENT DETAIL

N.T.S.

N.T.S.





NOTES:
1) CONCRETE SHALL BE 3,000 psi MINIMUM
2) 6X6 W2.1/W2.1 WIRE REINFORCEMENT REQUIRED (SHEETS ONLY)
3) PROVIDE BROOM FINISH TO ALL EXPOSED SURFACES
4) HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAFFIC.

3 / 5.0 CONCRETE SIDEWALK SECTION DETAILS

N.T.S.

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506 Jefferson Street, Clinton, MS 39056
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DEAN ARCHITECTURE
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NOT FOR CONSTRUCTION

Project No.: 5079
Date: 3/6/2026
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Revisions:

NEW BUILDING FOR
HEADERMAN BROTHERS
MADISON, MISSISSIPPI

SITE DETAILS

C 5.0

3" =1'-0" GRAPHIC SCALE
1½" =1'-0" GRAPHIC SCALE
1" =1'-0" GRAPHIC SCALE
¾" =1'-0" GRAPHIC SCALE
½" =1'-0" GRAPHIC SCALE
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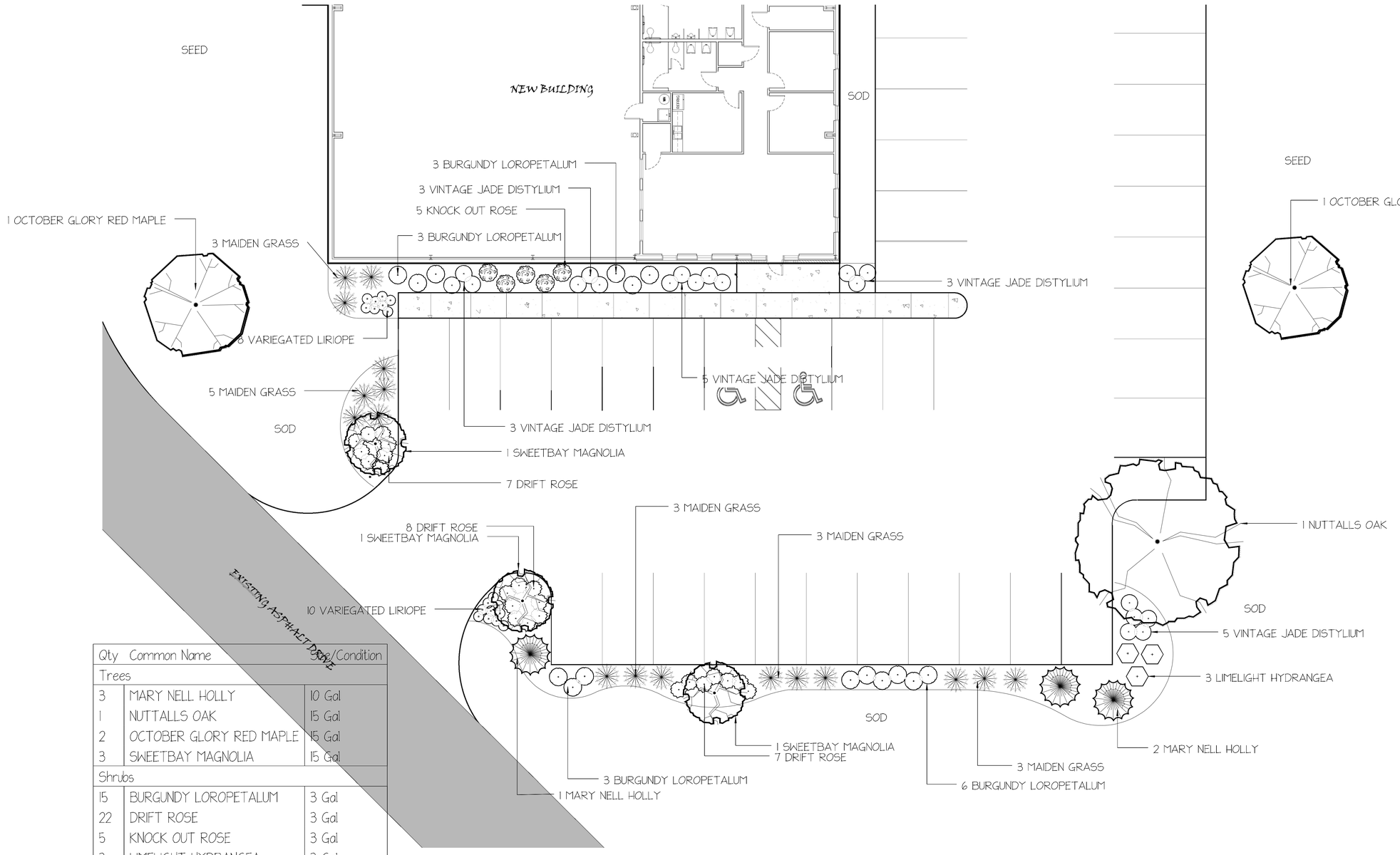

Qty	Common Name	Size/Condition
Trees		
3	MARY NELL HOLLY	10 Gal
1	NUTTALLS OAK	15 Gal
2	OCTOBER GLORY RED MAPLE	15 Gal
3	SWEETBAY MAGNOLIA	15 Gal
Shrubs		
15	BURGUNDY LOROPETALUM	3 Gal
22	DRIFT ROSE	3 Gal
5	KNOCK OUT ROSE	3 Gal
3	LIMELIGHT HYDRANGEA	3 Gal
17	MAIDEN GRASS	3 Gal
19	VINTAGE JADE DISTYLIUM	3 Gal
Groundcovers		
18	VARIEGATED LIRIOPE	1 Gal

3" = 1'-0" GRAPHIC SCALE
1½" = 1'-0" GRAPHIC SCALE
1" = 1'-0" GRAPHIC SCALE
¾" = 1'-0" GRAPHIC SCALE
½" = 1'-0" GRAPHIC SCALE
¼" = 1'-0" GRAPHIC SCALE
⅛" = 1'-0" GRAPHIC SCALE

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NOT FOR CONSTRUCTION

Project No.: 2603
Date: MARCH 11, 2026
Drawn:
Checked:
Revisions:

HEDERMAN PRINTING
LARGE FORMAT BUILDING
GLUCKSTADT, MISSISSIPPI

Sheet Number:
L100
LANDSCAPE PLAN

ARROWHEAD REAL ESTATE LLC

PARCEL ID: 0825-21-07/08.00

LOT COVERAGE CALCULATIONS:

Existing Building:	50,810 SF
Existing Parking and Drives:	68,000 SF
TOTAL SF OF EXISTING COVERAGE:	118,810 SF
New Building:	20,000 SF
New Parking and Drives:	23,212 SF
TOTAL SF OF NEW COVERGE:	43,212 SF
Grand Total Coverage (New + Existing)	162,022 SF or 3.72 acres

Lot Coverage = 3.72 acres (162,022 SF) / 10.0024 acres (435,703 SF)= 37.2%

OWNER: SC LEASING LLC
PID: 082E-21-017/01.00
ZONING: A-1

EXISTING BUILDING

NEW HD CONC PAVING

NEW BUILDING
WAREHOUSE
WRAP
PRINTING
OFFICE

NEW DOCK AND RAMP

NEW PAD MOUNT TRANSFORMER

NEW LD ASPHALT PARKING

EXIST. LOADING DOCK

RELOCATED SEWER

EXISTING ENCLOSED DUMPSTER

EXISTING FIRE HYDRANT

EXIST. PARKING

NEW LD CONCRETE PAVING

53 NEW PARKING SPACES

NEW LD ASPHALT PAVING

EXIST ENTRANCE DRIVE

OWNER: ARROWHEAD REAL ESTATE LLC
PID: 082E-21-017/08.00
ZONING: A-1

OWNER: PINELAKE BAPT ST CHURCH OF RANKIN COUNTY
PID: 082E-21-017/05.00
ZONING: A-1

OWNER: BNGM LLC
PID: 082E-21-017/09.00
ZONING: A-1

OWNER: DBC CORPORATION
PID: 082E-21-017/00.00
ZONING: A-1

Ben Nelson Golf and Outdoor

NORTH

1 C1.0 OVERALL SITE PLAN
SCALE: 1" = 40'-0"

3" =1'-0" GRAPHIC SCALE
1½" =1'-0" GRAPHIC SCALE
1" =1'-0" GRAPHIC SCALE
¾" =1'-0" GRAPHIC SCALE
½" =1'-0" GRAPHIC SCALE
⅜" =1'-0" GRAPHIC SCALE

PN 25039

DEAN ARCHITECTURE
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deandean.com

NOT FOR CONSTRUCTION

Project No. : 26013
Date: MARCH 11, 2026
Drawn: MDP, ALH
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Revisions:

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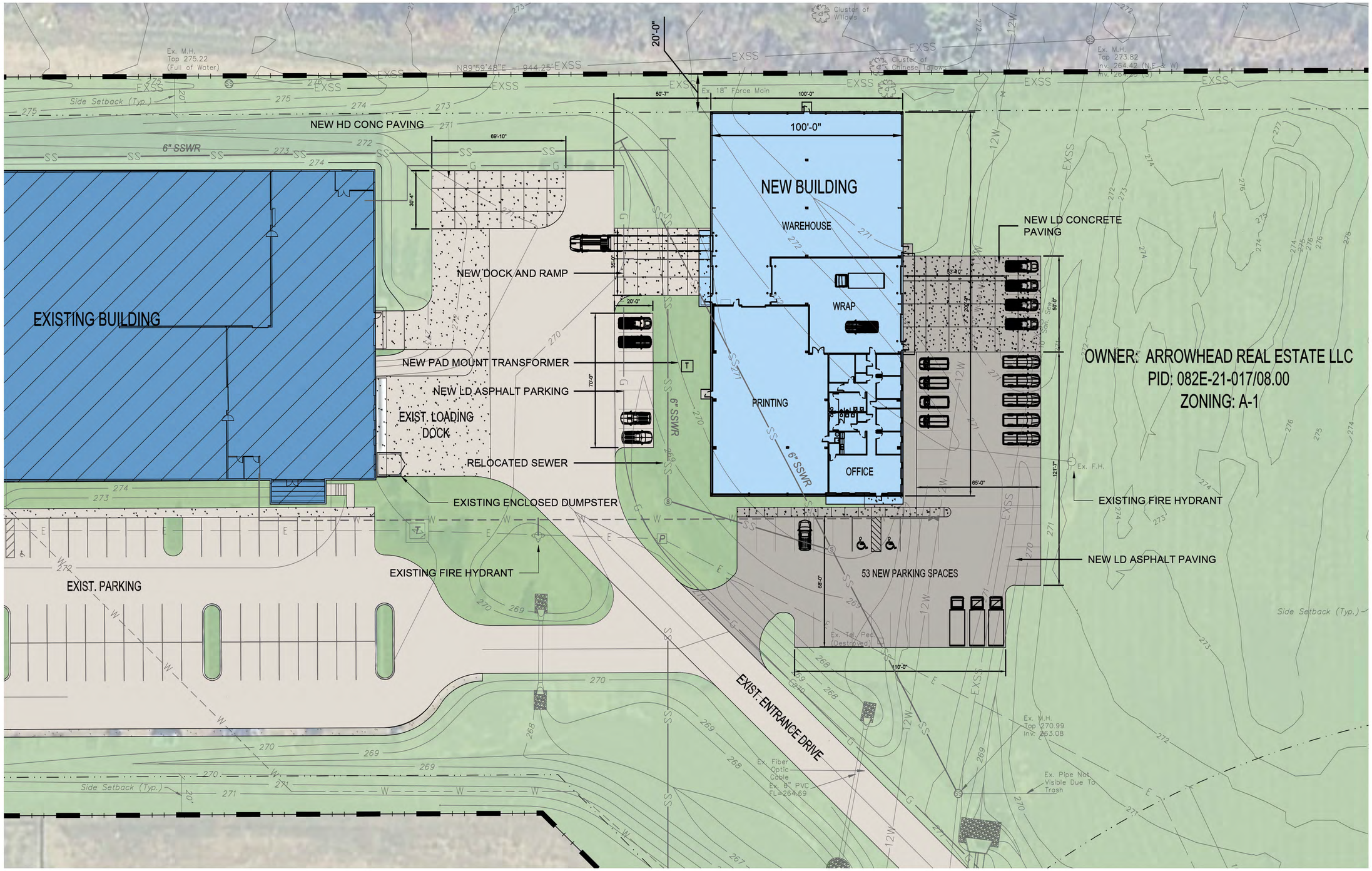
GLUCKSTADT, MISSISSIPPI

Sheet Number:
C1.0
OVERALL SITE PLAN



NORTH

1 C2.0 ENLARGED SITE PLAN
SCALE: 1" = 20'-0"

1" = 1'-0" GRAPHIC SCALE
3/4" = 1'-0" GRAPHIC SCALE
1 1/2" = 1'-0" GRAPHIC SCALE
1" = 1'-0" GRAPHIC SCALE
3/4" = 1'-0" GRAPHIC SCALE
1/2" = 1'-0" GRAPHIC SCALE
1/2" = 1'-0" GRAPHIC SCALE
3/8" = 1'-0" GRAPHIC SCALE

