



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

Tuesday, July 28, 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, July 28, 2026, at 6:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

1. **Call to Order**
2. **Opening Prayer and Pledge of Allegiance**
3. **Consideration and Approval of Minutes**
 - [A\)](#) Consideration of Minutes-Regular Meeting June 23rd, 2026
4. **New Business**
 - [A\)](#) Public Hearing-Project 26-040-SIP Outdoors Conditional Use
 - [B\)](#) Consideration of Site Plan-Project 26-040.01 SIP Outdoors
 - [C\)](#) Public Hearing-Project 041-RPT Expansion Conditional Use
 - [D\)](#) Consideration of Site Plan-Project 26-041.01 RPT Expansion
 - [E\)](#) Public Hearing-Project 26-044-Spin & Fold Conditional Use
 - [F\)](#) Public Hearing-Project 26-045-D Noblin Conditional Use
 - [G\)](#) Consideration of Site Plan-Project 26-046 D Noblin
 - [H\)](#) Public Hearing-Project 26-047-Mac Variance
5. **Old Business**
6. **Public Comment**
7. **Next Meeting**

A) Next Regular Meeting-August 25th 2026

8. Adjourn

Commissioner Patrick Beasley _____

Commissioner Lauren Bishop _____

Commissioner Andrew Duggar _____

Commissioner Melanie Greer _____

Commissioner Phillips King _____

Commissioner Katrina Myricks _____

Commissioner Kayce Saik _____

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

A regular meeting of the Planning and Zoning Commission of the City of Gluckstadt, Mississippi (“the Board”), was duly called, held, and conducted on Tuesday, June 23, 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
Patrick Beasley
Lauren Bishop
Andrew Duggar
Phillips King
Kayce Saik

Absent:

Katrina B. Myricks

Also present:

Zachary L. Giddy, City Attorney
Chris Watson, City Planner
Caine Dearman, Chris Buckner, and Christian Hall, 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.

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

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

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

A) Consideration of Minutes-Regular Meeting May 26, 2026

4. New Business

A) PNZ Update-June

B) Public Hearing-Request for Conditional Use-26-038 City Park

C) Consideration of Site Plan-26-039 City Park

D) Public Hearing-Request for Conditional Use-26-024 Bear Creek Animal Hospital

E) Consideration of Site Plan-26-024.01 Bear Creek Animal Hospital

F) Consideration of Site Plan-26-042 Bedi Shell Station Hwy 51

5. New Site Plan Considerations

A) Presentation of Architectural Standards

6. Next Meeting

A) Next Regular Meeting-July 28th, 2026, 6:00 pm City Hall

7. Next Meeting

8. Adjourn

The Board considered the Minutes of the May 26, 2026, regular meeting. Commissioner Kayce Saik moved to approve the minutes presented as written with no corrections. The motion was seconded by Commissioner Andrew Duggar and approved unanimously by all present Commissioners. The Chairman declared the motion carried.

NEW BUSINESS

Caine Dearman provided a general update on Planning and Zoning matters. No action taken.

**Public Hearing for Application for Conditional Use Permit
for The City Park**

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Chris Buckner on behalf of the City of Gluckstadt for property located at 227 Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/21.00. Mr. Dearman presented the Application for The City Park and stated public/quasi-public facilities are allowed in any zone via a conditional use. The City of Gluckstadt is the current owner of the subject property. The subject property is presently zoned C-2. Caine Dearman advised the Board that the Applicant is seeking a conditional use to allow the city to develop a park and recreational facilities on the subject property in the C-2 zoning district. Mr. Dearman further advised the Board that notice posting and publication requirements were met and there has been no feedback from publication and posting. Mr. Chris Buckner appeared and spoke on behalf of Applicant. Mr. Buckner advised that the park will have 2,700 sq. ft. playground and a pavilion with stage. Mr. Buckner further advised that the entrance will be off Calhoun Station Parkway and the city is working on securing an entrance off Gluckstadt Way. There will be a Church Road entrance which would be for emergency vehicles only, if Gluckstadt Way entrance is acquired. The park will have pedestrian access from Church Road entrance. Utilities will be run to power site and have water and sewer. Trees will be left along the west side to buffer Church Road.

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 a public/quasi-public use to allow the city to develop a city park and recreational facilities on the subject property in the C-2 zoning district. The Chairman declared the motion carried.

Site Plan – The City Park

The Board next considered the site plan submitted by Chris Buckner on behalf of the City of Gluckstadt for The City Park for property located at 227 Calhoun Station Parkway in the City of Gluckstadt and identified by Tax Parcel Number 082E-21-016/21.00. Caine Dearman advised the Commissioners that the subject property is the same as the subject property in the request for conditional use hearing just prior to consideration of this site plan for The City Park. Mr. Buckner presented Commissioners with the site plan and advised that the stage will be tiered to help alleviate noise; the pavilion will be open air design; there will be a total of 123 parking spaces (75 on west and 48 on east); and the detention pond will have access for kayaks. On motion by Commissioner Patrick Beasley 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.

Public Hearing for Application for Conditional Use Permit for Bear Creek Animal Hospital

Chairman Melanie Greer opened the Public Hearing on the Petition and Application for Conditional Use Permit by Dr. Jessica Moore and Daniel Moore for property located at 208 Weisenberger Road in the City of Gluckstadt and identified by Tax Parcel Number 082H-27-004/03.00. Dr. Jessica Moore and Daniel Moore are the current owners of the subject property. The subject property is presently zoned C-2. Caine Dearman advised the Board that the Applicants are seeking a conditional use to allow Applicants to operate a 4,000 sq. ft. animal hospital with outside run of kennels on the subject property in the C-2 zoning district. Mr. Dearman further advised the Board that notice posting and publication requirements were met and that he has had one conversation with a neighboring property owner who has since talked to the Applicants and is looking forward to this business coming to the area. Dr. Jessica Moore advised that the runs will only be used during the daytime hours and the property will be fenced with privacy fencing.

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

Chairman Melanie Greer closed the Public Hearing and called for a vote on the Application. On motion by Commissioner Andrew Duggar and seconded by Commissioner Kayce Saik, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve a conditional use to allow Applicants to operate a 4,000 sq. ft. animal hospital with outside run of kennels on the subject property in the C-2 zoning district. The Chairman declared the motion carried.

Site Plan – Bear Creek Animal Hospital

The Board next considered the site plan submitted by Dr. Jessica Moore and Daniel Moore for Bear Creek Animal Hospital for property located at 208 Weisenberger Road in the City of Gluckstadt and identified by Tax Parcel Number 082H-27-004/03.00. Caine Dearman advised the Commissioners that the subject property is the same as the subject property in the request for conditional use hearing just prior to consideration of this site plan for Bear Creek Animal Hospital. Mr. Dearman presented Commissioners with the site plan and advised that the site plan includes 19 parking spaces; that the property is in flood zone with portion in floodway; that dumpster enclosure is to match facility; the property will have crushed limestone driveway in rear for animal drop off. Mr. Dearman further stated the landscaping plan has been submitted and meets city standards and has passed ARC approval. On motion by Commissioner Phillips King and seconded by Commissioner Andrew Duggar, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan as submitted. The Chairman declared the motion carried.

Site Plan – Bedi Shell Station Hwy. 51

The Board next considered the updated site plan submitted by Mr. Bedi for Shell Gas

Station located at the intersection of Hwy 51 and Sowell Road in the City of Gluckstadt. Caine Dearman advised the Commissioners that the Applicant received approval of a conditional use and site plan from the Mayor and Board of Aldermen in 2023. The Applicant started work on the project but had to stop work for a while. The slab and rough in plumbing have already been installed. Due to the time that has lapsed since Applicant stopped work, the City has requested he go back through the site plan approval and permitting process. There has been an addition of restaurant space on sides of building so parking has been increased. There is one 3,000 sq. ft. restaurant space and one 1,500 sq. ft. restaurant space along with a 5,200 sq. ft. space in the center for the convenience store. The canopy connecting pumps to building has been removed. The pumps located on West side (rear) of building – east facing Hwy. 51. Mr. Dearman further advised the landscaping plan has been submitted and meets city requirement and has presented ARC. On motion by Commissioner Kayce Saik and seconded by Commissioner Phillips King, the Board present voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the site plan subject to the removal of stone insets, 30% glass on frontage of buildings and matching front of building with rear trellis/gable. The Chairman declared the motion carried.

Presentation of Architectural Standards

Mr. Chris Watson with Bridge & Watson presented standards to the Commissioners. No action taken.

There was no further business to be presented.

ADJOURN

Commissioner Andrew Duggar moved that the meeting be adjourned. The motion was seconded by Commissioner Patrick Beasley 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 Commission

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 07/28/26

SUBJECT: Public Hearing-Request for Conditional Use-Project 26-040

SIP Outdoors is planning a small addition to their existing building in order to provide meat processing services to their customers. Currently deer/meat processing is not defined under our zoning uses. I requested the MMBOA to determine if this use is allowed in the C-2 and what type of use. They voted to allow this use in the C-2 zone as a Conditional Use. With that said the applicant requests approval of a Conditional Use to add a meat processing element to their current retail business. The Owner is here to detail out the operational plan of implementing this use.

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

REQUEST FOR CONDITIONAL USE APPLICATION

Subject Property Address: 412 Business Park Drive
 Owner: Patrick L McCraw Applicant: Sip Outdoors
 Address: 116 Chadwyck Place Address: 412 Business Park Drive
Madison MS 39110 Madison MS 39110
 Phone No. 601-966-6782 Phone No. 601-427-9354
 Current Zoning District: _____

Requirements of Applicant:

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

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

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

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

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

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

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

Applicant Signature

Date

Property Owner Signature

Date

Letter of Intent and
Business Overview
Sip Outdoors, LLC
412 Business Park Drive
Madison, MS 39110

To Whom it May Concern,

This letter is submitted in support of the site plan application for Sip Outdoors to add a deer processing facility to be located at 412 Business Park Drive Madison, Mississippi.

The purpose of this business is to provide our many local hunters with a clean, safe, and professionally operated facility for processing legally harvested deer into a variety of meat products for personal consumption. Services will include custom processing and packaging of venison into cuts such as tenderloins, steaks, roasts, ground venison, sausage and other specialty products based on customer preferences.

Our area has a strong hunting tradition, and deer hunting remains a popular outdoor activity for many residents and visitors. The proposed business will meet an existing community need by offering a convenient local option for hunters to have their harvested deer professionally processed, packaged, and prepared. This service will help reduce the need for hunters to travel long distances to processing facilities and will support the responsible utilization of harvested wildlife as a food source.

In addition to serving local hunters, the business is expected to provide several positive benefits to the area, including:

- Supporting the local outdoor recreation and hunting community.
- Encouraging the full utilization of harvested deer as a sustainable food source.
- Providing a convenient and professional processing option in our community.
- Contributing to the local economy through business activity and potential employment opportunities.
- Generating additional traffic to nearby businesses from customers visiting area.
- Operating in accordance with all applicable health, sanitation, environmental, and local regulatory requirements.

The facility will be designed and operated to maintain a clean, orderly, and professional appearance. All processing activities, waste handling, and sanitation procedures will be conducted in compliance with applicable state and local regulations to minimize impacts on neighboring properties and ensure public safety.

Thank you for your consideration of this application. Our goal is to establish a business that

serves the needs of the local hunting community while being a responsible and valued member of the community. We appreciate the opportunity to bring this service to the community and are available to provide any additional information that may be needed.

Sincerely,

Patrick McCraw
Owner
Sip Outdoors
601-966-6782
pat@sipoutdoors.com



Instrument Prepared by and Return to:

Bradley M Reeves
MS Bar No.: 101947
COVENANT TITLE, LLC
409 W. Parkway Pl., Ste. 200
Ridgeland, MS 39157
(601)-898-4420
Covtitle.com
File No.: CT23-08-545

Indexing Instructions:

Lot 4, Gluckstadt Business Park,
SE1/4 of SW1/4 of Section 21, T8N, R2E,
Madison County, Mississippi

Property Derivation:

Book 1754 at Page 151

Grantor:

24 Valley Field Road South
Sandy Hook, CT 06482
(203) 733-2422

Grantee(s):

116 Chadwyck Place
Madison, MS 39110
(601) 966-6782

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, **RALO PROPERTIES, LLC, a Mississippi limited liability company** ("Grantor"), does hereby sell, convey and warrant, subject to the exceptions and reservations set forth below, unto **SIP DEVELOPMENT LLC, a Mississippi limited liability company** ("Grantees"), that certain parcel of property lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

Lot 4, Gluckstadt Business Park, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet C at Slide 175, reference to which is hereby made in aid of and as a part of this description.

And being the same property described in instrument recorded in Book 1754 at Page 151.

AND ALSO:

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD83(93) using a combined factor of 0.99994590524 and a delta-alpha angle of negative (+) 00 degrees 06 minutes 52.56832 seconds as determined specifically for the Mississippi State Highway No. 55 Project, more specifically identified as State Project Number [103063/201000] by the Mississippi Department of Transportation.

Commence at a 2" iron pipe found at the southeast corner of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi, said iron pipe being defined by State Plane Coordinates of N 1, 097,470.84 and E 2,371,885.27. From said Point of Commencement run North 80 degrees 16 minutes 22 seconds West a distance of 2878.16 feet to a point on the northern boundary line of Grantor's property, being on the existing Eastern right of way of Business Park Drive and on the proposed eastern right of way line of Industrial Drive. Extended at a point 33.022 feet northeasterly of as measured radially from the centerline survey of the above described State Project at station 160+ 47.328 of Industrial Drive. extended, said point being defined by state plane coordinates of N 1,097,957.13 and E 2,369,048.49 and hereinafter referred to as the Point of Beginning.

From said Point of Beginning run along the northern boundary line of Grantor's property, North 88 degrees 19 minutes 38 seconds East a distance of 188.50 feet to the Grantor's property, South 00 degrees 38 minutes 06 seconds East a distance of 241.62 feet to the southeast corner of Grantor's property; thence run along the southern boundary line of Grantor's property, South 89 degrees 55 minutes 39 seconds West a distance of 31.96 feet to a point on the proposed eastern right of way line of Industrial Drive Extended at a point 30.00 feet easterly of and perpendicular from the centerline survey of the above described State Project at station 157+80.27 of Industrial Drive Extended;

thence run along the proposed eastern right of way line of Industrial Drive Extended the following courses and distances: North 01 degrees 00 minutes 53 seconds West a distance of 19.76 feet to a point 30.00 feet easterly of as measured radially from the centerline survey of the above described State Project at station 158+00.028 of Industrial Drive Extended; North 11 degrees 20 minutes 48 seconds West a distance of 103.96 feet to a point 35.00 feet easterly of as measured radially from the centerline survey of the above described State Project at station 158+90.00 of Industrial Drive Extended; North 39 degrees 20 minutes 55 seconds West a distance of 99.26 feet to a point 35.00 feet northeasterly of as measured radially from the centerline survey of the above described State Project at station 159+75.00 of Industrial Drive Extended; North 63 degrees 26 minutes 01 seconds West a distance of 84.30 feet back to the Point of Beginning.

The above described parcel of land contains .40 acres, more or less, and is situated in the Southeast Quarter of the Southwest Quarter of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi.

The above described parcel of land being all of the Grantor's property as recorded in Deed Book 2124, Page 149 that lies northeasterly of the proposed State Project right of way of Industrial Drive Extended.

And being the same property described in instrument recorded in Book 3675 at Page 281.

(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 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.

(Signature Page to Warranty Deed follows)

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

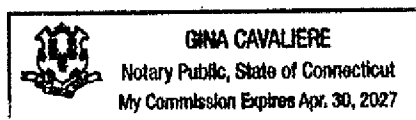
RALO PROPERTIES, LLC,
a Mississippi limited liability company

By: Ralph Pasquarella
Ralph Pasquarella, Member

STATE OF Connecticut
COUNTY OF Fairfield

Personally appeared before me, the undersigned authority in and for the said county and state, on this 10th day of May, 2024, within my jurisdiction, the within named Ralph Pasquarella, 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/her 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.

Gina Cavaliere
Notary Public



(Signature Page to Warranty Deed)



343 Distribution Drive
Gluckstadt MS 39110

Receipt Number: R0 Section 4, Item A)
Cashier Name: BRIDGETTE SMITH
Terminal Number: 24
Receipt Date: 6/30/2026 4:14:12 PM

SIP OUTDOORS
C/O SIP DEVELOPMENT LLC
118 CHADWYCK PL
MADISON, MS 39110

Trans Code: 400.00 - Permit Payments	Account: 2026101 SIP OUTDOORS	\$250.00
2026101 250.00CR		
	Total Balance Due:	\$250.00
Payment Method: Check	Amount:	\$250.00
Payor: SIP OUTDOORS	Total Payment Received:	\$250.00
Reference: 1030	Change:	\$0.00



Invoice

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

Bill to
City of Gluckstadt Planning and Zoning

Invoice number **20571CB1-0085**
Notice ID AgLY5U9W7R7fUpfIUGet
Publisher Madison County Journal
Date of issue Jul 7, 2026
Date due Aug 7, 2026
Amount due **\$29.51**

Description	Qty	Unit price	Amount
07/09/2026: Governmental Entity Notice	1	17.28	17.28
Proof of Publication Fee	1	5.00	5.00

=== Notes ===

Notice Name: **Conditional Use - Sip Outdoors**

=== 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/VEETzbiCvV2TOhKIFdnJ/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 20571CB1-0085 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.

Net Subtotal	\$22.28
Tax	0.00
Processing Fee	7.23
Amount due	\$29.51

Pay here: <https://www.column.us/invoices/VEETzbiCvV2TOhKIFdnJ/pay>

Questions? Visit help.column.us

20571CB1-0085 - Page 1 of 1



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: AgLY5U9W7R7fUpfIUGet | **Proof Updated: Jul. 07, 2026 at 02:48pm CDT**
 Notice Name: Conditional Use - Sip Outdoors

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

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

FILING FOR
 Madison County Journal

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

07/09/2026: Governmental Entity Notice	17.28
Proof of Publication Fee	5.00
Subtotal	\$22.28
Tax	\$0.00
Processing Fee	\$7.23
Total	\$29.51

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST that there will be a public hearing on Tuesday, July 28, 2026 at 6:00 PM, before the Gluckstadt Planning and Zoning Commission at the Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, MS 39110 for the purpose of determining whether or not a conditional use shall be granted to the owners of the following described parcel number:

Address: 412 Business Park Drive
 Madison County Parcel No.
 082E-21-023/00.00

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: July 9, 2026

7/8/26



RENDERINGS

Scale:

SIP OUTDOORS

SIP DEVELOPMENT LLC
412 BUSINESS PARK DRIVE
GLUCKSTADT, MS

PLOTTED:
7/9/2026
11:38:52 AM

SHEET
A0

ARCHITECTURAL
REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL
ONLY

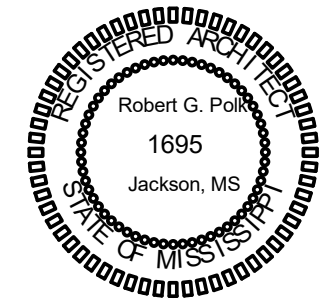
The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer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

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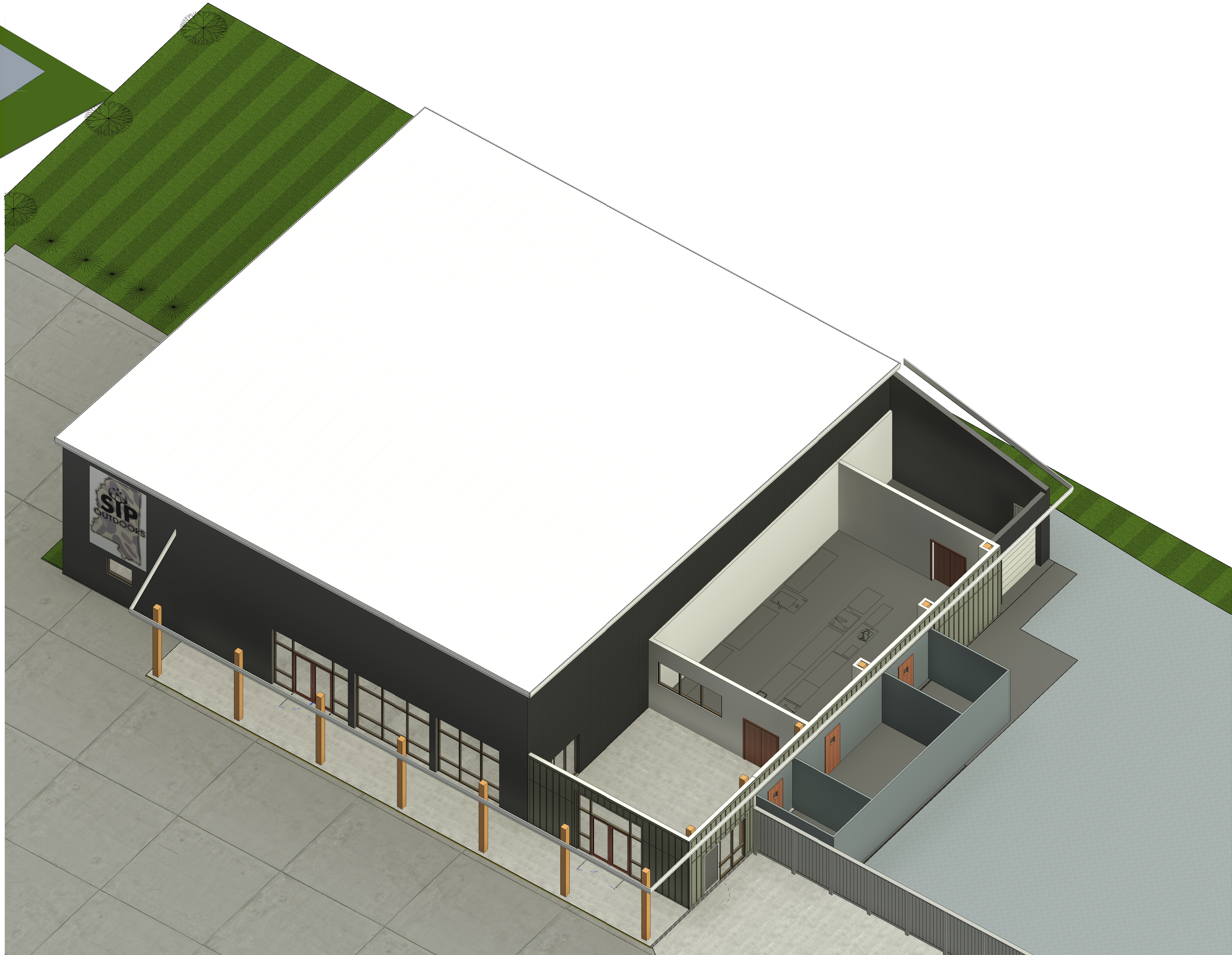
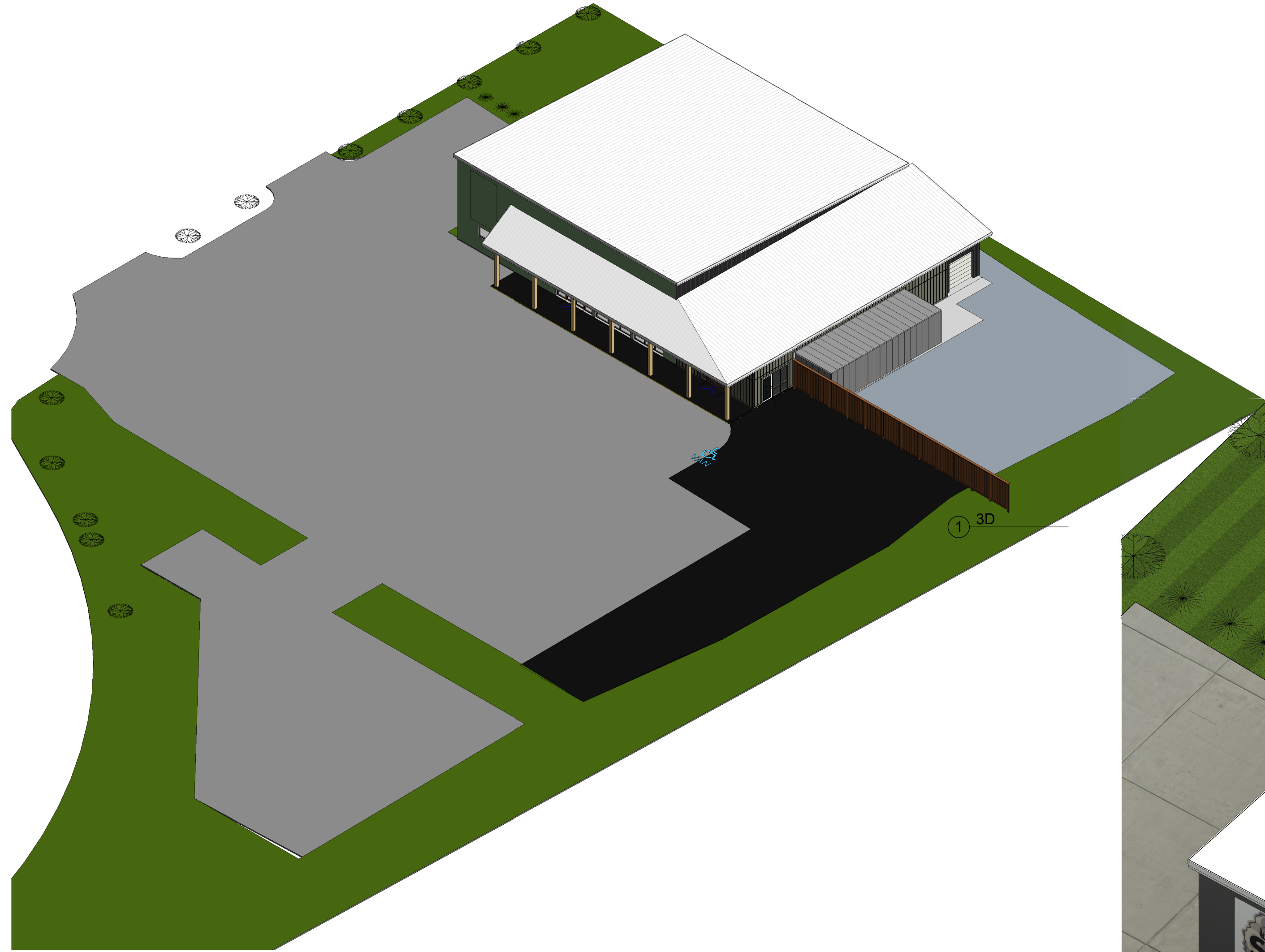
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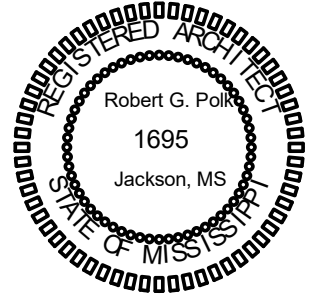
702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

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3D VIEW AND ISOMETRIC

Scale:



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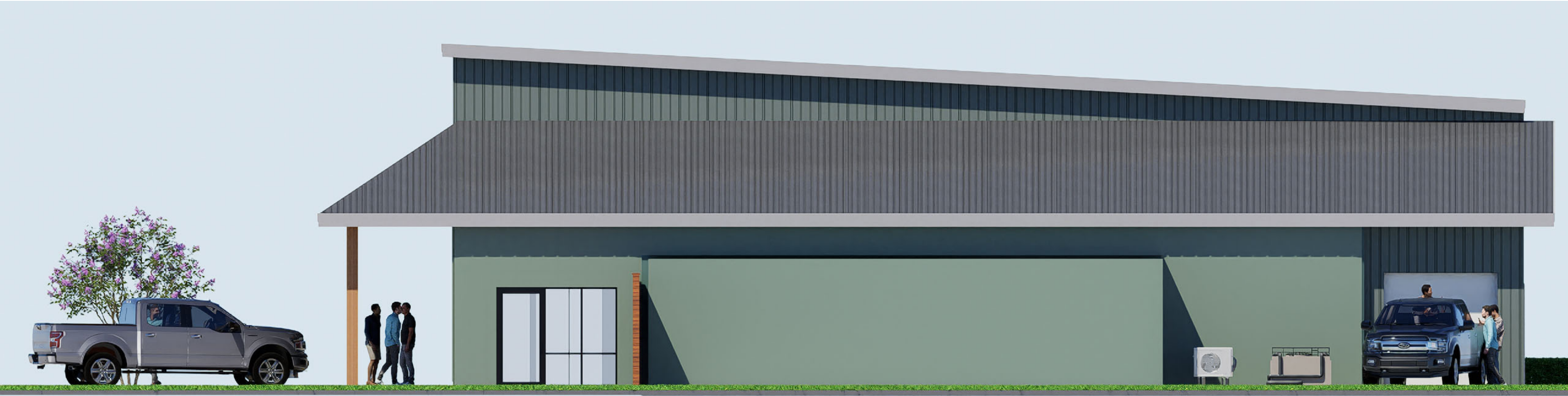
SIP OUTDOORS

SIP DEVELOPMENT LLC
412 BUSINESS PARK DRIVE
GLUCKSTADT, MS

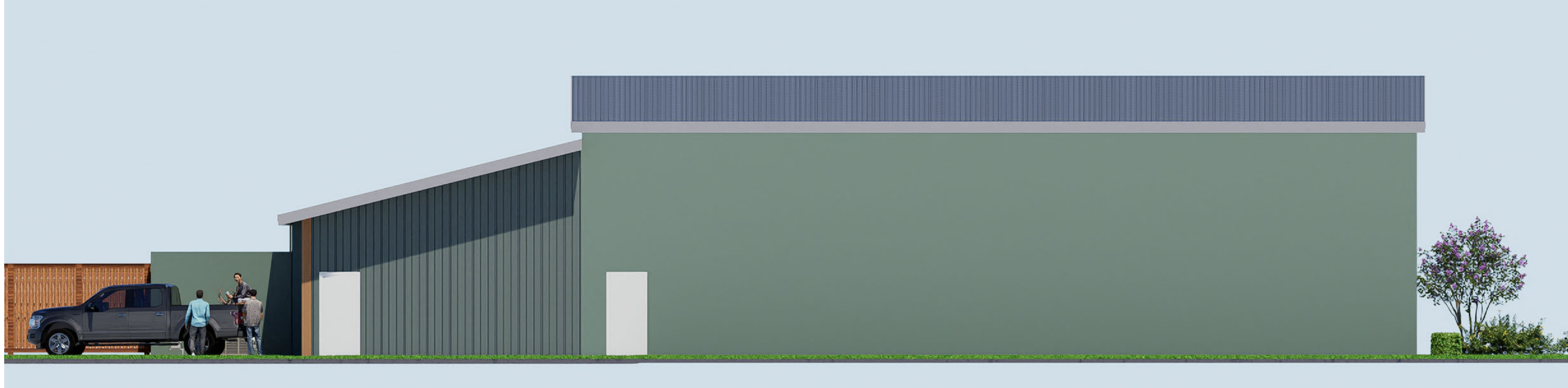
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A1



RIGHT SIDE (EAST) ELEVATION



REAR (NORTH) ELEVATION



STREET (WEST) ELEVATION



FRONT (SOUTH)ELEVATION

Scale:

COLOR ELEVATIONS

SIP OUTDOORS

EXTERIOR COLOR & FINISH SAMPLE BOARD

Prepared for: Planning Board / Design Review
Scope: Board-and-batten porch enclosure, wood screen fence,
& painted condenser (cooler) screening
Date: July 9, 2026 | Sheet: CB-1

PRIMARY FIELD COLOR — TO MATCH EXISTING BUILDING



SPECIFIED

SHERWIN-WILLIAMS

Evergreen Fog
SW 9130

HEX RGB LRV Family
#95978A 149 · 151 · 138 30 Grayed Sage

Application: Metal wall panels to match existing store; exterior of condenser (cooler) units screened behind new wood fence, painted to recede.

APPROVED EQUAL



OR EQUAL

BENJAMIN MOORE

Louisburg Green
HC-113

HEX LRV
#9C9E87 33.8

Provided as an approved equal for contractor flexibility. Field-verify against physical chip and existing panel prior to order.

COORDINATING EXTERIOR FINISHES — PER RENDERING

Accent Green — deeper
Board-and-batten field / lower walls. Selection pending — to be matched & added on request.

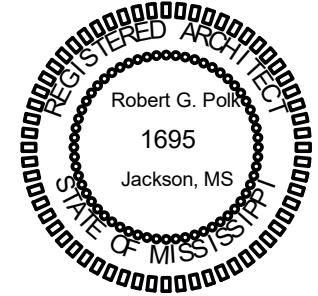
Natural Wood
Porch posts & beams, batten trim, and privacy screen fence — sealed/stained cedar tone.

PBR Metal Roof
Exposed-fastener PBR panel — dark bronze, matte. Main roof & porch shed.

Colors shown are digital approximations for review only and will vary by screen and printer. Final color to be verified against the manufacturer's physical fan-deck chip and a jobsite draw-down, compared to the existing building panel in open shade. Metal-panel sheen may read slightly different from a flat paint chip, verify hue and value, not gloss.