PN 25039

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LARGE FORMAT BUILDING
GLUCKSTADT, MISSISSIPPI

Sheet Number:
C2.0
ENLARGED SITE PLAN

EXISTING BRICK

26GA. FACTORY PAINTED LIGHT STONE WALL PANELS

BELOW EAVE CANOPY w/ BURNISHED SLATE McELROY WAVE PANELS

BRICK VENEER TO MATCH EXISTING

HEDERMAN BROTHERS

DEAN ARCHITECTURE

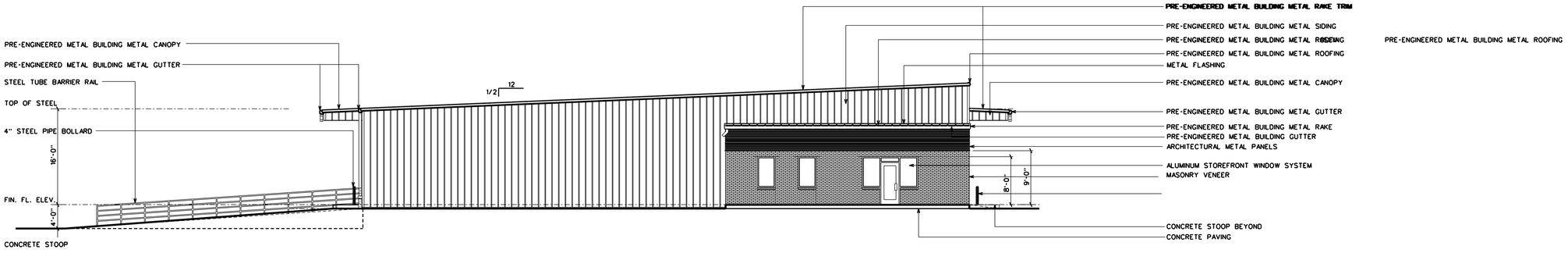
EXISTING BRICK

26GA. FACTORY PAINTED LIGHT STONE WALL PANELS
BELOW EAVE CANOPY w/ BURNISHED SLATE
McELROY WAVE PANELS

BRICK VENEER TO MATCH EXISTING

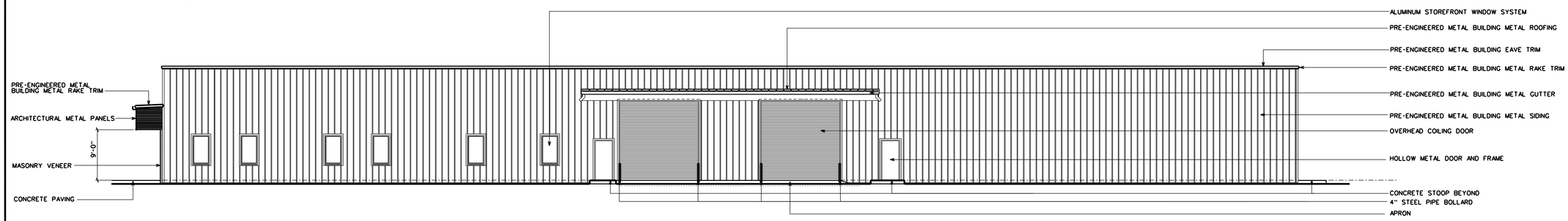
HEDERMAN
BROTHERS

DEAN
ARCHITECTURE



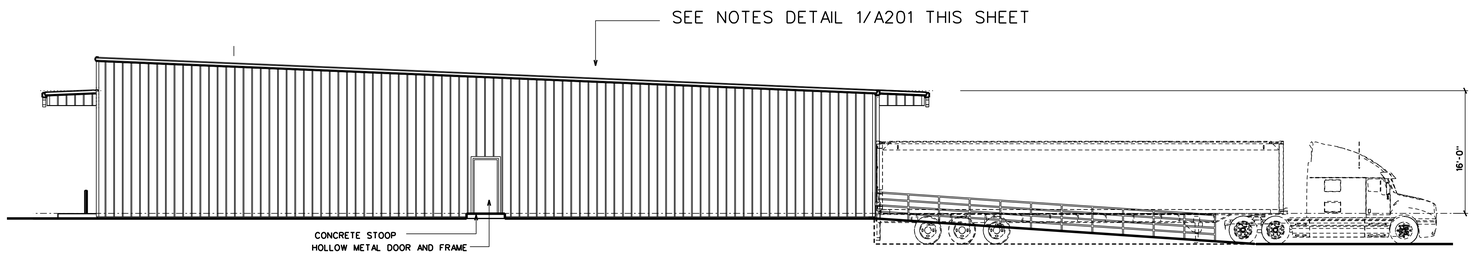
1 A201 SOUTH EXTERIOR ELEVATION

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



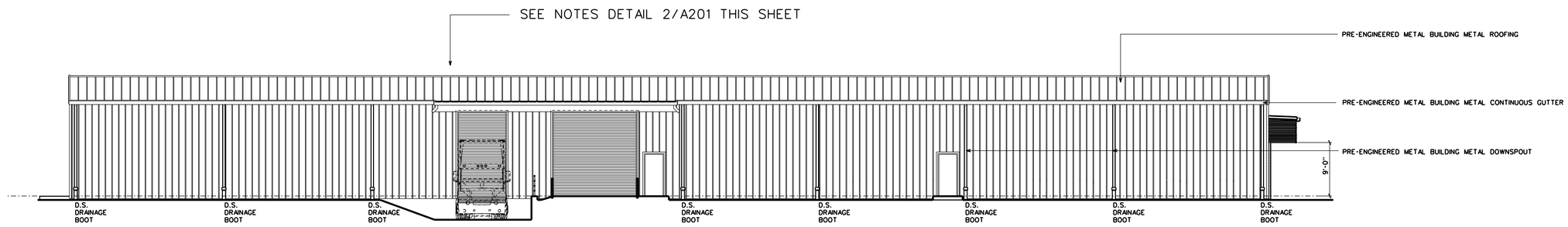
2 A201 EAST EXTERIOR ELEVATION

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



3 A201 NORTH EXTERIOR ELEVATION

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



4 A201 WEST EXTERIOR ELEVATION

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

3/8"=1'-0" GRAPHIC SCALE
1/4"=1'-0" GRAPHIC SCALE
1/8"=1'-0" GRAPHIC SCALE
3/16"=1'-0" GRAPHIC SCALE
1/16"=1'-0" GRAPHIC SCALE

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LARGE FORMAT BUILDING
GLUCKSTADT, MISSISSIPPI

Sheet Number:
A201

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CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Board

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 03/24/2026

SUBJECT: Consideration of Site Plan-26-001-Taco Bell 1021 Gluckstadt Rd

Pacific Bell is requesting site plan approval for their new Taco Bell restaurant at 1021 Gluckstadt Rd. This lot is zoned C-2 and is a first permitted use. They are proposing a 2,241 SF building on an approximately .65-acre lot. They plan to share a driveway with Take 5. They have the appropriate parking spaces, 26' wide drives, more than 5 queuing spots for the drive-thru and appropriate drainage for this project. Their setbacks are correct including 20' setback in the SW corner where they abut Red Oak Subdivision. They have included a privacy fence with additional landscape screening in this SW corner. Their overall landscaping plan is more than sufficient. They have also included a photometric plan detailing where their exterior lighting will be focused.

They recently presented at the ARC meeting on 3/17 and the Board requested a redesign on the exteriors to be more cohesive to this area. We have attached their updated building elevations and would like to discuss the exteriors with the PNZ tonight. We have also sent them some examples of possible exterior finishes that would be cohesive to this area. Representatives are here today via a TEAMS call as they are spread out across the country.

The applicant has satisfied the requirements for site plan, but we need to work out the building exteriors. We do recommend approval contingent on working out the building exteriors so that revisions can be made before the MMBOA meeting.

City of Gluckstadt

Application for Site Plan & Architectural Review

Subject Property Address: TBD - Site Address Currently is 1029 Gluckstadt Rd.

Parcel #: West side of 082I-29 -010/22.00

Owner: RPM Realty, LLC.
Attn: Matthew J. Smith, Manager

Address: 114 Layfair Drive, Suite D
Flowood, MS 39232

Phone #:

E-Mail: Matthew. Smith@rpmventuresllc.com

Applicant: Albert Palacios - Pacific Bells LLC

Address: 111 W. 39th Street
Vancouver, WA 98660

Phone #: 208-890-2322

E-Mail: ATPalacios@anchorpointmg.com

Current Zoning District: C-2

Acreage of Property (If applicable): 0.647 acres

Use sought of Property: Quick Serve Restaurant with Drive Thru

---

20260028 Permit #
26-001 Project #

Requirements of Applicant:

1. Overview letter briefly describing the intent of the project
2. Copy of written legal description
3. Site Plan as required in Sections 807-810 of City of Gluckstadt Zoning Ordinance
4. Architectural Design Standards as stated in Ordinance #2025-01
5. Color Rendering & Elevations at time of submittal
6. Color samples and/or color identification codes

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

One (1) hard copy and One (1) digital copy of the site plan shall be prepared and submitted to the Zoning Administrator.

Site Plan Specifications (Section 809, Zoning Ordinance, ARC Ordinance #2025-01, & Landscape Ordinance #2025-04)

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. City of Gluckstadt does not provide Water and Sewer. Please contact local water/sewer authorities for specific requirements and taps.
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 (Ordinance #2023-06)
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 meetings of the Planning and Zoning Commission and Architectural Review Committee 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 and the Architectural Design Standards 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 and Architectural Review Committee. No Exceptions.

Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission's and Architectural Review Committee'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 and Architectural Review Committee.

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.***

_____ 2.25.2026

Applicant Signature **Date**

CITY OF GLUCKSTADT BUILDING DEPARTMENT

OFFICE USE ONLY

Date Received: 2/27/2026

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

Yes ✓ No_____

Signature: _____

Planning & Zoning Administrator (or Authorized Representative)

343 Distribution Drive
Gluckstadt MS 39110

Receipt Number: R00011656
Cashier Name: BRIDGE
Terminal Number: 24
Receipt Date: 2/27/2026 12:32:09 PM

ALBERT PALACIOS - PACIFIC
C/O EXCEL ENGINEERING, INC
100 CAMELOT DR
FOND DU LAC, WI 54935-8030

Trans Code: 400.00 - Permit Payments **Account: 2026028 ALBERT PALACIOS - PACIFIC** **$100.00**

2026028 100.00CR

Total Balance Due: **$100.00**

Payment Method: Check Payor: ALBERT PALACIOS - PACIFIC Reference: 101414 Amount: $100.00

Total Payment Received: **$100.00**

Change: **$0.00**

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MADISON, STATE OF MISSISSIPPI, AND IS DESCRIBED AS FOLLOWS

A parcel of land being situated in the Northeast ¼ of Section 29, Township 8 North, Range 2 East, City of Gluckstadt, Madison County, Mississippi, and being more particularly described by metes and bounds as follows, to wit:

Commence at the southwest corner of Lot 1 of Gluckstadt Office Park, a subdivision, the map or plat of which is recorded in Plat Cabinet E at Slide 103A in the Chancery Records of Madison County at Canton, Mississippi and run thence North 00° 07' 27 West for a distance of 237.32 feet along the western line of the said Lot 1 of Gluckstadt Office Park to the southern right of way line of Gluckstadt Road; thence South 89° 52' 10" West for a distance of 333.54 feet along the said southern right of way line to a 5/8" iron pin found; thence continue South 89° 52' 10" West for a distance of 321.49 feet along the said southern right of way line to a 5/8" iron pin found; thence North 86° 26' 09" West for a distance of 78.71 feet along the said southern right of way line to a 5/8" iron pin found on the western property line of that certain parcel of land as describe din Book 4221 at Page 98, also being the eastern property line of that certain parcel of land as described in Book 3143 at Page 522, both in the Chancery Records of Madison County at Canton, Mississippi; thence leave said southern right of way line of Gluckstadt Road and run South 00° 28' 51" East for a distance of 230.72 feet along the said eastern and western property line to a 5/8" iron pin set at the southeast property corner of that said certain parcel of land as described in Book 3143 at Page 522; thence South 89° 48' 50" West for a distance of 122.93 feet along the southern property line of that said certain parcel of land as described in Book 3143 at Page 522 to a 5/8" iron pin set which marks the POINT OF BEGINNING for the parcel herein described; thence North 00° 11' 14 West for a distance of 239.99 feet to a 5/8" iron pin set on the northern property line of that certain parcel of land as described in Book 3143 at Page 522, also being on the southern right of way line of Gluckstadt Road; thence South 89° 48' 50" West for a distance of 118.30 feet along the southern right of way line to a 5/8" iron pin set at the northwest property corner of that said certain parcel of land as described in Book 3143 at Page 522; thence leave said southern right of way line of Gluckstadt Road and run South 00° 38' 24" East for a distance of 187.33 feet along the western property line of that said certain parcel of land in Book 3143 at Page 522 to a ½" iron pin found; thence South 00° 05' 09" West for a distance of 52.67 feet along the said western property line to a 5/8" iron pin set at the southwest corner thereof; thence North 89° 48' 50" East for a distance of 117.07 feet along the said southern property line of that certain parcel of land as described in Book 3143 at Page 522 to the POINT OF BEGINNING, containing 0.6469 acres (28,181 square feet, more or less.

The reference meridian for the above description is based on monuments found in Book 2807 at Page 381.

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PD.60191074.1

EXCEL

February 26, 2026

Project Narrative

Project: Taco Bell
Current Address: 1021 Gluckstadt Road
Gluckstadt, MS 39110

Pacific Bells LLC is requesting site plan review and approval for a new Taco Bell quick-serve restaurant with a drive-thru located at 1021 Gluckstadt Road (PIN: 0821-29-010/22.001803) in the City of Gluckstadt. The existing parcel is 1.32 acres and the proposed Taco Bell development is 0.647 acres on the west side of the existing vacant parcel. The property is zoned C-2 Highway Commercial District, and the proposed use is permitted.

The proposed Taco Bell will be single-story with a building footprint of 2,241 square feet with a single drive-thru lane around the east side of the building. The ordering station for the drive-thru will be on the south end of the site, and vehicle flow for the drive-thru will be counterclockwise around the building. Vehicle parking for dine-in or pick-up orders will be on the north and east sides of the building with additional stall on the south side of the site. A waste enclosure is proposed on the southwest side of the site.

Access to the site is from Gluckstadt Road off the existing access installed by Take 5. Proposed parking includes 16 spaces (including 1 handicap accessible stalls). Exterior materials are represented in the attached color elevations and waste enclosure detail. The building and site will blend in with and enhance the character of the area. The property will be transformed into a commercial development that is aesthetically pleasing with high-quality exterior materials on the building along with landscaping designed to ensure species resiliency and complimentary style. Site lighting will be provided in a fashion that provides appropriate foot candles for safety with cut-off fixtures for minimal light trespass and directed inward toward the development. To buffer the residential area to the southwest, a 6-foot-tall solid fence is proposed on the southwest corner of the lot along with landscaping on the site side of the fence that will grow taller than the fence to help buffer the development.

Building signage is proposed approximately as illustrated in the attached elevations. A monument sign is also proposed, as shown on the site plan. Official sign submittals for permitting will be provided by others.

The site will follow existing drainage patterns and generally discharge to the northwest side of the site. Site disturbance will remain under one (1) acre and an NPDES permit will not be required. Sanitary and water utilities will connect to the existing mains along the north side of the parcel.

NEW BUILDING FOR:
PACIFIC BELLS LLC
MADISON, MISSISSIPPI

PROJECT INFORMATION

FLOOD INFORMATION

SOURCE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WWW.MC FEMA GOV
DETERMINATION METHOD GRAPHICAL PLOTTING ONLY
MAP NUMBER 28089C0415G
EFFECTIVE DATE 01/17/2025

ZONE "X" MINIMAL RISK AREAS DETERMINED TO BE OUTSIDE THE 0 2% ANNUAL CHANCE FLOODPLAIN

Mississippi 811
knowledge before you dig

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN MISSISSIPPI

CALL MISSISSIPPI 811
1–800–227–6477

MISSISSIPPI LAW REQUIRES MINIMUM OF TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS ADVANCE NOTICE BEFORE YOU EXCAVATE

LEGAL DESCRIPTION
(AS DESCRIBED IN THE TITLE COMMITMENT)

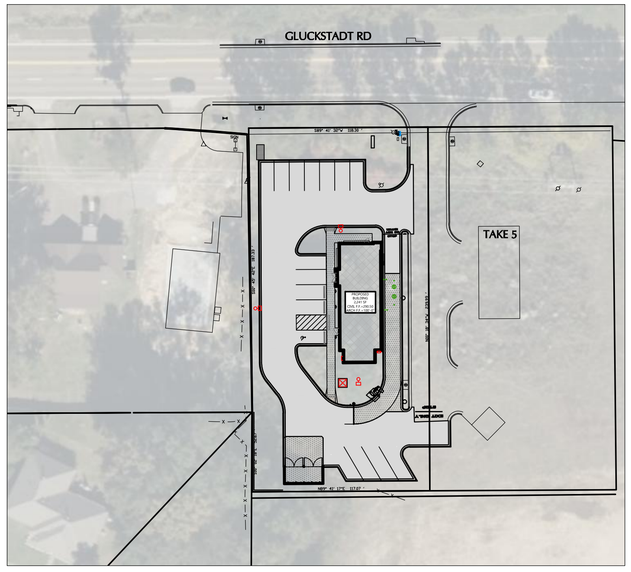
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MADISON, STATE OF MISSISSIPPI, AND IS DESCRIBED AS FOLLOWS:

FOR INFORMATION ONLY:

A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 8 NORTH, RANGE 2 EAST, CITY OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1 OF GLUCKSTADT OFFICE PARK, A SUBDIVISION, THE MAP OR PLAT OF WHICH IS RECORDED IN PLAT CABINET E AT SLIDE 103A IN THE CHANCERY RECORDS OF MADISON COUNTY AT CANTON, MISSISSIPPI AND RUN THENCE NORTH 00° 07' 27" WEST FOR A DISTANCE OF 237.32 FEET ALONG THE WESTERN LINE OF THE SAID LOT 1 OF GLUCKSTADT OFFICE PARK TO THE SOUTHERN RIGHT OF WAY LINE OF GLUCKSTADT ROAD; THENCE SOUTH 89° 52' 10" WEST FOR A DISTANCE OF 333.54 FEET ALONG THE SAID SOUTHERN RIGHT OF WAY LINE TO A 5/8" IRON PIN FOUND, THENCE CONTINUE SOUTH 89° 52' 10" WEST FOR A DISTANCE OF 321.49 FEET ALONG THE SAID SOUTHERN RIGHT OF WAY LINE TO A 5/8" IRON PIN FOUND, THENCE NORTH 88° 26' 09" WEST FOR A DISTANCE OF 78.71 FEET ALONG THE SAID SOUTHERN RIGHT OF WAY LINE TO A 5/8" IRON PIN FOUND ON THE WESTERN PROPERTY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 4221 AT PAGE 98, ALSO BEING THE EASTERN PROPERTY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 3143 AT PAGE 522, BOTH IN THE CHANCERY RECORDS OF MADISON COUNTY AT CANTON, MISSISSIPPI, THENCE LEAVE SAID SOUTHERN RIGHT OF WAY LINE OF GLUCKSTADT ROAD AND RUN SOUTH 00° 28' 51" EAST FOR A DISTANCE OF 230.72 FEET ALONG THE SAID EASTERN AND WESTERN PROPERTY LINE TO A 5/8" IRON PIN SET AT THE SOUTHEAST PROPERTY CORNER OF THAT SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 3143 AT PAGE 522, THENCE SOUTH 89° 48' 50" WEST FOR A DISTANCE OF 122.93 FEET ALONG THE SOUTHERN PROPERTY LINE OF THAT SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 3143 AT PAGE 522 TO A 5/8" IRON PIN SET WHICH MARKS THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED, THENCE NORTH 00° 11' 14" WEST FOR A DISTANCE OF 239.99 FEET TO A 5/8" IRON PIN SET ON THE NORTHERN PROPERTY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 3143 AT PAGE 522, ALSO BEING ON THE SOUTHERN RIGHT OF WAY LINE OF GLUCKSTADT ROAD; THENCE SOUTH 89° 48' 50" WEST FOR A DISTANCE OF 118.30 FEET ALONG THE SAID SOUTHERN RIGHT OF WAY LINE TO A 5/8" IRON PIN SET AT THE NORTHWEST PROPERTY CORNER OF THAT SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 3143 AT PAGE 522; THENCE LEAVE SAID SOUTHERN RIGHT OF WAY LINE OF GLUCKSTADT ROAD AND RUN SOUTH 00° 38' 24" EAST FOR A DISTANCE OF 187.33 FEET ALONG THE WESTERN PROPERTY LINE OF THAT SAID CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 3143 AT PAGE 522 TO A 1/2" IRON PIN FOUND, THENCE SOUTH 00° 05' 09" WEST FOR A DISTANCE OF 52.87 FEET ALONG THE SAID WESTERN PROPERTY LINE TO A 5/8" IRON PIN SET AT THE SOUTHWEST CORNER THEREOF, THENCE NORTH 89° 48' 50" EAST FOR A DISTANCE OF 117.07 FEET ALONG THE SAID SOUTHERN PROPERTY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 3143 AT PAGE 522 TO THE POINT OF BEGINNING, CONTAINING 0.6469 ACRES (28,181 SQUARE FEET), MORE OR LESS

UPON RECEIPT OF A CERTIFIED SURVEY SHOWING THE PREMISES TO BE CONVEYED, SCHEDULE A HEREIN WILL BE REDRAFTED


GLUCKSTADT RD
TAKE 5
N89° 52' 10"E 333.54'
N89° 48' 50"E 118.30'
S89° 48' 50"W 122.93'
N89° 48' 50"E 117.07'
S89° 52' 10"W 321.49'
S89° 26' 09"W 78.71'
N00° 07' 27"W 237.32'
S00° 11' 14"E 239.99'
N00° 38' 24"W 187.33'
S00° 05' 09"E 52.87'
S00° 28' 51"E 230.72'
N00° 11' 14"W 239.99'
S89° 48' 50"W 118.30'
N00° 38' 24"W 187.33'
S00° 05' 09"E 52.87'
N89° 48' 50"E 117.07'
S00° 28' 51"E 230.72'
S89° 48' 50"W 122.93

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL MISSISSIPPI 811 AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL MISSISSIPPI 811 AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 95 PERCENT STANDARD PROCTOR PER GEOTECH.
   2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE - PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY PSI IN FEBRUARY 2026 (PSI PROJECT NO: 0502-2520).
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM NPDES NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NPDES CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES IN MISSISSIPPI.
B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH MISSISSIPPI DEQ. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES BY DEQ. (CURRENT EDITION).
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES BY DEQ. (CURRENT EDITION).
   3. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12' MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES BY DEQ. (CURRENT EDITION).
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. INLET PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH PROCEDURES BY DEQ. (CURRENT EDITION).
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL FOLLOW PROCEDURES BY DEQ. (CURRENT EDITION).
   6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW PROCEDURES BY DEQ. (CURRENT EDITION).
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER DEQ. (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE UNLESS OTHERWISE REQUIRED BY STATE/LOCAL REQUIREMENTS. MAINTENANCE SHALL BE PERFORMED PER STATE/LOCAL REQUIREMENTS.
D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH MISSISSIPPI DOT REQUIREMENTS AND SPECIFICATIONS. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER MISSISSIPPI DOT REQUIREMENTS AND SPECIFICATIONS. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

STANDARD ASPHALT PAVING SECTION	HEAVY ASPHALT PAVING SECTION
1-1/2" SURFACE COURSE	1-1/2" SURFACE COURSE
2" BINDER COURSE	2" BINDER COURSE
6" OF SOIL CEMENT STABILZED BASE OR	9" OF SOIL CEMENT STABILIZED BASE OR
6" OF CRUSHED STONE BASE	10" OF CRUSHED STONE BASE

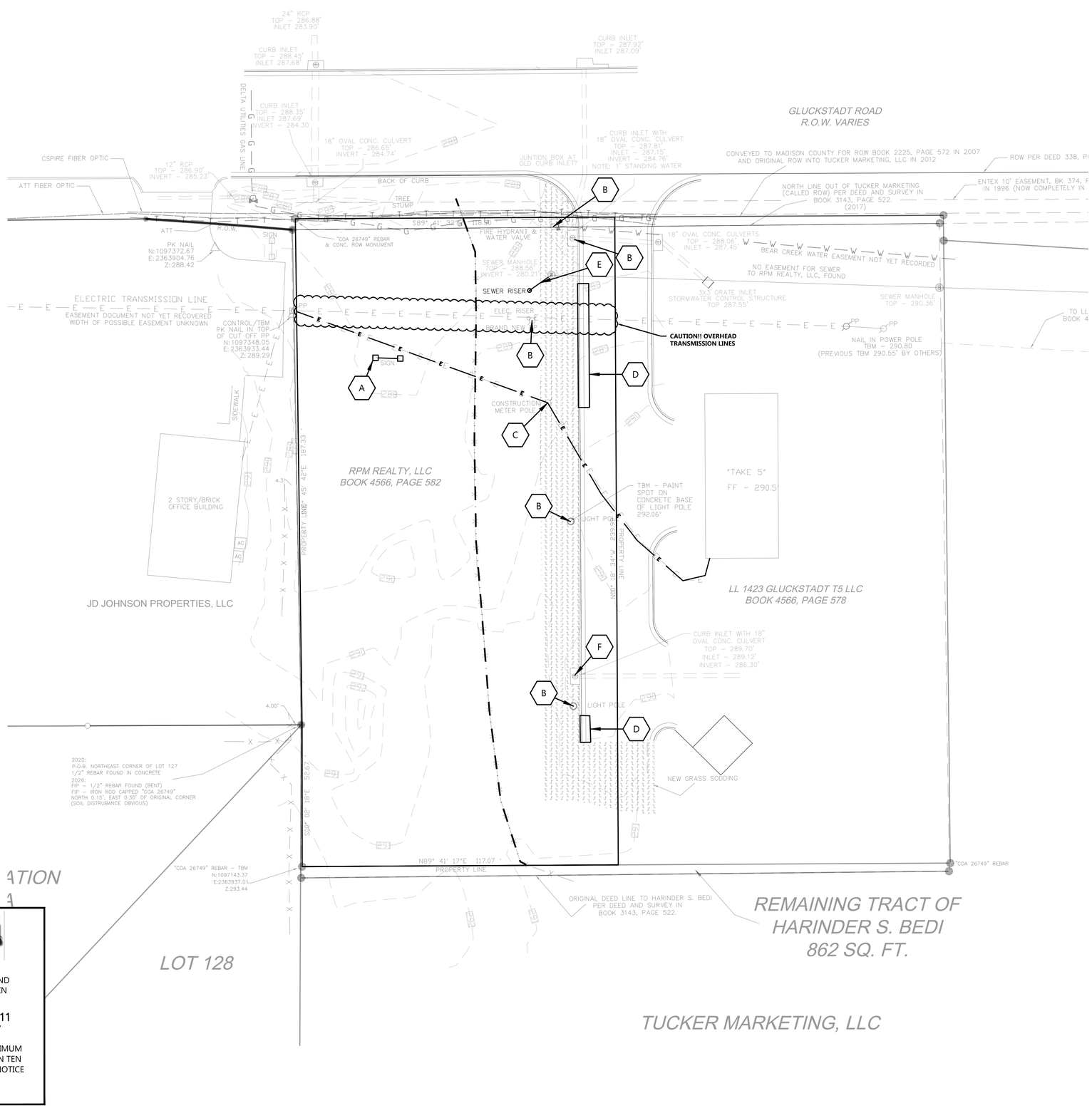
B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER MISSISSIPPI DOT SPECIFICATIONS. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
D. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW (UNLESS OTHERWISE REQUIRED BY STATE CODE) PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH MISSISSIPPI DOT REQUIREMENTS AND SPECIFICATIONS. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY MISSISSIPPI DOT.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
   2. DUMPSTER PAD/APRON CONCRETE - 7" OF CONCRETE OVER 6" OF AGGREGATE BASE.
      a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB:
         1) TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
      b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
         1) CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
         2) TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
   3. HEAVY DUTY CONCRETE (TRUCK TRAFFIC) - 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #3 REBARS ON CHAIRS AT 3' O.C. REBAR SHALL BE PLACED PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
   3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. CONCRETE SHALL BE PROVIDED ON 6" OF 3/4" CRUSHED AGGREGATE BASE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
   TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
B. SEEDED LAWNS (VERIFY SEED MIX WITH LOCAL SUPPLIER):
   1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE. FOLLOW PROCEDURES FOUND IN MISSISSIPPI DEQ TECHNICAL STANDARDS.
   2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES BY MISSISSIPPI DEQ.
   3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES REQUIRED BY MISSISSIPPI DEQ.
C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
D. EROSION MATTING:
   1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
   2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
E. SODDED LAWNS (PROVIDE COST AS ALTERNATE - VERIFY SOD TYPE W/ LOCAL SUPPLIER FOR TYPICALLY USED): PROVIDE SOD CONSISTING OF THE FOLLOWING GRASS SPECIES - 65% KENTUCKY BLUEGRASS, 20% PERENNIAL RYEGRASS, 15% FINE FESCUE. PROVIDE VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE. SOD SHOULD BE STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT



LEGEND:

- REMOVE PAVEMENT & BASE
- REMOVE PAVEMENT, PROTECT BASE
- REMOVE FEATURES

KEYNOTES

A	REMOVE
B	PROTECT
C	REMOVE TEMPORARY POWER POLE & SERVICE UNLESS ALREADY COMPLETED PRIOR TO CONSTRUCTION. COORDINATE W/ TAKE 5 BEFORE REMOVAL.
D	SAWCUT AND REMOVE ASPHALT & CURB FOR DRIVEWAY ACCESS
E	REMOVE SANITARY STUB & PLUG MANHOLE WATERTIGHT
F	REMOVE & REPLACE TOP WITH DOUBLE SIDED INLET (E/W) OR CUT OPENING ON WEST SIDE FOR DRAINAGE

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CIVIL EXISTING SITE AND DEMOLITION PLAN

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PROJECT INFORMATION

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

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA	FEB. 26, 2026

JOB NUMBER
260015100

SHEET NUMBER
C1.0

LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		SIDEWALK CONCRETE
	HEAVY DUTY ASPHALT		HEAVY DUTY CONCRETE
			DUMPSTER PAD CONCRETE
	INVERTED CURB & GUTTER		SHEDDING CURB & GUTTER

SITE INFORMATION:

PROPERTY AREA: 28,243 S.F. (0.648 ACRES).