SIP Outdoors
Exterior Finish Board — CB-1

ALL COLORS USED WILL MATCH EXISTING BUILDING
COMPUTER RENDERINGS DO NOT MATCH
EXACT COLOR OF THE BUILDING EXISTING GREEN



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Robert G. Polk
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Jackson, MS

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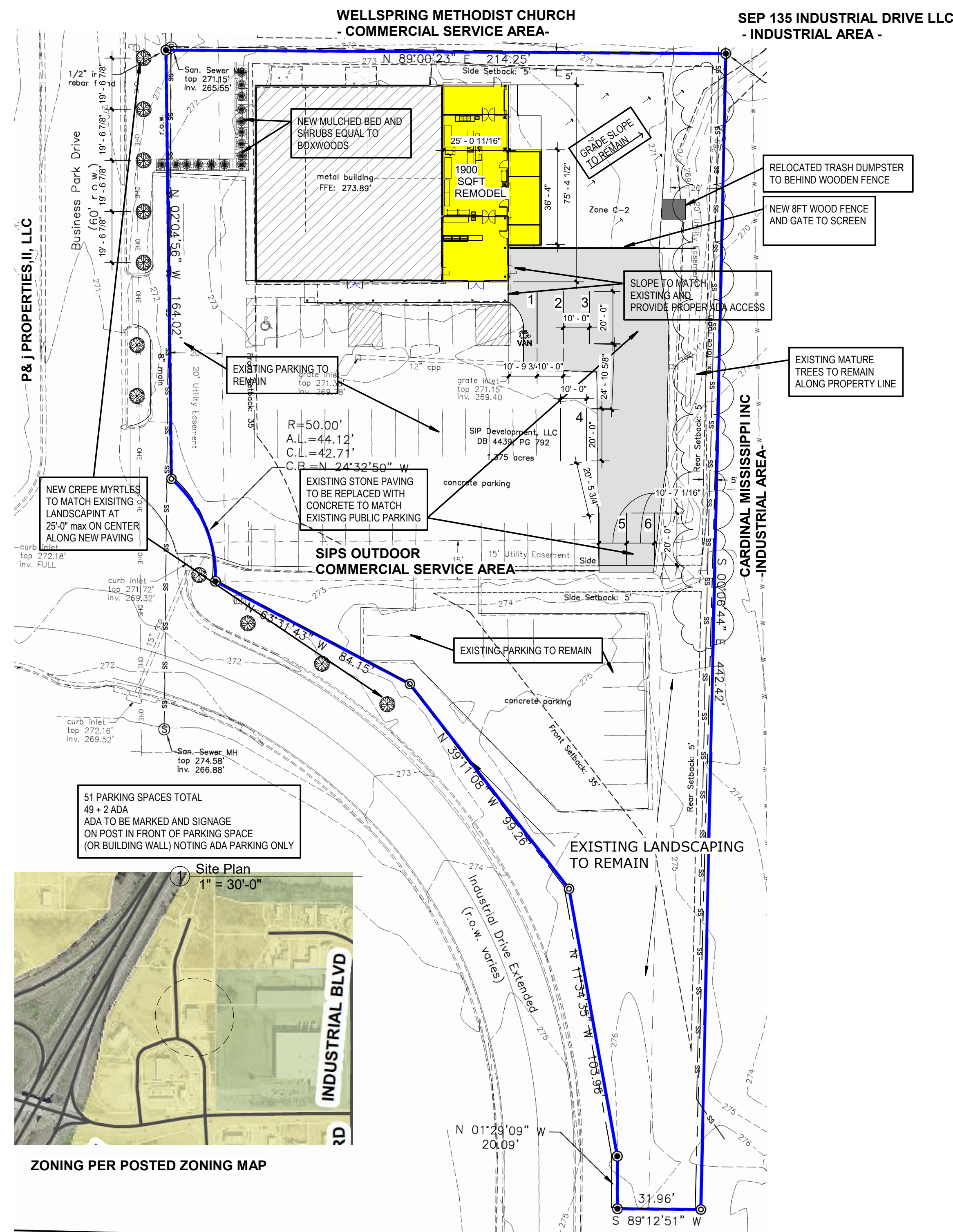
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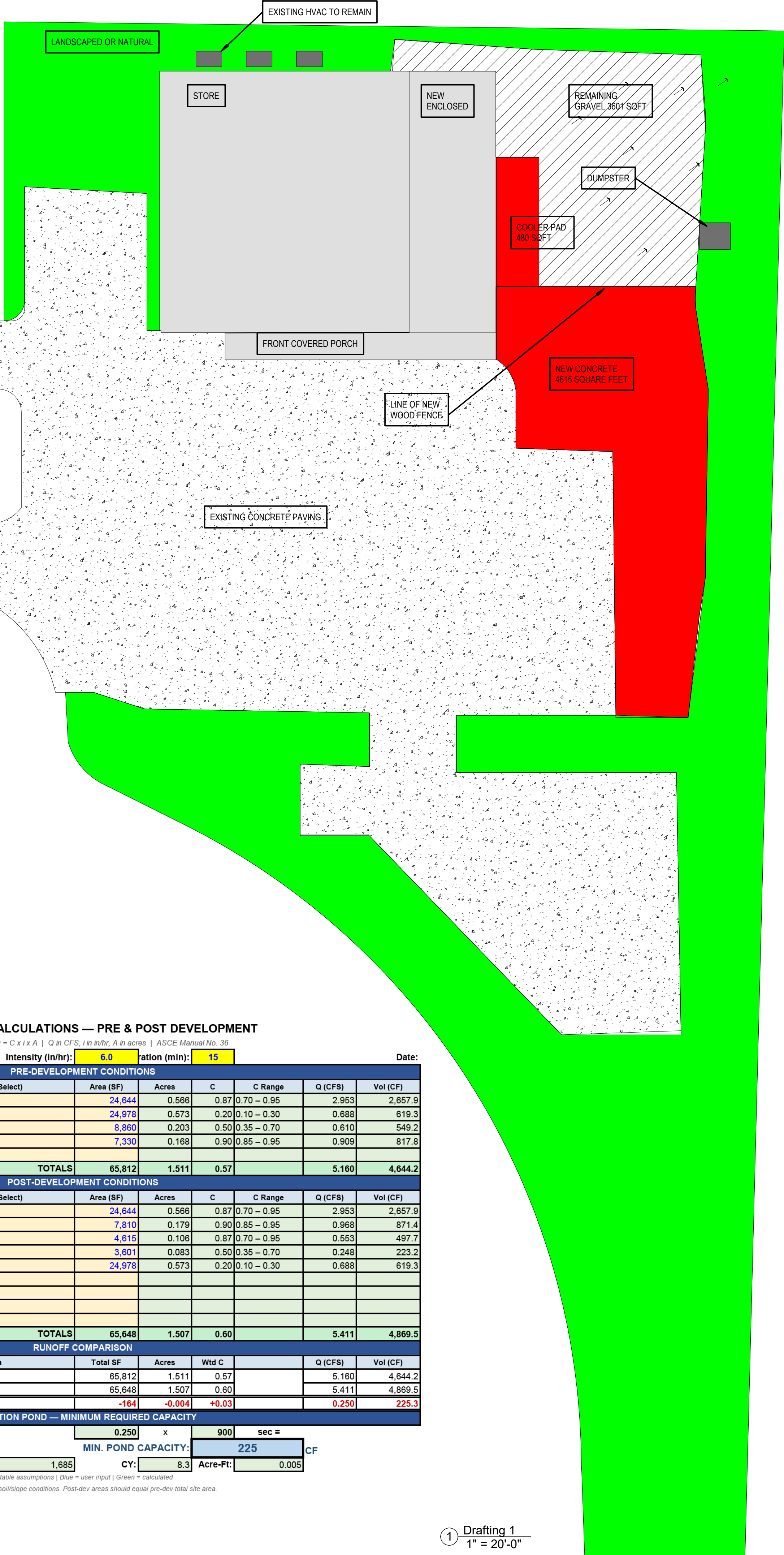
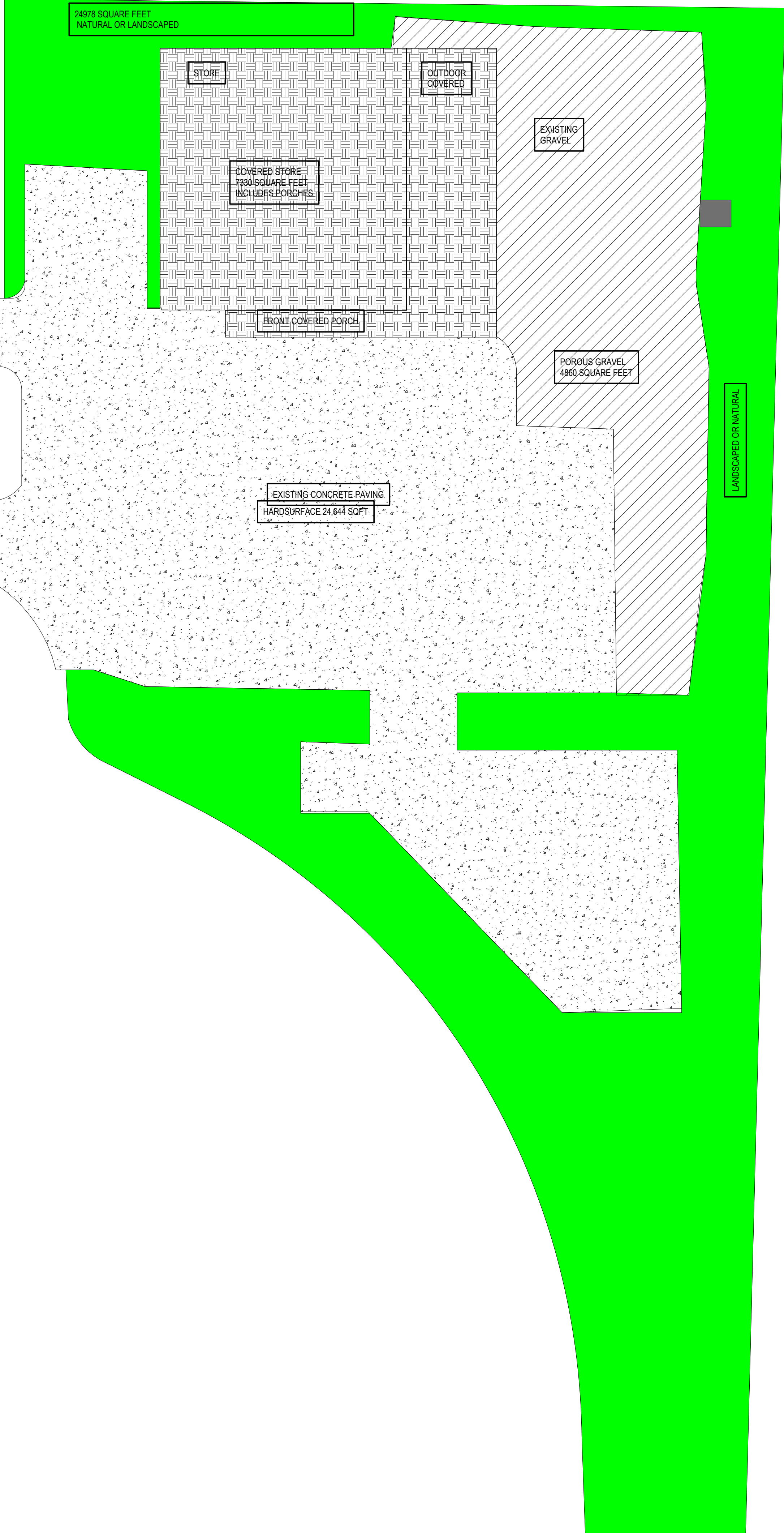
C-1



SITE PLAN

Scale: 1" = 30'-0"

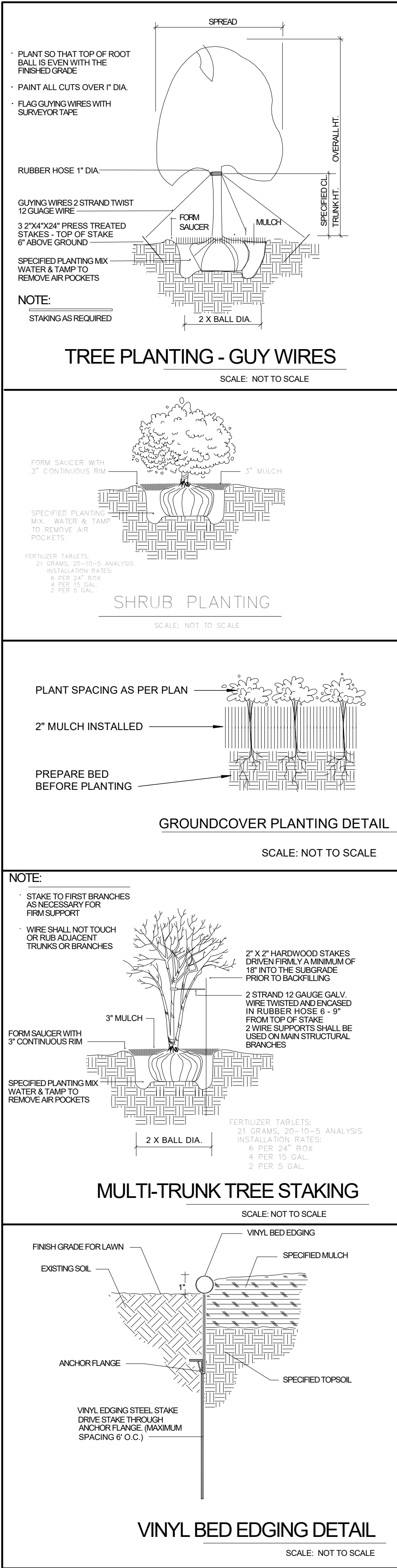




SITE RUNOFF CALCULATIONS — PRE & POST DEVELOPMENT									
Rational Method: $Q = C \times I \times A$ Q in CFS I in in/hr A in acres ASCE Manual No. 36									
Proj: SIPS OUTDOOR		Intensity (in/hr): 6.0		Duration (min): 15		Date:			
PRE-DEVELOPMENT CONDITIONS									
#	Area Description	Surface Type (Select)	Area (SF)	Acres	C	C Range	Q (CFS)	Vol (CF)	
1	Existing Parking Area	Concrete pavement	24,644	0.566	0.87	0.70 – 0.95	2.953	2,657.9	
2	Existing Landscaped / Natural	Landscaped / planting bed	24,978	0.573	0.20	0.10 – 0.30	0.688	619.3	
3	Existing Stone Parking	Gravel / crushed stone	8,860	0.203	0.50	0.35 – 0.70	0.610	549.2	
4	Existing Building /Covered	Metal / membrane roof	7,330	0.168	0.90	0.85 – 0.95	0.909	817.8	
5									
TOTALS			65,812	1.511	0.57		5.160	4,644.2	
POST-DEVELOPMENT CONDITIONS									
#	Area Description	Surface Type (Select)	Area (SF)	Acres	C	C Range	Q (CFS)	Vol (CF)	
1	Existing Paving to Reamin	Concrete pavement	24,644	0.566	0.87	0.70 – 0.95	2.953	2,657.9	
2	Building Footprint	Metal / membrane roof	7,810	0.179	0.90	0.85 – 0.95	0.968	871.4	
3	New Paving	Concrete pavement	4,815	0.106	0.87	0.70 – 0.95	0.553	497.7	
4	Remaining Stone	Gravel / crushed stone	3,601	0.083	0.50	0.35 – 0.70	0.248	223.2	
5	Landscaped / Planting Beds	Landscaped / planting bed	24,978	0.573	0.20	0.10 – 0.30	0.688	619.3	
6									
7									
8									
9									
TOTALS			65,648	1.507	0.60		5.411	4,869.5	
RUNOFF COMPARISON									
Condition			Total SF	Acres	Wtd C		Q (CFS)	Vol (CF)	
Pre-Development			65,812	1.511	0.57		5.160	4,644.2	
Post-Development			65,648	1.507	0.60		5.411	4,869.5	
NET INCREASE			-164	-0.004	+0.03		0.250	225.3	
RETENTION POND — MINIMUM REQUIRED CAPACITY									
Net Increase Q (CFS):					0.250	x	900	sec =	
					MIN. POND CAPACITY:			225	CF
Gallons:			1,685	CY:	8.3	Acres-Ft:	0.005		

$Q = C \times I \times A$ (CFS) | Vol = Q x duration (sec) | Pond = net Q x duration | Yellow = editable assumptions | Blue = user input | Green = calculated
C values per ASCE Manual No. 36. Uninited Ret. Coefficients sheet to adjust for local Soiltype conditions. Post-dev areas should equal pre-dev total site area.

1 Drafting 1
1" = 20'-0"



SITE AREAS
Scale: As Indicated

RGPA pa

ROBERT G. POLK ARCHITECT, P.A.

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

Robert G. Polk
1695
Jackson, MS

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L-1

23

303.3 Beveled. Changes in level between ¼ inch (6.4 mm) high minimum and ½ inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

Advisory 303.3 Beveled. A change in level of ½ inch (13 mm) is permitted to be ¼ inch (6.4 mm) vertical plus ¼ inch (6.4 mm) beveled. However, in no case may the combined change in level exceed ½ inch (13 mm). Changes in level exceeding ½ inch (13 mm) must comply with 405 (Ramps) or 406 (Curb Ramps).

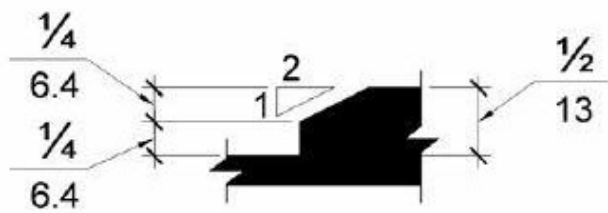


Figure 303.3
Beveled Change in Level

303.4 Ramps. Changes in level greater than ½ inch (13 mm) high shall be *ramped*, and shall comply with 405 or 406.

303 Changes in Level

303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.

EXCEPTIONS: 1. Animal containment areas shall not be required to comply with 303.
2. Areas of sport activity shall not be required to comply with 303.

303.2 Vertical. Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical.

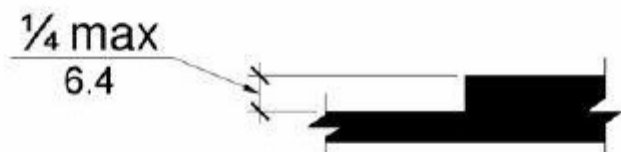


Figure 303.2
Vertical Change in Level

CHAPTER 4: ACCESSIBLE ROUTES

401 General

401.1 Scope. The provisions of Chapter 4 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

402 Accessible Routes

402.1 General. Accessible routes shall comply with 402.

402.2 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a *running slope* not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

Advisory 402.2 Components. Walking surfaces must have running slopes not steeper than 1:20, see 403.3. Other components of accessible routes, such as ramps (405) and curb ramps (406), are permitted to be more steeply sloped.

403 Walking Surfaces

403.1 General. Walking surfaces that are a part of an accessible route shall comply with 403.

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.

403.3 Slope. The *running slope* of walking surfaces shall not be steeper than 1:20. The *cross slope* of walking surfaces shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with 303.

403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.
EXCEPTION: Within *employee work areas*, clearances on *common use circulation paths* shall be permitted to be decreased by *work area equipment* provided that the decrease is essential to the function of the work being performed.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

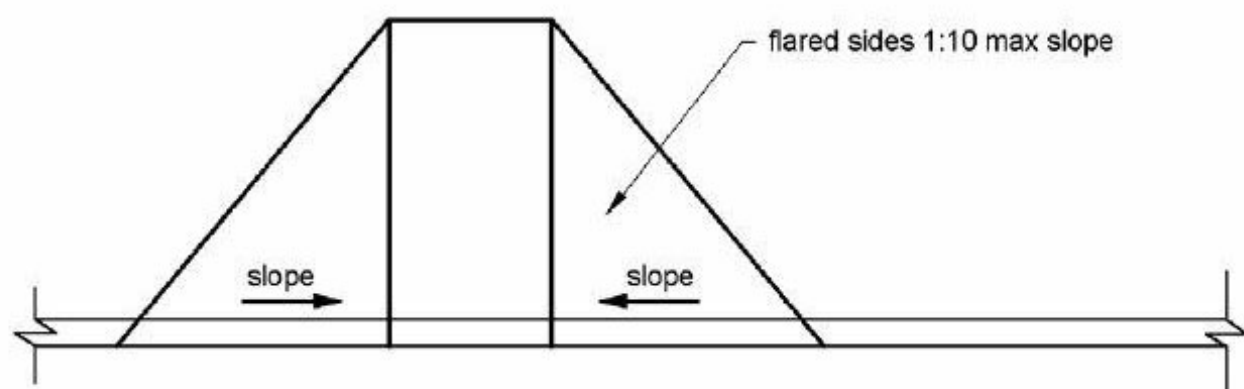


Figure 406.3
Sides of Curb Ramps

406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.

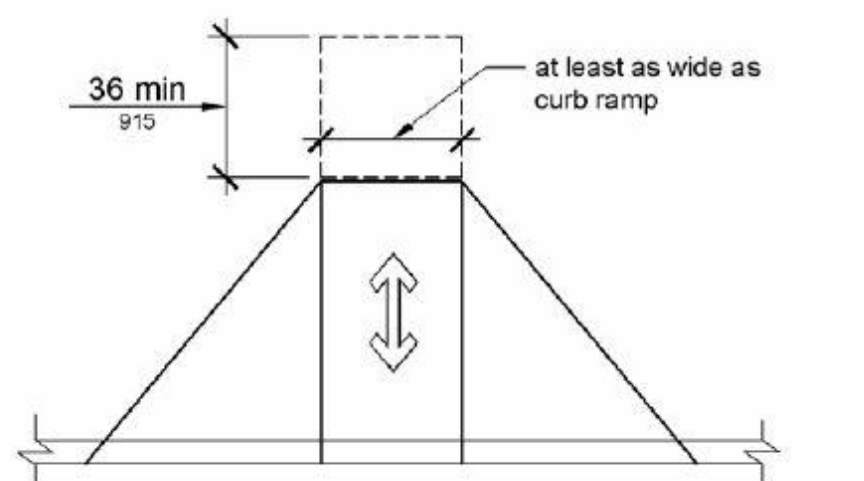


Figure 406.4
Landings at the Top of Curb Ramps

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

406 Curb Ramps

406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

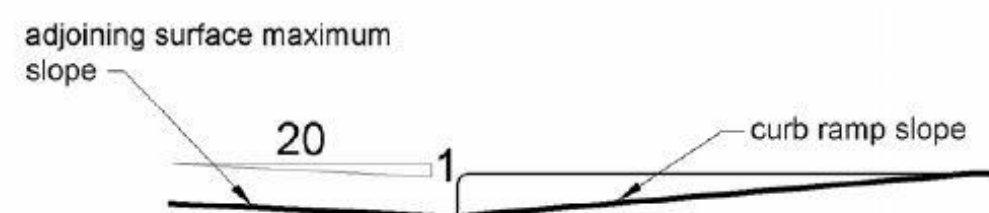


Figure 406.2
Counter Slope of Surfaces Adjacent to Curb Ramps

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

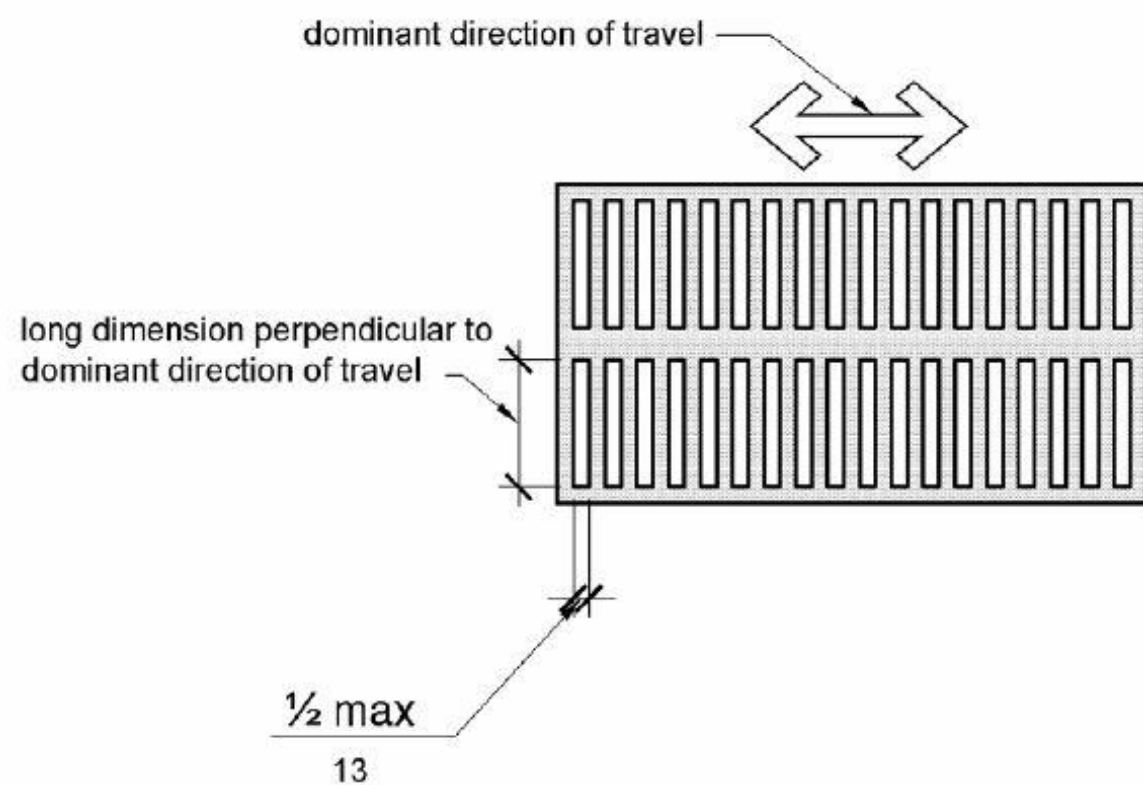


Figure 302.3
Elongated Openings in Floor or Ground Surfaces

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

501 General

501.1 Scope. The provisions of Chapter 5 shall apply where required by Chapter 2 or where referenced by a requirement in this document.

502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

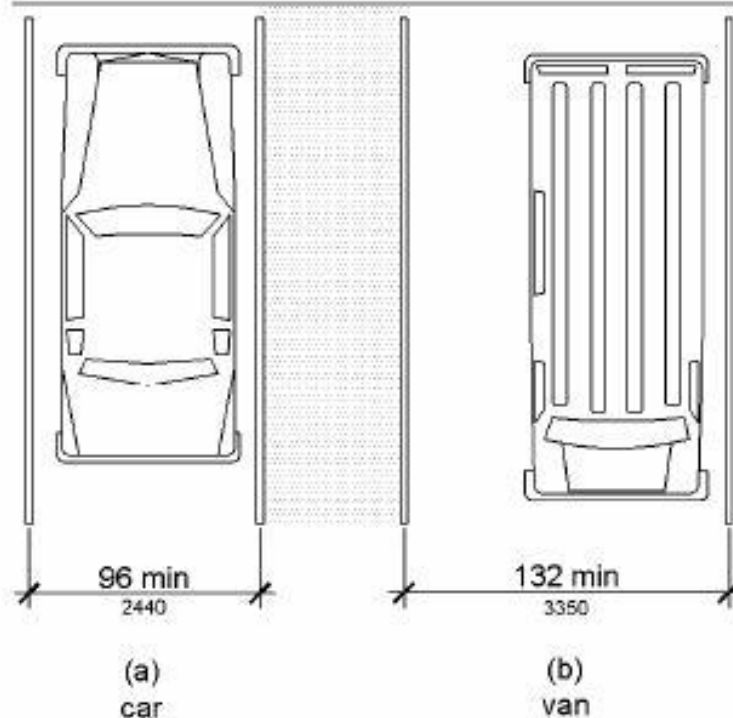


Figure 502.2
Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Advisory 502.3 Access Aisle. Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles.

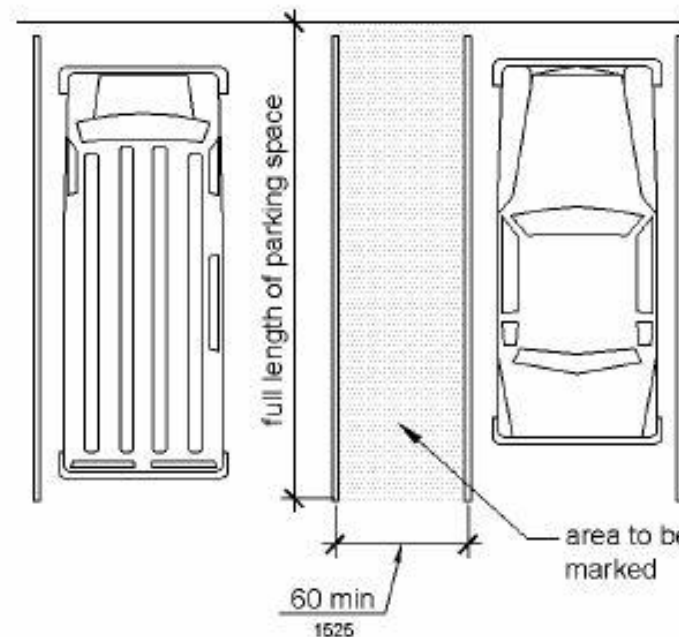


Figure 502.3
Parking Space Access Aisle

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

Advisory 502.3.3 Marking. The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations. Because these requirements permit the van access aisle to be as wide as a parking space, it is important that the aisle be clearly marked.

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Advisory 502.3.4 Location. Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger side of the van space.

502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Advisory 502.4 Floor or Ground Surfaces. Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48.

502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

Advisory 502.5 Vertical Clearance. Signs provided at entrances to parking facilities informing drivers of clearances and the location of van accessible parking spaces can provide useful customer assistance.

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

Advisory 502.6 Identification. The required "van accessible" designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use. Enforcement of motor vehicle laws, including parking privileges, is a local matter.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

Advisory 502.7 Relationship to Accessible Routes. Wheel stops are an effective way to prevent vehicle overhangs from reducing the clear width of accessible routes.

503 Passenger Loading Zones

503.1 General. Passenger loading zones shall comply with 503.

503.2 Vehicle Pull-Up Space. Passenger loading zones shall provide a vehicular pull-up space 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.

503.3 Access Aisle. Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way.

503.3.1 Width. Access aisles serving vehicle pull-up spaces shall be 60 inches (1525 mm) wide minimum.

503.3.2 Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve.

503.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

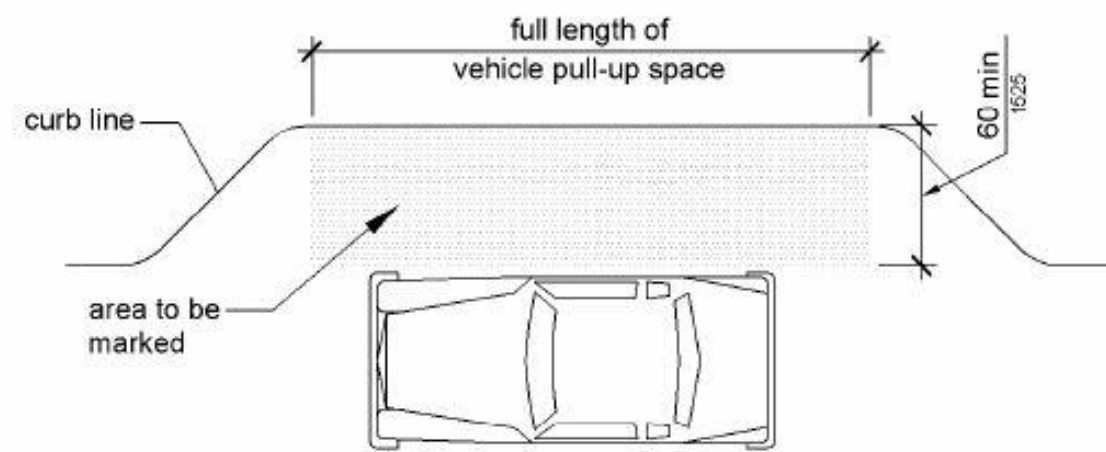
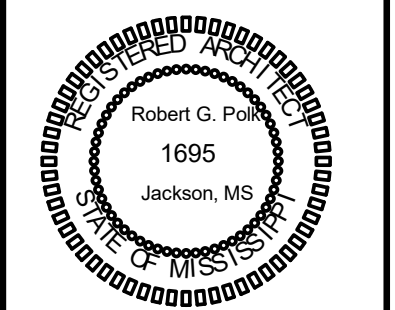


Figure 503.3
Passenger Loading Zone Access Aisle

503.4 Floor and Ground Surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

503.5 Vertical Clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum.

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



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LS-2

GROUND AND FLOOR SURFACES:

4.5.1 Ground and floor surfaces along accessible routes and in accessible rooms and spaces including floors, walks, ramps, stairs, and curb ramps, shall be stable, firm, slip resistant, and comply with section 4.5 A.D.A. rules and regulations.

CHANGES IN LEVEL:

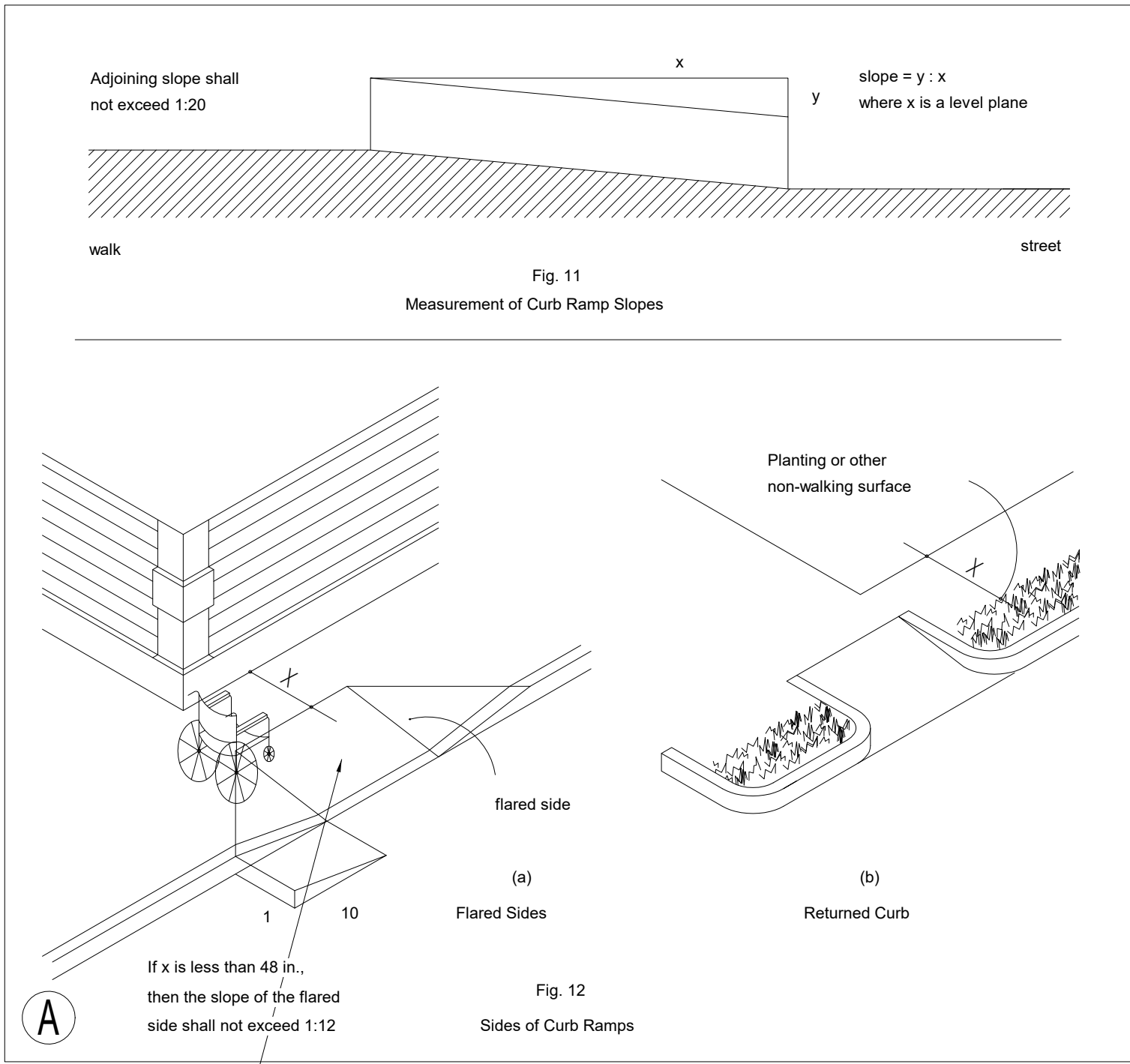
4.5.2 Changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment. Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with slope no greater than 1:2. Changes in level greater than 1/2 in (13 mm) shall be accomplished by means of a ramp that complies with section 4:7 or 4:8 A.D.A. rules and regulations.

DOORS:

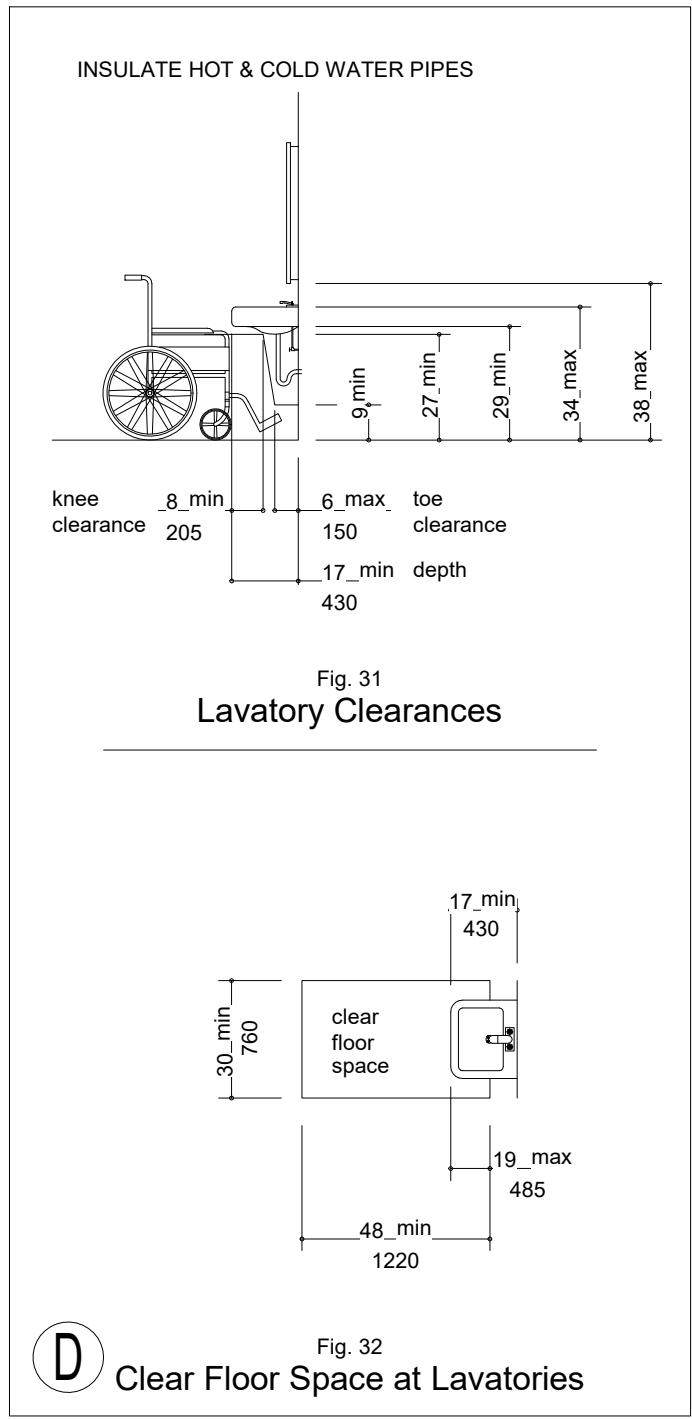
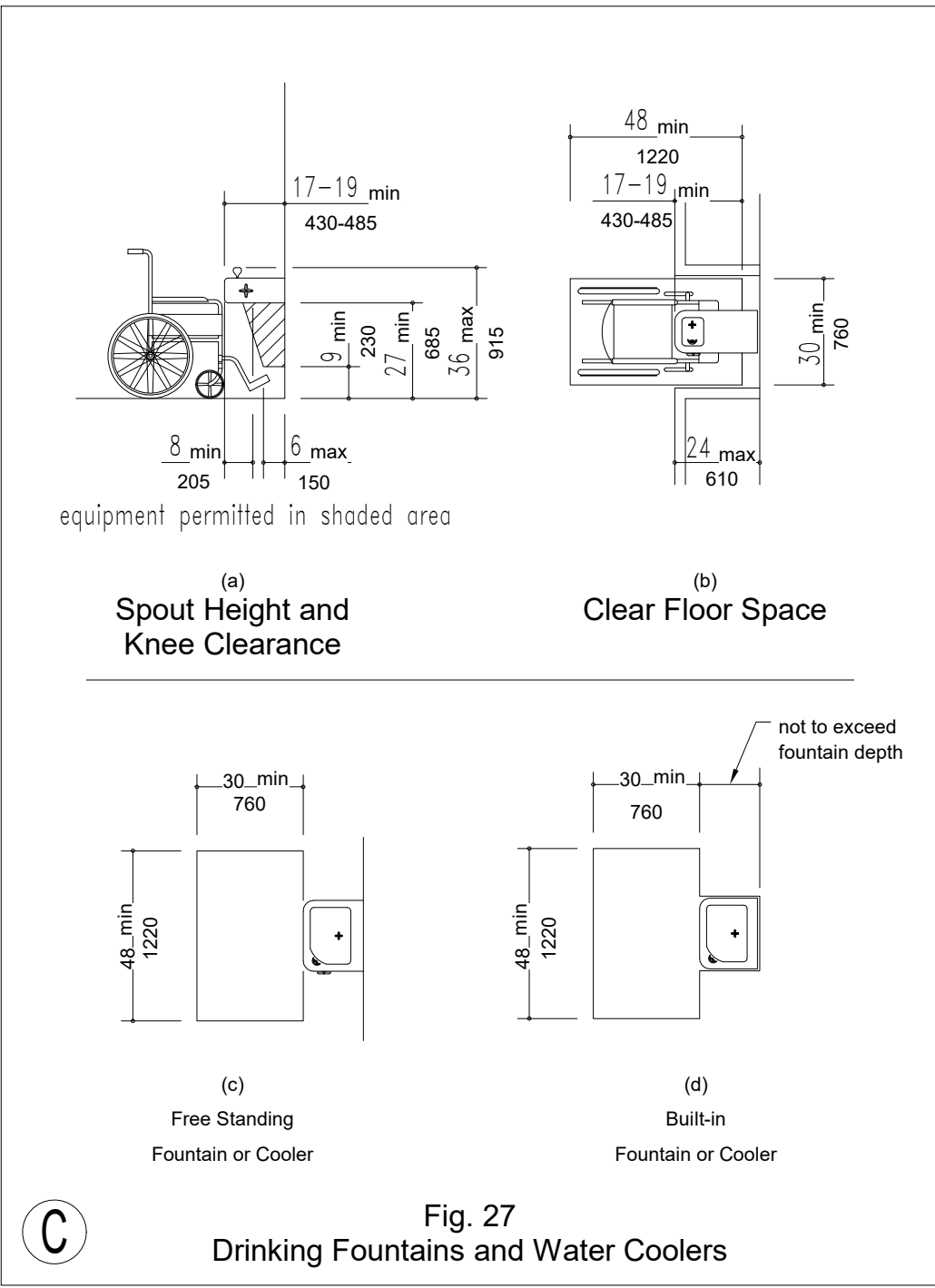
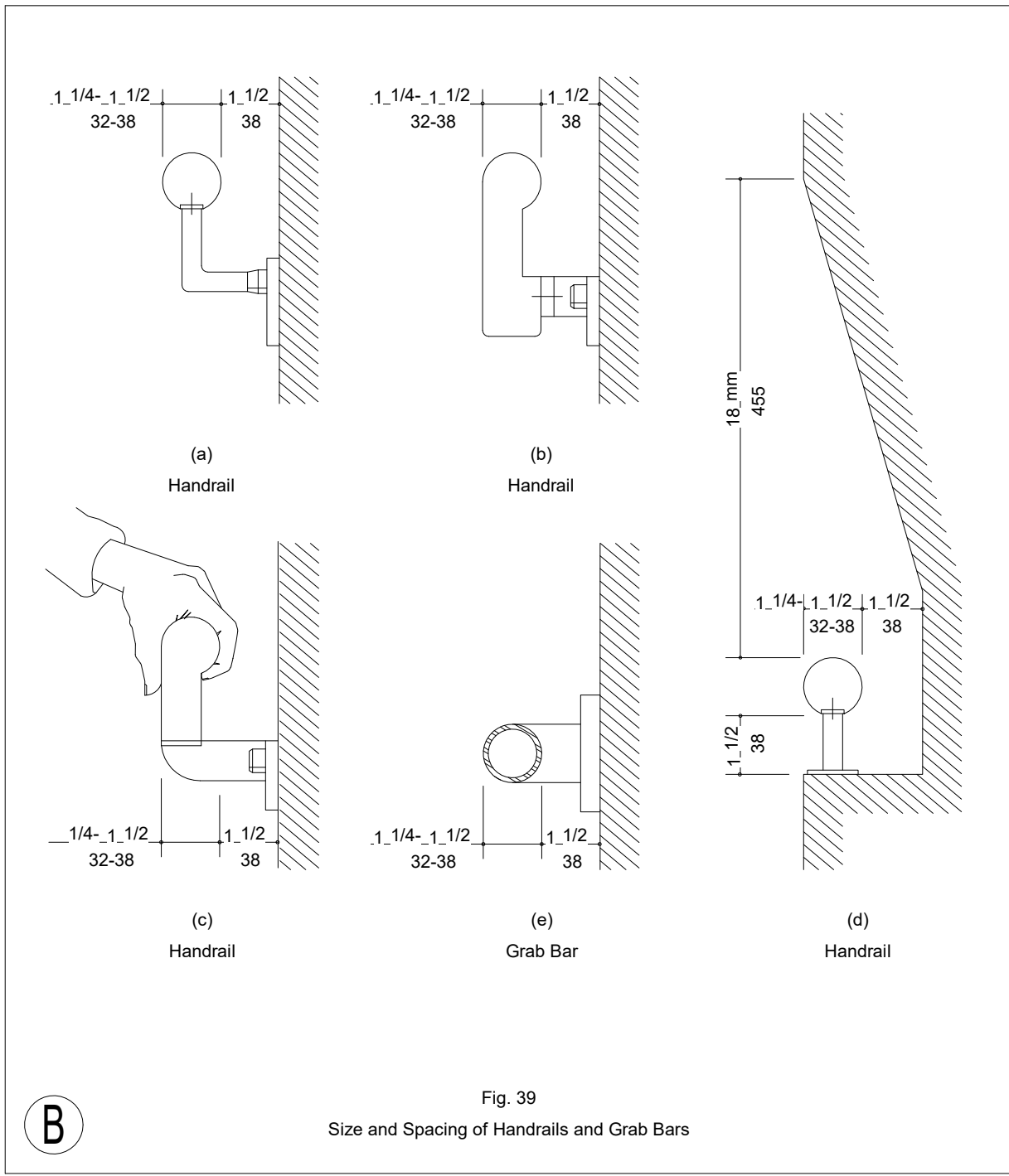
Doors shall be of the pivoted or side hinged swinging type. The door shall have an opening force of 5 lb. force max. Forces shall be applied to the latch side (typ.). Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. (Exception: In group B occupancies, key-locking hardware may be used on the main exit when the main exit consists of a single door or pair of doors if there is a readily visible durable sign on or adjacent to the door stating: "This Door To Remain Unlocked During Business Hours". The sign shall be in letters not less than 1 inch high on a contrasting background. The single door or both leaves of a pair of doors must be free to swing without operation of any latching device when unlocked.) Manually operated edge, or surface mounted flush bolts and surface bolts are prohibited. When exit doors are used in pairs and approved automatic flush bolts are used. The door leaf having the automatic flush bolts shall have no door knob or surface-mounted hardware. The unlatching of any leaf shall not require more than one operation. The interior hinged door shall have an opening force of 5 lb. force max.