EXISTING ZONING: C-2
PROPOSED ZONING: C-2

EXISTING USE: VACANT

PROPOSED USE: QUICK SERVE RESTAURANT W/ DRIVE-THRU

AREA OF SITE DISTURBANCE: 25,542 S.F. (0.59 AC)

SETBACKS:
- BUILDING: FRONT(NORTH) = 35'
  SIDE(EAST) = 5'
  SIDE(WEST) = 5'
  SIDE(ABUT RES) = 50' (20' W/ FENCE VIA ZA APPROVAL)
  REAR(SOUTH) = 5'
- PAVEMENT: FRONT(NORTH) = 15
  SIDE(EAST/WEST) = 0'
  REAR(SOUTH) =0'

BUFFERYARDS:
- FRONT(NORTH) = 15'
- SIDE (WEST) = 20'

PROPOSED BUILDING HEIGHT: 23'-0" (MAX. HEIGHT ALLOWED: 40'-0")

PARKING REQUIRED: 1 SPACE PER 225 S.F. OF GFA (9 SPACES REQ.), 5 QUEUE

PARKING PROVIDED: 16 SPACES (1 H.C. ACCESSIBLE) - 7 QUEUE

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

EXISTING SITE DATA

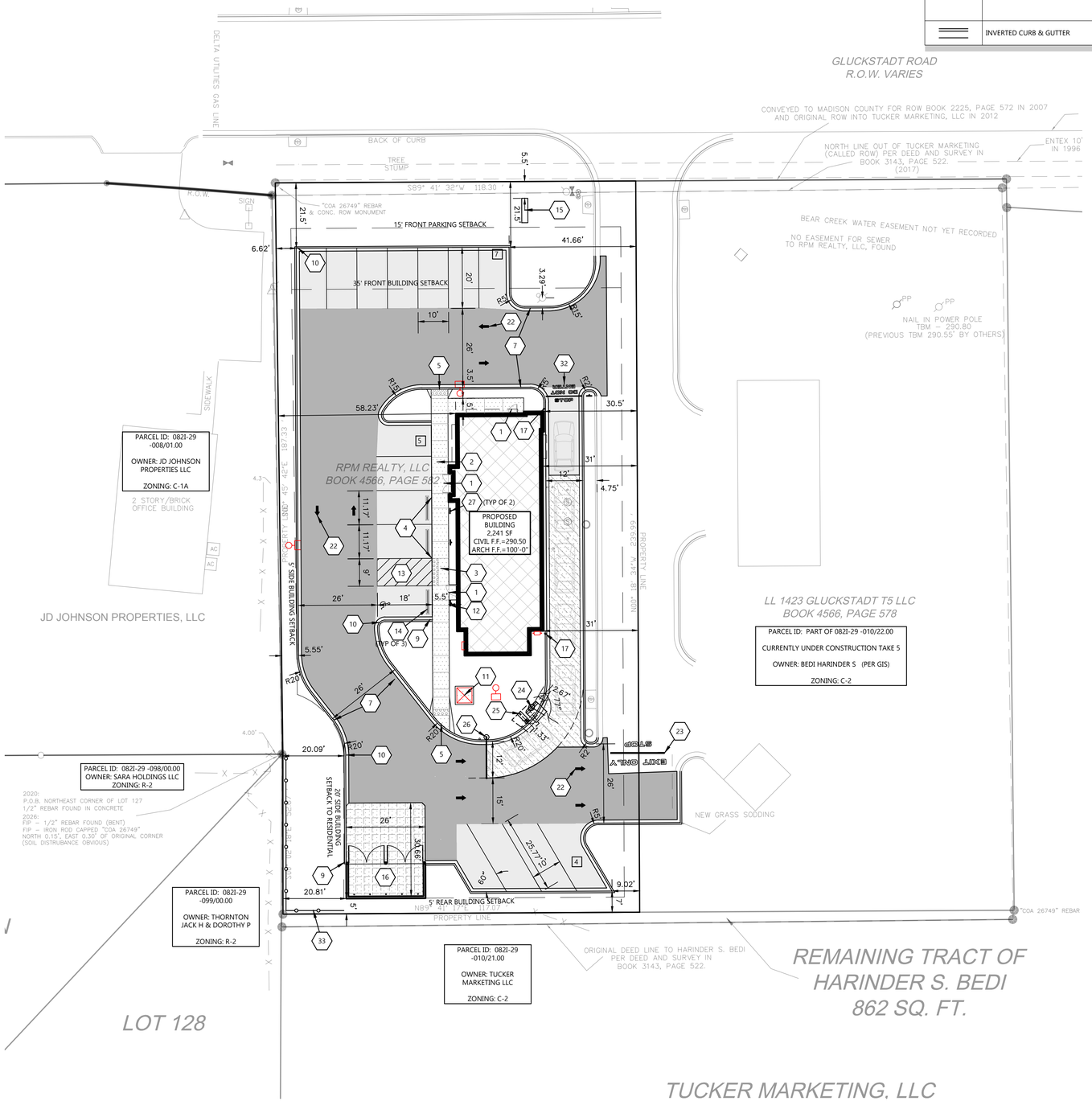
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.06	2,660	9.4%
TOTAL IMPERVIOUS	0.06	2,660	9.4%
LANDSCAPE/ OPEN SPACE	0.59	25,583	90.6%
PROJECT SITE	0.65	28,243	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.05	2,241	7.9%
PAVEMENT (ASP. & CONC.)	0.41	17,771	62.9%
TOTAL IMPERVIOUS	0.46	20,012	70.9%
LANDSCAPE/ OPEN SPACE	0.19	8,231	29.1%
PROJECT SITE	0.65	28,243	100.0%

KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	RAISED WALK (SEE DETAIL)
3	FLUSH WALK (SEE DETAIL)
4	TAPER ASPHALT 0" TO 6" IN 20'.
5	CURB RAMP (SEE DETAIL)
7	18" CURB & GUTTER (SEE DETAIL)
9	CURB TAPER (SEE DETAIL)
10	CURB CUT (SEE DETAIL)
11	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
14	PRECAST CONCRETE WHEEL STOP (TYP.)
15	MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (SEE ARCH PLANS FOR DETAILS)
22	TRAFFIC FLOW ARROWS (TYP). COLOR TO MATCH PARKING STALL STRIPING
23	PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING
24	MENU BOARD PER TENANT REQUIREMENTS/DETAILS.
25	SPEAKER POST, CANOPY, AND BOLLARD PER TENANT DETAILS
26	CLEARANCE BAR AND BOLLARD PER TENANT REQUIREMENTS/DETAILS.
27	MOBILE PICKUP SIGN PER CORPORATE STANDARDS. SEE DETAIL ON C2.0
32	DO NOT ENTER/STOP SIGN PER MUTCD REQUIREMENTS (TYP)
33	70 LF OF 6' TALL BOARD ON BOARD FENCE WITH POSTS INSET TO PROPERTY (SEE DETAIL)



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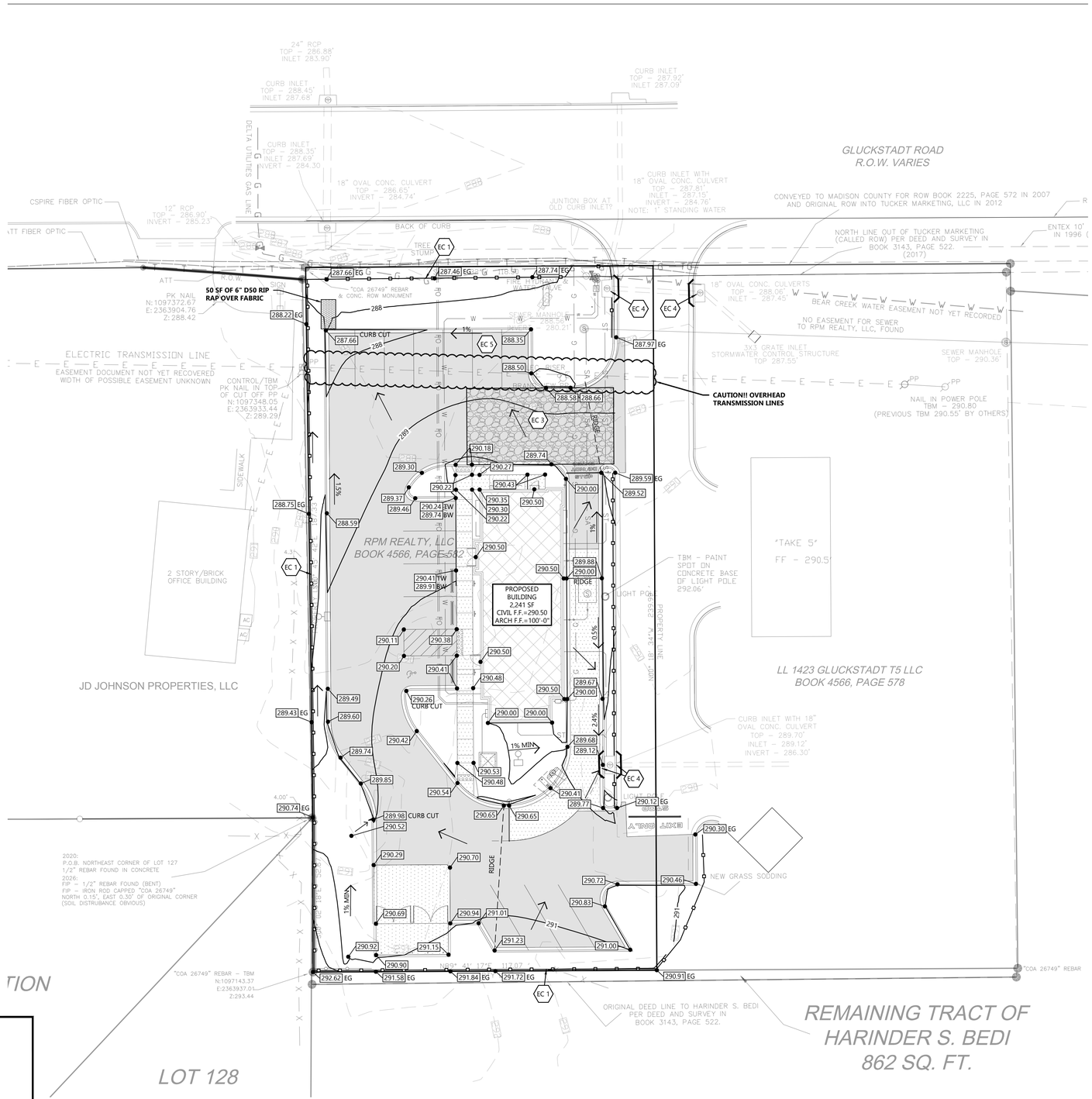
ISSUED FOR APPROVAL

IFA	FEB. 26, 2026
IFA	MAR. 9, 2026

JOB NUMBER
260015100

SHEET NUMBER
C1.1



GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

EC 1	SILT FENCE
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION
EC 5	CONCRETE WASHOUT

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CIVIL GRADING AND EROSION CONTROL PLAN

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IFA	MAR. 9, 2026

JOB NUMBER
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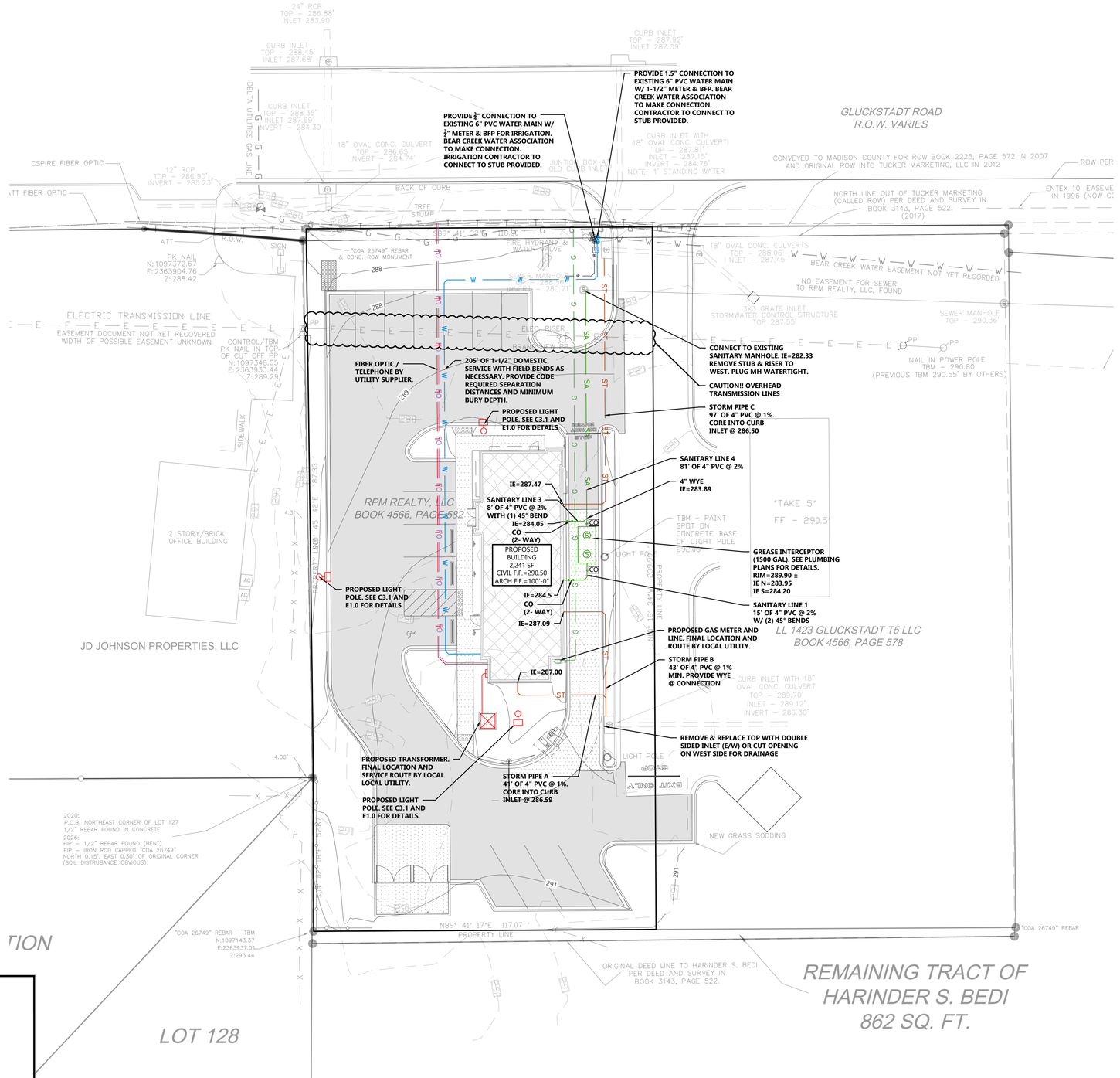
SHEET NUMBER
C1.2



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IFA	FEB. 26, 2026
IFA	MAR. 9, 2026

JOB NUMBER
260015100

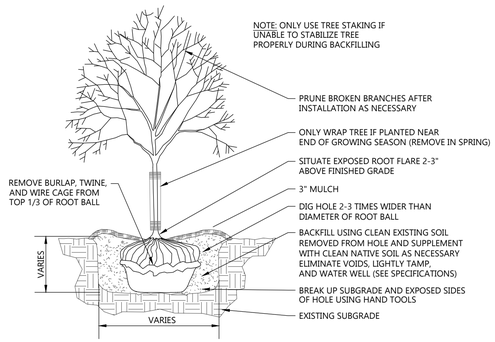
SHEET NUMBER
C1.3

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
SHADE TREES					
	Sweet Gum	Liquidamber styraciflua 'Rotundifolia'	3	2 1/2" CAL.	B&B
	Firestarter Black Tupelo	Nyssa Sylvatica 'JFS-red'	2	2 1/2" CAL.	B&B
EVERGREEN TREES					
	Hetzi Upright Juniper	Juniperus chinensis 'Hetzi Cloumnaris'	4	6' HT.	B&B
DECIDUOUS SHRUBS					
	Invincebelle Limetta Hydrangea	Hydrangea arborescens ' NCHA8'	7	18" HT.	CONT.
	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	12	18" HT.	CONT.
EVERGREEN SHRUBS					
	Kaleidoscope Abelia	Abelia x grandiflora 'Kaleidoscope'	23	18" HT.	CONT.
	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	17	18" HT.	CONT.
PERENNIALS					
	Sapphire Surf Bluebeard	Caryopteris x clandonensis 'Blauer Splatz'	18	1 GAL.	CONT.
	White Cloud Muhly Grass	Muhlenbergia capillaris 'White Cloud'	15	1 GAL.	CONT.
	Blue Spires Rosemary	Rosmarinus officinalis 'Blue Spires'	12	1 GAL.	CONT.

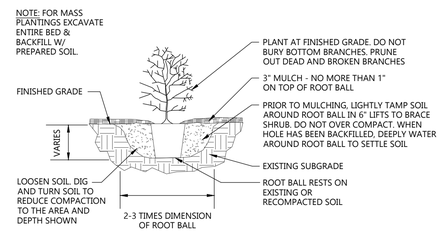
LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
STREET PROTECTIVE YARD	- 1 TREE PER 50 LF OF ROAD FRONTAGE - 10 SHRUBS PER 50 LF OF ROAD FRONTAGE - 17 SHRUBS PER 50 LF REQUIRED IN FRONT OF PARKING - NO MORE THAN 15% IMPERVIOUS COVER IN YARD - TREE SIZE: MIN. 8' HEIGHT AND 6 1/4" CIRCUMFERENCE 118/50 = 2.4 TREES 48/50 x 10 = 9.6 SHRUBS 70/50 x 17 = 23.8 SHRUBS	3 TREES 34 SHRUBS
VEHICLE SURFACE AREA	- PARKING AREAS WITHIN 50' OF R.O.W. TO BE SCREENED - 75% OF VEHICULAR RECTANGULAR PLANE TO BE SCREENED AT 3' HEIGHT - 4' WIDE BREAK IN SCREENING MAXIMUM	VEHICLE SURFACE AREA SCREENED AS REQUIRED
INTERIOR	- 1 SHADE TREE PER 10 PARKING SPACES - 1 SHRUB PER 3 PARKING SPACES 16/10 = 1.6 TREES 16/3 = 5.3 SHRUBS	2 TREES 6 SHRUBS



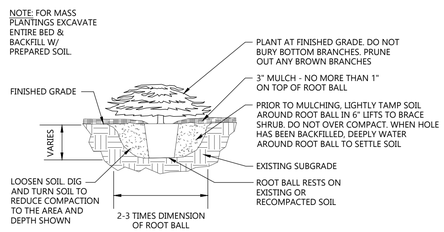
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



DECIDUOUS SHRUB PLANTING DETAIL

NOT TO SCALE



EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

GENERAL NOTES:

- SEE SHEET C0.2 FOR LANDSCAPE SPECIFICATIONS.
- ALL DISTURBED BARE SOIL OUTSIDE OF MULCH AREAS TO BE SEEDED/SODDED.

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	BLACK STAR GRANITE DECORATIVE LANDSCAPE STONE
	SEEDED/SODDED LAWN

SCALE: 1"= 20'

20' 0 20' 40'

NORTH

CIVIL LANDSCAPE AND RESTORATION PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

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

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

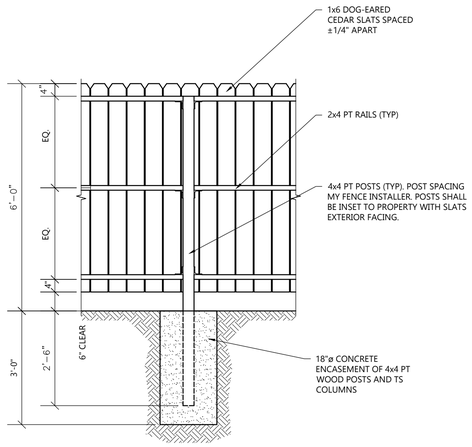
IFA	FEB. 26, 2026
IFA	MAR. 9, 2026

JOB NUMBER

260015100

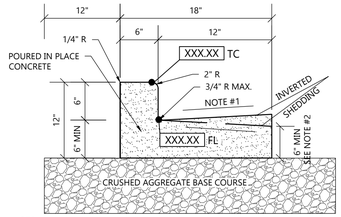
SHEET NUMBER

C1.4



FENCE DETAIL-CEDAR SLAT

NOT TO SCALE

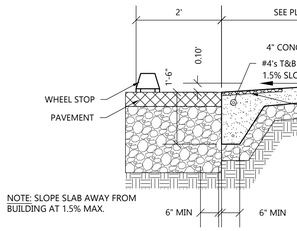


NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

18" CONCRETE CURB & GUTTER DETAIL

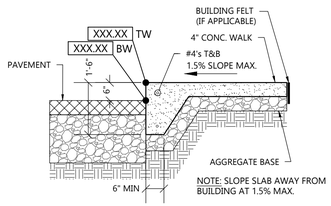
NOT TO SCALE



DETECTABLE WARNING SURFACE. SURFACE TO BE TRUNCATED DOMES WITH A BASE DIAMETER OF 0.9" MIN. TO 1.4" MAX. AND A TOP DIAMETER OF OF 50% MIN. TO 65% MAX. OF THE BASE DIAMETER. HEIGHT OF DOMES SHALL HAVE A HEIGHT OF 0.2". TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" MIN. AND 2.4" MAX. AND A BASE-TO-BASE SPACING OF 0.65" MIN. MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID. DOMES SHALL BE ALIGNED IN A SQUARE GRID PATTERN.

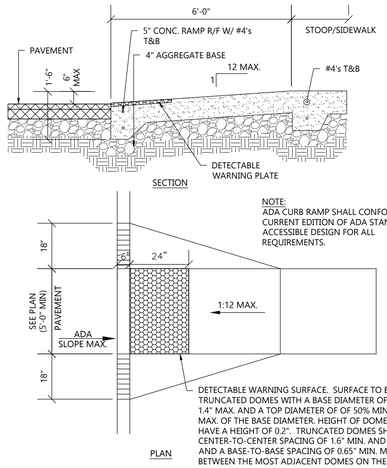
FLUSH WALK DETAIL

NOT TO SCALE



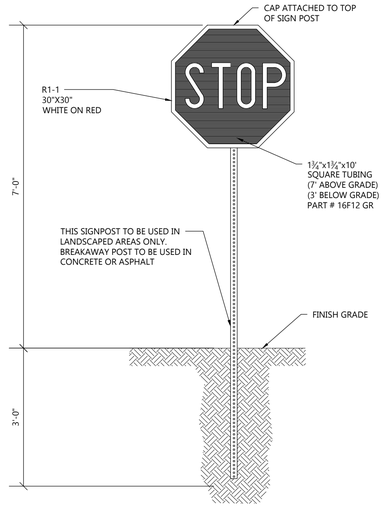
RAISED WALK DETAIL

NOT TO SCALE



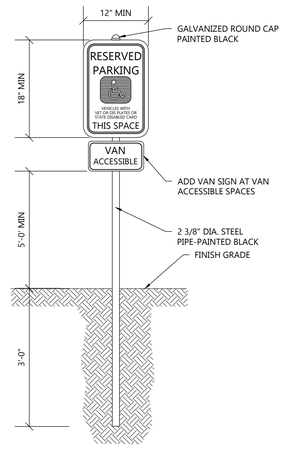
CURB RAMP DETAIL

NOT TO SCALE



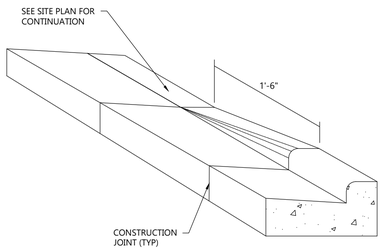
STOP SIGN WITHOUT CONCRETE BASE DETAIL

NOT TO SCALE



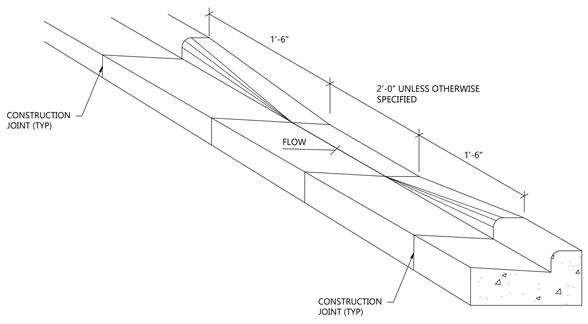
HANDICAP SIGNAGE WITHOUT CONCRETE BASE DETAIL

NOT TO SCALE



CURB TAPER DETAIL

NOT TO SCALE



CURB CUT DETAIL

NOT TO SCALE

CIVIL DETAILS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

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1021 GLUCKSTADT RD. • MADISON, MS 39110

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IFA	FEB. 26, 2026

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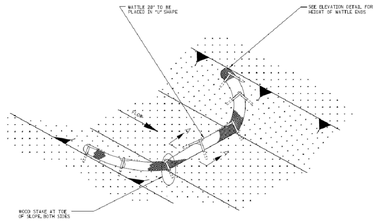
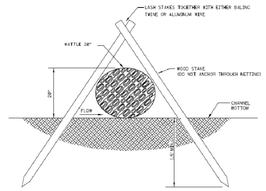
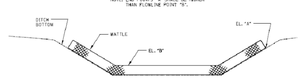
SHEET NUMBER
C2.0



DETAIL (DITCH CHECK)



SECTION A-A



ELEVATION DETAIL

NOTES:

1. WATTLE DITCH CHECKS CAN BE USED FOR VELOCITY REDUCTION AND CONTROL OF SEDIMENT TRANSPORT UNDER LOW TO MEDIUM FLOW CONDITIONS.
2. THE PLACEMENT INTERVAL BETWEEN WATTLE DITCH CHECK SHALL BE UNIFORM UNLESS SHOWN OTHERWISE ON THE PLANS OR EROSION CONTROL PLAN APPROVED BY THE ENGINEER, SEE SPACING GUIDANCE ON MS. NO. ECO-4.
3. ANCHORING WOOD STAKES SHALL BE SIZED, SPACED, DRIVEN, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE CHECK. STAKE SPACING SHALL BE A MAXIMUM OF THREE FEET. ALL NON-DEGRADABLE MATERIALS SHALL BE REMOVED WHEN NO LONGER NEEDED.
4. TRENCHING OF WATTLES MAY BE NECESSARY IF PIPING BECOMES EVIDENT.
5. WATTLES SHOULD NOT BE USED IN HARD BOTTOM CHANNELS.
6. IN THE EVENT WATTLES CANNOT BE SECURED IN PLACE USING WOOD STAKES, SAND BAGS MAY BE USED IN LIEU OF WOOD STAKES IN ORDER TO SECURE THE WATTLES IN PLACE. IF SANDS BAGS ARE USED IN THIS APPLICATION THEY WILL NOT BE A SEPARATE PAY ITEM.