4.13.8 Thresholds at Doorways. Thresholds at doorways shall not exceed 1/2 in (13 mm) in height for exterior sliding doors or 1/2 in (13 mm) for other types of doors. Raised thresholds and floor level changes at accessible doorways shall be beveled with a slope no greater than 1:2.

4.13.9 Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. Hardware required for accessible door passage shall be mounted no higher than 48 inches (1220 mm) above finished floor.



PROVIDE RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9" (23mm), A HEIGHT OF NOMINAL 0.2" (5mm) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35" (60mm) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

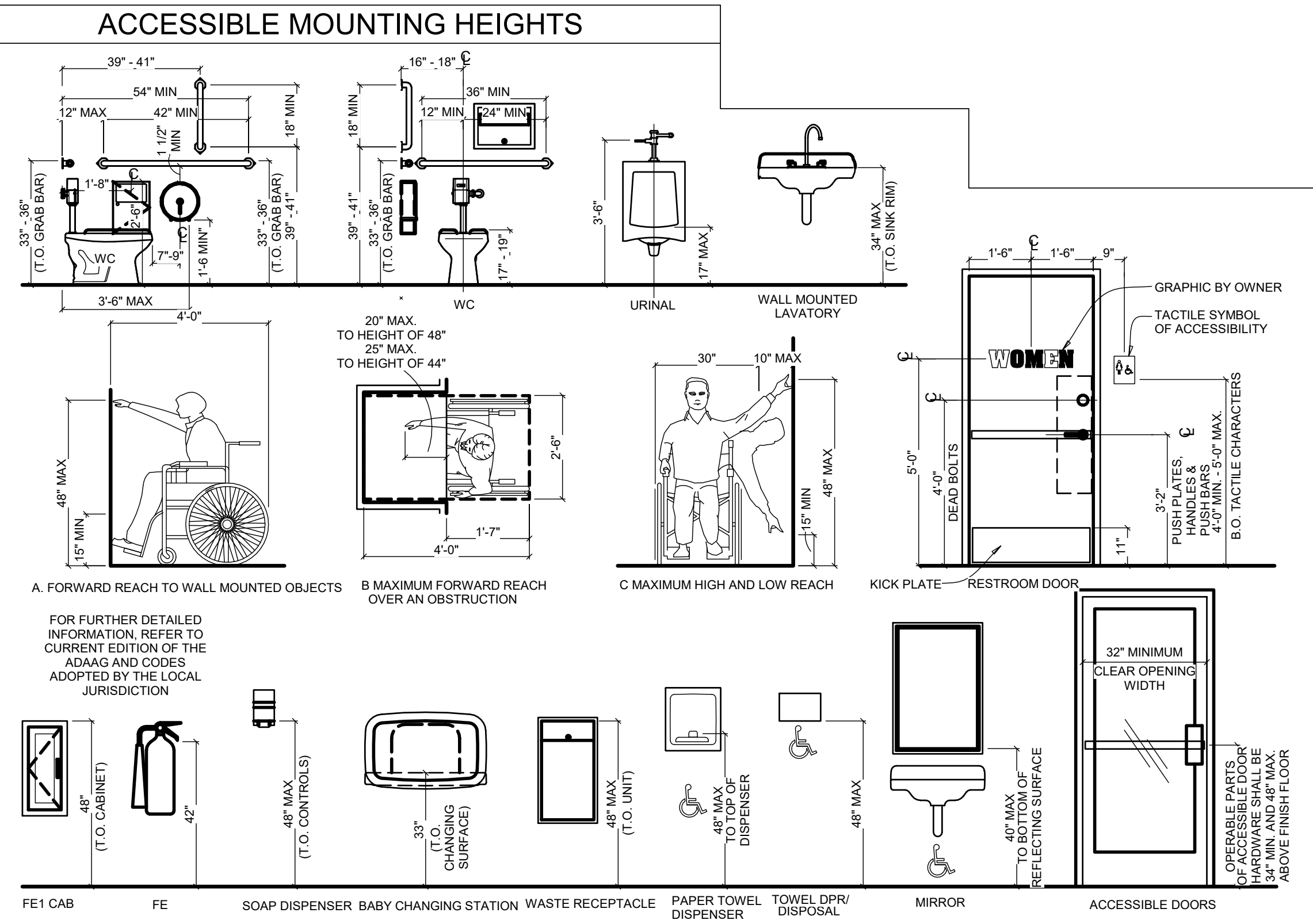
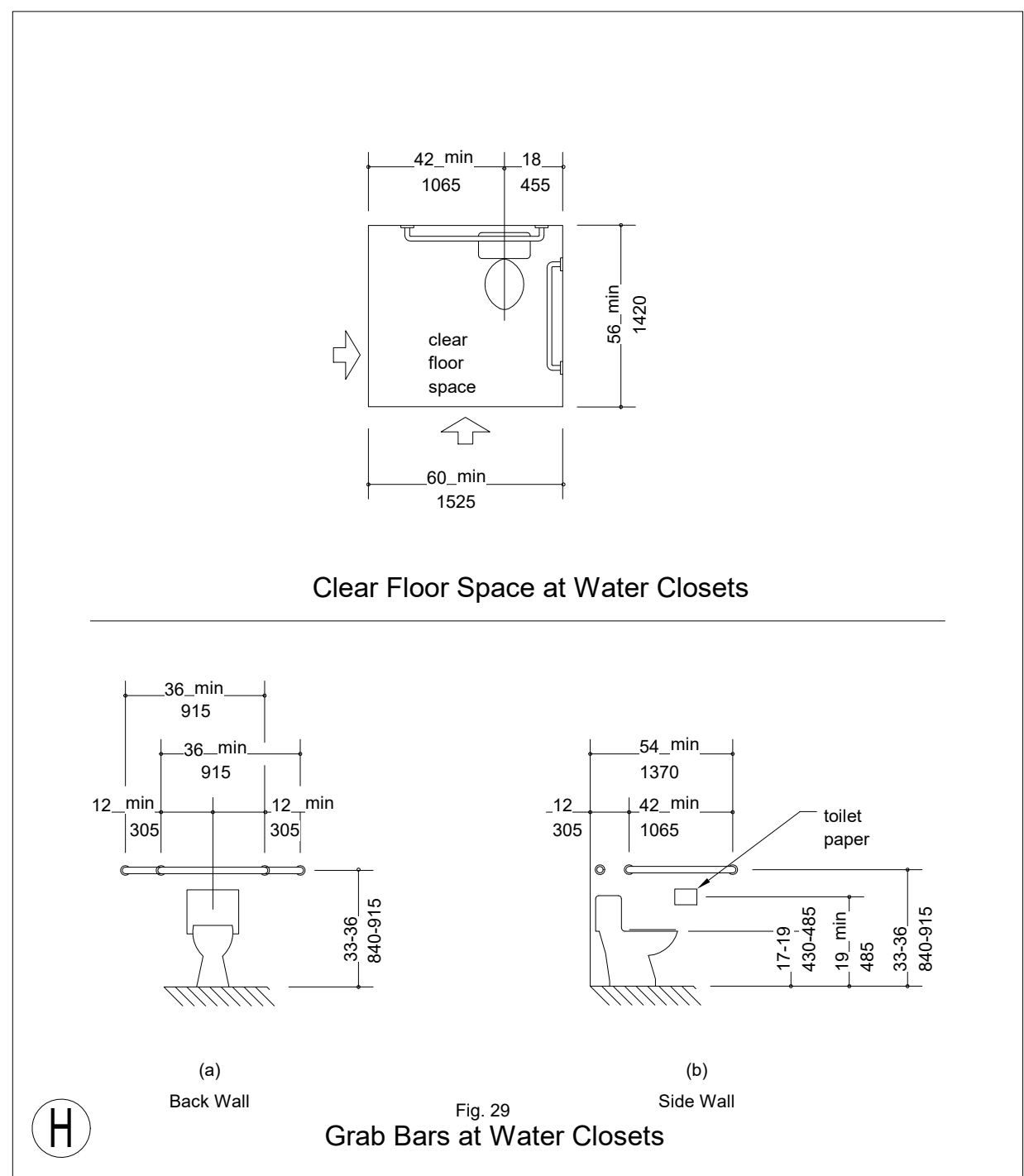
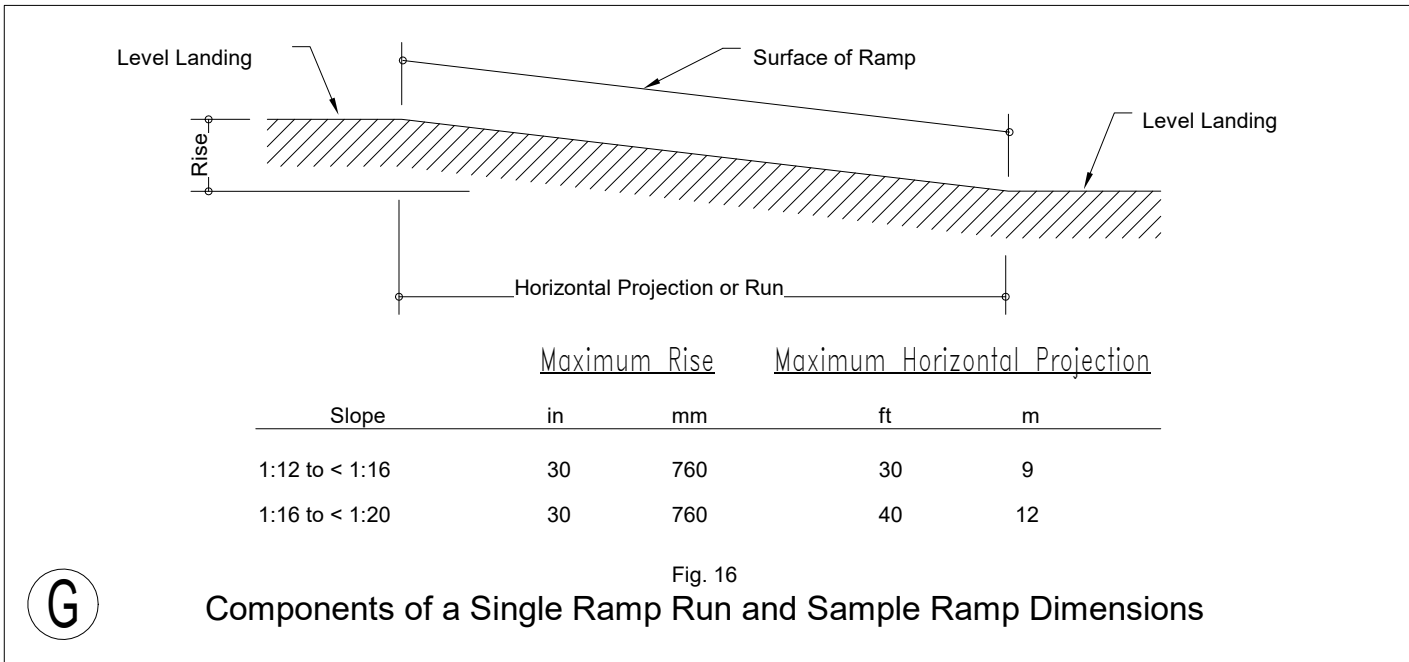
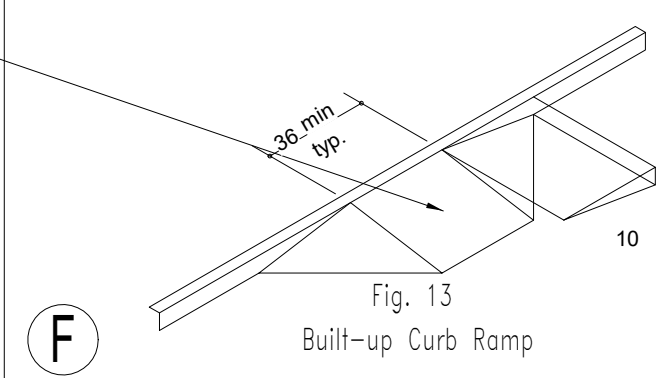


RAMPS:

4.7.11 Islands. Any raised islands in crossings shall be cut through level with the street or have curb ramps at both sides and a level area at least 48 in (1220 mm) long between the curb ramps in the part of the island intersected by the crossings (see Fig. 15(a) and (b)).

4.8.1 General. Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply with 4.8.

4.8.2 Slope and Rise. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm) (see Fig. 16). Curb ramps and ramps to be constructed on existing sites or in existing buildings or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.



ACCESSIBLE SYMBOL

3/8" = 1'-0"



ACCESSIBILITY REQUIREMENTS

ada ext signage

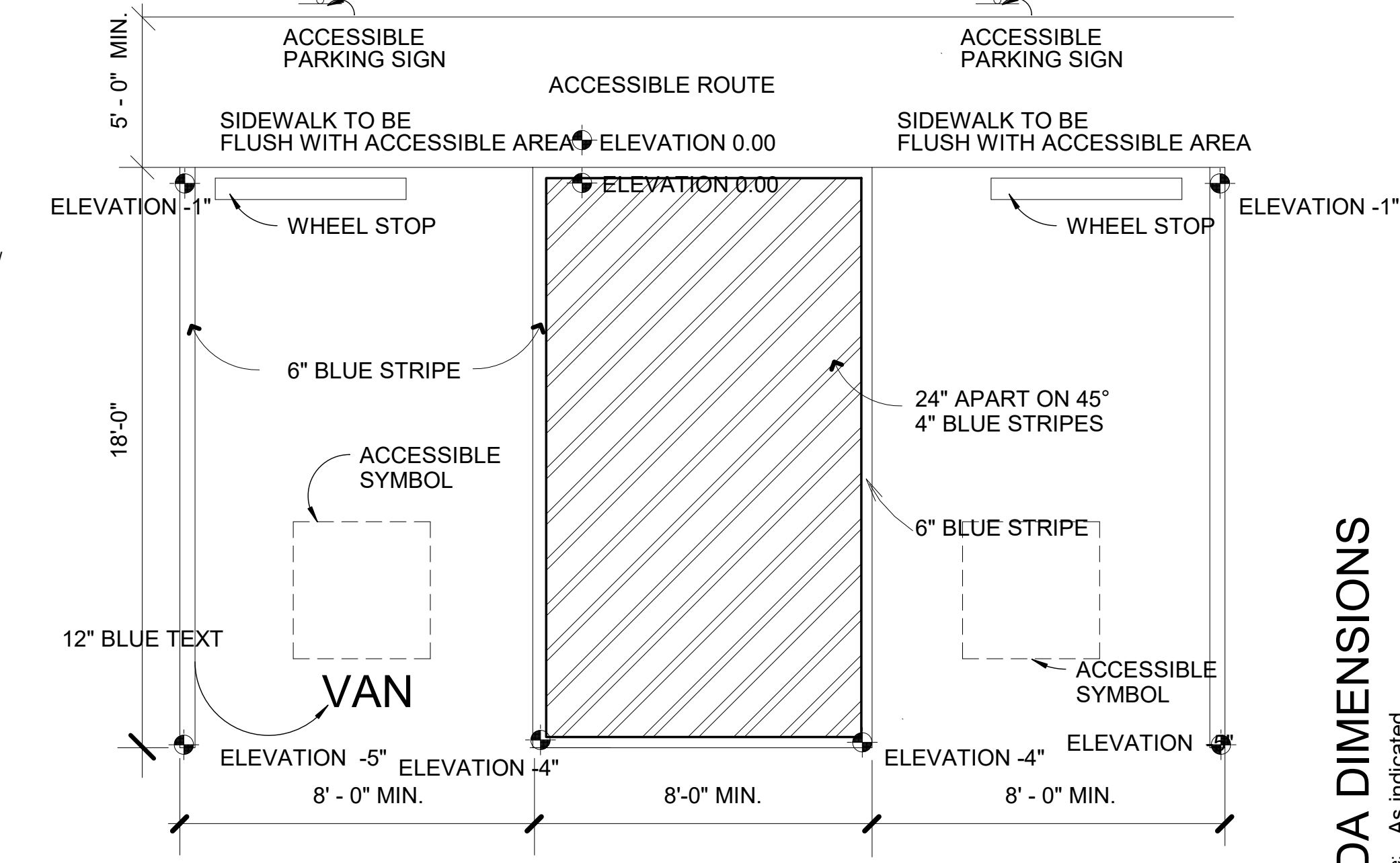
1" = 10'-0"

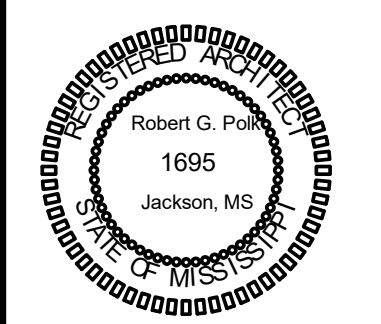
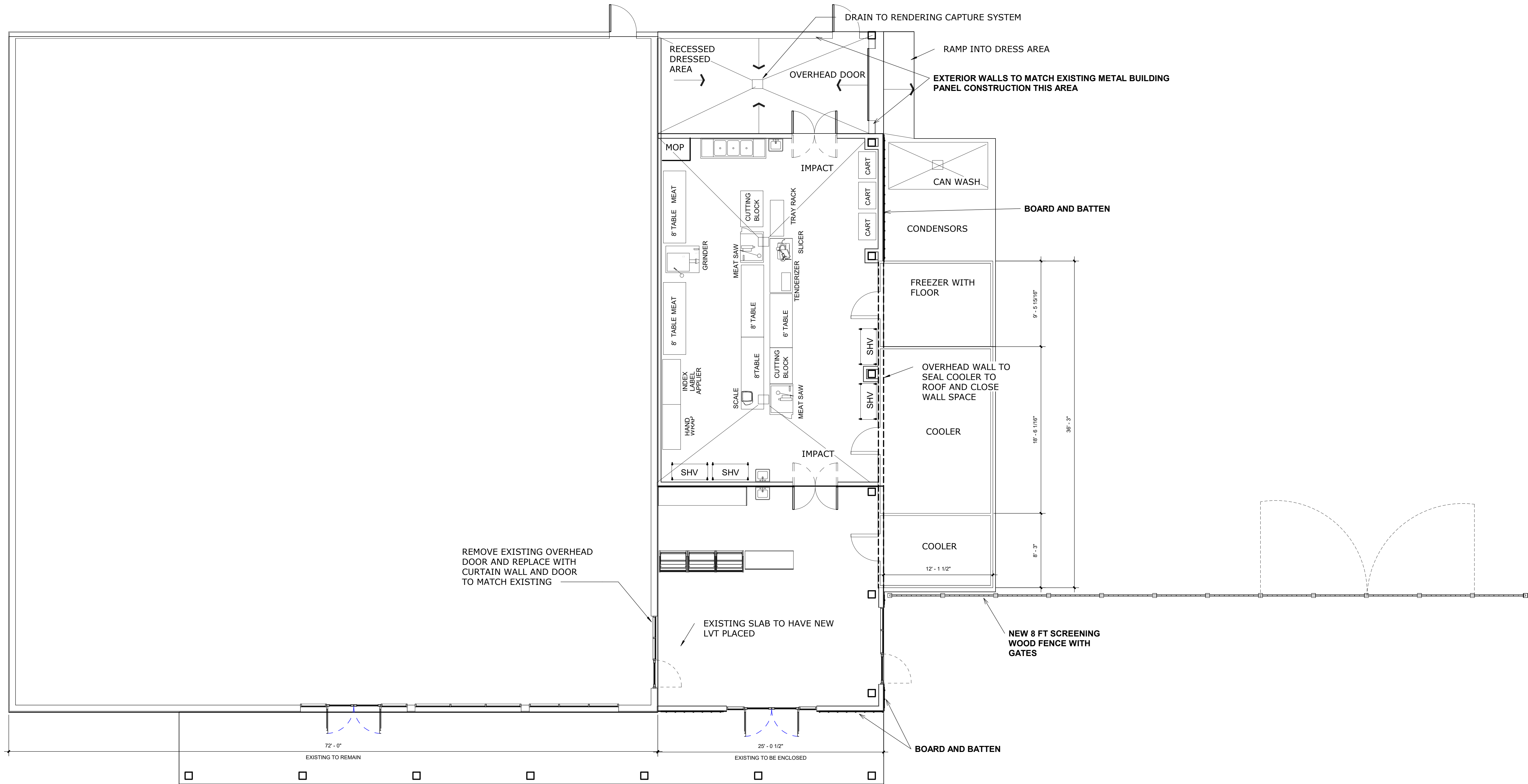
SIGNAGE:

4.30.4 RAISED AND BRAILED CHARACTERS AND PICTORIAL SYMBOL SIGNS (PICTOGRAMS). LETTERS AND NUMERALS SHALL BE RAISED 1/32 IN. UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8 IN (16 MM) HIGH, BUT NO HIGHER THAN 2 IN (50 MM). PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6 IN (152 MM) MINIMUM IN HEIGHT.

4.30.5 FINISH AND CONTRAST. THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

4.30.6 MOUNTING LOCATION AND HEIGHT. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60 IN (1525 MM) ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3 IN (76 MM) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.





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."

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**ARCHITECTURAL
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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.

SIP OUTDOORS
SIP DEVELOPMENT LLC
412 BUSINESS PARK DRIVE
GLUCKSTADT, MS

PLOTTED:
7/9/2026
11:39:24 AM

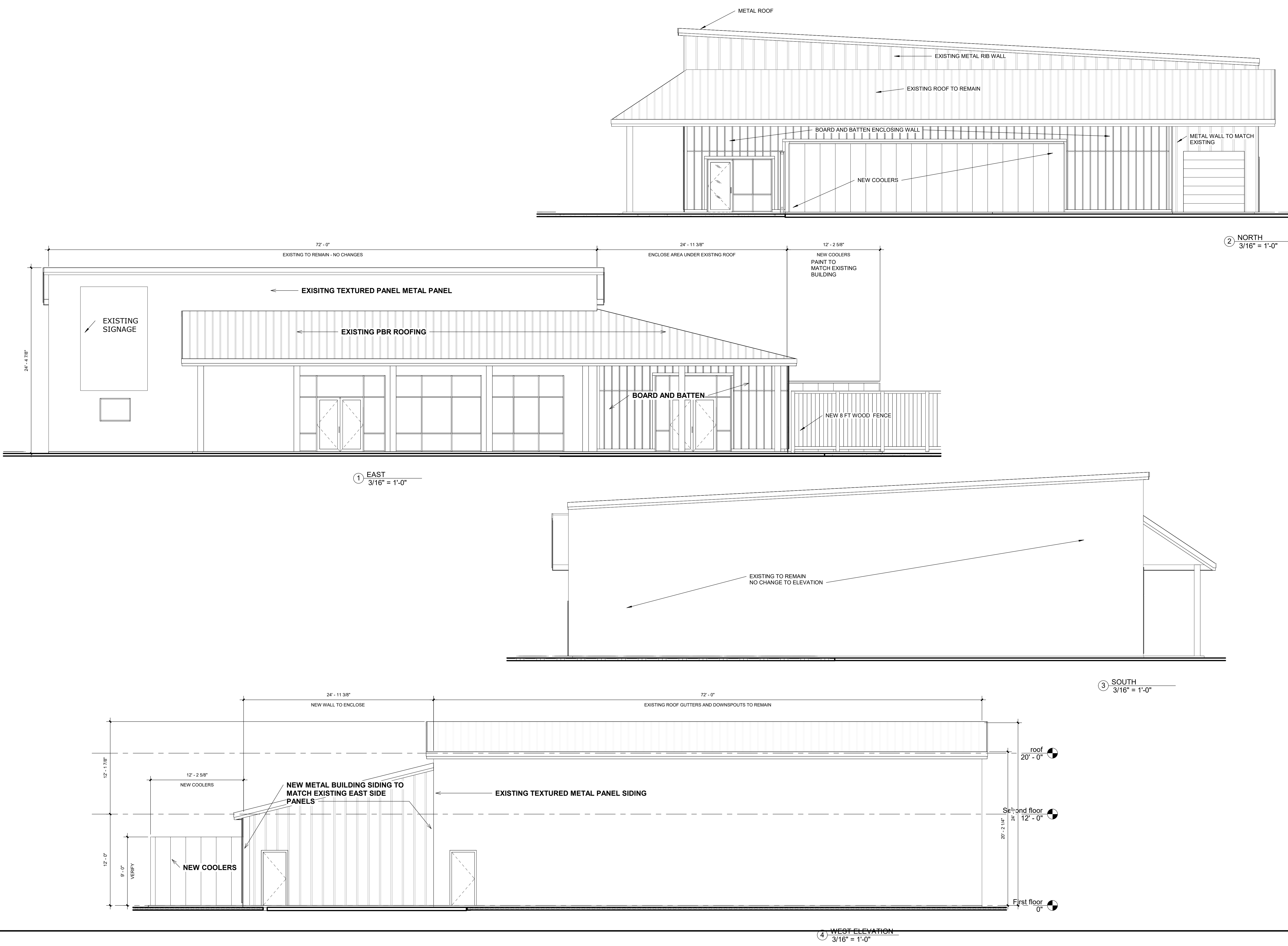
SHEET
A3



FLOOR LAYOUT DIMENSION
Scale: 3/16" = 1'-0"



① LAYOUT DENOTED
3/16" = 1'-0"



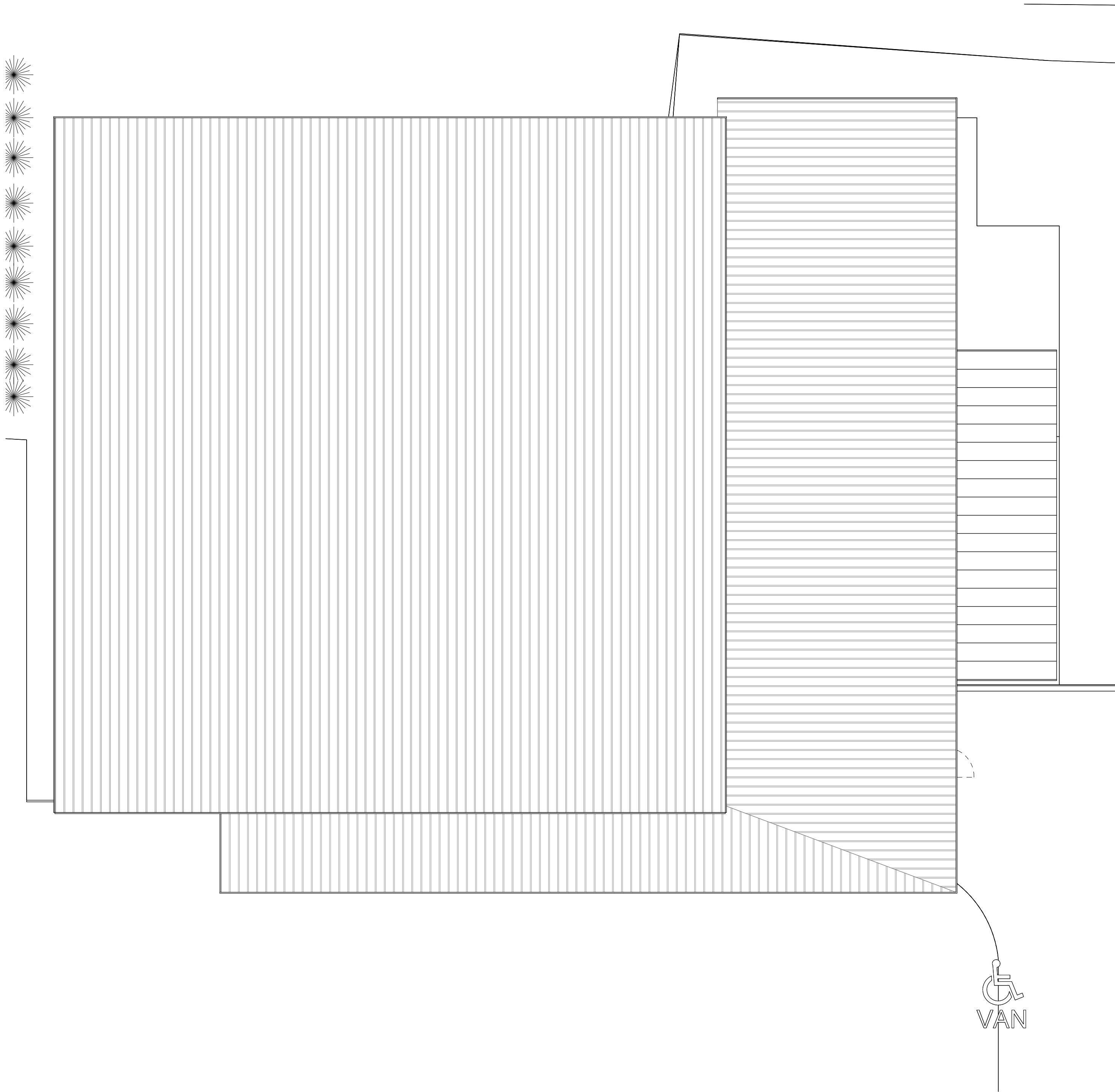
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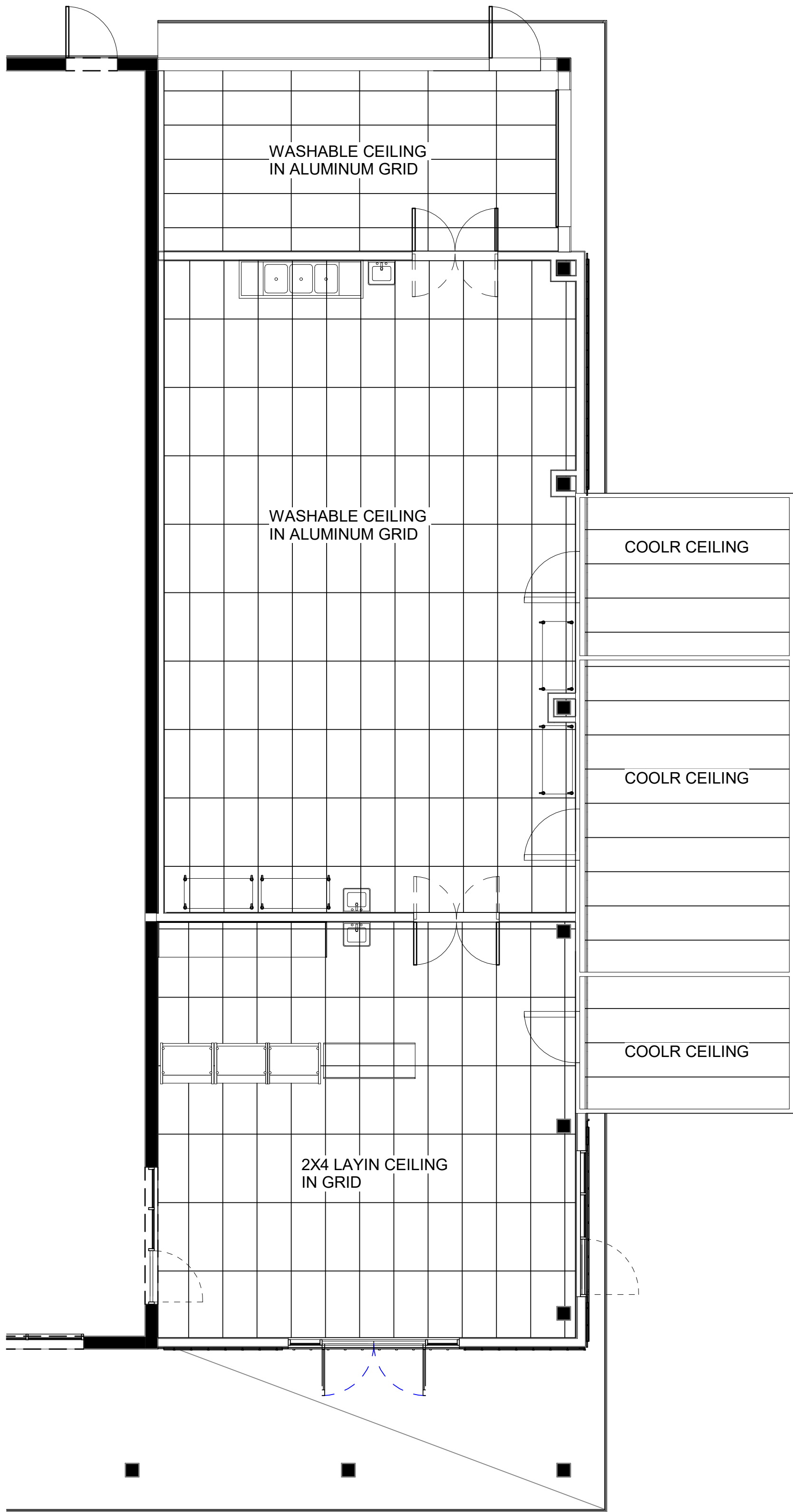
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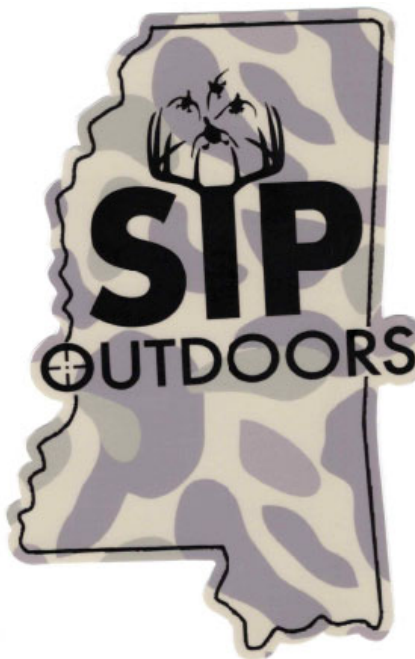
ELEVATIONS
Scale: 3/16" = 1'-0"



② ROOF PLAN
1/8" = 1'-0"



① REFLECTED CEILING PLAN
3/16" = 1'-0"



REFLECTED CEILING PLAN

Scale: As Indicated

SIP OUTDOORS

SIP DEVELOPMENT LLC
412 BUSINESS PARK DRIVE
GLUCKSTADT, MS

PLOTTED:
7/9/2026
11:39:27 AM

SHEET
A5

ARCHITECTURAL
REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL
ONLY

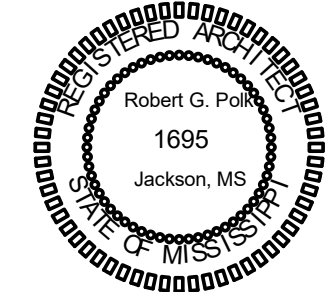
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702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

RGPA pa
ROBERT G POLK ARCHITECT, P.A.



CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 07/28/26

SUBJECT: Consideration of Site Plan-Project 26-040.01

As mentioned earlier, SIP Outdoors is planning a small addition to their existing building in order to provide meat processing services and sales to their customers. This addition will enclose the East side porch area. In addition to the enclosure, refrigeration units will be added and tied into the new building. They will be paving the current stone public area and leaving the stone area to the side of the building after installing a privacy fence. At our request they have added some landscaping along the frontage of the property since the property was never landscaped. Our only recommendation to this site plan would be to add the fence to separate the back side of the property and the church. The East side is a ditch with a heavily treed property line. With that addition, we do believe this site plan meets our standards and we recommend its approval.

City of Gluckstadt

Application for Site Plan & Architectural Review

Subject Property Address: 412 Business Park Drive

Parcel #: _____

Owner: Patrick L McCraw

Applicant: Sip Outdoors

Address: 116 Chadwyck Place
Madison MS 39110

Address: 412 Business Park Drive
Madison MS 39110

Phone #: 601-916-6782

Phone #: 601-427-9354

E-Mail: pat@sip-outdoors.com

E-Mail: sipoutdoors24@gmail.com

Current Zoning District: _____

Acreage of Property (If applicable): _____

Use sought of Property: addition to current building
for deer processing 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

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.

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)

Letter of Intent and
Business Overview
Sip Outdoors, LLC
412 Business Park Drive
Madison, MS 39110

To Whom it May Concern,

This letter is submitted in support of the site plan application for Sip Outdoors to add a deer processing facility to be located at 412 Business Park Drive Madison, Mississippi.

The purpose of this business is to provide our many local hunters with a clean, safe, and professionally operated facility for processing legally harvested deer into a variety of meat products for personal consumption. Services will include custom processing and packaging of venison into cuts such as tenderloins, steaks, roasts, ground venison, sausage and other specialty products based on customer preferences.

Our area has a strong hunting tradition, and deer hunting remains a popular outdoor activity for many residents and visitors. The proposed business will meet an existing community need by offering a convenient local option for hunters to have their harvested deer professionally processed, packaged, and prepared. This service will help reduce the need for hunters to travel long distances to processing facilities and will support the responsible utilization of harvested wildlife as a food source.

In addition to serving local hunters, the business is expected to provide several positive benefits to the area, including:

- Supporting the local outdoor recreation and hunting community.
- Encouraging the full utilization of harvested deer as a sustainable food source.
- Providing a convenient and professional processing option in our community.
- Contributing to the local economy through business activity and potential employment opportunities.
- Generating additional traffic to nearby businesses from customers visiting area.
- Operating in accordance with all applicable health, sanitation, environmental, and local regulatory requirements.

The facility will be designed and operated to maintain a clean, orderly, and professional appearance. All processing activities, waste handling, and sanitation procedures will be conducted in compliance with applicable state and local regulations to minimize impacts on neighboring properties and ensure public safety.

Thank you for your consideration of this application. Our goal is to establish a business that

serves the needs of the local hunting community while being a responsible and valued member of the community. We appreciate the opportunity to bring this service to the community and are available to provide any additional information that may be needed.

Sincerely,

Patrick McCraw
Owner
Sip Outdoors
601-966-6782
pat@sipoutdoors.com



Instrument Prepared by and Return to:

Bradley M Reeves
MS Bar No.: 101947
COVENANT TITLE, LLC
409 W. Parkway Pl., Ste. 200
Ridgeland, MS 39157
(601)-898-4420
Covtitle.com
File No.: CT23-08-545

Indexing Instructions:

Lot 4, Gluckstadt Business Park,
SE1/4 of SW1/4 of Section 21, T8N, R2E,
Madison County, Mississippi

Property Derivation:

Book 1754 at Page 151

Grantor:

24 Valley Field Road South
Sandy Hook, CT 06482
(203) 733-2422

Grantee(s):

116 Chadwyck Place
Madison, MS 39110
(601) 966-6782

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, **RALO PROPERTIES, LLC, a Mississippi limited liability company** ("Grantor"), does hereby sell, convey and warrant, subject to the exceptions and reservations set forth below, unto **SIP DEVELOPMENT LLC, a Mississippi limited liability company** ("Grantees"), that certain parcel of property lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

Lot 4, Gluckstadt Business Park, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet C at Slide 175, reference to which is hereby made in aid of and as a part of this description.

And being the same property described in instrument recorded in Book 1754 at Page 151.

AND ALSO:

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD83(93) using a combined factor of 0.99994590524 and a delta-alpha angle of negative (+) 00 degrees 06 minutes 52.56832 seconds as determined specifically for the Mississippi State Highway No. 55 Project, more specifically identified as State Project Number [103063/201000] by the Mississippi Department of Transportation.

Commence at a 2" iron pipe found at the southeast corner of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi, said iron pipe being defined by State Plane Coordinates of N 1, 097,470.84 and E 2,371,885.27. From said Point of Commencement run North 80 degrees 16 minutes 22 seconds West a distance of 2878.16 feet to a point on the northern boundary line of Grantor's property, being on the existing Eastern right of way of Business Park Drive and on the proposed eastern right of way line of Industrial Drive. Extended at a point 33.022 feet northeasterly of as measured radially from the centerline survey of the above described State Project at station 160+ 47.328 of Industrial Drive. extended, said point being defined by state plane coordinates of N 1,097,957.13 and E 2,369,048.49 and hereinafter referred to as the Point of Beginning.

From said Point of Beginning run along the northern boundary line of Grantor's property, North 88 degrees 19 minutes 38 seconds East a distance of 188.50 feet to the Grantor's property, South 00 degrees 38 minutes 06 seconds East a distance of 241.62 feet to the southeast corner of Grantor's property; thence run along the southern boundary line of Grantor's property, South 89 degrees 55 minutes 39 seconds West a distance of 31.96 feet to a point on the proposed eastern right of way line of Industrial Drive Extended at a point 30.00 feet easterly of and perpendicular from the centerline survey of the above described State Project at station 157+80.27 of Industrial Drive Extended;

thence run along the proposed eastern right of way line of Industrial Drive Extended the following courses and distances: North 01 degrees 00 minutes 53 seconds West a distance of 19.76 feet to a point 30.00 feet easterly of as measured radially from the centerline survey of the above described State Project at station 158+00.028 of Industrial Drive Extended; North 11 degrees 20 minutes 48 seconds West a distance of 103.96 feet to a point 35.00 feet easterly of as measured radially from the centerline survey of the above described State Project at station 158+90.00 of Industrial Drive Extended; North 39 degrees 20 minutes 55 seconds West a distance of 99.26 feet to a point 35.00 feet northeasterly of as measured radially from the centerline survey of the above described State Project at station 159+75.00 of Industrial Drive Extended; North 63 degrees 26 minutes 01 seconds West a distance of 84.30 feet back to the Point of Beginning.

The above described parcel of land contains .40 acres, more or less, and is situated in the Southeast Quarter of the Southwest Quarter of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi.

The above described parcel of land being all of the Grantor's property as recorded in Deed Book 2124, Page 149 that lies northeasterly of the proposed State Project right of way of Industrial Drive Extended.

And being the same property described in instrument recorded in Book 3675 at Page 281.

(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 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.

(Signature Page to Warranty Deed follows)

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

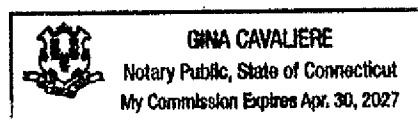
RALO PROPERTIES, LLC,
a Mississippi limited liability company

By: Ralph Pasquarella
Ralph Pasquarella, Member

STATE OF Connecticut
COUNTY OF Fairfield

Personally appeared before me, the undersigned authority in and for the said county and state, on this 10th day of May, 2024, within my jurisdiction, the within named Ralph Pasquarella, 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/her 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.

Gina Cavaliere
Notary Public



(Signature Page to Warranty Deed)



CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 07/28/26

SUBJECT: Public Hearing-Project 26-041 Conditional Use

Rick's Pro Truck (RPT) is planning an addition/expansion to their property on Calhoun Station. They plan to add a mixed-use building that will provide retail storefronts along Calhoun Station and warehousing/workspace/storage in the rear of the building. In the C-2 zone, enclosed storage and/or warehousing requires a Conditional Use. Applicant request approval for a Conditional Use for this addition to their property that will utilize the back of the building as storage/warehousing and the front will be street side retail. We do believe this a good use for the property and will complement the existing RPT. Owner and designer are here if you have any questions.

We did make a publication of this Conditional Use in the local paper and placed a sign at the property. To date, we have received no public opposition to this Conditional Use.

City of Gluckstadt

Application for Conditional Use

Subject Property Address: unassigned at this time county GIS map shows address to be adjacent to RPT 238 Calhoun Station Parkway, 39110 170 Calhoun Station Parkway, 39110

Parcel #: 082E-21-016/15.00

Owner: Estel Commercial Properties, LLC

Address: 3201 Louis Wilson Drive
Brandon, MS 39042

Applicant: Estel Commercial Properties, LLC

Address: 3201 Louis Wilson Drive
Brandon, MS 39042

Phone #: 601 946-8274

E-Mail: rpt194@aol.com

Phone #: 601 946-8274

E-Mail: rpt194@aol.com

Current Zoning District: C-2

Acreage of Property (If applicable): 3.32 entire tract, aprox 1.0 acre to be developed

Use sought of Property: General retail front, warehousing at the rear

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 805.01 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.

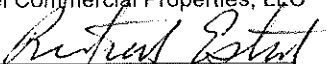
Applicant shall be present at the Planning and Zoning Commission meeting and Mayor and Board of Alderman meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.

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.

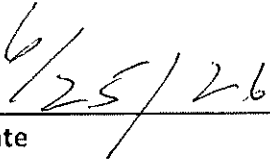
Applicant Signature

Estel Commercial Properties, LLC

By: 

Name: Richard A. Estel

Title: Manager


Date

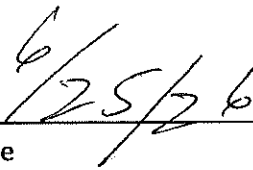
Property Owner Signature

Estel Commercial Properties, LLC

By: 

Name: Richard A. Estel

Title: Manager


Date



June 22, 2026

Mr. Caine Dearman
Planning & Zoning Director
City of Gluckstadt
107 Lone Wolf Drive
Gluckstadt, MS 39110

Re: Ricks Pro Truck Expansion
Calhoun Station Parkway
Gluckstadt, MS 39110

Dear Mr. Dearman,

Please accept the attached Architectural/Site Plan submittal for municipal review and approval of the above referenced project. To summarize the scope of work, Mr. Rick Estel, who owns Ricks Pro Truck (RPT), is developing the adjacent land area within an existing parcel. He desires to construct a "white box" facility to accommodate future tenants, which shall be classified as Group B Business, and Group M Mercantile occupants – tenants who will solicit their own approvals and permitting at the appropriate time.

Coupled with this, RPT seeks additional warehouse space (Group S-2), which the adjacent property can accommodate. Our design reflects a warehouse component separate from the retail portion of the new facility. RPT will conduct their operations between the existing building and this warehouse component, within the gated part of the back of site. This is not to say that future tenants will never need access to this warehouse space – I can foresee uses where a storage component can complement a retail operation. Presently though, RPT needs this storage space for their own use.

It is our understanding the detention pond across the street has been engineered to accept runoff from the property. The original engineer for this pond is participating as part of our team, and his drawings reflect such.

We are looking forward to getting this underway, and seek your permission to do so.

Joseph Orr Architecture PA

Joseph Orr

967 Madison Ave,
Suite B
Madison, MS
39110
601 855-0123



343 Distribution Drive
Gluckstadt MS 39110

Receipt Number: RO

Section 4, Item C)

Cashier Name: BRIDGETTE SMITH
Terminal Number: 24
Receipt Date: 7/1/2026 3:45:44 PM

ESTEL COMMERCIAL PROPERTI
3201 LOUIS WILSON DR
BRANDON, MS 39042

Trans Code: 400.00 - Permit Payments	Account: 2026104 ESTEL COMMERCIAL PROPERTI	\$250.00
2026104 250.00CR		
Total Balance Due:		\$250.00
Payment Method: Check	Payor: ESTEL COMMERCIAL PROPI Reference: 3152	Amount: \$250.00
Total Payment Received:		\$250.00
Change:		\$0.00

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

Bill to
City of Gluckstadt Planning and Zoning

Invoice number **20571CB1-0086**
Notice ID ys78CTEpWV6QN459
Publisher Madison County Journal
Date of issue Jul 7, 2026
Date due Aug 7, 2026
Amount due **\$29.51**

Description	Qty	Unit price	Amount
07/09/2026: Governmental Entity Notice	1	17.28	17.28
Proof of Publication Fee	1	5.00	5.00

=== Notes ===

Notice Name: Conditional Use - RPT Expansion

=== 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/bd2LKuDhk1CUhoGIn69/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 20571CB1-0086 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.

Net Subtotal	\$22.28
Tax	0.00
Processing Fee	7.23
Amount due	\$29.51


7/9/26

Pay here: <https://www.column.us/invoices/bd2LKuDhk1CUhoGIn69/pay>



OFFICIAL AD PROOF

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

Notice ID: ys78CTEptxPWv6QN4S9 | Proof Updated: Jul. 07, 2026 at 03:00pm CDT
Notice Name: Conditional Use - RPT Expansion

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

FILER

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

FILING FOR

Madison County Journal

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

07/09/2026: Governmental Entity Notice 17.28
Proof of Publication Fee 5.00

Subtotal \$22.28
Tax \$0.00
Processing Fee \$7.23
Total \$29.51

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST that there will be a public hearing on Tuesday, July 28, 2026 at 6:00 PM, before the Gluckstadt Planning and Zoning Commission at the Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, MS 39110 for the purpose of determining whether or not a conditional use shall be granted to the owners of the following described parcel number:

Address: 170 Calhoun Station Parkway
Madison County Parcel No.
082E-21-016/15.00

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: July 9, 2026


7/8/26

RPT Gluckstadt Property Information

Legal Description found in that certain Special Warranty Deed to Estel Commercial Properties, LLC, a Mississippi limited liability company, dated December 8, 2016, and recorded as Instrument No. 501851 in Book 3442, Page 851 in the office of the Chancery Clerk of Madison County, MS.

Legal Description of Property:

A certain tract of land containing 3.32 acres, more or less, situated in the Southeast Quarter of the Northwest Quarter of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi, and being a part of that same tract of land as recorded in the Office of the Chancery Clerk of Madison County, Mississippi, in Deed Book 462 at page 690 and being more particularly described as follows:

Commencing at a P.K. nail, set in pavement, marking the Northwest corner of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi; run thence South 36°29'16": East for 2,648.39 feet to a ½" rebar (found) at the intersection of the East line of Calhoun Station Parkway with the South line of Autobahn Loop, said point hereinafter referred to as the Point of Beginning:

Thence South 65°04'47" East along the South line of Autobahn Loop for 33.19 feet to a ½" rebar (found); thence Easterly along the arc of a 10°48'38" curve to the left, said curve having a radius of 530.00 feet and a chord of South 77°03'29" East for 219.99 feet, for an arc distance of 221.61 feet to a ½" rebar (found); thence South 89°02'11" East along the South line of Autobahn Loop for 24.63 feet to a ½" rebar (set); thence leaving the South line of Autobahn Loop, run South 00°23'37" East for 389.73 feet to a ½" rebar set on the top bank of said new ditch; thence Westerly along the top bank of said new ditch, the following courses and distances:

North 89°56'04" West for 239.14 feet;

North 81°26'59" West for 31.62 feet;

North 64°48'06" West for 71.79 feet;

North 76°15'25" West for 78.11 feet to a ½" rebar set on the East line of Calhoun Station Parkway; thence Northerly along the arc of a 02°56'18" curve to the right, said curve having a radius of 1,950.00 feet and a chord of North 19°14'55" East for 422.96 feet, for an arc distance of 423.78 feet to the Point of Beginning.

Adjacent Owners within 500 feet of the Property:

- 2016 LLC
 - o Address: 105 Acacia Ct, Flowood, MS 39232
 - o Immediately Adjacent
- Calhoun Station Property Owners
 - o Address: 384 Church Rd, Madison, MS 39110
 - o Immediately Adjacent
- S & P Management LLC
 - o 119 Rosedowne Bend, Madison, MS 39110
 - o Across Autobahn Loop

- John C. Herrald et al.
 - o John C. Herrald
 - o Annete Maria Schmidt Harreld
 - o Ronald L. Hutchinson
 - o PO Box 160, Madison, MS 39130
 - o Across Autobahn Loop
- Citizens Bank of Philadelphia
 - o 521 Main Street, Philadelphia, MS 39350
 - o Across Autobahn Loop
- Pingree 2000 Real Estate Holdings LLC
 - o 600 Corporate Park Drive, St. Louis, MO 63105
 - o Across Autobahn Loop
- Callaway Holdings LLC
 - o PO Box 1919, Ridgeland, MS 39158
 - o Northwest of Property
- Paula Looney
 - o 206 Church Road, Madison, MS 39110
 - o West of Property
- Gluckstadt Family Entertainment LLC
 - o 457 Bozeman Road, Madison, MS 39110
 - o Directly east of property behind 2016 LLC property.
- Bear Creek Water Association Inc.
 - o 301 Distribution Drive, Madison, MS 39110
 - o Directly south of the southwest corner of the Property
- Bellamare Development LLC
 - o 1554 West Peace St, Canton, MS 39046
 - o South and southwest of Property
- R&S Holdings LLC
 - o 1554 West Peace St, Canton, MS 39046
 - o South of Property
- GPMG Holdings LLC
 - o 116 Ashbrook Trail, Madison, MS 39110
 - o South of Property
- MAG Holdings #1 LLC
 - o 176 American Way, Madison, MS 39110
 - o Southwest of Property
- Andrea Hodge Grasse and Ronald Golden Grasse III
 - o 184 Church Road, Madison, MS 39110
 - o Southwest of Property

TOPOGRAPHIC SURVEY CERTAIN PROPERTIES

SITUATED IN THE NORTHWEST 1/4 OF
SECTION 21, TOWNSHIP 8 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

3.32 ACRES
144,588 SQ. FT.

LEGEND	
	GUARD POST
	ELECTRICAL BOX
	TELEPHONE PEDESTAL
	POWER BOX
	COMMUNICATION BOX
	MANHOLE
	SANITARY SEWER MANHOLE
	CLEANOUT
	IRRIGATION CONTROL VALVE
	WATER METER
	SPRINKLER
	ROOF DRAIN
	GRATE INLET
	GAS VALVE
	GAS METER
	AC UNIT
	AIR COMPRESSOR
	LAMP
	GROUND LIGHT
	UTILITY POLE
	GUY WIRE
	POWER PANEL
	GATE MOTOR
	LIFT STATION
	KEYPAD
	SOIL BORING
	MAILBOX
	HANDICAP PARKING
	TREE (SEE PLAN FOR TYPE & SIZE)
	CREPE MYRTLE
	TEMPORARY BENCHMARK
	UNDERGROUND POWER LINE
	GAS LINE
	SANITARY SEWER LINE
	STORM DRAIN
	FENCE LINE
	PARKING STRIPES
	CURB
	EDGE OF PAVEMENT
	OVERHANG
	FLOWERBED
	RAMP
	PARKING STRIPES
	EASEMENT
	PROPERTY LINE
	RIGHT OF WAY

FIRST AMERICAN TITLE INSURANCE COMPANY, 1 First American Way, Santa Ana, California 92707
File No.: 24581.103
Address Reference: 3.32 acres, more or less, located in Madison County, MS
Amount of Insurance: \$ 2,225,000.00
Date of Policy: June 26, 2016 at 8:00 a.m.
Name of Insured: Estel Commercial Properties, LLC
The estate or interest in the Land that is insured by this policy is: Fee Simple
Title is vested in: Estel Commercial Properties, LLC, a Mississippi limited liability company, by virtue of that certain Special Warranty Deed dated December 8, 2016, and recorded in Book 3422, Page 851.

EXCEPTIONS FROM COVERAGE
This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:
1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
NOT A SURVEYING MATTER.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
NOT A SURVEYING MATTER.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
NOT A SURVEYING MATTER.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
ENCROACHMENTS ARE AS SHOWN HEREON.

5. Any claim to (a) ownership of or rights to minerals 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 are shown in Schedule B.
NOT A SURVEYING MATTER.

Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously, under water. N/A

7. Taxes and assessments for the year 2018 and subsequent years and not yet due and payable.
NOT A SURVEYING MATTER.

8. The Company does not insure the area, square footage, or acreage of the land.
NOT A SURVEYING MATTER.

9. Notwithstanding any provision of this Policy to the contrary and until the improvements to be erected on the Land have been completed, and subject to levies, taxes and assessments hereafter accruing and to the rights of any persons claiming by, through, or under the insured described herein, its successors, or assigns, or by, through, or under the contractors, laborers or materialmen, of said persons, or any of them, or the laborers or materialmen of any contractors or subcontractors, which may intervene, liability under this Policy is limited to the purchase price of the Land plus the amount expended at any time for improvements, subject nevertheless to any such lien claims, total liability being limited to the face amount of this Policy.
NOT A SURVEYING MATTER.

10. Deed of Trust by Estel Commercial Properties, LLC, Grantor, to T. Calvin Wells, Trustee, for the benefit of First Commercial Bank, Lender/Beneficiary, dated June 14, 2016, and recorded in Book 3616, Page 52.
NOT A SURVEYING MATTER.

11. Assignment of Rents by and between Estel Commercial Properties, LLC, Grantor, and First Commercial Bank, Lender, dated June 14, 2016, and recorded in Book 3616, Page 104.
NOT A SURVEYING MATTER.

12. Declaration of Restriction dated May 27, 2015, and recorded in Book 3211, Page 822.
MAY AFFECT THE SUBJECT PROPERTY BUT UNCERTAIN BECAUSE EXHIBITS A & B ARE NOT ATTACHED.

13. The right of surface entry, exploration or mining, as indicated on the current county tax map.
NOT A SURVEYING MATTER.

14. Utility Easement dated September 18, 2016, and recorded in Book 3400, Page 303, and similar (but not exactly the same) counterpart Utility Easement dated October 21, 2016, and recorded in Book 3413, Page 974.
NOTE: Both instruments list John C. Harrel, Ronald L. Hutchinson, Annette S. Harrel, Mac Hak, and MH Canton CDJR Realty Ltd as Grantors and have signature blocks for all of them, but the one in Book 3400, Page 303 is executed only by John C. Harrel, Ronald L. Hutchinson, and Annette S. Harrel (with the signature block for the other listed Grantors being marked out), and the one in Book 3413, Page 974 is executed only by Mac Hak and MH Canton CDJR Realty Ltd (with the signature blocks for the other listed Grantors being marked out).
AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

15. The following matters set forth in that certain Special Warranty Deed dated December 8, 2016, and recorded in Book 3422, Page 851 (all as more particularly described on page 852 of such instrument):
a. 10' wide easement for ingress and egress to drainage ditch;
b. Covenants and restrictions set forth on Exhibit B (should be C) to instrument;
c. Vehicle sales restriction; and
d. Membership requirement related to detention pond(s) (including future covenants, restrictions and assessments).
AFFECTS THE SUBJECT PROPERTY.

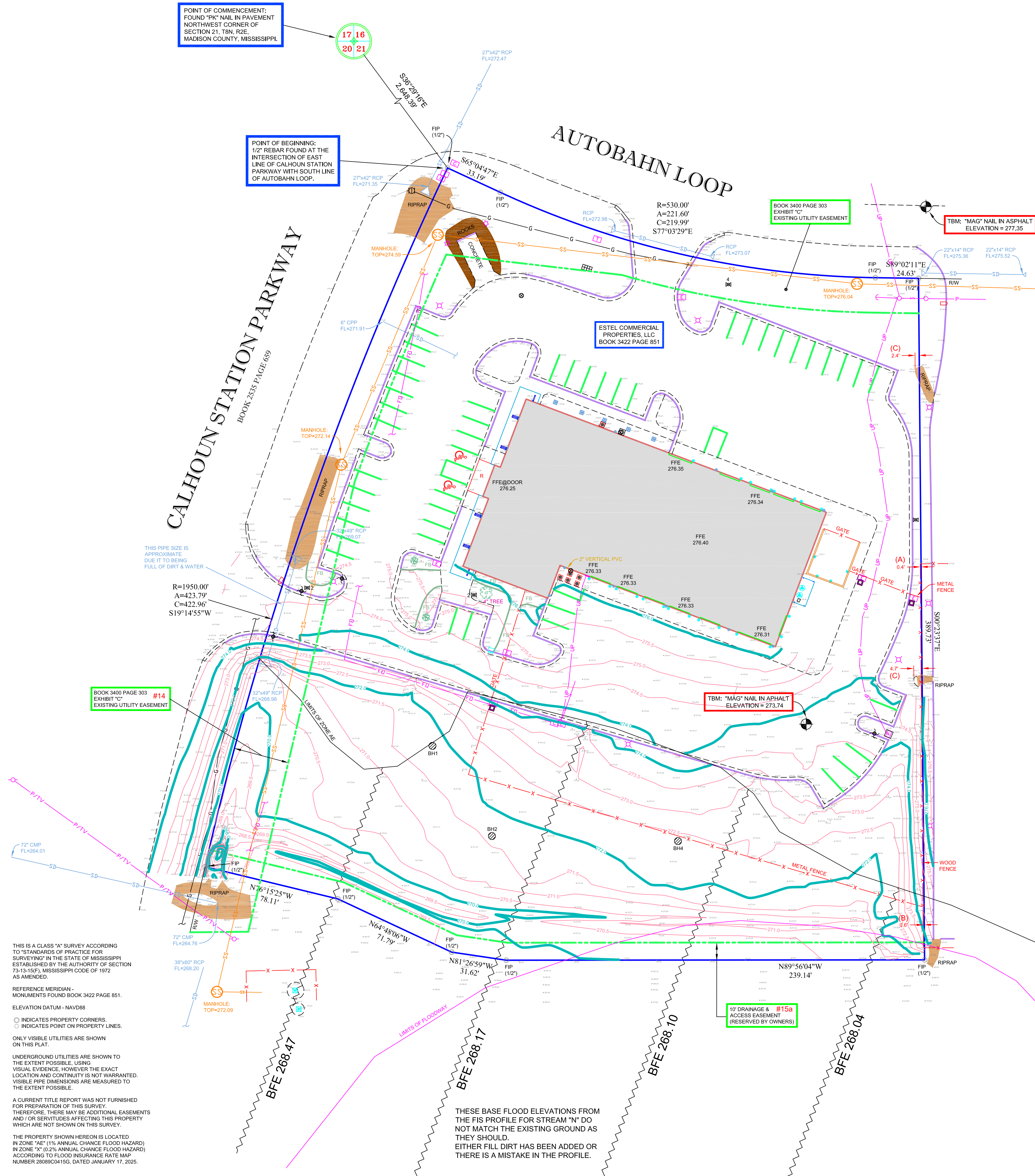
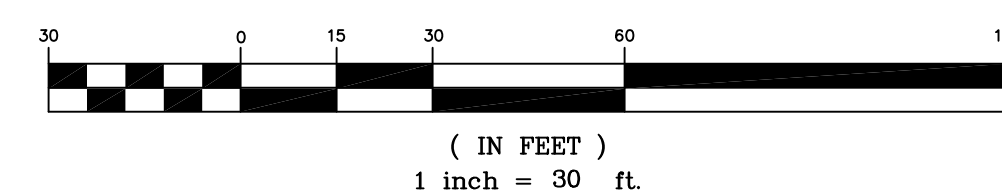
Possible Encroachments ~ #4
(A) - FENCE LINE IS 0.4' WEST
(B) - FENCE LINE IS 0.6' WEST
(C) - CONCRETE FLUME IS 4.7' WEST
(D) - EDGE OF RIPRAP IS 2.4' WEST

REFERENCE MATERIALS USED:
BOOK 3400 PAGE 303
BOOK 3422 PAGE 851



SURVEYED & MAPPED
BY
BARNES SURVEYING, LLC
ROBERT MICHAEL BARNES
LAND SURVEYOR
272 S PERKINS ST., SUITE 400
RIDGELAND, MISSISSIPPI 39157
PHONE: 601.353.7878
EMAIL: mike@barnessurvey.com
FIELD WORK COMPLETED: MARCH 19, 2026
PLAT DATE: MARCH 23, 2026

GRAPHIC SCALE



THIS IS A CLASS "A" SURVEY ACCORDING TO "STANDARDS OF PRACTICE FOR SURVEYING" IN THE STATE OF MISSISSIPPI ESTABLISHED BY THE AUTHORITY OF SECTION 73-13-15(F), MISSISSIPPI CODE OF 1972 AS AMENDED.

REFERENCE MERIDIAN - MONUMENTS FOUND BOOK 3422 PAGE 851.

ELEVATION DATUM - NAVD83

○ INDICATES PROPERTY CORNERS.
○ INDICATES POINT ON PROPERTY LINES.

ONLY VISIBLE UTILITIES ARE SHOWN ON THIS PLAT.

UNDERGROUND UTILITIES ARE SHOWN TO THE EXTENT POSSIBLE, USING VISUAL EVIDENCE, HOWEVER THE EXACT LOCATION AND CONTINUITY IS NOT WARRANTED. VISIBLE PIPE DIMENSIONS ARE MEASURED TO THE EXTENT POSSIBLE.

A CURRENT TITLE REPORT WAS NOT FURNISHED FOR PREPARATION OF THIS SURVEY. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS AND/OR SERVICES AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.

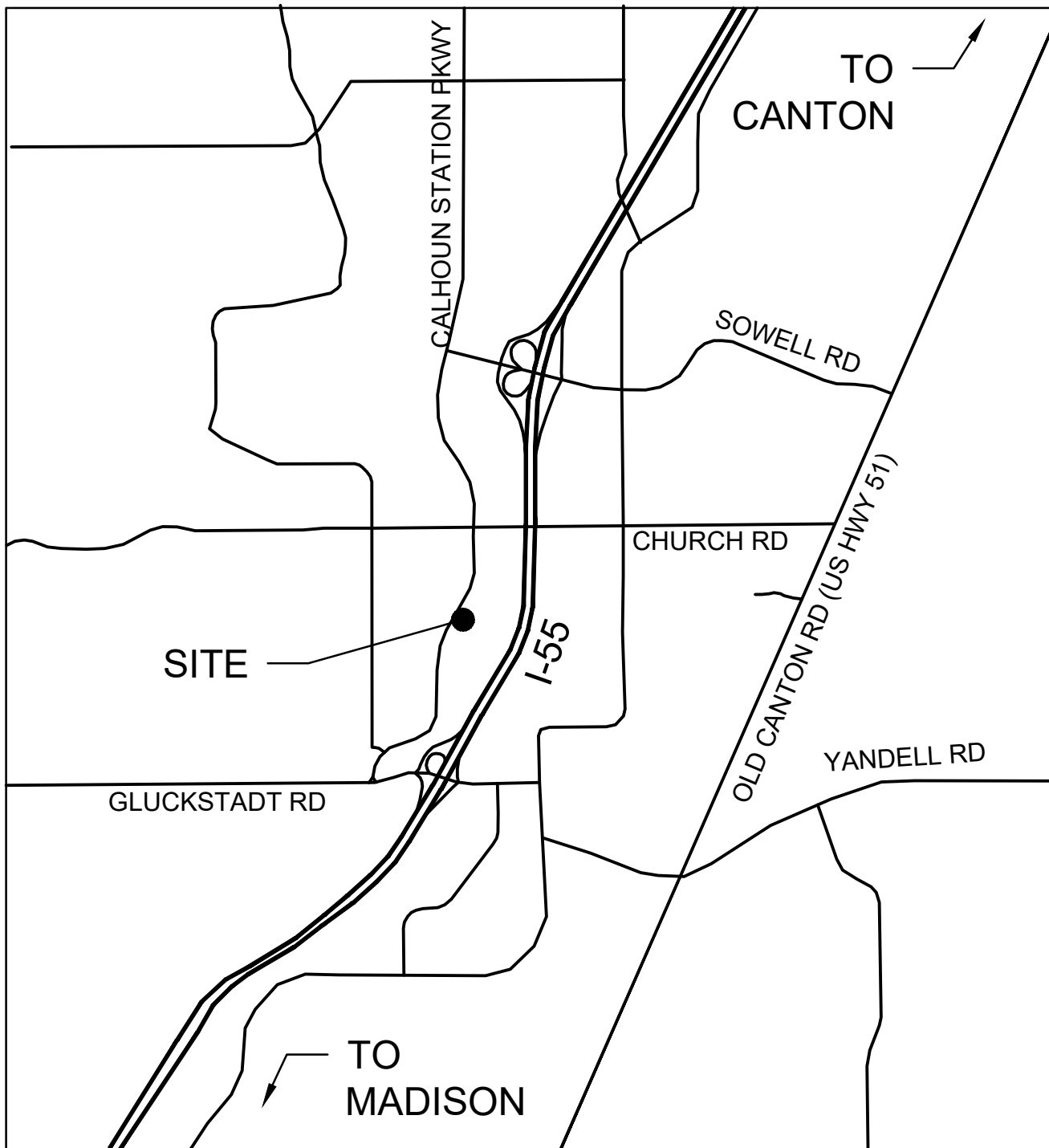
THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "AE" (1% ANNUAL CHANCE FLOOD HAZARD) IN ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 28080C0415G, DATED JANUARY 17, 2025.

THESE BASE FLOOD ELEVATIONS FROM THE FIS PROFILE FOR STREAM "N" DO NOT MATCH THE EXISTING GROUND AS THEY SHOULD. EITHER FILL DIRT HAS BEEN ADDED OR THERE IS A MISTAKE IN THE PROFILE.

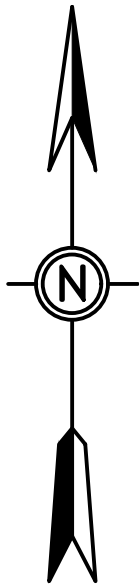
CIVIL DRAWINGS

RICKS PRO TRUCK SITE EXPANSION

A PROPOSED COMMERCIAL SITE DEVELOPMENT
CALHOUN STATION PKWY
MADISON, MS 39110



CITY LOCATION

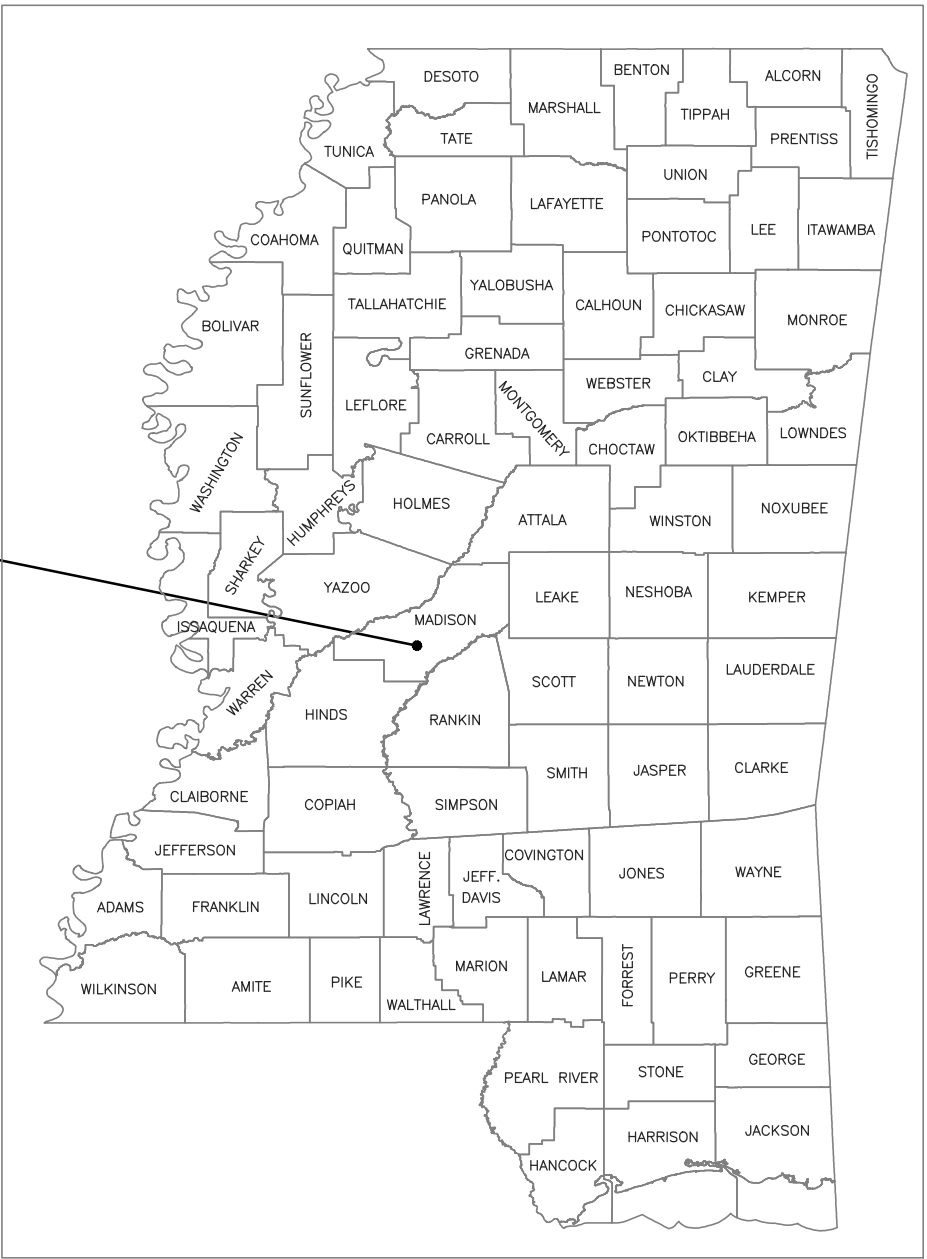


STREET LOCATION

TABLE OF CONTENTS

C1.0	COVER
C2.0	EXISTING CONDITIONS & DEMO PLAN
C3.0	SITE PLAN
C4.0	UTILITY PLAN
C5.0	GRADING PLAN
C6.0	EROSION CONTROL PLAN (SWPPP)
C7.0	SITE DETAILS
C8.0	UTILITY DETAILS

CITY OF
GLUCKSTADT,
MADISON
COUNTY



STATE LOCATION



Know what's below
Call before you dig

Section 4, Item C)

DEAN

ENGINEERING SOLUTIONS INC.
CONTACT: SETH@DEANINC.COM 601-264-6071
PROPERTY OF DEAN ENGINEERING SOLUTIONS INC. THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DEAN ENGINEERING SOLUTIONS INC. WILL BE SUBJECT TO LEGAL ACTION.