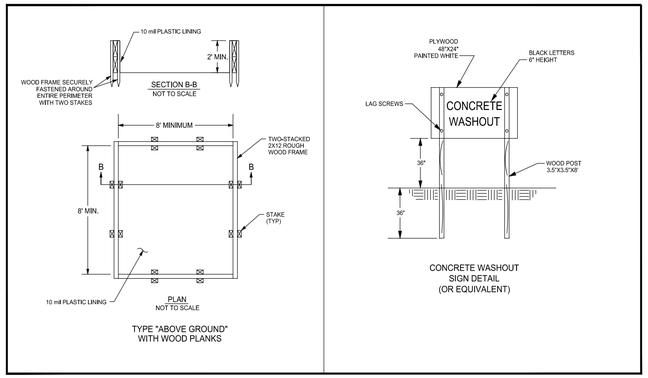
STATE	PROJECT NO.
MISS.	

MISSISSIPPI DEPARTMENT OF TRANSPORTATION
ROADWAY DESIGN DIVISION
STANDARD PLAN

DETAILS OF EROSION CONTROL WATTLE DITCH CHECK

MDOT STANDARD NUMBER ECO-6
SHEET NUMBER 6106

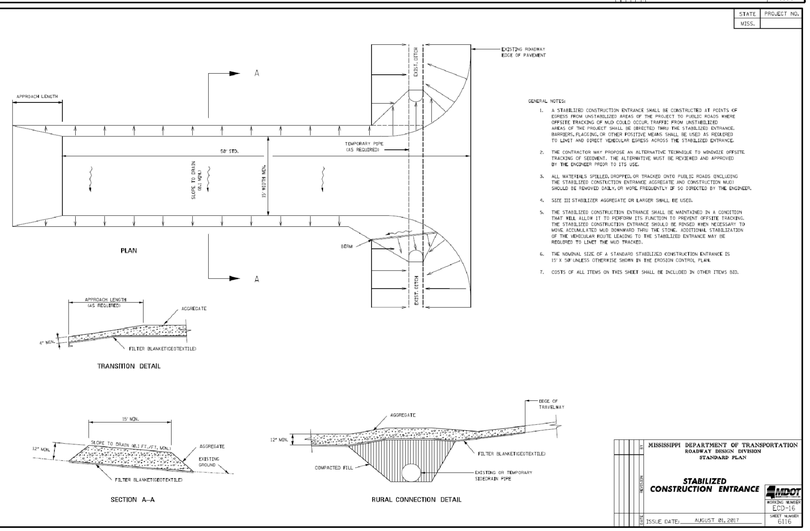
NO. REVISION DATE
ISSUE DATE: AUGUST 31, 2017



CONTRACTOR TO ADHERE TO TOWN OF PELAHATCHIE / MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS AND SPECIFICATIONS

CONCRETE WASHOUT DETAIL

NO SCALE



GENERAL NOTES:

1. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE DIFFUSE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE PROJECT SHALL BE DIRECTED THRU THE STABILIZED ENTRANCE. BARRIERS, FLAGGING, OR OTHER POSITIVE MEANS SHALL BE USED AS NECESSARY TO LIMIT AND DIRECT VEHICULAR EGRESS ACROSS THE STABILIZED ENTRANCE.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS INCLUDING THE STABILIZED CONSTRUCTION ENTRANCE AGGREGATE AND CONSTRUCTION MUD SHOULD BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER.
4. SIZE III STABILIZER AGGREGATE OR LARGER SHALL BE USED.
5. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT MUD AND SEDIMENT FROM LEAVING THE CONSTRUCTION. THE STABILIZED CONSTRUCTION ENTRANCE SHOULD BE REVISED WHEN NECESSARY TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STABILIZED ENTRANCE MAY BE REQUIRED TO LIMIT THE MUD TRACKED.
6. THE NOMINAL SIZE OF A STANDARD STABILIZED KONSTRUCTION ENTRANCE IS 10' X 50' UNLESS OTHERWISE SHOWN IN THE EROSION CONTROL PLAN.
7. COSTS OF ALL ITEMS ON THIS SHEET SHALL BE INCLUDED IN OTHER ITEMS BID.

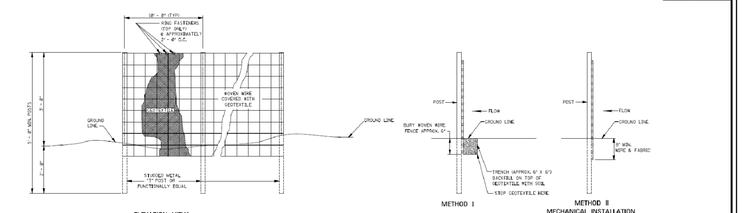
STATE	PROJECT NO.
MISS.	

MISSISSIPPI DEPARTMENT OF TRANSPORTATION
ROADWAY DESIGN DIVISION
STANDARD PLAN

STABILIZED CONSTRUCTION ENTRANCE

MDOT STANDARD NUMBER ECO-16
SHEET NUMBER 6116

NO. REVISION DATE
ISSUE DATE: AUGUST 31, 2017



GENERAL NOTES:

1. SILT FENCES SHOULD BE USED IN AREAS WHERE FLOW IS NOT SEVERE.
2. SILT FENCES ARE TEMPORARY SEDIMENT CONTROL ITEMS THAT SHOULD BE ERECTED OPPOSITE EXPOSED AREAS SUCH AS NEWLY GRADED FILL SLOPES AND ADJACENT TO STREAMS AND DRAINAGES.
3. SILT FENCE SHALLD BE PLACED WELL INSIDE RIGHT-OF-WAY AND ALONG EDGE OF CLEARING LIMITS. THIS WILL ALLOW ROOM FOR BACK-UP FENCE IF FIRST FENCE BECOMES FULL.
4. WHENEVER POSSIBLE SILT FENCE SHOULD BE CONSTRUCTED ACROSS A LEVEL AREA IN THE SHAPE OF A SWALE. THIS AIDS IN PONDING OF RUNOFF AS FACILITATES SEDIMENTATION.
5. THE CONTRACTOR MAY ELECT TO USE EITHER METHOD I OR METHOD II. COST TO BE KINEAR FEET OF SILT FENCE.
6. METHOD II INSTALLATION SHALL BE ACCOMPLISHED USING AN IMPLEMENT THAT IS MANUFACTURED FOR THE APPLICATION AND PROVIDES A CONFIGURATION MEETING THE REQUIREMENTS OF DETAIL.
7. WIRE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
8. GEOTEXTILE FABRIC MEETING THE TYPE IX MATERIAL REQUIREMENTS AND INSTALLED ACCORDING TO SPECIFICATION MAY BE USED WITHOUT WIRE FENCE.

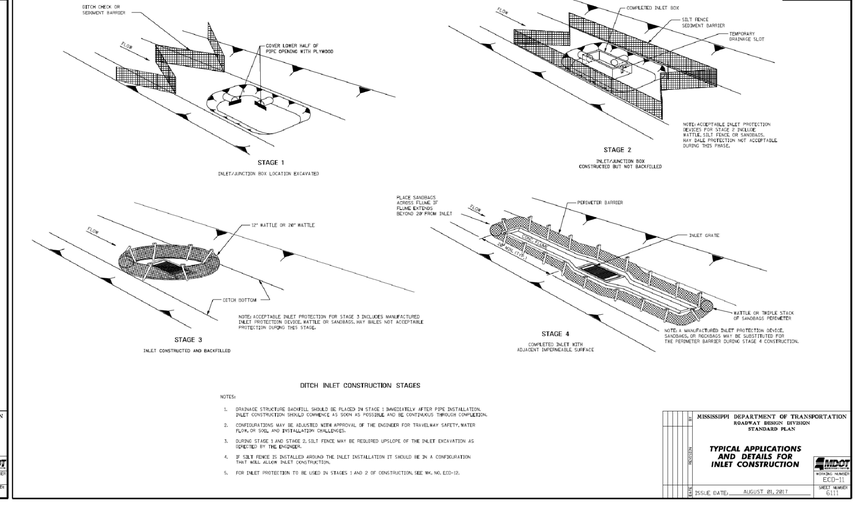
STATE	PROJECT NO.
MISS.	

MISSISSIPPI DEPARTMENT OF TRANSPORTATION
ROADWAY DESIGN DIVISION
STANDARD PLAN

DETAILS OF SILT FENCE INSTALLATION

MDOT STANDARD NUMBER ECO-5
SHEET NUMBER 6105

NO. REVISION DATE
ISSUE DATE: AUGUST 31, 2017



NOTES:

1. DRAINAGE STRUCTURE BACKFILL SHOULD BE PLACED IN STAGE 3 IMMEDIATELY AFTER PIPE INSTALLATION. INLET CONSTRUCTION SHOULD COMMENCE AS SOON AS POSSIBLE AND BE CONTINUOUS THROUGH COMPLETION.
2. CONFIGURATIONS MAY BE ADJUSTED WITH APPROVAL OF THE ENGINEER FOR TRAVELWAY SAFETY, WATER FLOW, OR SOIL AND INSTALLATION CHALLENGES.
3. DURING STAGE 1 AND STAGE 2, SILT FENCE MAY BE REQUIRED UPSLOPE OF THE INLET EXCAVATION AS DIRECTED BY THE ENGINEER.
4. IF SILT FENCE IS INSTALLED AROUND THE INLET INSTALLATION IT SHOULD BE IN A CONFIGURATION THAT WILL ALLOW INLET CONSTRUCTION.
5. FOR INLET PROTECTION TO BE USED IN STAGES 1 AND 2 OF CONSTRUCTION, SEE MS. NO. ECO-10.

STATE	PROJECT NO.
MISS.	

MISSISSIPPI DEPARTMENT OF TRANSPORTATION
ROADWAY DESIGN DIVISION
STANDARD PLAN

TYPICAL APPLICATIONS AND DETAILS FOR INLET CONSTRUCTION

MDOT STANDARD NUMBER ECO-11
SHEET NUMBER 6111

NO. REVISION DATE
ISSUE DATE: AUGUST 31, 2017

CIVIL DETAILS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

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SHEET DATES

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IFA	FEB. 26, 2026

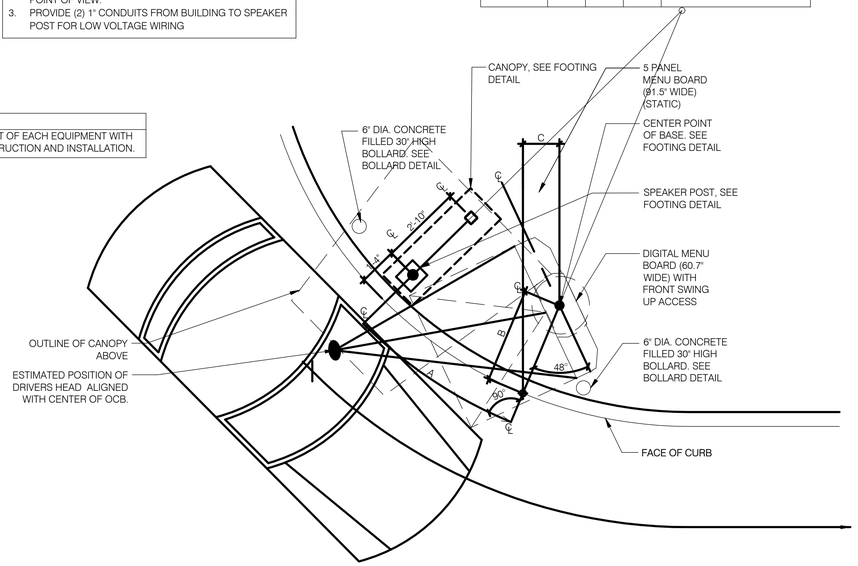
JOB NUMBER
260015100

SHEET NUMBER
C2.1

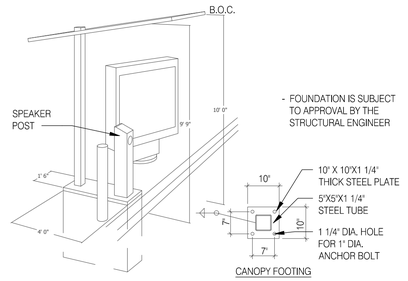
NOTES
1. ALL AREAS OF THE MB MUST BE VISIBLE TO DRIVER LOCATED AT SPEAKER POST. ASUME DRIVERS LOCATION IS 24" FROM FACE OF CURB, CENTERED ON SPEAKER POST.
2. CENTER OF MB TO BE 5'-6" TO 9'-0" FROM DRIVERS POINT OF VIEW.
3. PROVIDE (2) 1" CONDUITS FROM BUILDING TO SPEAKER POST FOR LOW VOLTAGE WIRING

CORNER DIMENSIONS				
RADUS	A	B	C	MENU BRD DEG TILT
15'-0"	6'-3"	3'-3"	1'-3"	48°
18'-0"	5'-10"	3'-6"	1'-7"	52°
20'-0"	5'-11"	3'-7"	1'-9"	54°

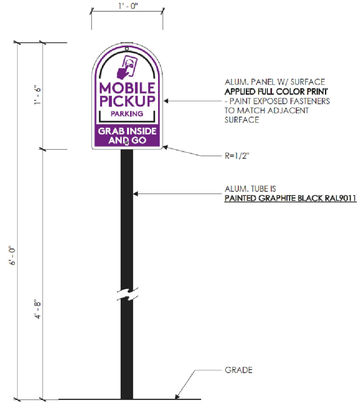
NOTE
1. REVIEW FINAL PLACEMENT OF EACH EQUIPMENT WITH OWNER PRIOR TO CONSTRUCTION AND INSTALLATION.