W. SETH DEAN
REGISTERED PROFESSIONAL ENGINEER
20951
STATE OF MISSISSIPPI

07-26-2026

#	Description	Date
1	PLANS SUBMITTED FOR REVIEW	06.15.26
2	PLANS REVISED PER REVIEW COMMENTS & RESUBMITTED	07.27.26

OWNER:
ESTEL COMMERCIAL
PROPERTIES, LLC
CALHOUN STATION PKWY
MADISON, MS 39110

PROJECT TITLE: ESTEL SITE DEVELOPMENT

SHEET TITLE:
COVER

SITE DEVELOPMENT

DATE: 28 MAY 2026

SCALE: AS SHOWN

DRAWN BY: WSD

SHEET NUMBER:
C1.0

SURVEY NOTES:

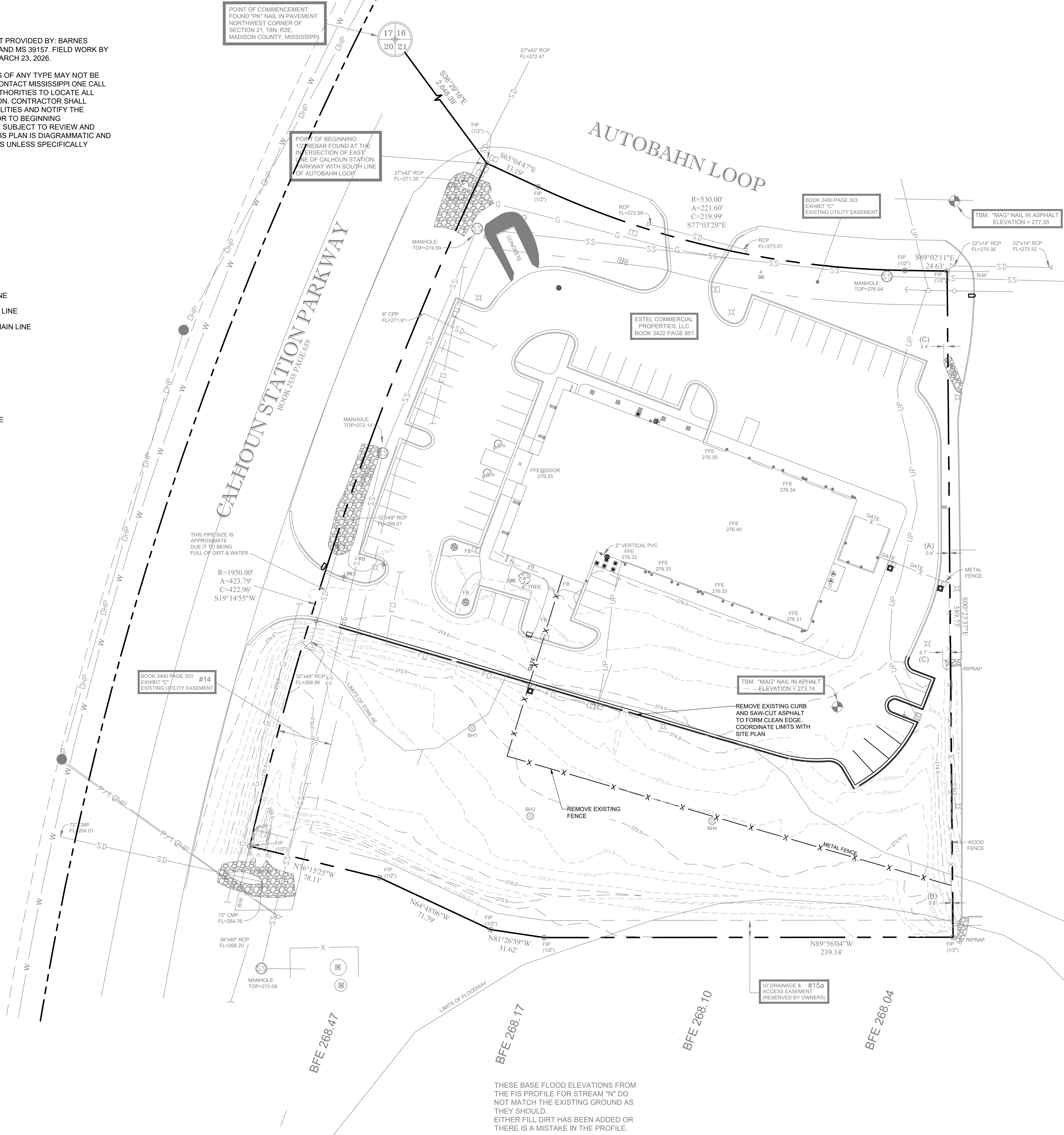
- EXISTING SURVEY INFORMATION SHOWN ON THIS SHEET PROVIDED BY: BARNES SURVEYING, LLC., 272 S PERKINS ST. SUITE 400, RIDGELAND MS 39157. FIELD WORK BY BARNES PERFORMED ON MARCH 19, 2026, PLAT DATE MARCH 23, 2026.
- LOCATION OF UNDERGROUND UTILITIES & STRUCTURES OF ANY TYPE MAY NOT BE COMPLETE OR EXACT. FOR MORE POSITIVE LOCATIONS CONTACT MISSISSIPPI ONE CALL SYSTEM INC. (TELEPHONE NO. 811) OR OTHER LOCAL AUTHORITIES TO LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. ALL NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER PRIOR TO CONSTRUCTION. THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED.

DRAWING SYMBOL LEGEND

EXISTING	DESCRIPTION
	POWER LINE
	POWER LINE
	GAS LINE
	FIBER AND/OR TELECOM LINE
	GRAVITY SANITARY SEWER LINE
	SANITARY SEWER FORCE MAIN LINE
	WATER LINE
	STORM LINE
	PROPERTY LINE
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	SANITARY SEWER MANHOLE
	FIRE HYDRANT

TOPOGRAPHIC SURVEY
CERTAIN PROPERTIES
SITUATED IN THE NORTHWEST 1/4 OF
SECTION 21, TOWNSHIP 8 NORTH, RANGE 2 EAST
MADISON COUNTY, MISSISSIPPI

3.32 ACRES
144,588 SQ. FT.



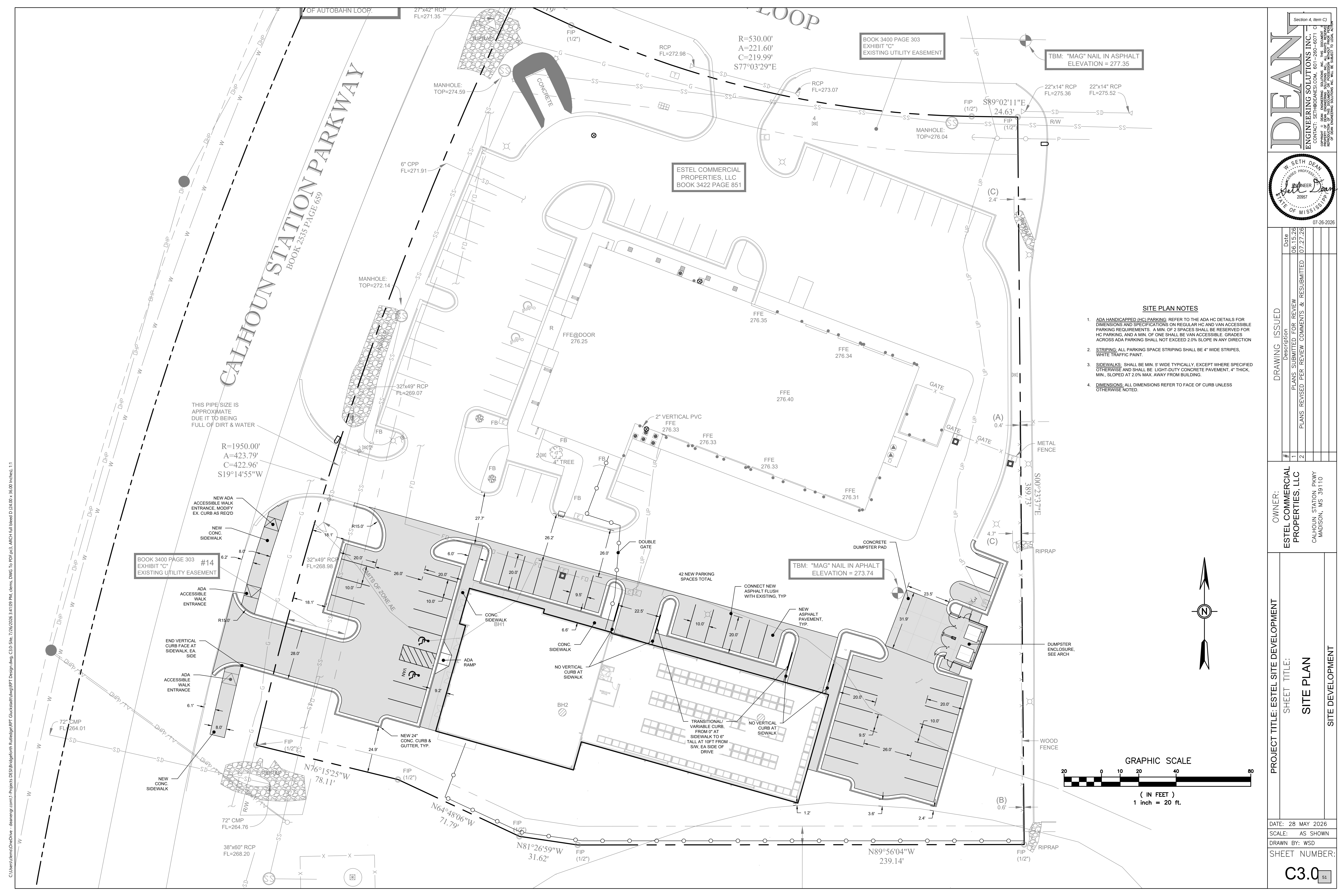
Section 4, Item C)
DEAN
ENGINEERING SOLUTIONS INC.
CONTACT: SETH DEAN, P.E.
601-268-6071
C
CONSULTANT: SETH DEAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSISSIPPI
07-26-2026

#	Date	Description
1	06.15.26	PLANS SUBMITTED FOR REVIEW
2	07.27.26	PLANS REVISED PER REVIEW COMMENTS & RESUBMITTED

OWNER:
ESTEL COMMERCIAL
PROPERTIES, LLC
CALHOUN STATION PKWY
MADISON, MS 39110

PROJECT TITLE: ESTEL SITE DEVELOPMENT
SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN
SITE DEVELOPMENT

DATE: 28 MAY 2026
SCALE: AS SHOWN
DRAWN BY: WSD
SHEET NUMBER:
C2.0



SITE PLAN NOTES

- ADA HANDICAPPED (HC) PARKING: REFER TO THE ADA HC DETAILS FOR DIMENSIONS AND SPECIFICATIONS ON REGULAR HC AND VAN ACCESSIBLE PARKING REQUIREMENTS. A MIN. OF 2 SPACES SHALL BE RESERVED FOR HC PARKING, AND A MIN. OF ONE SHALL BE VAN ACCESSIBLE. GRADES ACROSS ADA PARKING SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION
- STRIPING: ALL PARKING SPACE STRIPING SHALL BE 4" WIDE STRIPES, WHITE TRAFFIC PAINT.
- SIDEWALKS: SHALL BE MIN. 5' WIDE TYPICALLY, EXCEPT WHERE SPECIFIED OTHERWISE AND SHALL BE LIGHT-DUTY CONCRETE PAVEMENT, 4" THICK, MIN. SLOPED AT 2.0% MAX. AWAY FROM BUILDING.
- DIMENSIONS: ALL DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE NOTED.

Section 4, Item C)

DEAN

SETH DEAN
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSISSIPPI
20951

ESTEL COMMERCIAL PROPERTIES, LLC
CONTACT: SETH@DEANINC.COM 601-264-6071
DEAN ENGINEERING SOLUTIONS, INC. THIS DOCUMENT IS THE PROPERTY OF DEAN ENGINEERING SOLUTIONS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DEAN ENGINEERING SOLUTIONS, INC. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF DEAN ENGINEERING SOLUTIONS, INC. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF DEAN ENGINEERING SOLUTIONS, INC.

DRAWING ISSUED

#	Description	Date
1	PLANS SUBMITTED FOR REVIEW	06.15.26
2	PLANS REVISED PER REVIEW COMMENTS & RESUBMITTED	07.27.26

OWNER:

ESTEL COMMERCIAL PROPERTIES, LLC

CALHOUN STATION PKWY
MADISON, MS 39110

PROJECT TITLE: ESTEL SITE DEVELOPMENT

SHEET TITLE: SITE PLAN

SITE DEVELOPMENT

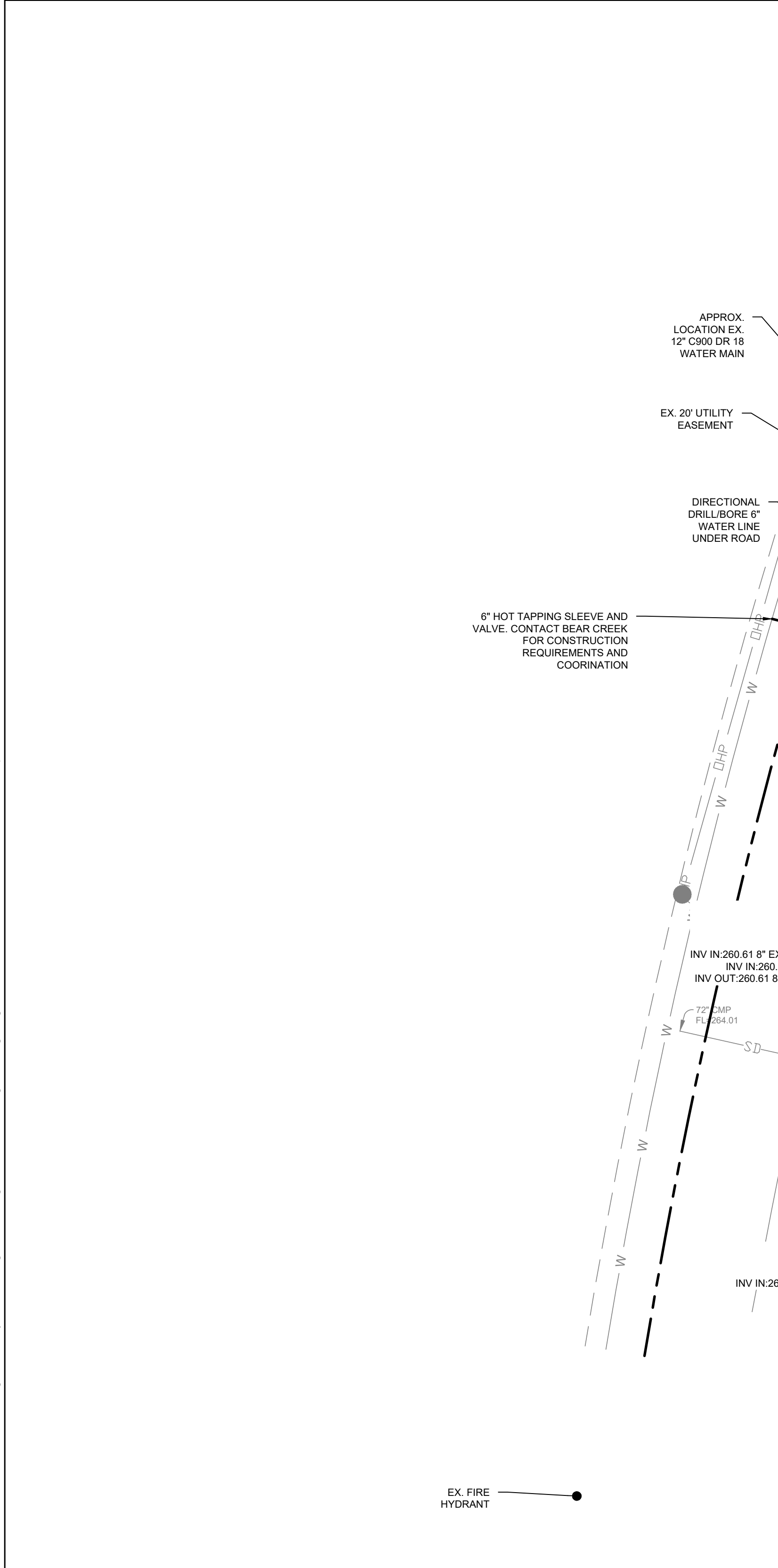
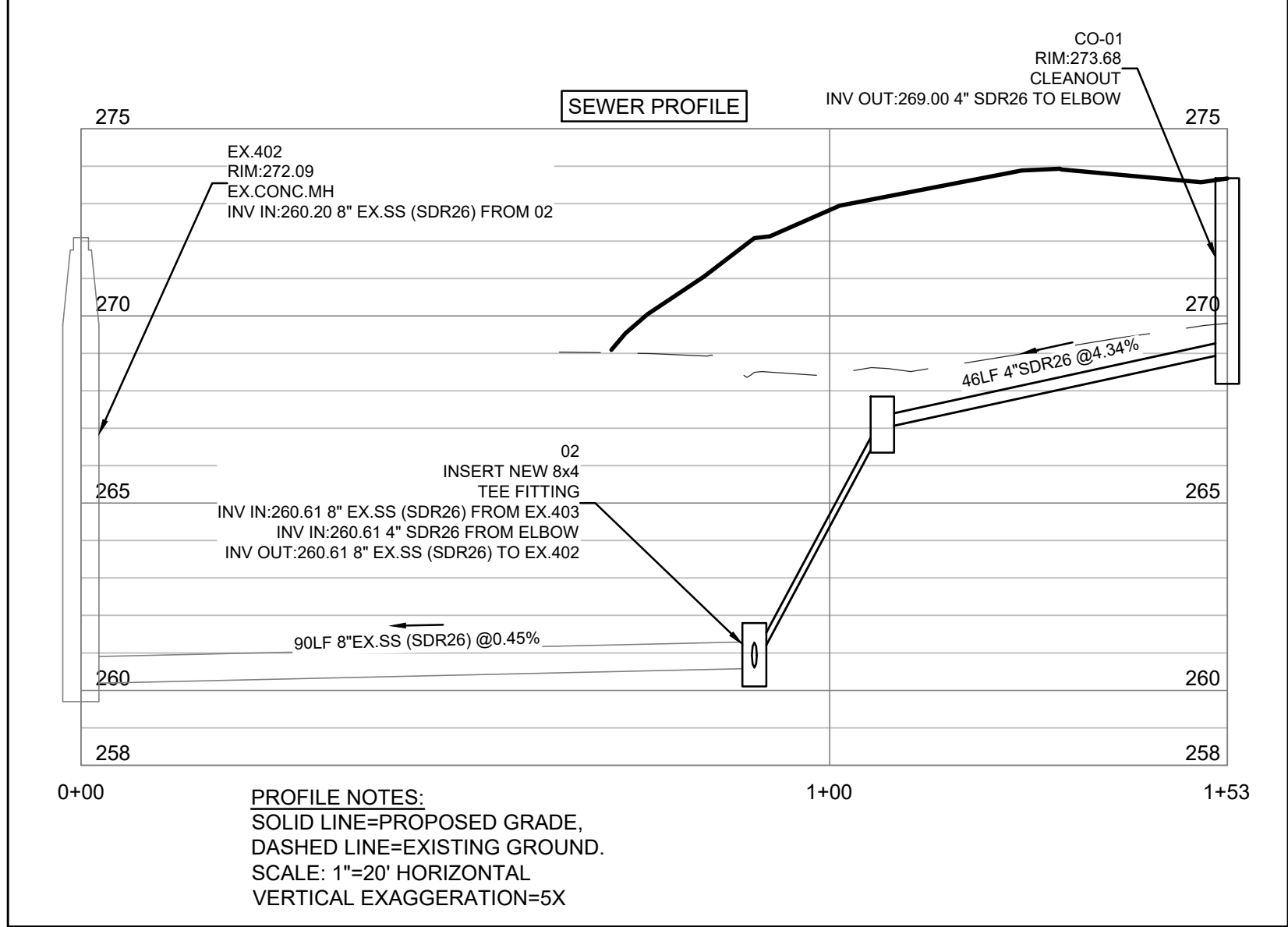
DATE: 28 MAY 2026

SCALE: AS SHOWN

DRAWN BY: WSD

SHEET NUMBER: C3.0

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TOPOGRAPHIC SURVEY
CERTAIN PROPERTY
SITUATED IN THE NORTHWEST 1/4
SECTION 21, TOWNSHIP 8 NORTH, RANGE
MADISON COUNTY, MISSISSIPPI

3.32 ACRES
144,588 SQ. FT.

UTILITY PLAN NOTES

1. LOCAL MUNICIPALITY STANDARDS: ALL WATER & SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE BEAR CREEK WHO SERVES WATER AND SEWER TO THE SITE. CONTRACTOR SHALL CONFIRM LOCAL STANDARDS PRIOR TO CONSTRUCTION.

2. INSPECTIONS: CONTRACTOR SHALL NOTIFY BEAR CREEK TO INSPECT ALL WATER AND SEWER MAINS, CONNECTION AND ACCESSORIES PRIOR TO PLACEMENT OF BACKFILL.

3. UTILITY LOCATIONS: CONTRACTOR SHALL HAVE MISSISSIPPI ONE CALL (811 OR 800-227-6477) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. ALL NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER PRIOR TO CONSTRUCTION. THIS PLAN IS DIAGNOSTIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED.

4. EXISTING WATER PRESSURE/FLOW: CONTRACTOR SHALL COORDINATE WITH THE LOCAL WATER UTILITY PROVIDER TO TEST THE EXISTING WATER LINE SYSTEM FOR ADEQUATE/APPROPRIATE PRESSURE AND FLOW. CONTRACTOR SHALL REPORT RESULTS TO ENGINEER AND UTILITY PROVIDER FOR FURTHER ANALYSIS.

5. MEP COORDINATION: THIS PLAN SHOWS WATER & SEWER SERVICES FOR THE SITE UP TO 5' FROM THE BUILDING. REFER TO MECHANICAL, ELECTRICAL, PLUMBING (MEP) PLANS FOR CONTINUATION INTO BUILDING, INCLUDING FIRE DEPARTMENT CONNECTION AND BACK FLOW PREVENTOR REQUIREMENTS FOR ALL WATER LINES.

6. WATER LINE THRUST RESTRAINTS: ALL WATER LINES SHALL HAVE THRUST RESTRAINTS (CONCRETE BLOCKING/RESTRAINT MECHANISMS) AT ALL BENDS, TEES, FITTINGS ETC. SEE DETAILS FOR ADDITIONAL REQUIREMENTS. MEGA-LUG RESTRAINT JOINTS ARE REQUIRED TO BE USED.

7. WATER MAINS: ALL WATER MAIN SIZED 4" TO 12" IN DIAMETER SHALL BE AWWA C900, CLASS 150 WITH DUCTILE IRON MECHANICAL JOINTS, CEMENT LINED, AND JOINT RESTRAINTS, AWWA C110 OR C153.

8. WATER SERVICE LINES: ALL SERVICE LINES TO BUILDING SIZED 1" TO 3" IN DIAMETER SHALL BE HDPE, AWWA C901, DR11.

9. SEWER CLEANOUTS: SEE MEP PLANS FOR LOCATION AND ELEVATIONS OF SEWER OUT OF BUILDING. COORDINATE SEWER OUT OF BUILDING WITH CLEANOUTS TO MAIN. INSTALL CLEANOUT TOPS FLUSH WITH ADJACENT PAVEMENT SURFACE.

10. WATER LINE COVER: THE WATER LINE SHALL HAVE A MIN. OF 3' GROUND COVER.

11. MINIMUM UTILITY SEPARATION DISTANCES:
SANITARY SEWER MAINS AND STORM SEWER - 24" VERTICAL
SANITARY SEWER MAINS AND WATER - 10" HORIZONTAL OR 18" VERTICAL
STORM SEWER AND WATER - 18" VERTICAL

IF MINIMUM VERTICAL SEPARATIONS CAN NOT BE ACHIEVED AT UTILITY & STORM DRAIN CROSSING, USE DIP MATERIALS AND INSTALL CONCRETE CRADLE WITH 6" MIN. CLEARANCE.

DRAWING SYMBOL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		FIRE HYDRANT (HYD)
		SAN. SEWER MANHOLE (SSMH)
		SAN. SEWER CLEAN OUT (CO)
		SANITARY SEWER LINE
		WATER LINE

GRAPHIC SCALE

30000153060120

(IN FEET)
1 inch = 30 ft.

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CALHOUN STATION PKWY
MADISON, MS 39110

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UTILITY PLAN
SITE DEVELOPMENT

DATE: 28 MAY 2026
SCALE: AS SHOWN
DRAWN BY: WSD
SHEET NUMBER:
C4.0

Section 4, Item C)

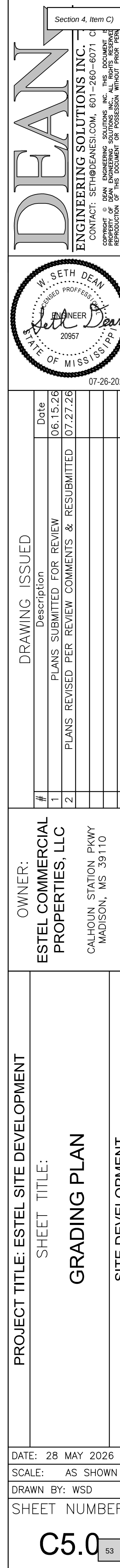
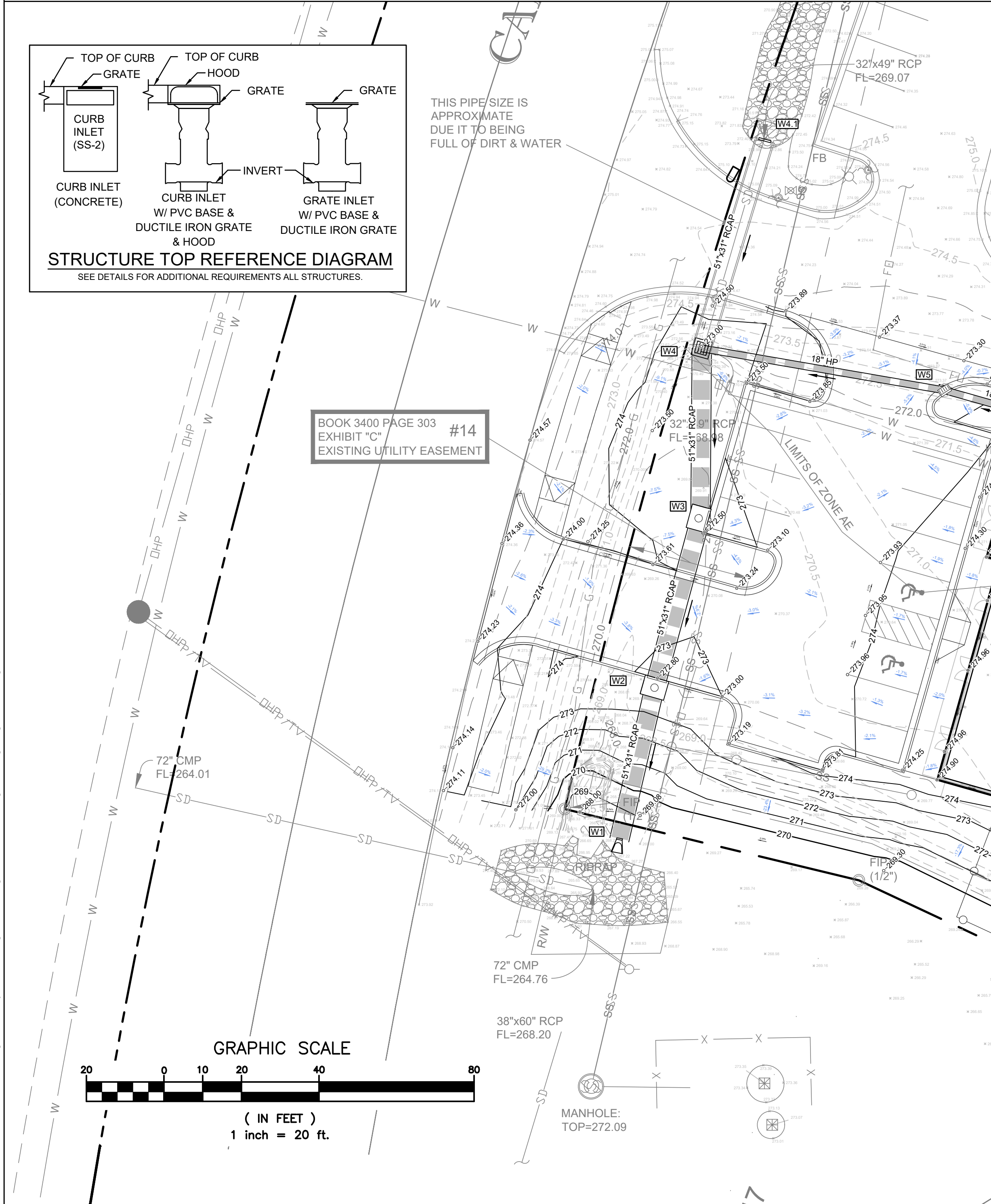
DEAN ENGINEERING SOLUTIONS INC.
CONTACT: SETH DEAN, INC. THIS DOCUMENT IS THE PROPERTY OF DEAN ENGINEERING SOLUTIONS INC. ALL RIGHTS ARE RESERVED. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM DEAN ENGINEERING SOLUTIONS INC. WILL BE SUBJECT TO DEAN, ARK.

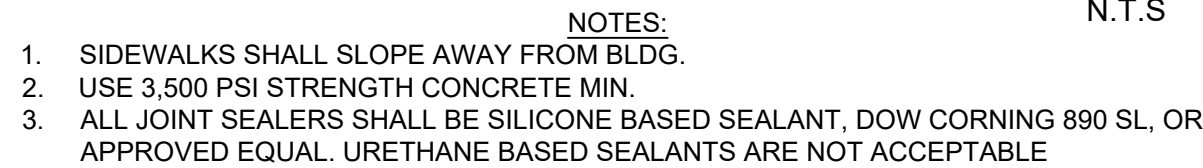
W. SETH DEAN
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSISSIPPI
20951

07-26-2026

Date	Description
06.15.26	PLANS SUBMITTED FOR REVIEW
07.27.26	PLANS REVISED PER REVIEW COMMENTS & RESUBMITTED

DATE: 28 MAY 2026
SCALE: AS SHOWN
DRAWN BY: WSD
SHEET NUMBER:
C4.0

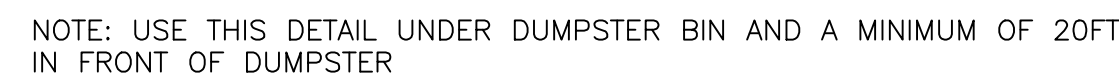




NTS



NTS

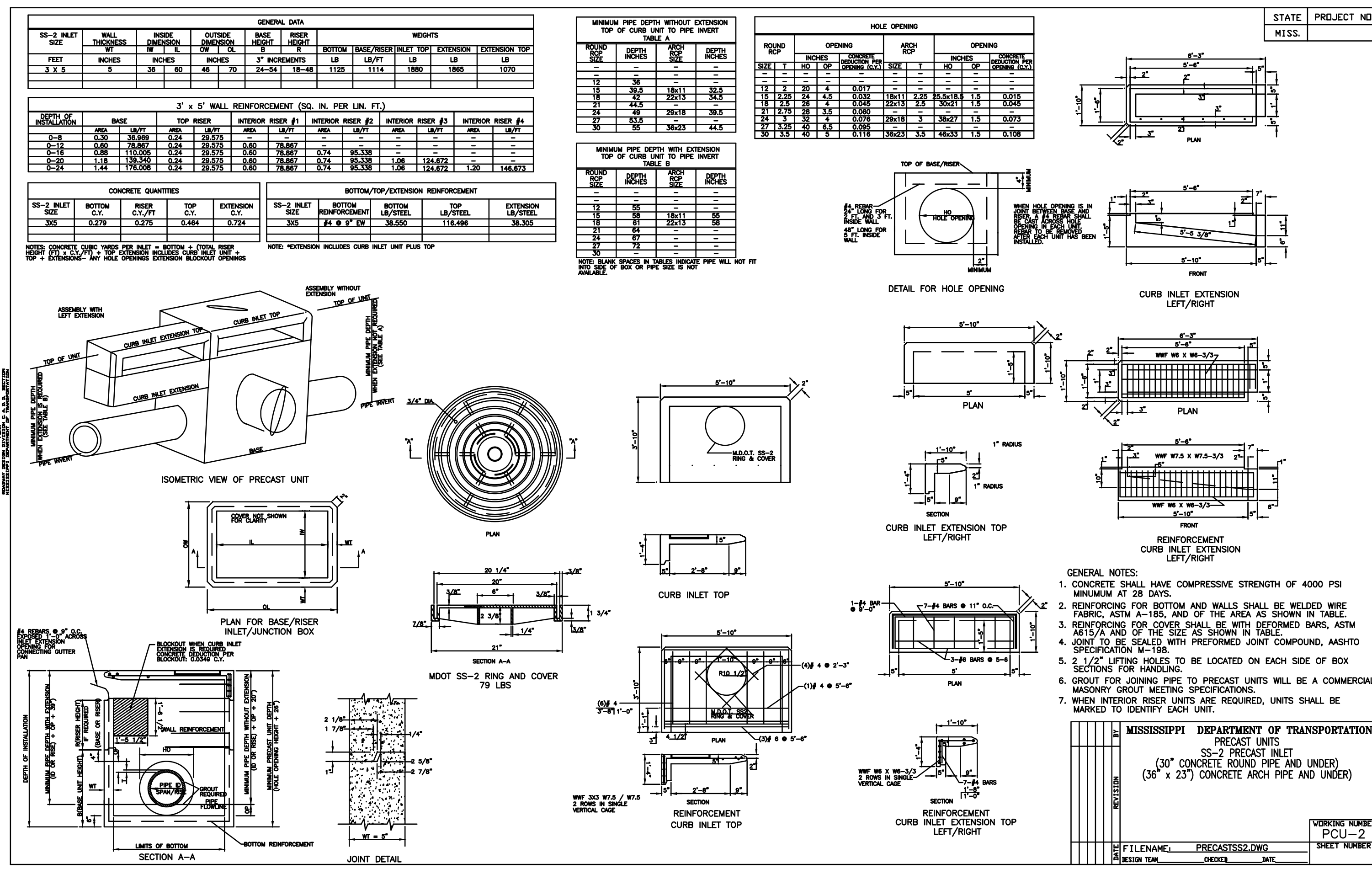
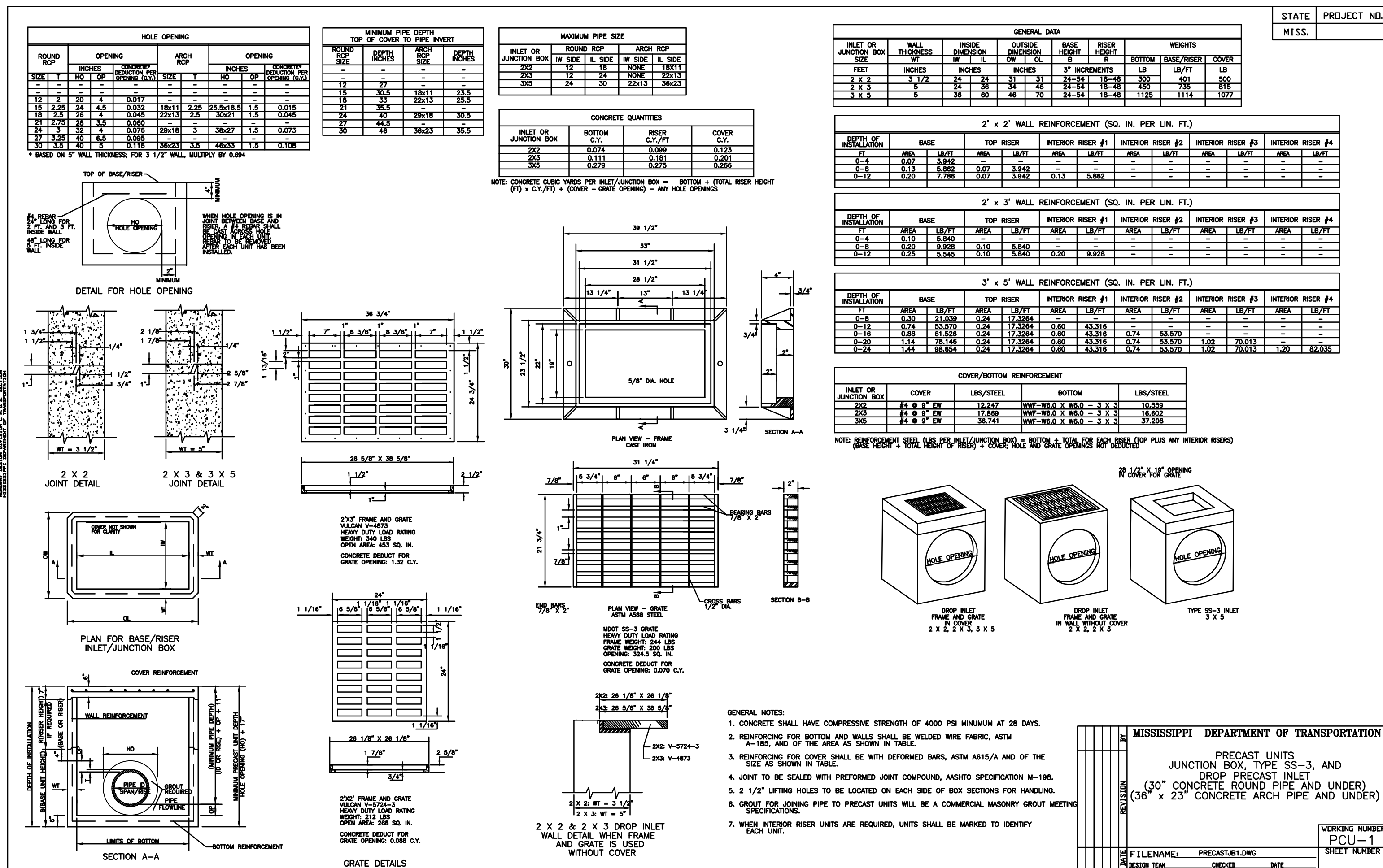
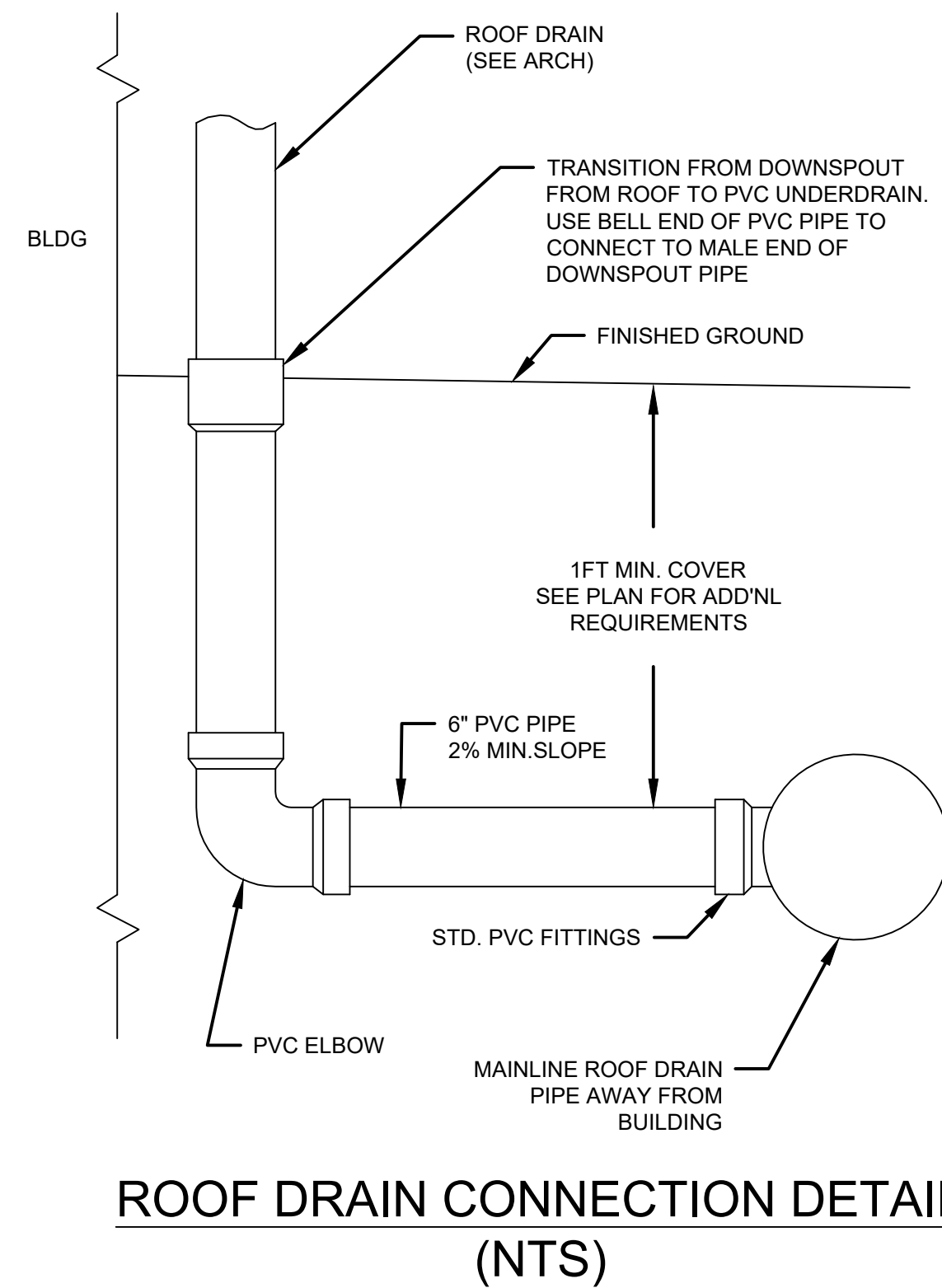
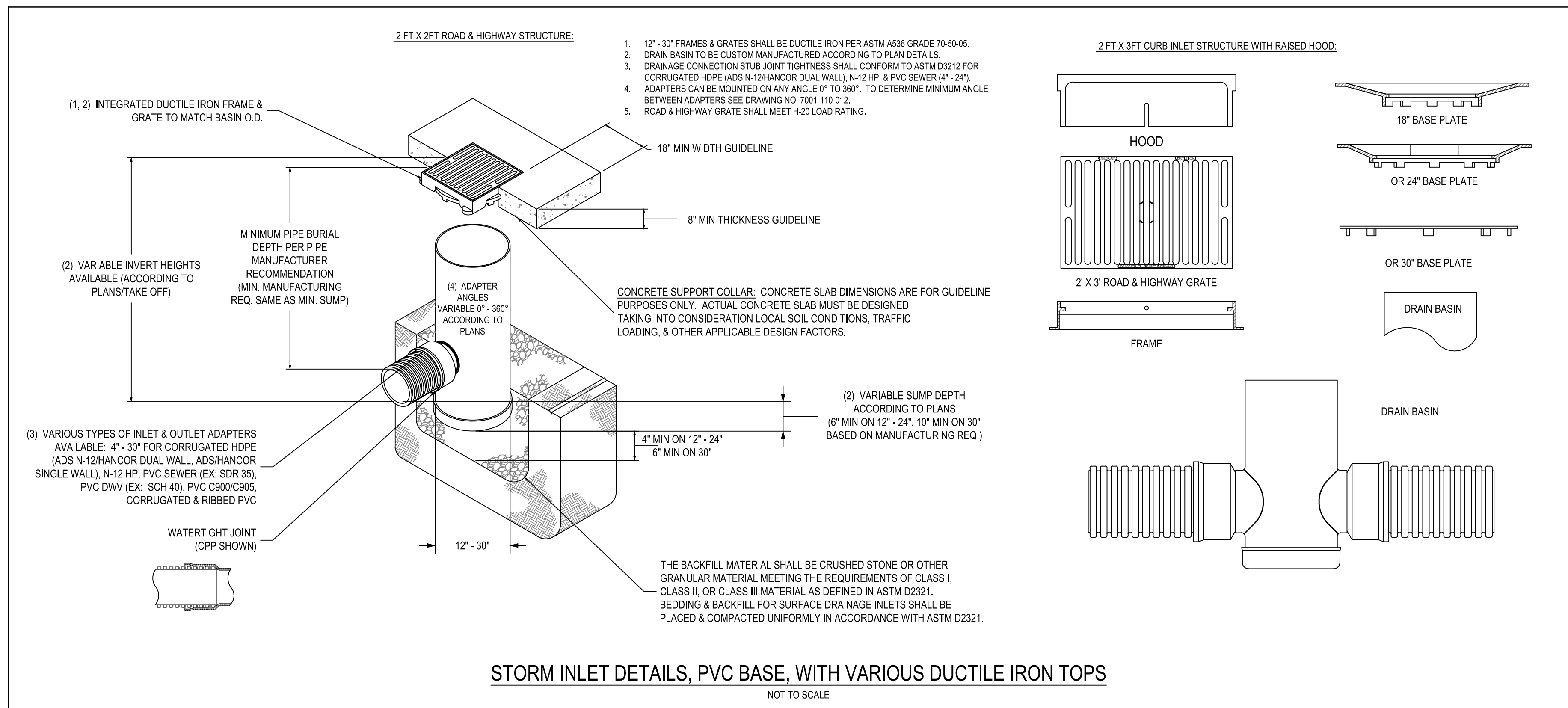


07-26-2026

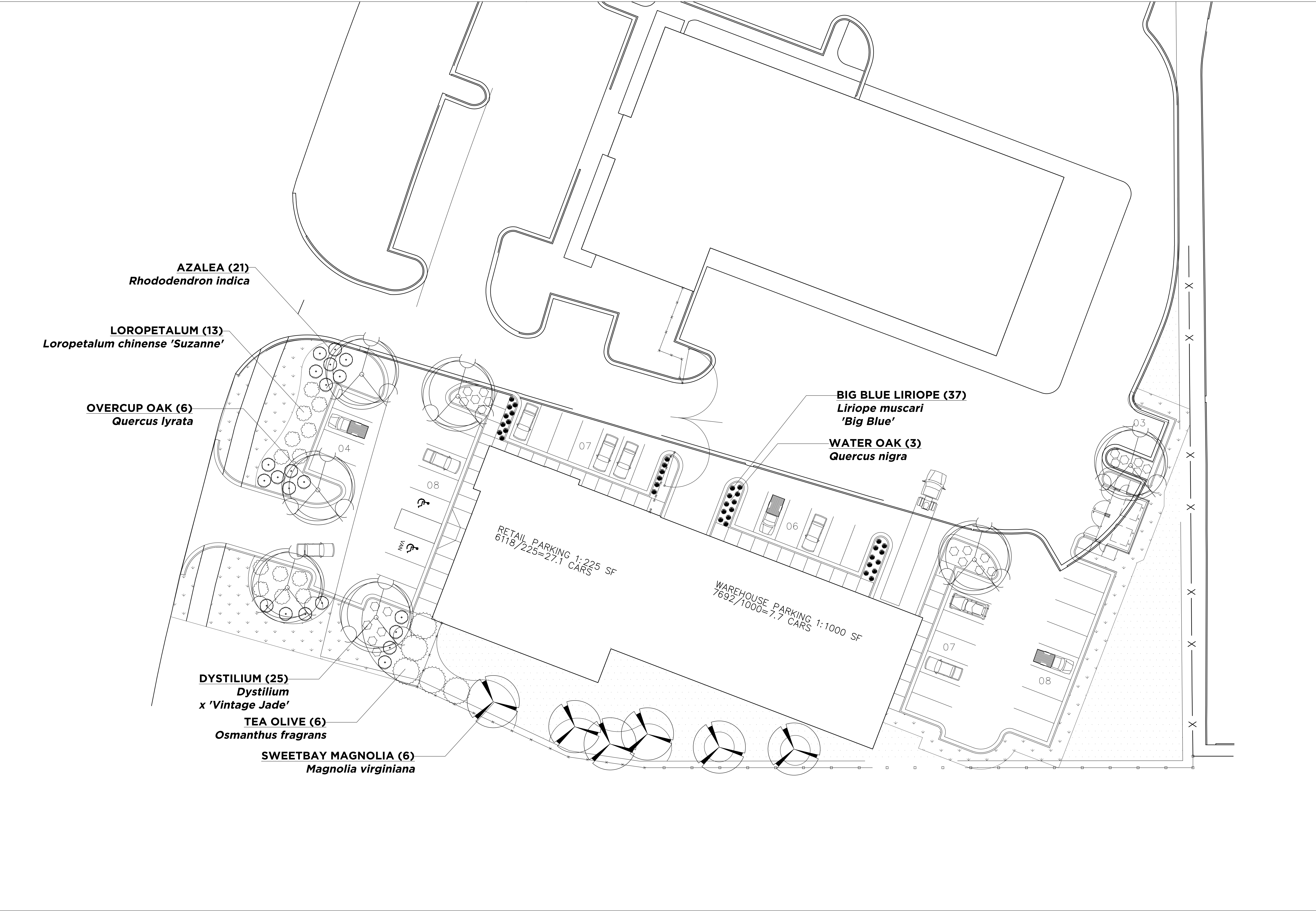
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CALHOUN STATION PKWY
MADISON, MS 39110

DATE: 28 MAY 2026
SCALE: AS SHOWN
DRAWN BY: WSD
SHEET NUMBER:

C7.0 55



LANDSCAPE DRAWINGS



BRANTLEY SNIPES LANDSCAPE & DESIGN, INC.
MS LICENSE NO. 678
213 EAST MONROE AVENUE
GREENWOOD, MS 38930
BRANTLEYSNIPES@GMAIL.COM
WWW.BRANTLEYSNIPES.COM

PROJECT:
RPT
Gluckstadt, MS

DATE: **6.22.26**
SCALE: **1:16**

REVISIONS:
6.30.26
7.23.26

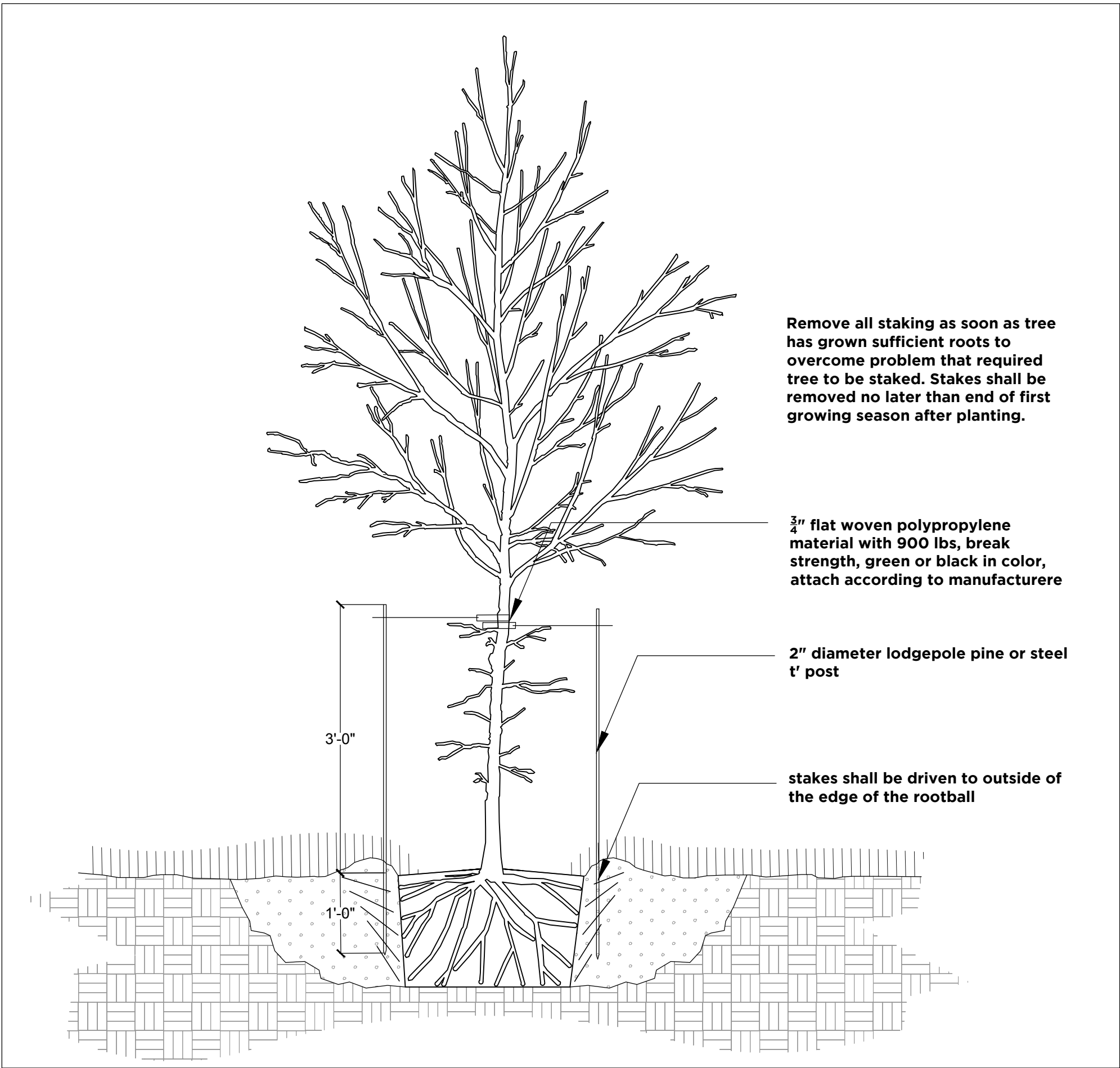
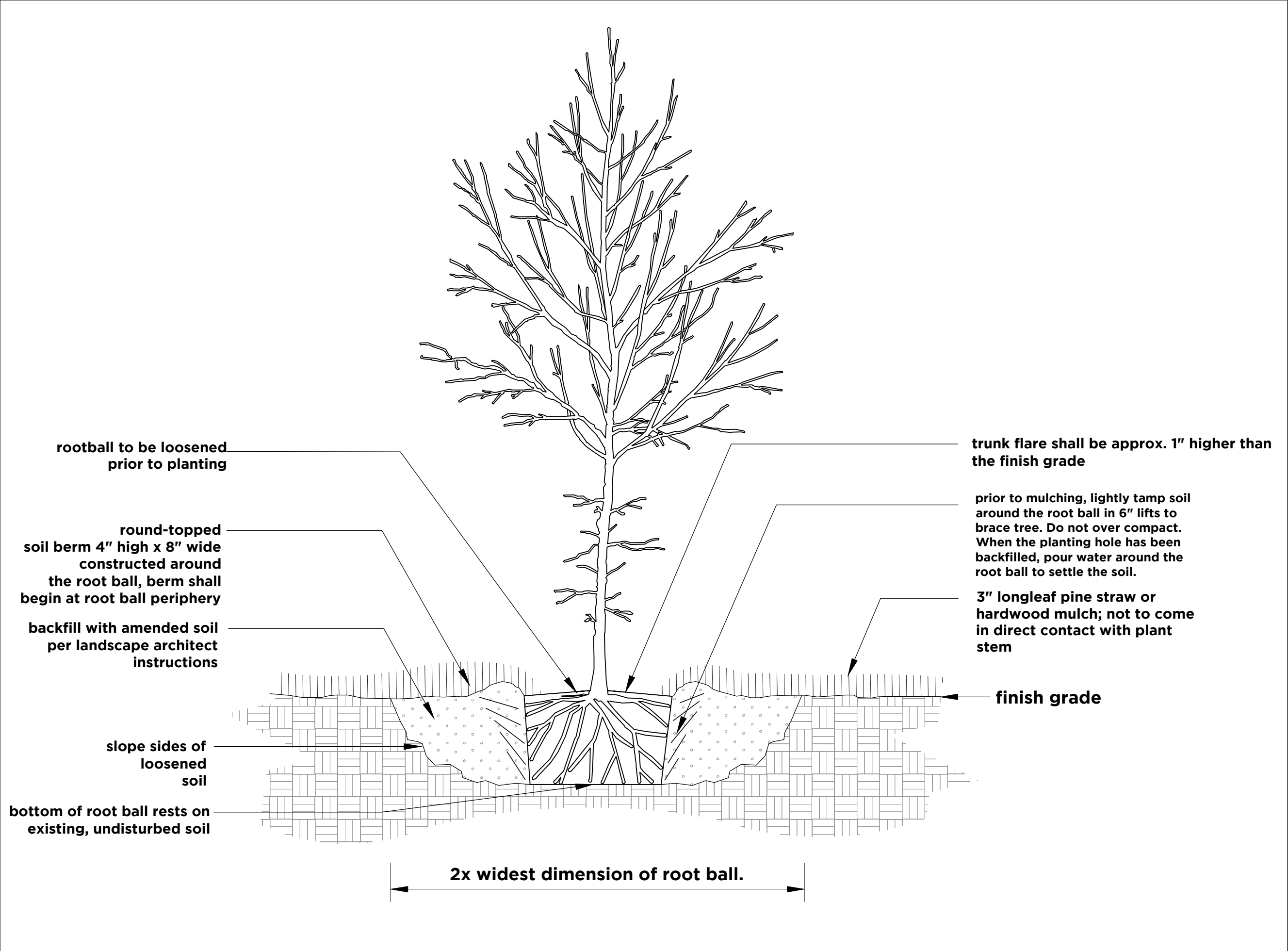
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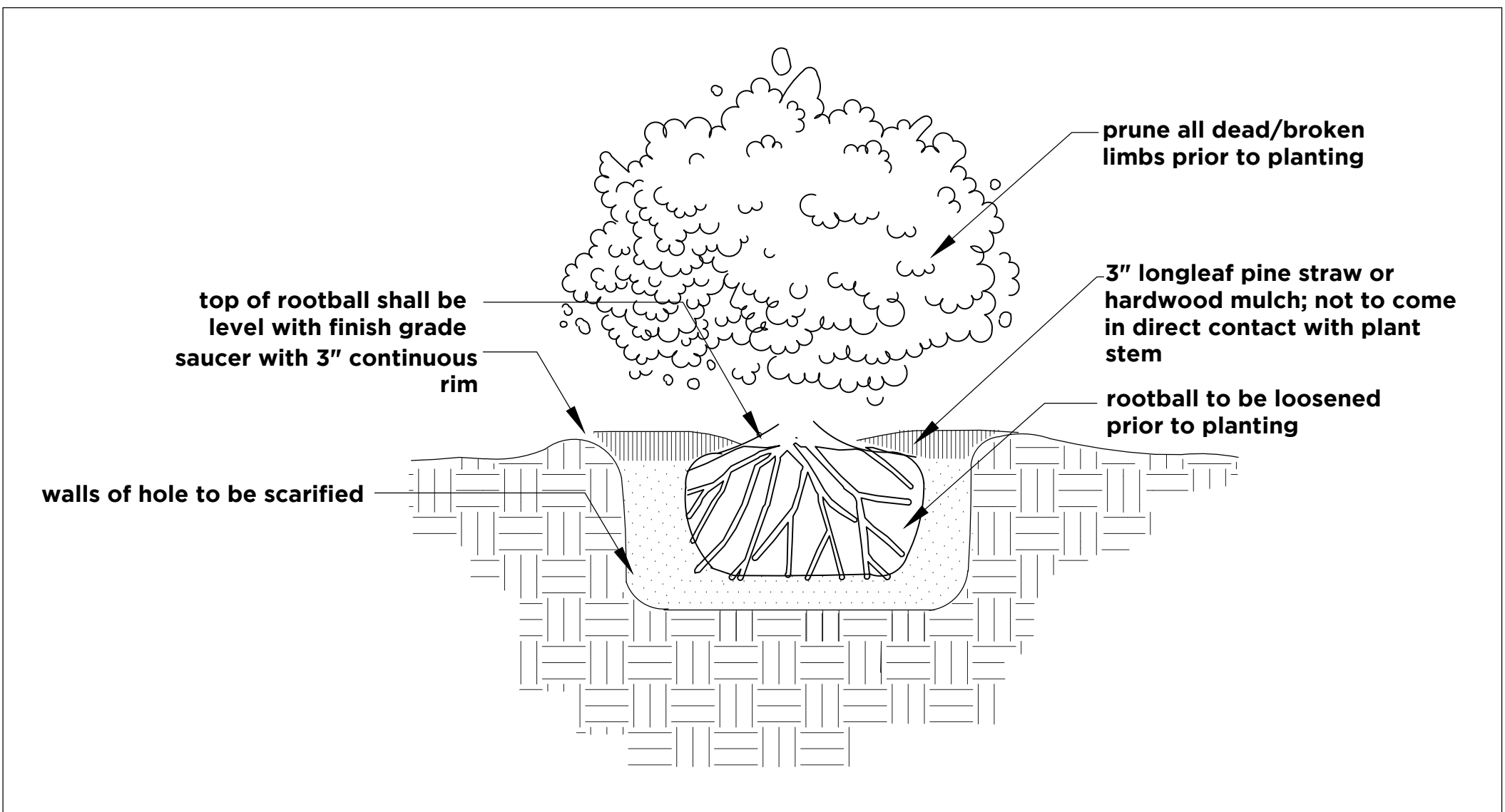
BRANTLEY SNIPES

SHEET #:
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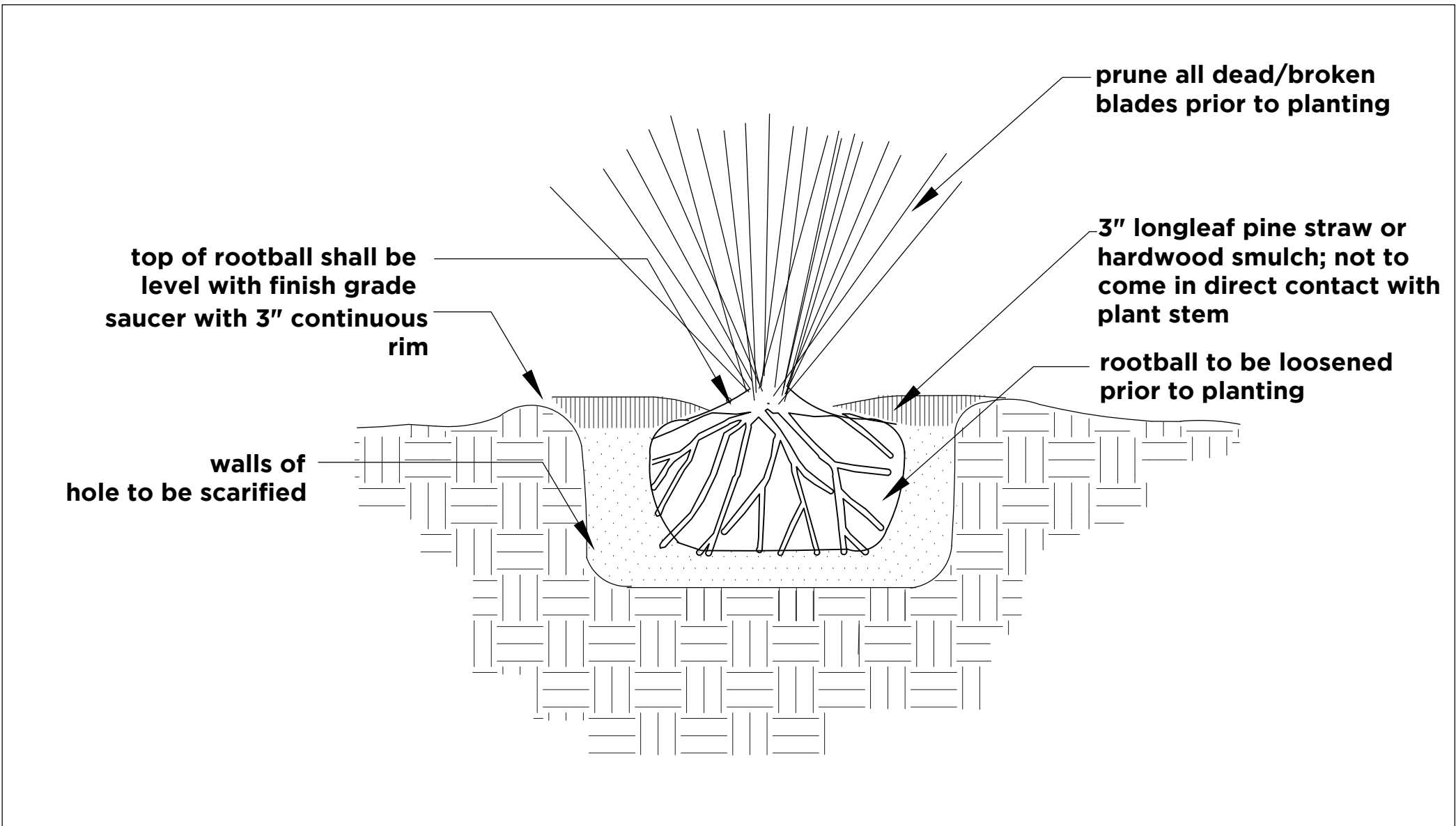
662.458.0886



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



PERENNIAL PLANTING DETAIL

PLANT & MATERIAL SCHEDULE					
	COMMON NAME	BOTANIC NAME	QTY.	SIZE	NOTES
	AZALEA	<i>Rhododendron indica</i> 'George Tabor	21	3 GAL.	
	BIG BLUE LIRIOPE	<i>Liriope muscari</i>	37	1 GAL.	
	DYSTILIUM	Dystilium 'Vintage Jade'	25	3 GAL.	
	LOROPETALUM	Loropetalum chinense 'Suzanne'	13	3 GAL.	
	OVERCUP OAK	<i>Quercus lyrata</i>	7	6.25" CAL.	8' H MIN.
	SWEETBAY MAGNOLIA	<i>Magnolia virginiana</i>	6	6.25" CAL.	8' H MIN, multi_trunk
	TEA OLIVE	<i>Osmanthus fragrans</i>	6	10 GAL.	
	BERMUDA SOD	4086 SF, COMMON			
	BERMUDA SEED	7325 SF, COMMON			cover with straw, 1 bale/1000 SF, not to cover more than 50% of soil area, maintain adequate moisture

GENERAL CONDITIONS NOTES

1. Work performed shall comply with the following:
 - A. These General Notes, and Construction Documents and Specifications.
 - B. All applicable local, state, and federal codes, ordinances and regulations. All codes listed in Specifications and Drawings shall be inclusive of all codes, regulations and requirements adopted by the State of Arkansas, including all Amendments.
2. Source of base information is assumed to be correct. Report any discrepancies immediately to the Owner's representative.
3. Verify locations of pertinent site improvements installed under other contracts. If any part of this plan cannot be followed due to site conditions, contact owner's representative for instructions prior to commencing work.
4. Contact local underground utility services for utility location and identification, prior to commencing any work.
5. Perform excavation in the vicinity of underground utilities with care and by hand, if necessary. The contractor bears full responsibility for this work and disruption of damage to utilities shall be repaired immediately and at no expense to the owner.
6. Construction details are subject to change at contractor's discretion with approval from Landscape Architect. Any significant changes in design or material must be presented to client.

LANDSCAPE PLANTING NOTES:

1. Exact locations of trees to be approved by the Landscape Architect in the field prior to installation. Landscape Architect reserves the right to adjust plants to exact location in field.
2. Verify plant counts and square footages: Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail.
3. Contact the local underground utility services for utility location and identification.
4. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
5. Trees shall bear same relation to finished grade as it bore to existing.
6. Trees to be planted a minimum of 10 feet from face of building, or pavement, except as approved by Landscape Architect.
7. Provide matching forms and sizes for plant materials within each species and size designated on the drawings.
8. Prune newly planted trees only as directed by Landscape Architect.
9. All root-balls to be broken and loosened prior to installing plant in soil. If plant is B&B, cut and remove burlap from top 1/3 of ball.
10. Landscape Architect to review plant materials at source or by photographs prior to digging or shipping of plant materials.
11. All plant material must meet American Standards of Nursery Stock.
12. All construction debris to be removed by Landscape Contractor from beds. Beds are to be relieved of compaction and amended with 1-2" of organic amendment, tilled into beds. Confirm type with Landscape Architect.
13. Irrigation plan and installation is the responsibility of the Landscape Contractor.

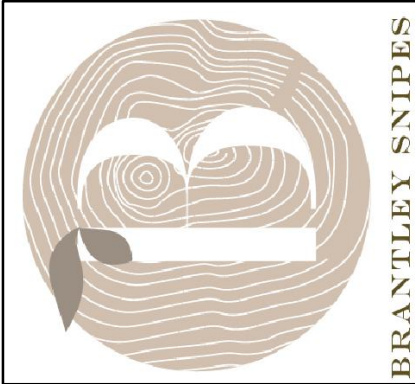
BRANTLEY SNIPES LANDSCAPE & DESIGN, INC.

MS LICENSE NO. 678/AR LICENSE NO. 9818
319 HOWARD STREET GREENWOOD, MS 38930

WWW.BRANTLEYSNIPES.COM

BRANTLEYSNIPES@GMAIL.COM

662.458.0886



PROJECT:

RPT

Gluckstadt, MS

DATE: 7.22.26

SCALE: NTS

REVISIONS:

DRAWN BY:



BRANTLEY SNIPES

SHEET #:

L 2.0

ARCHITECTURAL DRAWINGS

CHAPTER 3
Occupancy Classification
Group B – Business
Group M – Mercantile
Group S-2 – Low-Hazard Storage

CHAPTER 4
Special Occupancies
Combustible Storage (Section 413)
Concealed Storage

CHAPTER 5
General Building Heights and Areas
Area Summary
Gross Floor Area

Building Address (Section 502)
Minimum 4" height, visible from street

Allowable Height (Table 504.3)
Groups B, M, S, Type III non-sprinkled
55 feet

Actual Height
28 feet

Allowable Stories (Table 504.4)
Group B, Type IIIB non-sprinkled
Group M, Type IIIB non-sprinkled
Group S, Type IIIB non-sprinkled
3 stories
2 stories
3 stories

Actual Stories
1 story

Mezzanines Equipment Platforms (Section 505)
None

Building Area (Table 506.2)
Type IIIB for B Occupancy, non-sprinkled
Building Perimeter (**P**):
Building Frontage (**F**):
Minimum Frontage (**W**):
Fire Protection System:
Combustible, unprotected
558 lf
357 lf > 30 feet
30 feet
non-sprinkled

Tabular Area (A_t – Table 506.2)
Group B
Group M
Group S-2
23,000 sf per floor
12,500 sf per floor
26,000 sf per floor

Single-occupancy, one-story (506.2.1)
Allowable area (A_a) determined by:
 $A_a = A_t + (NS \times I_f)$
 $A_a = 23,000 + (23,000 \times I_f)$
 $A_a = 23,000 + (23,000 \times 0.39)$
 $A_a = 23,000 + (8,970) = 31,970$ allowed

Area Increase / Frontage (I_f - Chapter 506.3.3)
Area increase for frontage determined by:
 $I_f = [F/P - 0.25] W/30$
 $I_f = [357/558 - 0.25] 30/30$
 $I_f = [0.64 - 0.25] 1$
 $I_f = [0.39] 1 = 0.39$

Occupancy Separation (Table 508.4)
Group B, Group M / Group S-2
2-hour separation, non-sprinkled

Incidental Uses (Section 509)
None

Special Provisions (Section 510)
None

Fire Resistance Rating Requirements for Building Elements (Table 601, Type IIIB, Table 602)
Structural Frame
Bearing Walls, Exterior
Bearing Walls, Interior
Interior Non-bearing Walls
Exterior Non-bearing Walls
Floor Construction
Roof Construction
0 hour
1 hour w/ 0-10 foot separation,
1 hour w/ 10 foot or greater separation
0 hour
0 hour (unless otherwise required elsewhere)
1 hour w/ 0-10 foot separation,
1 hour w/ 10 foot or greater separation
0 hour
0 hour

Exterior Walls
Projections (705.2.2)
Buildings on Same Lot (705.3)
Openings in Exterior Walls (705.8)
Of any approved combustible material
Not applicable
Unlimited unprotected openings

Fire Barriers (707.3.2)
2 hour separating fire areas

Shaft Enclosures (713)
None

Opening Protectives (Section 716)
90-minute penetrations

Fireblocking (Section 718)
Not applicable with Type IIIB construction

Draftstopping (Section 718)
Not applicable with Type IIIB construction

Interior Finishes (Table 803.13)
Exit passageways
Exit access corridors
Room and enclosed spaces
Class A rating
Class B rating
Class C rating

Automatic Sprinkler System (Section 903)
Sprinkler required where storage of tires exceed 20,000 cubic feet

Fire Alarm and Detection (Section 907.2.2)
Group B
manual fire alarm not required when sprinkled

Occupancy Load (Table 1004.1.2)
Group S-2 Storage 1:500 ratio
Group B Business 1:150 ratio
Total Occupancy Load
7,283 sf / 500 = 15 persons
5,946 sf / 150 = 40 persons
55 people

Egress Width (1005.3.1)
Stairways
Other egress components
not applicable
0.15 inches per occupant with sprinkler
0.15 x 15 = 2.25 inches Warehouse
0.15 x 40 = 6 inches Business

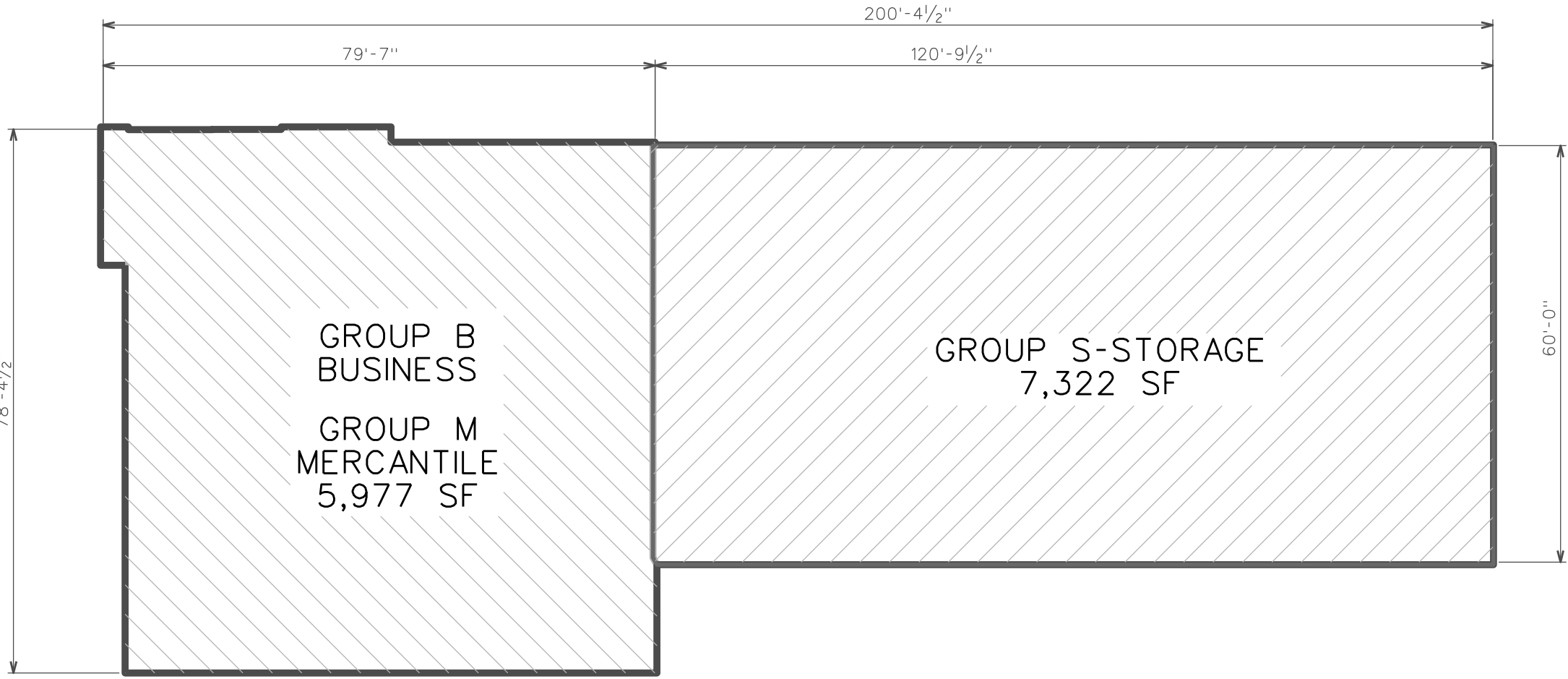
Single Exit (1006.3.3)
Group B – sprinkled
Group M – sprinkled
Group S – sprinkled
max occupant = 49, max travel = 100 feet
max occupant = 49, max travel = 75 feet
max occupant = 29, max travel = 100 feet