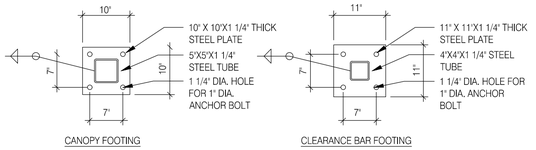
ENLARGED MENU BOARD DETAIL @ CURVED CURB 3/8" = 1'-0" | 10

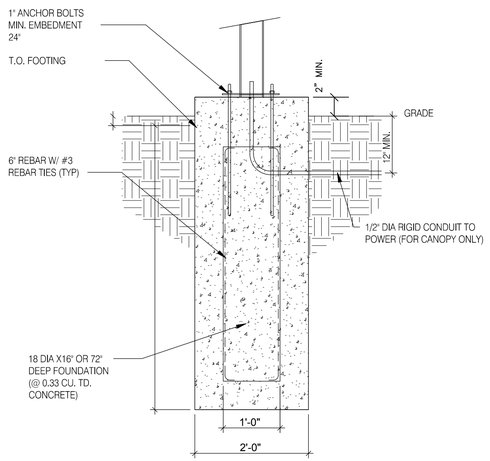


CANOPY AND SPEAKER FOOTING N.T.S. | 9

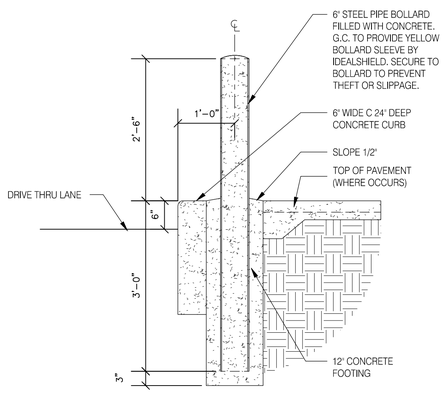


NOTE:
REFER TO CURRENT CUT SHEETS FOR FOOTING BOLT DETAILS





CLEARANCE BAR AND CANOPY FOOTING



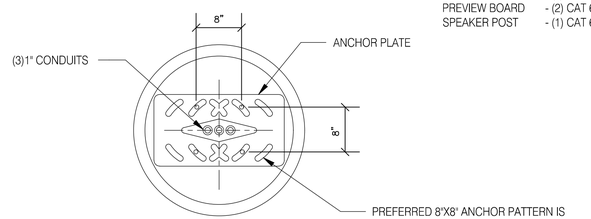
BOLLARD AT DRIVE THROUGH

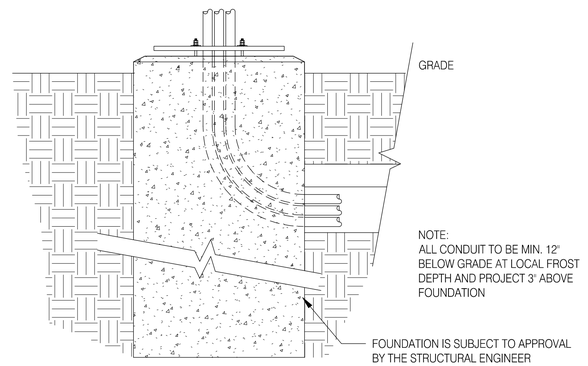
CONDUIT SCHEDULE

DEVICE	POWER	DATA
DIRECTIONAL	(1) 3/4"	-
SPEAKER POST	(1) 1"	(1) 1"
MENU BOARD	(1) 1"	(2) 1"
PREVIEW BOARD	(1) 1"	(2) 1"

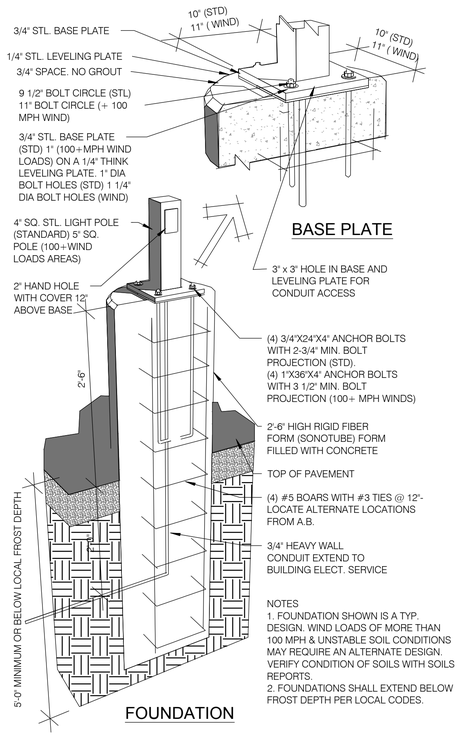
OPTIONAL →
MENU BOARD - (3) CAT 6
PREVIEW BOARD - (2) CAT 6
SPEAKER POST - (1) CAT 6

NOTE:
BOLT PATTERN PROVIDED AS EXAMPLE - OBTAIN ANCHOR BOLT TEMPLATE FROM SUPPLIER



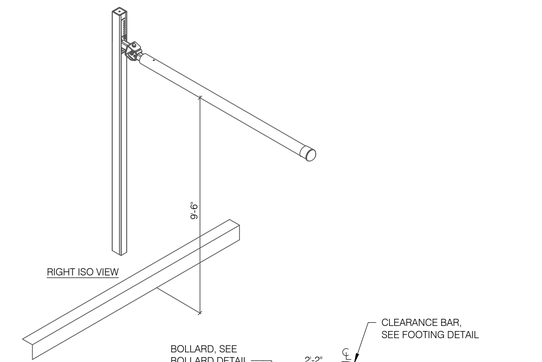


MENU FOUNDATION



NOTES
1. FOUNDATION SHOWN IS A TYP. DESIGN. WIND LOADS OF MORE THAN 100 MPH & UNSTABLE SOIL CONDITIONS MAY REQUIRE AN ALTERNATE DESIGN. VERIFY CONDITION OF SOILS WITH SOILS REPORTS.
2. FOUNDATIONS SHALL EXTEND BELOW FROST DEPTH PER LOCAL CODES.

LIGHT POLE FOOTING



PORTAL PLACEMENT DETAIL

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

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

PROFESSIONAL SEAL

SHEET DATES
ISSUED FOR APPROVAL
IFA FEB. 26, 2026

JOB NUMBER
260015100

SHEET NUMBER
C2.2

CIVIL DETAILS

Catalog # _____ Project: _____ Type: _____

Prepared By: _____ Date: _____

Mirada Medium (MRM)

Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight (lb/kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PC

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: > 90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

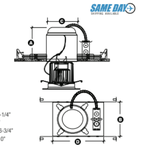
- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- WCB rated luminiare per IEC 66262 mechanical impact code

LD6IC-AT

6" New Construction IC Housing for use with Triac and 0-10V Dimmable RL600 series LED Module lighting components



TO BE USED WITH LED MODULE LIGHTING COMPONENT ONLY

DESCRIPTION - 6" IC housing for use with RL600 LED series LED Module trims. Designed for new construction installations and suitable for use in insulation covered or non-insulation covered ceilings. The LD6IC-AT housing is engineered with a unique 'EZ-connect' wiring system, that when used with the RL600 trim, with California Title-24. The unique EZ-connect system also meets other state and national regulatory mandates. LED Module connects effortlessly to housing, virtually eliminating mis-wiring and potential shock hazards.

***NOTE* - Complete system includes LD6IC-AT housing and LED Modules RL600 series trim. RL600 LED Modules trim must be ordered separately.**

HOUSING - Die-formed aluminum and galvanized steel for maximum heat dissipation and rust protection. Housing adjusts vertically in plaster frame to accommodate 1/2" to 1-3/8" thick ceiling. Housing is IC rated for direct contact with insulation and can be used in IC and NON IC applications. May be installed in 2" x 8" joist construction.

CONNECTION - Polarity-specific EZ-connect system engineered to match with Elite LED Module trims. Meets strict code requirements where Edison Base Sockets have been banned.

BAR HANGERS - Preinstalled bar hangers allow housing to be positioned and locked at any point within a 24" joist span. They can be positioned on either the long or short axis of the housing and can be shortened for 12" joists. They contain a double-headed nail for secure attachment into the joist. Bar hanger nails are installed on a 20° downward angle for better contact, and the 90° pivoting mounting plate makes installation fast and accurate. Bar hangers can fit onto T-Bar spline with additional slots and holes for special mounting methods if necessary.

JUNCTION BOX - UL Listed for through-branch circuit wiring, provided with four ½" knockouts, one ¾" knockout and four Romex knockouts with true pry-out slots and strain clamps. Designed for straight through conduit runs.

THERMAL PROTECTION - Standard thermal protection device guards against improper installation and misuse of insulation material.

ELITE LED MODULE SOLD SEPARATELY - LD6IC-AT unique 'EZ-connect' wiring system is Title 24 compliant when used with the RL600 series module. RL600 series modules are rated to last up to 50,000hrs as tested in accordance with LM-80 standards. Driver and LED Engine are found on the module itself. The Elite **LED Module** system is fully dimmable down to 10% of initial light output with a 0-10 Volt dimmer when ordered with the following options (DM10-MVOLT). Triac dimming driver also available when ordered with the following options (DMTR-120). Consult Factory for details.

LISTING
c-UL-us - listed for Damp location
c-UL-us - listed for feed Through Wiring
c-UL-us - listed for Direct Contact with Insulation
LM79/LM80
Covered by U.S. Patent Number: 7717390B1

DIMMING INFORMATION
DMTR (Triac Dimming)
DM10 (Low Voltage 0-10 Volt Dimming)

Example: **LD6IC-AT-DMTR-120**

HOUSING TYPE	
☑ LD6IC-AT-DMTR-120 • Used For Triac Dimming Module	
☐ LD6IC-AT-DM10-MVOLT • 0-10V dimming	
TRIM TYPE	**750L/900L SERIES**
☐ RL6ID (Baffle)	☐ 750L-DMTR-120 ☐ 750L-DM10-120-277 ☐ 900L-DMTR-120 ☐ 900L-DM10-120-277 ☐ 750L - DMTR-120 ☐ 900L - DM10-120-277
☐ RL6IT (Reflector)	
☐ RL6ID2 (Reflector Wall Wash)	
TRIM TYPE	**1000L SERIES**
☐ RL6ID	☐ 1000L-DMTR-120
TRIM TYPE	**SERIES**
☐ RL6IH	☐ RSIP1000L-DMTR-120

HOUSING TYPE	
☐ ENG - Emergency	
TRIM TYPE	**650L/900L SERIES**
☐ RL6ID (Baffle)	☐ 650L-DMTR-120 ☐ 900L-DMTR-120
TRIM TYPE	**750L SERIES**
☐ RL6ID (Baffle)	☐ 750L-DMTR-120
☐ RL6IH (Inc. Baffle)	
TRIM TYPE	**950L SERIES**
☐ RL6ID	☐ 950L-DMTR-120

Example: **LD6IC-AT-DM10-MVOLT**

HOUSING TYPE	
☐ LD6IC-AT-DM10-120 Used For 0-10V Dimming Module: 120V Input ☐ LD6IC-AT-DM10-277 Used For 0-10V Dimming Module: 277V input	
TRIM TYPE	**900L SERIES**
☐ RL6ID (Baffle)	☐ 900L-DM10-MVOLT
☐ RL6IT (Reflector)	
☐ RL6ID2 (Reflector Wall Wash)	

THE LIGHTING SHOP

B2772-OS - Toledo - One Light Outdoor Medium Wall Lantern by Troy Lighting

Specs	
Family/Collection:	Toledo
Width/Diameter (in):	14"
Height:	17"
Depth/Extension:	16.75"
Back Plate Width:	6"
Height from Center:	3"
Weight:	4.73 lbs
# of Bulbs:	1
Standard Wattage:	100 Watts
Bulb Type:	Incandescent
Lamp Base Type:	A19 Medium Base
Finish:	Old Silver
Glass:	Old Silver
Design Style:	Industrial
Power Source:	Hardwire
Voltage Rating:	120 V
Material:	Wrought Iron, Aluminum
Warranty:	1 Year
Made In:	China
Bulbs Included:	No

Style and Option 1

Style:	
Item #:	B2772

cULus LISTED

COOKIE SETTINGS
https://www.thelightingshop.com/Resp.ProductSheet.aspx?pid=266068
1/1

Lumark

DESCRIPTION

The Lumark Wal-Pak wall luminaire provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wal-Pak virtually impenetrable to contaminants. IP66 Rated. Three available lamp sources including patented energy efficient LED, pulse start metal halide and high pressure sodium. UL/cUL wet location listed. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Housing
Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP66 ingress protection rated.

Electrical
Ballasts, LED driver and related electrical components are hard mounted to the die-cast housing for maximum heat dissipation and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three 1/2" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to withstand a 6kV surge test and is Class 2 rated for 120-277V with an operating temperature of -40° to 55°C. Wal-Pak LED systems maintain greater than 93% of the initial light output after 72,000 hours of operation. UL listed HID high power factor ballasts are Class H insulation rated (high pressure sodium: 250, 400W | -40°C / -40°F). High efficiency HID ballasts are available in 120, 208, 240, 277, 347 and 480V.

Optical
Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, and full cutoff IES/NA compliant configurations. Patented, solid state LED luminaires are thermally optimized with three lumen packages. HID models are offered in horizontal medium or mogul-based metal halide (MP) or high pressure sodium (HP) lamps.

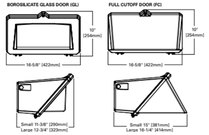
Door Assembly
Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of installation and maintenance. Door assembly is hinged at the bottom for easy removal, installation and re-lamping.

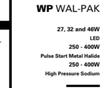
Finish
Finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, bronze, black, dark platinum and old silver. Consult factory for your lighting representitive at Cooper Lighting Solutions for a complete selection of standard colors. Options to meet Buy American and other domestic preference requirements.

Efficiency Standards Notice
Select luminaires are manufactured to USA and California efficiency regulations.

DIMENSIONS

BOROSILICATE GLASS DOOR (GL) | FULL CUTOFF DOOR (FC)





WP WAL-PAK

27, 32 and 46W
LED
250 - 400W
Pulse Start Metal Halide
250 - 400W
High Pressure Sodium

WALL MOUNT LUMINAIRE

DLC LISTED | DLC LISTED PREMIUM | BAA

TECHNICAL DATA
UL/cUL Wet Location Listed
IP66 Rated
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
EISA & ARRA, Title 20 Compliant
L80 Calculated Life*
DesignLights Consortium® Qualified*

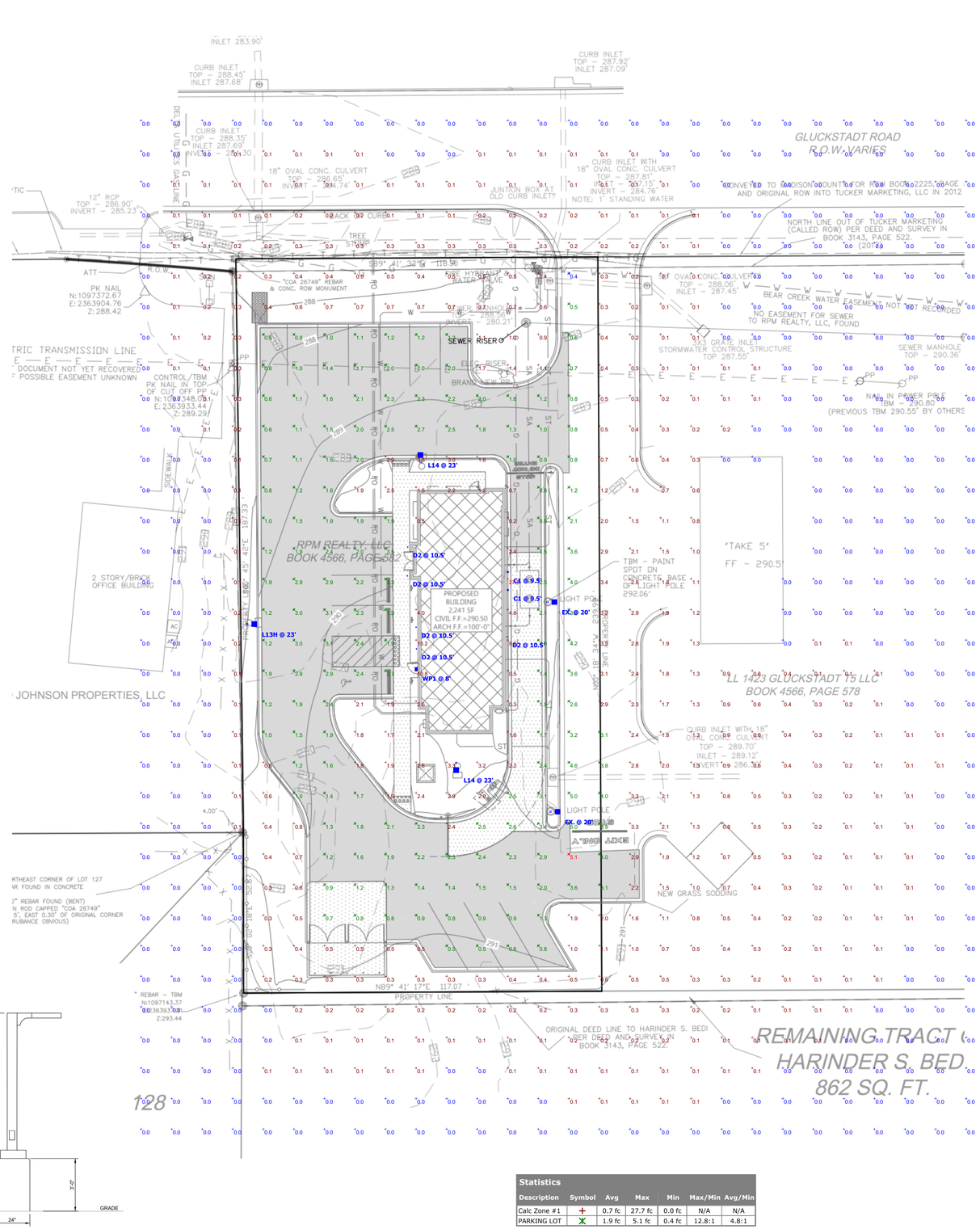
ENERGY DATA
CWA Ballast Input Watts
20055 MP HPF 1250 Watts‡
25055 MP HPF 1293 Watts‡ ①
40255 HPS HPF 1465 Watts‡
40055 MP HPF 1452 Watts‡ ①

SHIPPING DATA
Approximate Net Weight:
32-42 lbs. (15-19 kgs.)

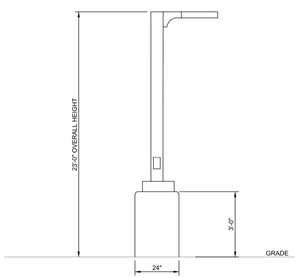
E TD514016EN
February 13, 2024 11:16 AM

COOPER Lighting Solutions

*www.designlights.org



Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
○	D2	5	TROY	B2772	1	963	1	100
▭	WP1	1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	LDWP-FC-3B-ED-7040	1	1884	1	27.2
○	C1	2	ACCUSERV	CR6	1	1516	1	14
□	L13H	1	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-3-40--70CRI-IL	1	9143	1	85
□	L14	2	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-FT-40-70CRI	1	13143	1	85



LIGHT POLE DETAIL
NO SCALE

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.7 fc	27.7 fc	0.0 fc	N/A	N/A
PARKING LOT	X	1.9 fc	5.1 fc	0.4 fc	12.8:1	4.8:1

SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL SITE PHOTOMETRIC PLAN & DETAILS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

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

PROFESSIONAL SEAL

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C3.1

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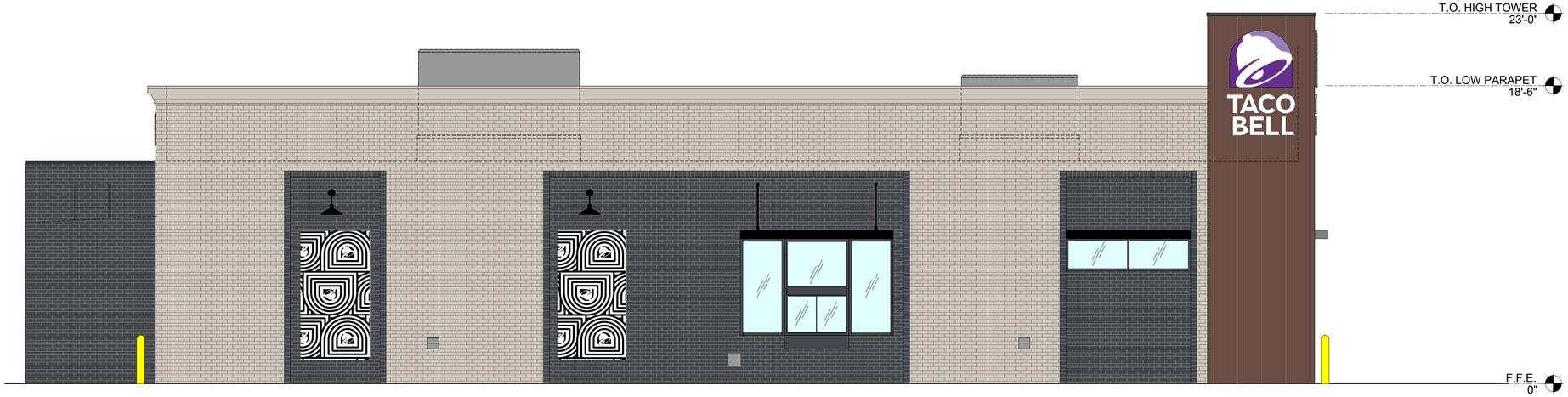
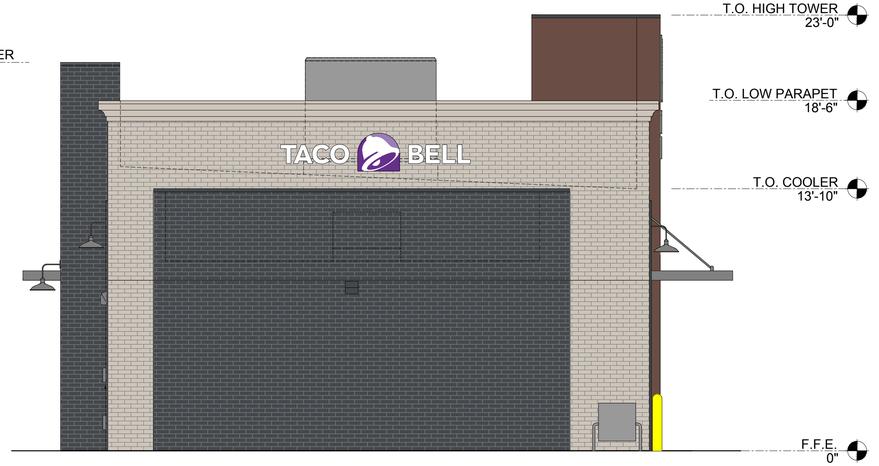


DRIVE THRU ELEVATION 1/4" = 1'-0" **1**

FRONT ELEVATION 1/4" = 1'-0" **3**



REAR ELEVATION 1/4" = 1'-0" **2**

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	CONTACT INFO
1	STOREFRONT	OLD CASTLE	FG-3000	DARK BRONZE	SEE C / A 7.2
2	BRICK	-	-	-	SEE C / A 7.2
3	HOLLOW METAL DOOR	-	-	MATCH DARK COLORED BRICK	SEE C / A 7.2
4	AWNINGS	SIGNAGE VENDOR	-	BLACK BY THE SIGNAGE VENDOR	SEE C / A 7.2
5	CORNER TOWER	WESTERN STATE	T-GROOVE 24GA , PAINTED 18" PANEL	WEATHERED RUSTIC	SEE C / A 7.2
6	RECESS OF SIDE ENTRY PORTAL	WESTERN STATE	T-GROOVE 24GA , PAINTED 18" PANEL	WEATHERED RUSTIC	SEE C / A 7.2
7	METAL PARAPET CAP	-	24GA GALVANIZED	MATCH BRICK	SEE C / A 7.2
8	EIFS CORNICE	DRYVIT	SANDPEBBLE FINE BUILT UP EIFS	MATCH LIGHT COLORED BRICK	SEE C / A 7.2

EXTERIOR FINISH SCHEDULE **D**

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
SIDE ENTRY			
V-04.42	1	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.0
V-200.EN	1	SIDE ENTRY AWNING 6'-4"L X 3'-0"D BLACK	A4.0
DRIVE THRU			
V-101.DT	1	DT AWNING (OVER DT) 9'-6"L X 4'-0"D BLACK	A4.1
V-102.DT	1	DT AWNING (OVER DT) 6'-0"L X 4'-0"D BLACK	A4.1
REAR			
V-04.24	1	24" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-09.12W	1	12" WHITE CHANNEL LETTERS HORIZONTAL	A4.1
EYEBROW AWNINGS			
V-202.EN	1	FRONT EYEBROW (WINDOW) 16'-10"L X 6'H X 1' 4"D BLACK	A4.1
V-203.EN	1	DT EYEBROW (WINDOW) 7'-9"L X 6'H X 1' 4"D BLACK	A4.1
V-201.EN	1	SIDE ENTRY EYEBROW (WINDOW) 12'-3"L X 6'H X 1' 4"D BLACK	A4.0

SIGNAGE **E**

PAINTING
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
PRIMER: 1 COAT SW A24W83300
FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.
A-100 EXTERIOR LATEX SATIN.

PAINT NOTES **C**

X	QTY.	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
G516	2	HYPNOTIZE ME BELL	D	M02	4'-0" x 8'-0"	SEE A4.0/A4.1
G517	1	HYPNOTIZE ME BELL	D	M02	4'-0" x 8'-0"	SEE A4.0/A4.1
G518	1	HYPNOTIZE ME BELL	D	M02	4'-0" x 8'-0"	SEE A4.0/A4.1

EXTERIOR ART WORK SCHEDULE **D**

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

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

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

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

GENERAL NOTES **A**

329	MECHANICAL UNIT. SEE ROOF PLAN.
401	BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
407	METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
408	CO2 FILLER VALVE & COVER.
409	OIL RECLAMATION PORT
416	HOSE BIB BOX AT 18" A.F.F.
418	ROOF OVERFLOW TO BE STUBBED INSIDE WALL DOWN TO 36" ABOVE DRIVE THRU LANE GRADE AND FINISHED WITH COW'S TONGUE CAULKED TO EXTERIOR WALL SURFACE
419	EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
422	PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
424	LINE OF ROOF BEYOND.
425	SWITCH GEAR. PAINT TO MATCH WALL. WALL SHALL BE FINISHED PRIOR TO INSTALLATION.
426	GAS SERVICE.

KEY NOTES **B**

PROJECT INFORMATION

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

PROFESSIONAL SEAL

PRELIMINARY DATES
JAN. 23, 2026
MAR. 18, 2026

NOT FOR CONSTRUCTION

JOB NUMBER
260015100

SHEET NUMBER
A4.1