Travel Distance (Table 1017.2)
Group M
Group B
Group S-2
250 feet with sprinkler
300 feet with sprinkler
400 feet with sprinkler

Corridor Ratings (Table 1020.1)
Group B, Group M, Group S-1
Corridor width
Corridor dead end
0 hour with sprinkler
44 inches with occupant load > 50
36 inches with occupant load <50
50 feet max with sprinkler

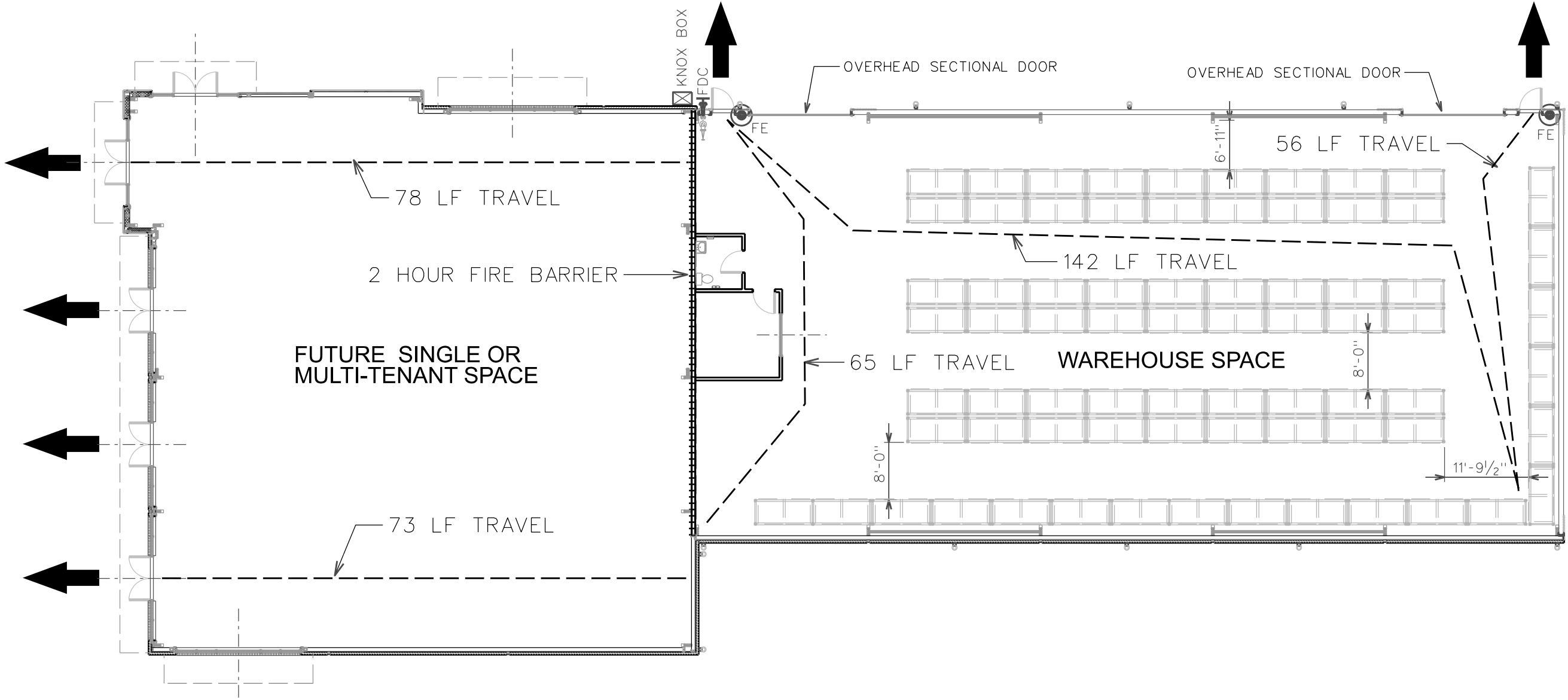
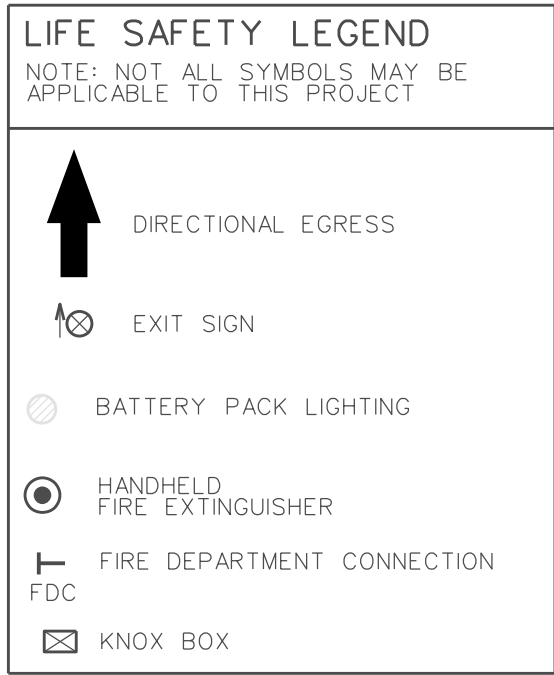
Minimum Plumbing Fixtures
Group B, Group M Occupancy
to be determined by tenant layout

Group S-2 Occupancy
Water closets
Lavatories (male)
Drinking fountains
Service Sink
1 required (1:100)
1 required (1:100)
1 required (1:1000)
1 required

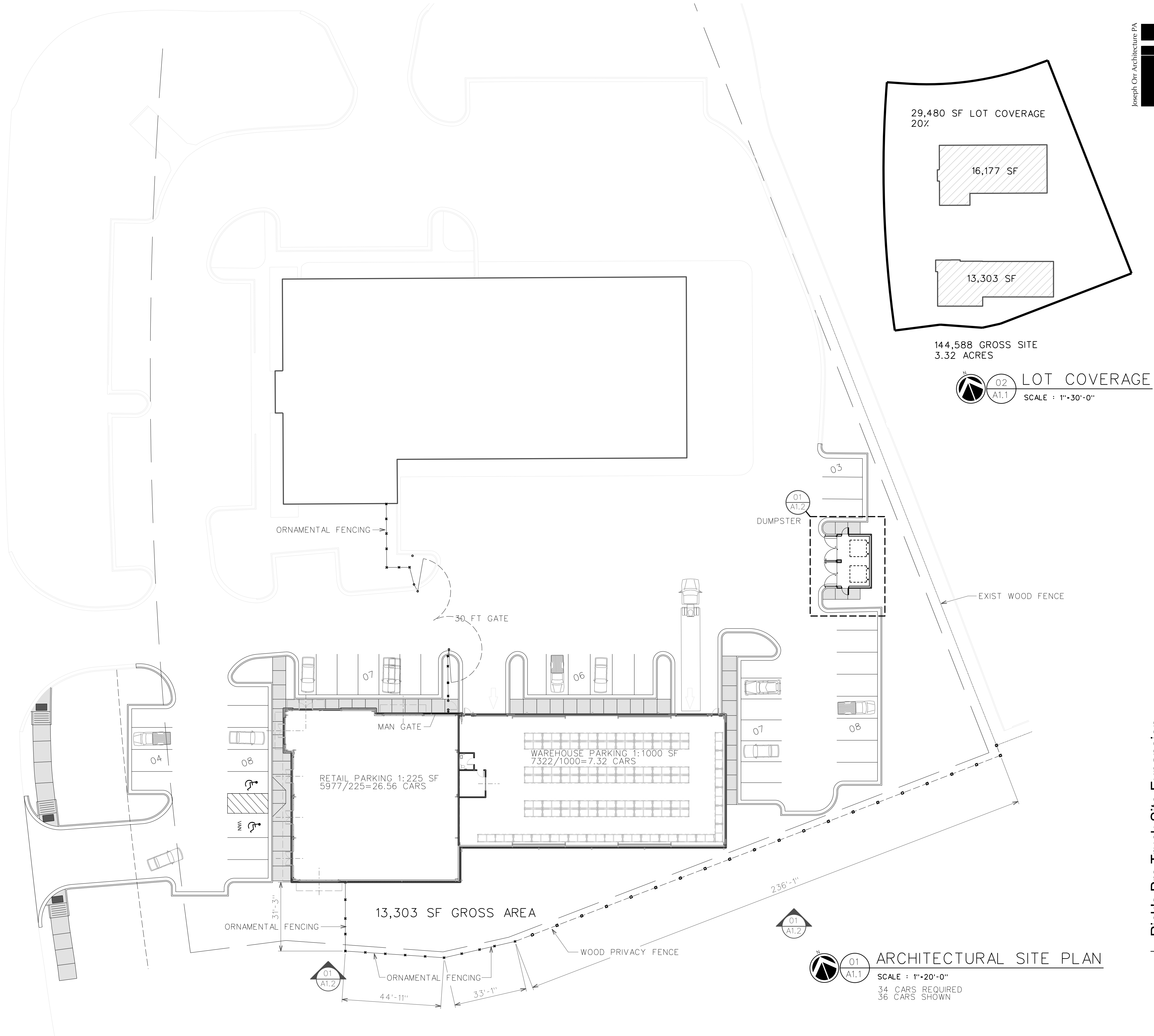


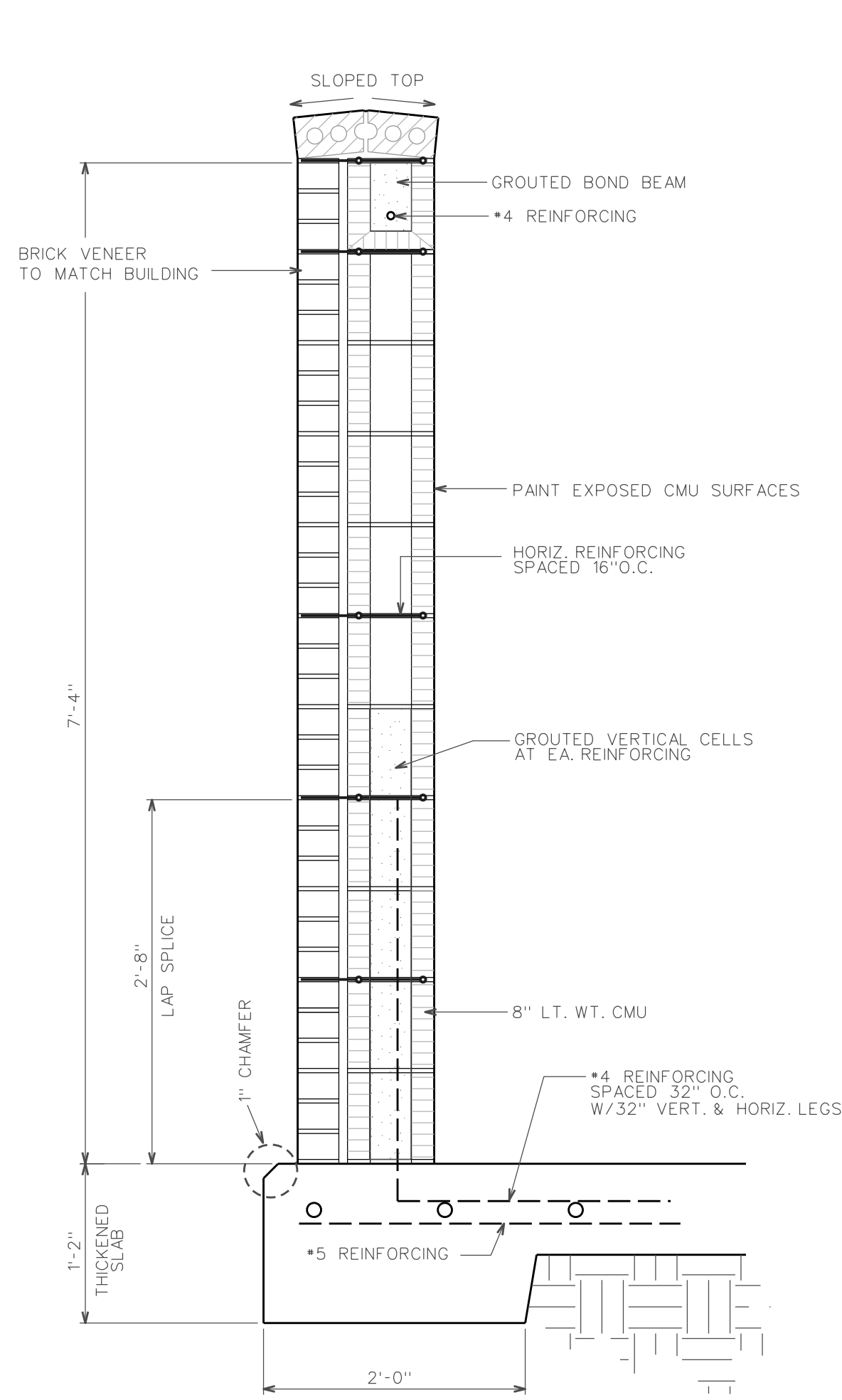
13,303 SF GROSS AREA

01 AREA SUMMARY
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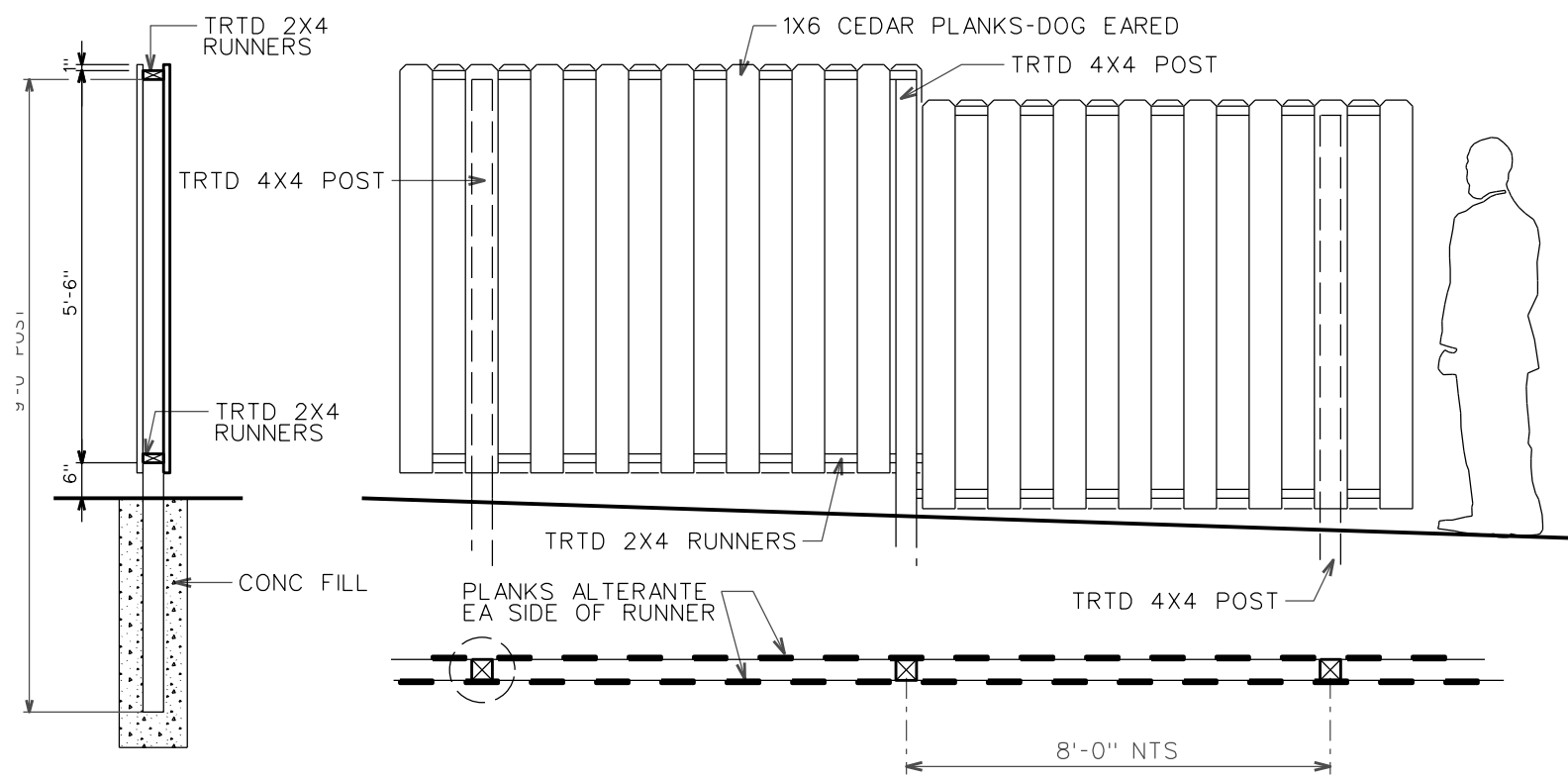


02 LIFE SAFETY PLAN
A0.1 SCALE: 1/8"=1'-0"

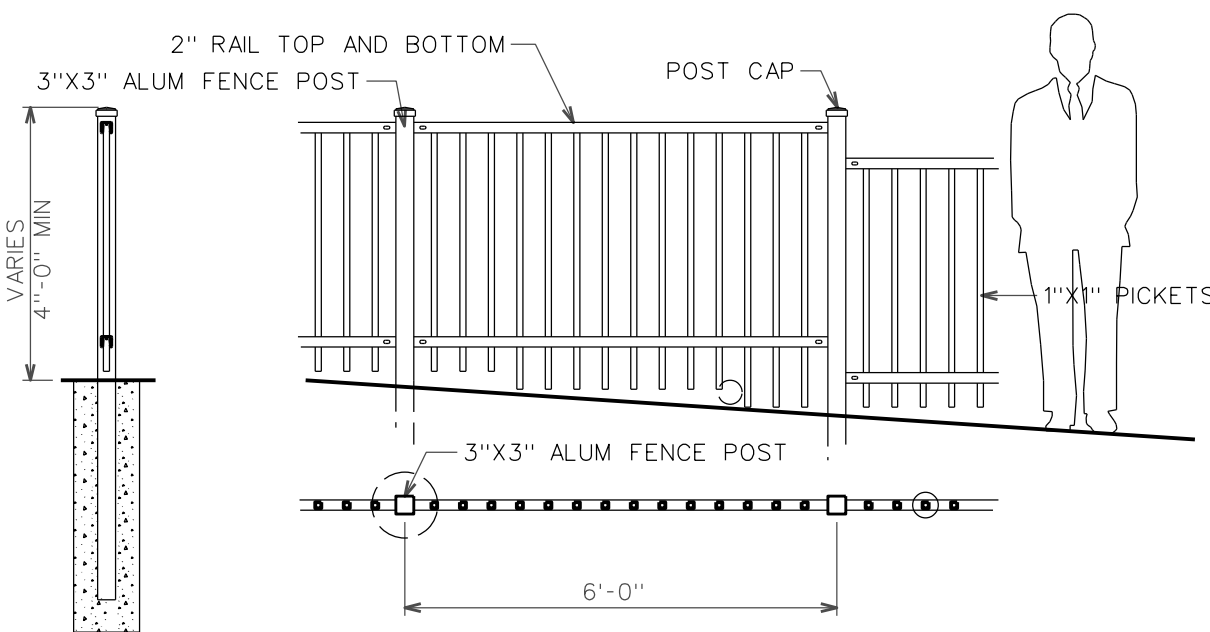




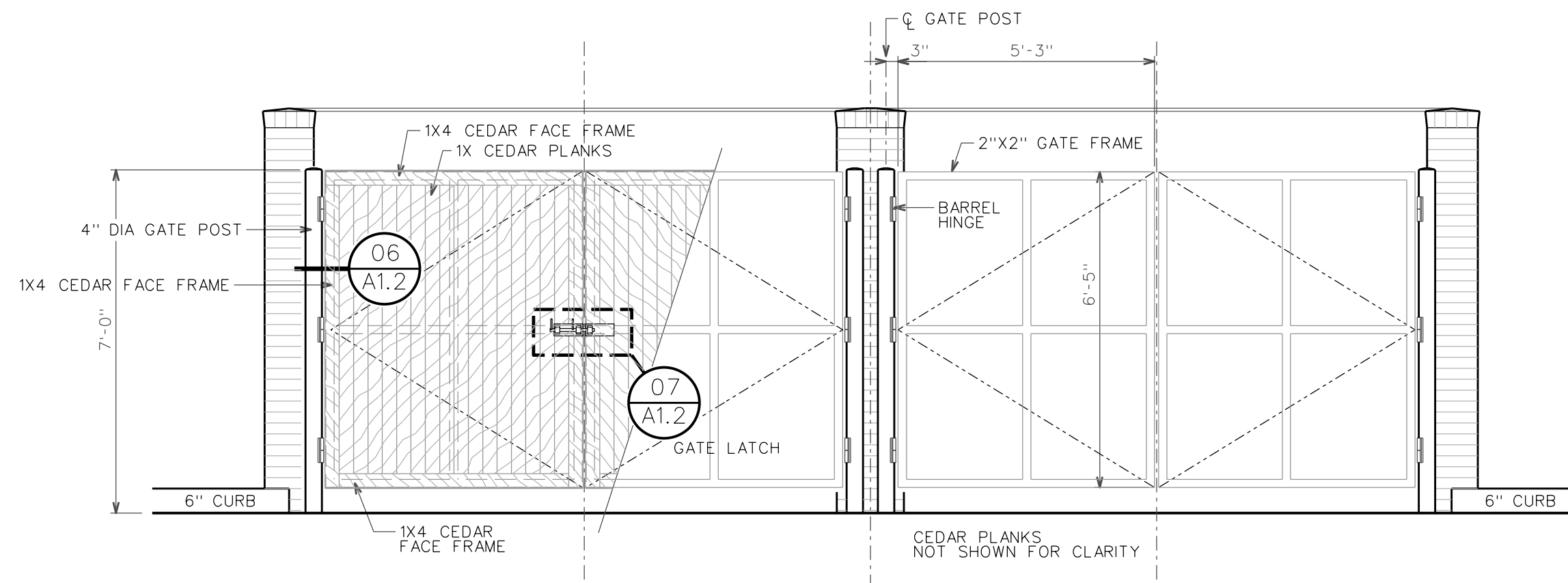
08 DUMPSTER WALL
SCALE : 1"=1'-0"



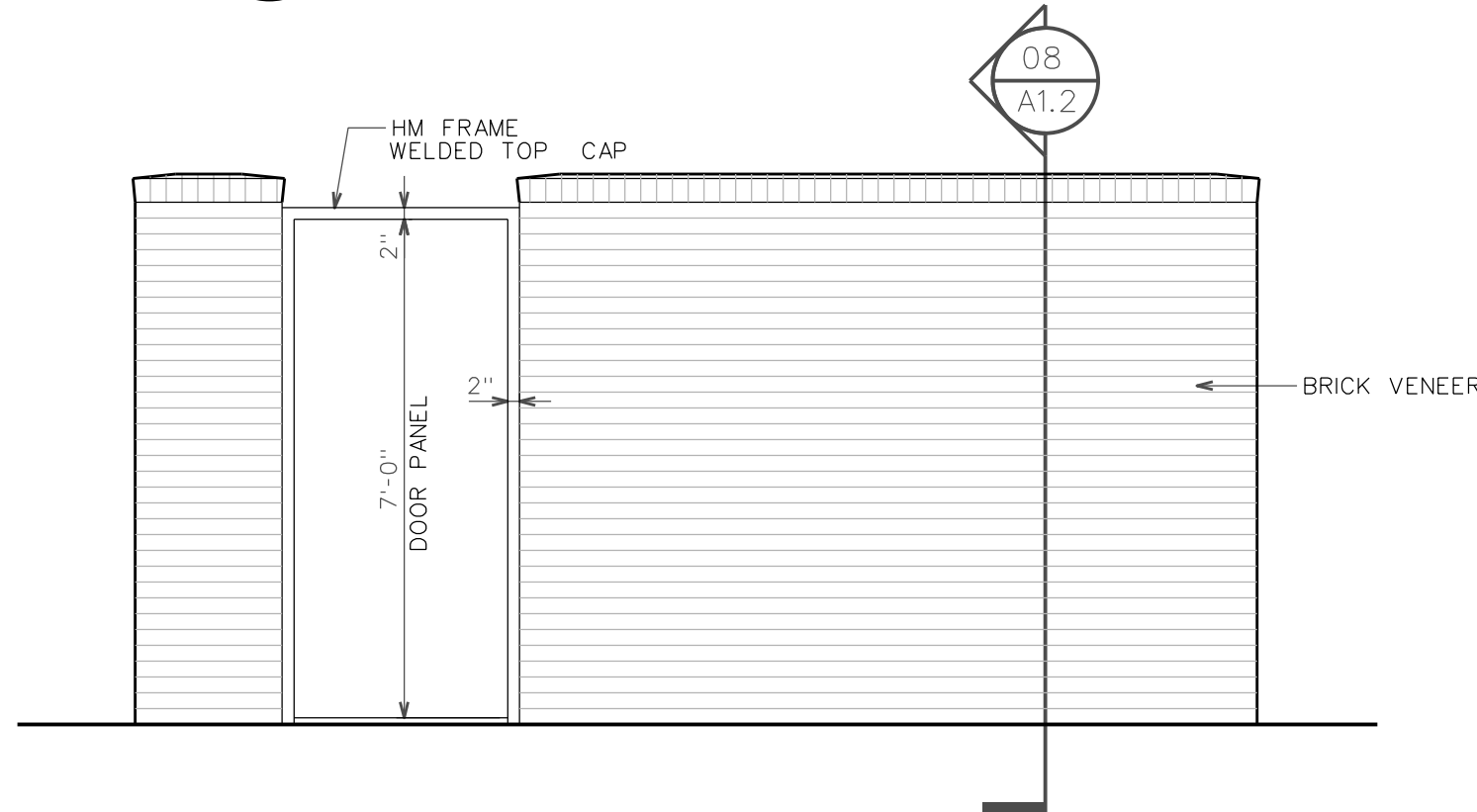
09 WOOD FENCING
SCALE : 3/8"=1'-0"



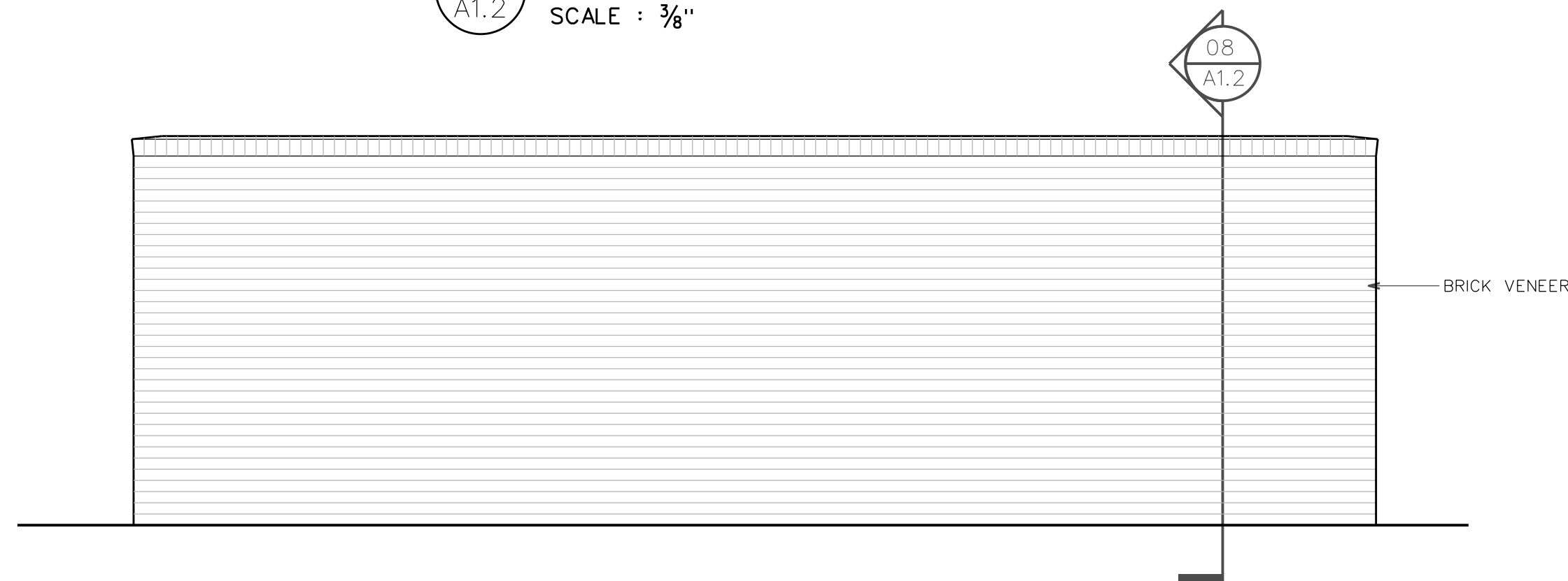
10 ORNAMENTAL METAL FENCING
SCALE : 3/8"=1'-0"
EQUAL TO AMERISTAR FENCING ECHELON II ALL ALUMINUM



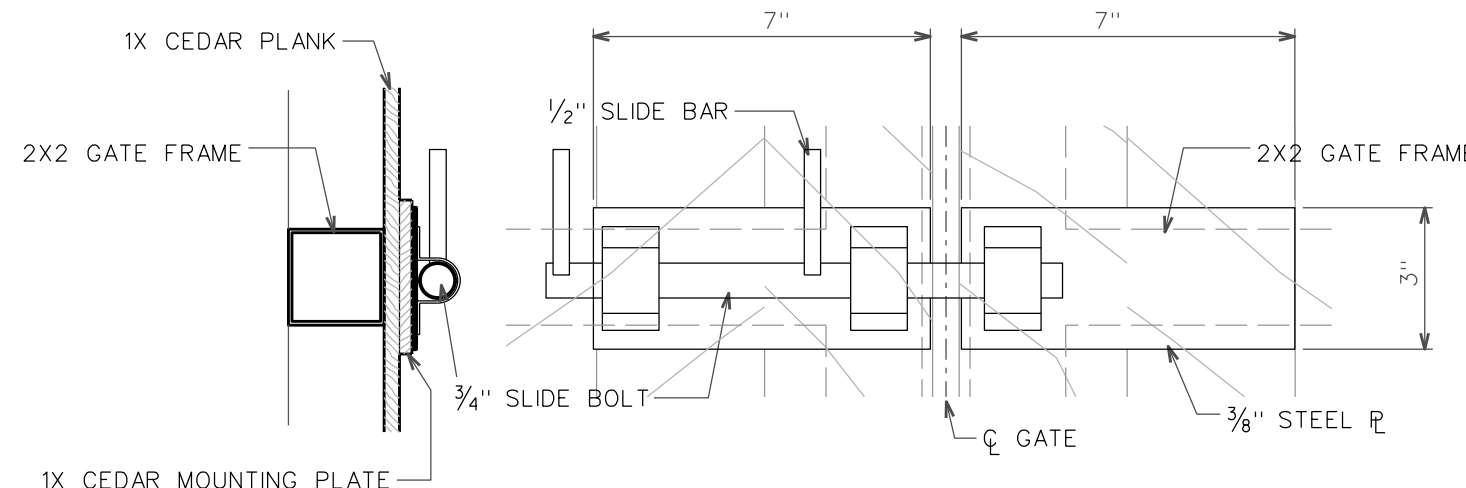
02 DUMPSTER ELEVATION
SCALE : 3/8"



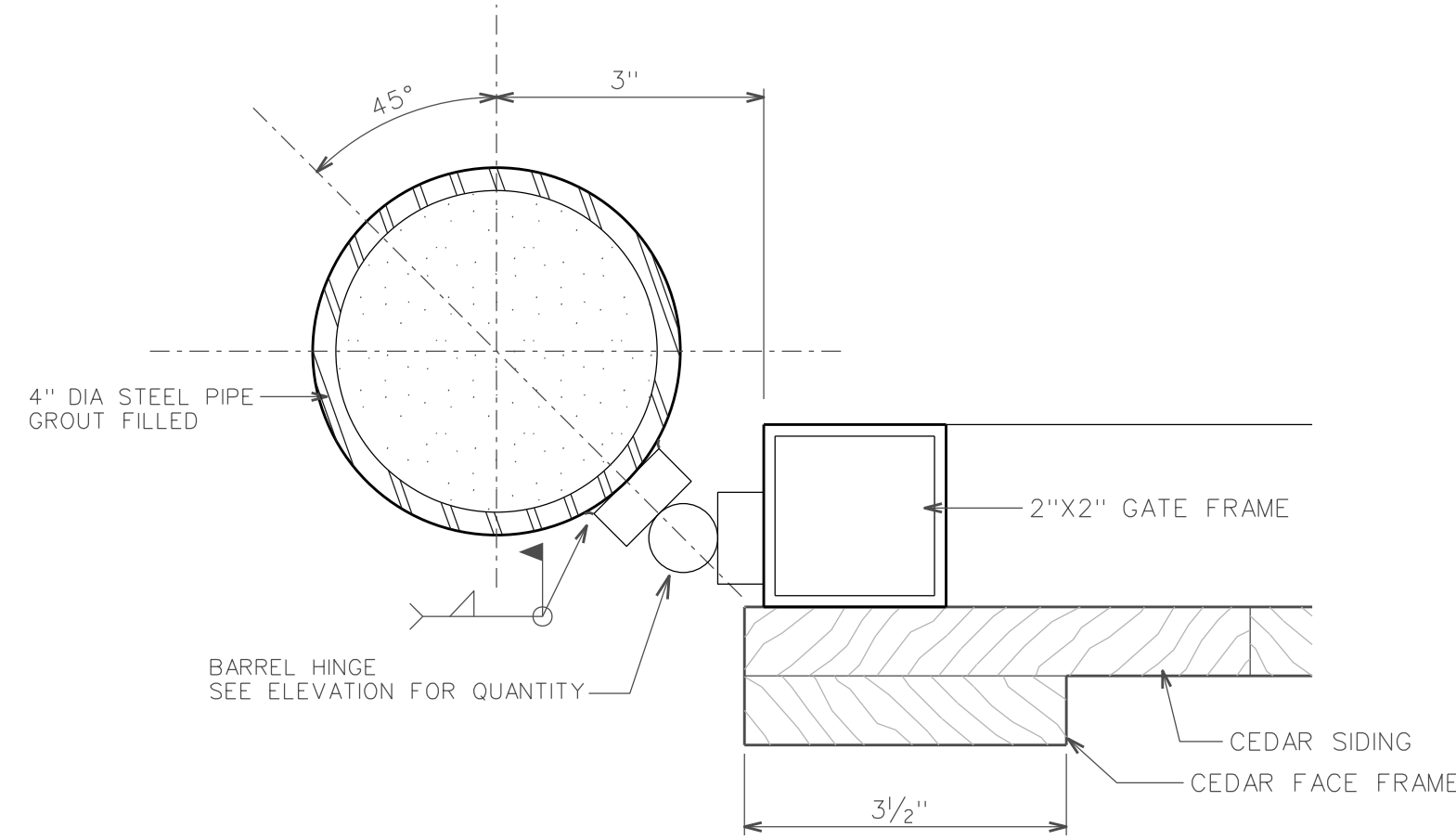
03 DUMPSTER ELEVATION
SCALE : 3/8"



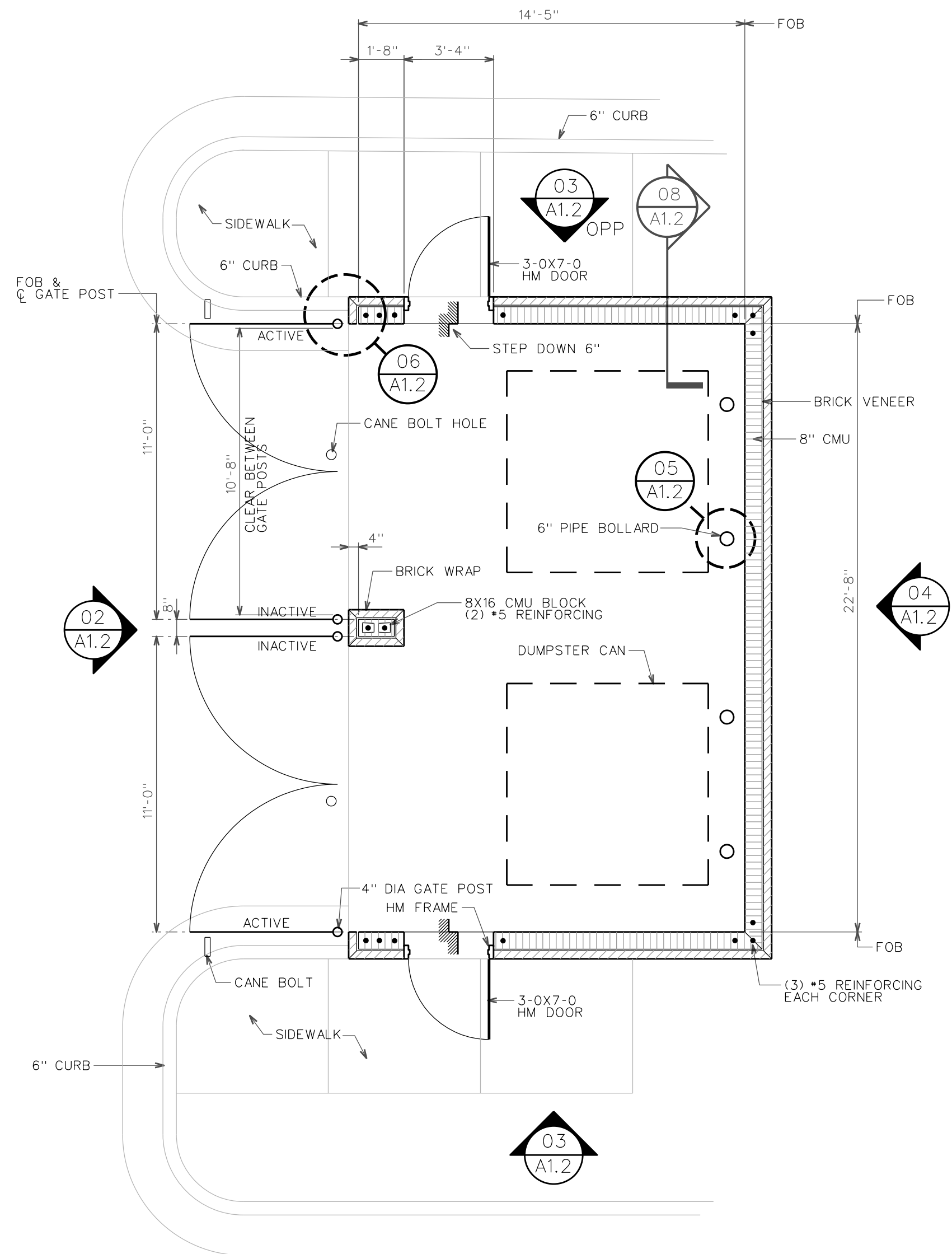
04 DUMPSTER ELEVATION
SCALE : 3/8"



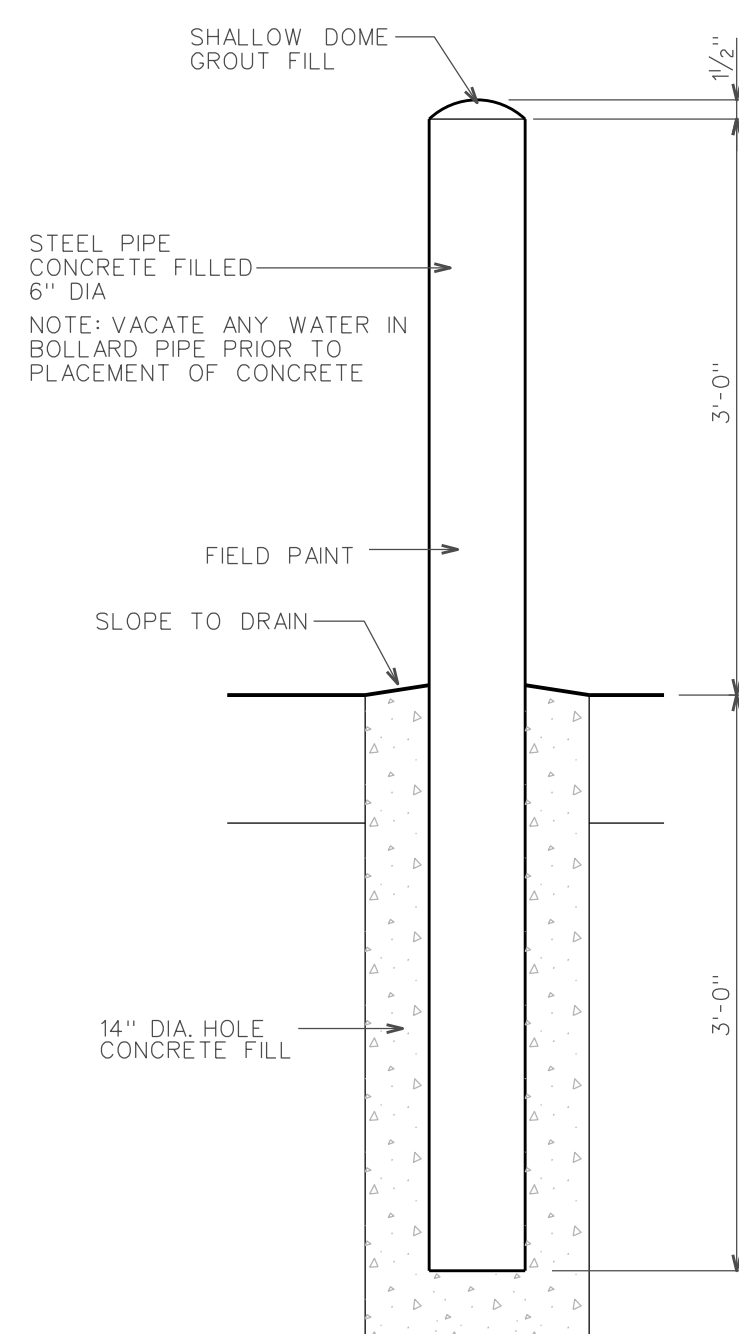
07 GATE LATCH
SCALE : 3"



06 GATE POST DETAIL
SCALE : 6"=1'-0"



01 DUMPSTER PLAN
SCALE : 1/4"=1'-0"



05 BOLLARD
SCALE : 1"=1'-0"

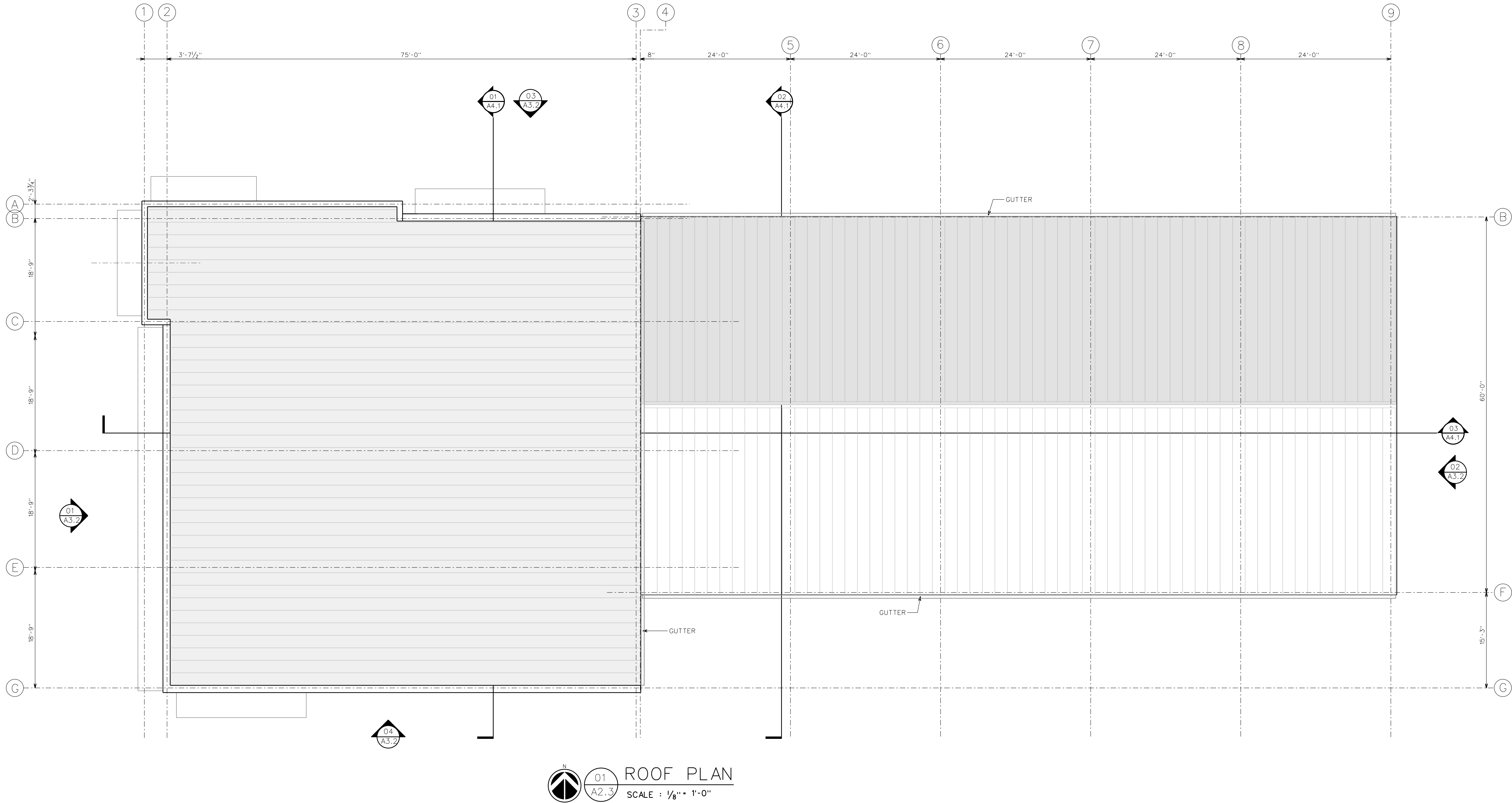


Estel Commercial Properties, LLC

Gluckstadt, MS 39110

REV:

65



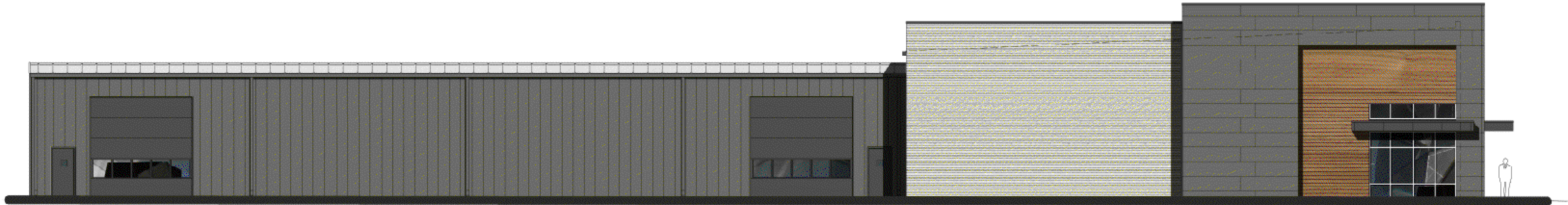
Rick's Pro Truck Site Expansion

Estel Commercial Properties, LLC

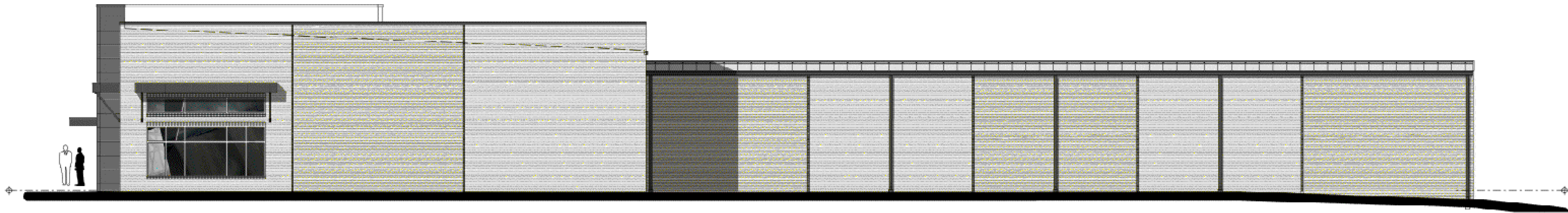
Calhoun Station Parkway
Gluckstadt, MS 39110

PROJECT: 26002
DATE: June 18, 2026
REV:

A2.3



NORTH ELEVATION



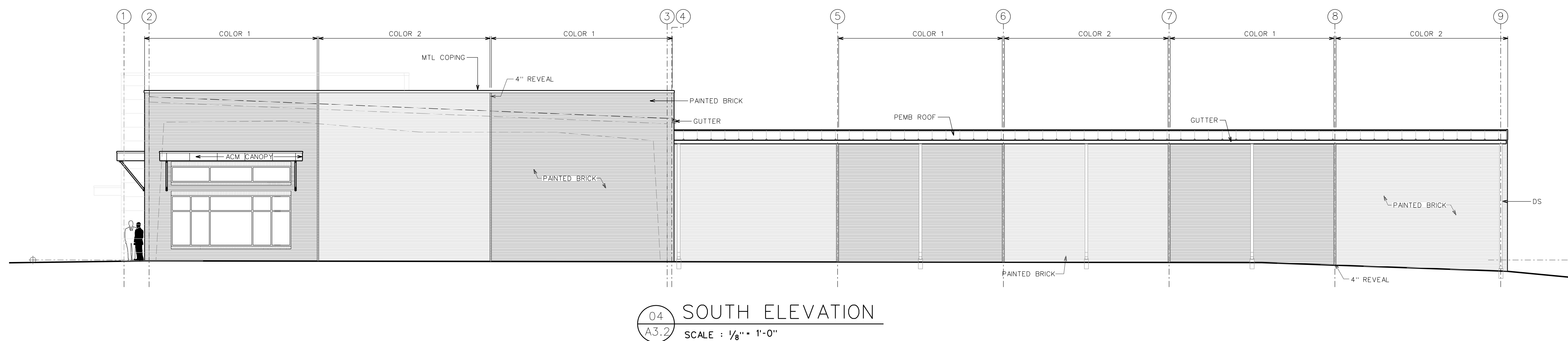
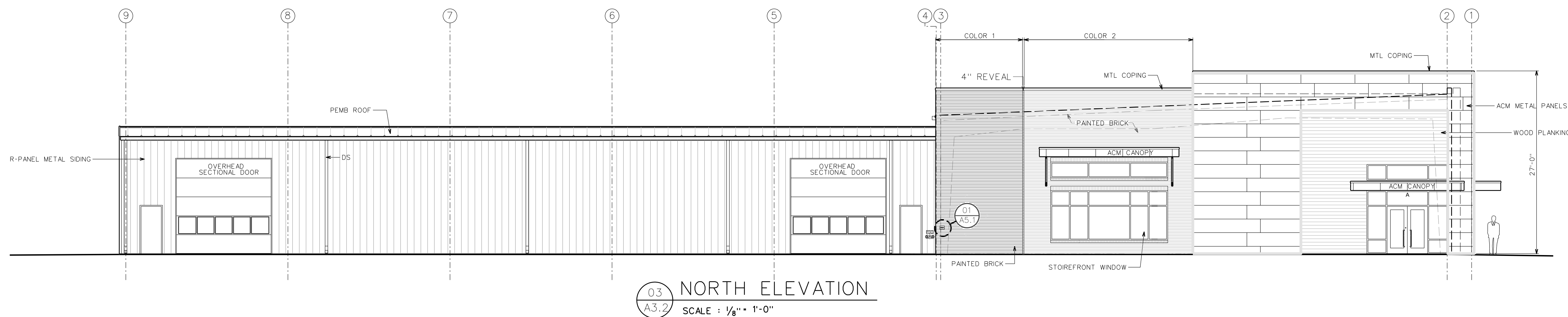
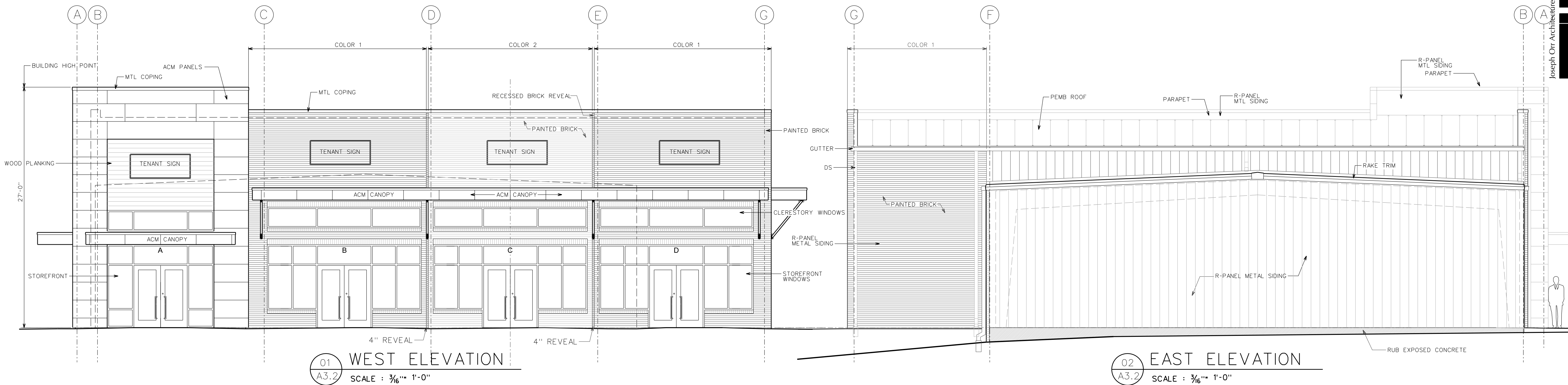
SOUTH ELEVATION

Rick's Pro Truck Site Expansion

Estel Commercial Properties, LLC
Calhoun Station Parkway
Gluckstadt, MS 39110

PROJECT: 26002
DATE: June 18, 2026
REV:

A3.1



Rick's Pro Truck Site Expansion

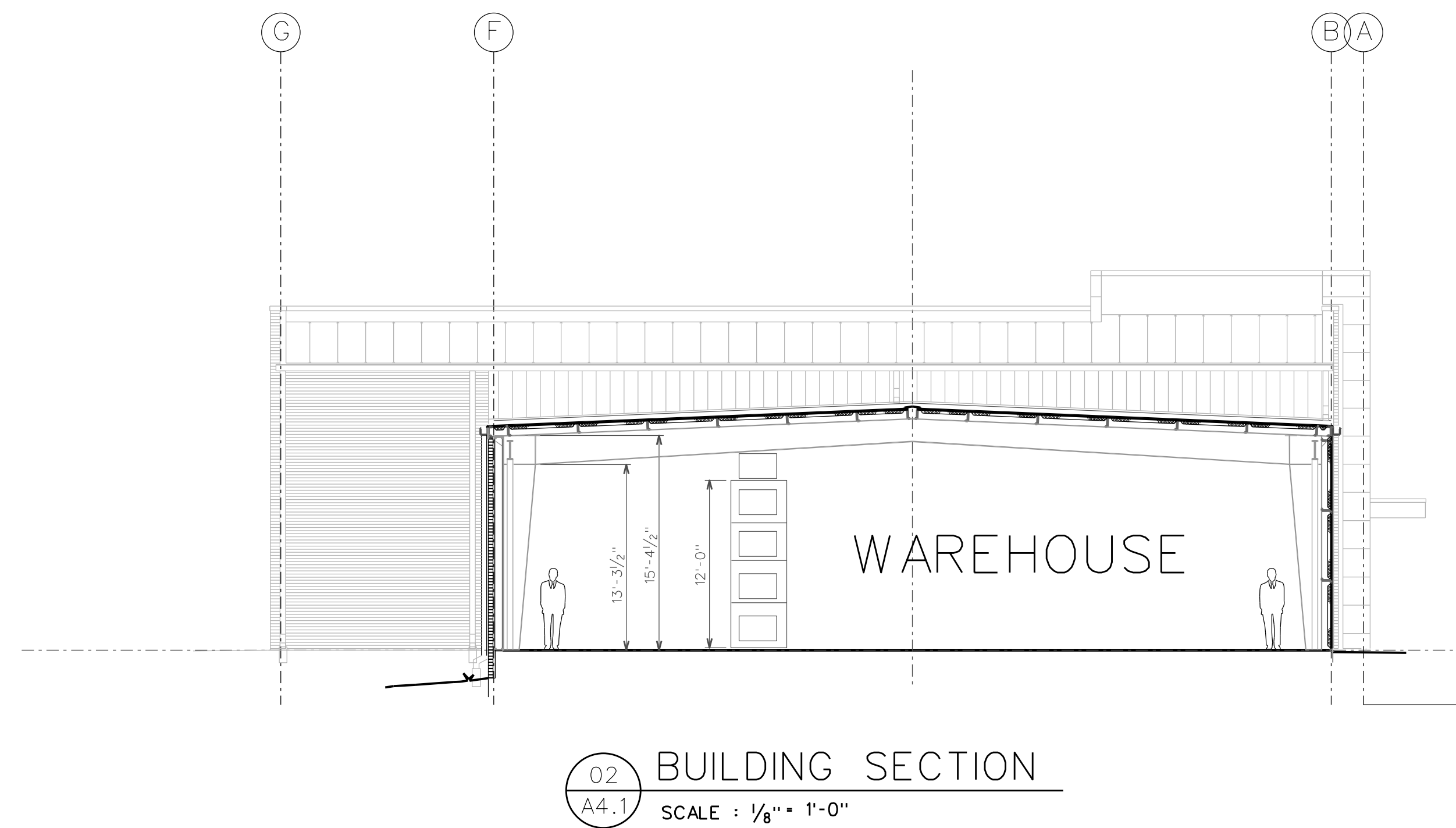
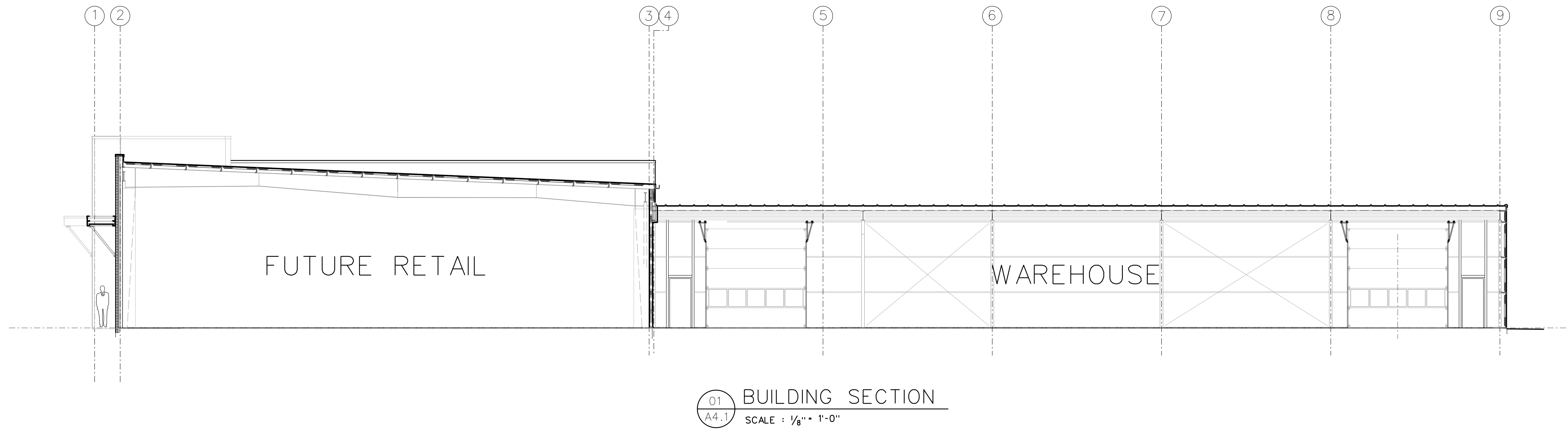
Estel Commercial Properties, LLC

Calhoun Station Parkway

Gluckstadt, MS 39110

PROJECT: 26002
DATE: June 18, 2026
REV:

A3.2



Rick's Pro Truck Site Expansion

Estel Commercial Properties, LLC
Calhoun Station Parkway
Gluckstadt, MS 39110

PROJECT: 26002
DATE: June 18, 2026
REV:



Joseph Orr
Architecture, PA





Joseph Orr
Architecture, PA



EXTERIOR COLORS

RPT SITE EXPANSION

GLUCKSTADT, MS

BRICK COLOR 1

BRICK COLOR 2

ACM PANELS

COPING

CANOPY

AGREEABLE GRAY
HGSW7029

2341.6

SLATS

MEGA GREIGE
HGSW7031

ROOF

WINDOWS

METAL PANELS

Joseph Orr
Architecture PA



CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 07/28/26

SUBJECT: Consideration of Site Plan-Project 26-041.01

As previously mentioned, Rick's Pro Truck (RPT) is planning an addition/expansion to their property on Calhoun Station. 35 spaces are required per our standards and currently they have 42 shown. We noticed that some of the parking space widths were scheduled to be 9.5' wide. That was an error and they will remedy this before the MMBOA meeting. They have enough spaces to lose in order to correct this. They have included a dumpster enclosure that will match the exterior of the proposed building. This property is in the floodplain and they will have to adhere to our floodplain requirement of 18" of freeboard. They plan to far exceed that with their FFE. They also included the sidewalk along Calhoun Station per our subdivision regulations. All stormwater will drain to the development planned drainage detention area to its South and they have provided sufficient RipRap at these outlets. We do believe this site plan meets our standards and recommend its approval.

City of Gluckstadt

Application for **Site Plan & Architectural Review**

Subject Property Address: unassigned at this time adjacent to RPT 238 Calhoun Station Parkway, 39110 county GIS map shows address to be 170 Calhoun Station Parkway, 39110

Parcel #: 082E-21-016/15.00

Owner: Estel Commercial Properties, LLC

Applicant: Estel Commercial Properties, LLC

Address: 3201 Louis Wilson Drive

Address: 3201 Louis Wilson Drive

Brandon, MS 39042

Brandon, MS 39042

Phone #: 601 946-8274

Phone #: 601 946-8274

E-Mail: rpt194@aol.com

E-Mail: rpt194@aol.com

Current Zoning District: C-2

Acreage of Property (If applicable): 3.32 entire tract, aprox 1.0 acre to be developed

Use sought of Property: Office/Retail/Restaurant

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.

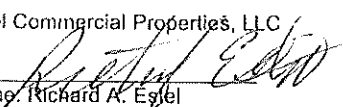
Site Plans shall be submitted by 5:00 pm on the 1st day of the month, immediately preceding the next regular meeting of the Planning and Zoning Commission and Architectural Review Committee. No Exceptions.

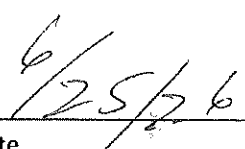
Once submitted to the Planning & Zoning Administrator for approval to add to the Planning and Zoning Commission's and Architectural Review Committee's agenda, no amendments or changes shall be made to the site plan. If you wish to submit changes, you will be required to resubmit by the 1st of the following 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.*

Applicant Signature

Estel Commercial Properties, LLC

By: 
Name: Richard A. Esjell
Title: Manager


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)



June 22, 2026

Mr. Caine Dearman
Planning & Zoning Director
City of Gluckstadt
107 Lone Wolf Drive
Gluckstadt, MS 39110

Re: Ricks Pro Truck Expansion
Calhoun Station Parkway
Gluckstadt, MS 39110

Dear Mr. Dearman,

Please accept the attached Architectural/Site Plan submittal for municipal review and approval of the above referenced project. To summarize the scope of work, Mr. Rick Estel, who owns Ricks Pro Truck (RPT), is developing the adjacent land area within an existing parcel. He desires to construct a "white box" facility to accommodate future tenants, which shall be classified as Group B Business, and Group M Mercantile occupants – tenants who will solicit their own approvals and permitting at the appropriate time.

Coupled with this, RPT seeks additional warehouse space (Group S-2), which the adjacent property can accommodate. Our design reflects a warehouse component separate from the retail portion of the new facility. RPT will conduct their operations between the existing building and this warehouse component, within the gated part of the back of site. This is not to say that future tenants will never need access to this warehouse space – I can foresee uses where a storage component can complement a retail operation. Presently though, RPT needs this storage space for their own use.

It is our understanding the detention pond across the street has been engineered to accept runoff from the property. The original engineer for this pond is participating as part of our team, and his drawings reflect such.

We are looking forward to getting this underway, and seek your permission to do so.

Joseph Orr Architecture PA

Joseph Orr

967 Madison Ave,
Suite B
Madison, MS
39110
601 855-0123

RPT Gluckstadt Property Information

Legal Description found in that certain Special Warranty Deed to Estel Commercial Properties, LLC, a Mississippi limited liability company, dated December 8, 2016, and recorded as Instrument No. 501851 in Book 3442, Page 851 in the office of the Chancery Clerk of Madison County, MS.

Legal Description of Property:

A certain tract of land containing 3.32 acres, more or less, situated in the Southeast Quarter of the Northwest Quarter of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi, and being a part of that same tract of land as recorded in the Office of the Chancery Clerk of Madison County, Mississippi, in Deed Book 462 at page 690 and being more particularly described as follows:

Commencing at a P.K. nail, set in pavement, marking the Northwest corner of Section 21, Township 8 North, Range 2 East, Madison County, Mississippi; run thence South 36°29'16": East for 2,648.39 feet to a ½" rebar (found) at the intersection of the East line of Calhoun Station Parkway with the South line of Autobahn Loop, said point hereinafter referred to as the Point of Beginning:

Thence South 65°04'47" East along the South line of Autobahn Loop for 33.19 feet to a ½" rebar (found); thence Easterly along the arc of a 10°48'38" curve to the left, said curve having a radius of 530.00 feet and a chord of South 77°03'29" East for 219.99 feet, for an arc distance of 221.61 feet to a ½" rebar (found); thence South 89°02'11" East along the South line of Autobahn Loop for 24.63 feet to a ½" rebar (set); thence leaving the South line of Autobahn Loop, run South 00°23'37" East for 389.73 feet to a ½" rebar set on the top bank of said new ditch; thence Westerly along the top bank of said new ditch, the following courses and distances:

North 89°56'04" West for 239.14 feet;

North 81°26'59" West for 31.62 feet;

North 64°48'06" West for 71.79 feet;

North 76°15'25" West for 78.11 feet to a ½" rebar set on the East line of Calhoun Station Parkway; thence Northerly along the arc of a 02°56'18" curve to the right, said curve having a radius of 1,950.00 feet and a chord of North 19°14'55" East for 422.96 feet, for an arc distance of 423.78 feet to the Point of Beginning.

Adjacent Owners within 500 feet of the Property:

- 2016 LLC
 - o Address: 105 Acacia Ct, Flowood, MS 39232
 - o Immediately Adjacent
- Calhoun Station Property Owners
 - o Address: 384 Church Rd, Madison, MS 39110
 - o Immediately Adjacent
- S & P Management LLC
 - o 119 Rosedowne Bend, Madison, MS 39110
 - o Across Autobahn Loop

- John C. Herrald et al.
 - o John C. Herrald
 - o Annete Maria Schmidt Harreld
 - o Ronald L. Hutchinson
 - o PO Box 160, Madison, MS 39130
 - o Across Autobahn Loop
- Citizens Bank of Philadelphia
 - o 521 Main Street, Philadelphia, MS 39350
 - o Across Autobahn Loop
- Pingree 2000 Real Estate Holdings LLC
 - o 600 Corporate Park Drive, St. Louis, MO 63105
 - o Across Autobahn Loop
- Callaway Holdings LLC
 - o PO Box 1919, Ridgeland, MS 39158
 - o Northwest of Property
- Paula Looney
 - o 206 Church Road, Madison, MS 39110
 - o West of Property
- Gluckstadt Family Entertainment LLC
 - o 457 Bozeman Road, Madison, MS 39110
 - o Directly east of property behind 2016 LLC property.
- Bear Creek Water Association Inc.
 - o 301 Distribution Drive, Madison, MS 39110
 - o Directly south of the southwest corner of the Property
- Bellamare Development LLC
 - o 1554 West Peace St, Canton, MS 39046
 - o South and southwest of Property
- R&S Holdings LLC
 - o 1554 West Peace St, Canton, MS 39046
 - o South of Property
- GPMG Holdings LLC
 - o 116 Ashbrook Trail, Madison, MS 39110
 - o South of Property
- MAG Holdings #1 LLC
 - o 176 American Way, Madison, MS 39110
 - o Southwest of Property
- Andrea Hodge Grasse and Ronald Golden Grasse III
 - o 184 Church Road, Madison, MS 39110
 - o Southwest of Property



CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 07/28/26

SUBJECT: Public Hearing-Project 26-044 Conditional Use

Applicant is requesting a Conditional Use approval for a laundromat service at 160 Weisenberger Rd. This site has been previously updated, and this request is for a build out in an existing building which currently has a dry cleaning business in it as well. The proposed use is similar to the Lost Sock concept except they will have a self-service element to it. Currently there are no laundromats in the City and with this location we do believe it would be a good fit to accompany the dry cleaners. Our only hesitation is the self-service aspect of this. Drop-off and pick-up concept seems appropriate, but not the self-service aspect. Owner and designer are here if you have any questions.

We did make a publication of this Conditional Use in the local paper and placed a sign at the property. To date, we have received no public opposition to this Conditional Use.

City of Gluckstadt

Application for Conditional Use

Subject Property Address: 1600 Weisenberger Road Suite A
 Parcel #: 082H-28-001/04.02

Owner: LA Flor L, L, C
 Address: _____

Applicant: Daniel W. Woldridge
 Address: 4141 Church Rd Suite 700

Phone #: 601-850-6389
 E-Mail: fredyagarcia91@gmail.com

Phone #: 601-209-8165
 E-Mail: woldridgearchitecture@yahoo.com

Current Zoning District: C-2
 Acreage of Property (If applicable): 1.62 (70,658 sq ft)
 Use sought of Property: Retail/Service

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 805.01 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)

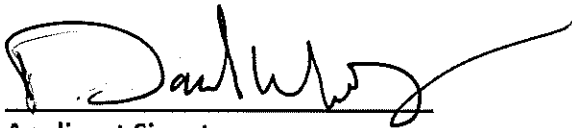
A Conditional Use shall not be granted unless satisfactory provisions and arrangements have been made concerning all the following:

- (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

6-11-24

Date

Property Owner Signature

Date



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

June 11, 2026

Caine Dearman

City of Gluckstadt

Planning Administrator

**Re: Business Usage in C-2 zoning
Church Rd.
Gluckstadt, Ms**

Caine,

Please find that my client is requesting the use of an upscale personal clothing cleaning service in a C-2 zoning in the City of Gluckstadt. This service will provide the washing and folding of clothing dropped off by clients. It will also allow the cleaning of larger garments, such as linens and beddings. We feel that this is an appropriate zoning, a zoning which allowed the "Lost Sock" to be previously located in.

Thank you for your consideration to place us on the next Planning & Zoning agenda.

Sincerely,

Daniel Wooldridge

BOOK 3129 PAGE 810 DOC 01 TY W
INST # 743717 MADISON COUNTY MS.
This instrument was filed for
record 9/23/14 at 11:05:01 AM
CYNTHIA PARKER, C.C. BY: HRM D.C.

Prepared By:
Paul David Hastings
Attorney at Law (MSB #2075)
321 Highway 51, Suite B
Ridgeland, MS 39157
(601) 607-2996

Return to:
Paul David Hastings
Attorney at Law
321 Highway 51, Suite B
Ridgeland, MS 39157
(601) 607-2996

12-⁰⁰
517

{INDEXING: Part of NE 1/4 NE 1/4 and SE 1/4 NE 1/4, Sec. 28, T8N-R2E, Madison Co., MS}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned,

S.K.B. HEAVY EQUIPMENT CO., LLC
a Mississippi limited liability company
916 Montrose Dr.

Ridgeland, MS 39157
(601) 573-2525

("Grantor"), does hereby sell, convey and warrant unto

LA FLOR, LLC
a Mississippi limited liability company
1401 E. Fortification St.
Jackson, MS 39202

(601) 260-0817

("Grantee"), the following described land and property together with all privileges,

easements, and appurtenances belonging thereto located and situated in the County of Madison, State of Mississippi, and being more particularly described as follows, to-wit:

A certain parcel of land begin situated in the Northeast 1/4 of the Northeast 1/4 and in the Southeast 1/4 of the Northeast 1/4 of Section 28, T8N-R2E, Madison County, Mississippi, and being more particularly described as follows:.

Commence at an existing iron pin marking the Northeast corner of said Section 28 and run thence West for a distance of 894.49 feet to a point; run thence South for a distance of 673.14 feet to an existing iron pin; run thence South 02 degrees 10 minutes 01 second West for a distance of 420.66 feet to a set iron pin and the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING continue thence South 02 degrees 10 minutes 01 second West for a distance of 291.81 feet to an existing iron pin on the North right-of-way line of Weisenberger Road; run thence North 67 degrees 36 minutes 00 seconds West along said North right-of-way line of Weisenberger Road for a distance of 287.77 feet to an existing iron pin marking the Southeast corner of the Kenneth W. Simmons property as described in deed recorded in Deed Book 381 at Page 104, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi; leaving said West right-of-way line of Weisenberger Road run thence North 02 degrees 10 minutes 01 second East along the East line of said Simmons property for a distance of 192.29 feet to a set iron pin; leaving said East line of the Simmons property, run thence South 87 degrees 49 minutes 59 seconds East for a distance of 270.00 feet to the POINT OF BEGINNING.

Subject to a 50 foot easement for ingress and egress off the West property line.

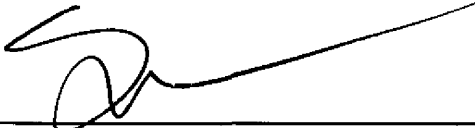
IT IS AGREED AND UNDERSTOOD that the taxes for the current year (2014) have been prorated as of this date on an estimated basis, and when said taxes are actually determined if the proration as of this date is incorrect, then the Grantor agrees to pay to said Grantee or its assign, any deficit on an actual proration, and likewise the Grantee agrees to pay to the Grantor or its assigns, any over payment on an actual proration

THIS CONVEYANCE is subject to any and all applicable building restrictions,

restrictive covenants, rights of way, easements and any and all government regulations, ordinances, zoning laws, and prior mineral reservations and/or transfers applicable to the above described property.

WITNESS MY SIGNATURE this the 18th day of September 2014.

S.K.B. HEAVY EQUIPMENT CO., LLC

BY: 
SHELBY K. BRANTLEY - Manager

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18th day of September, 2014, within my jurisdiction, the within named Shelby K. Brantley, who acknowledged to me that he is manager of S.K.B. Heavy Equipment Co., LLC, a manager-managed Mississippi limited liability company, and that as manager of said limited liability company, and as the act and deed of said limited liability company, he executed and delivered the above and foregoing instrument, after having been duly authorized by said limited liability company so to do.

My Commission Expires:

29, January 2018




NOTARY PUBLIC

FREDDY GLUCKSTADT.dwg

11/19/2025 4:25 PM

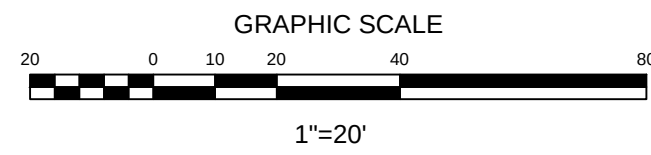
OWNER

HAYLEX PROPERTIES, LLC
C-2

BOOK 405
PAGE 65

1 A1.0 SITE PLAN

SCALE: 1"=30'-0"



ZONING C1
BUILDING USAGE = RETAIL
TOTAL SITE = 70,658SF
BUILDING SF = 6,000SF
LOT COVERAGE = 8.5%
PROVIDED PARKING
52 PARKING SPACES

MYERS CONSTRUCTION

8' MTL. FENCE W/ ROLLING GATE

8" REINFORCED CONCRETE
GREASE TRAP

6' DUMPSTER ENCLOSURE

CONCRETE

ASPHALT

WEISENBERGER ROAD

1 A1.0 LANDSCAPE PLAN

SCALE: 1"=30'-0"

WEISENBERGER ROAD

8' MTL. FENCE W/ ROLLING GATE

8" REINFORCED CONCRETE
GREASE TRAP

6' DUMPSTER ENCLOSURE

CONCRETE

ASPHALT

PAINTED
RED RUFFLE AZALEAS
GRASS
DRAKE ELM
RED RUFFLE AZALEAS
GRASS
CRAPE MYRTLE
KNOCKOUT ROSES
HELLER/JAPANESE HOLLY
2" DIA. SHALL BE MASONRY
PAINTED TO MATCH BUILDING
KNOCKOUT ROSES

1 A1.0 DUMPSTER ENCLOSURE

SCALE: NTS

METAL GATE

6" STL. PIPE BALLARD
FILLED WITH CONCRETE

EIFS TO MATCH BUILDING

REVISIONS	BY



WOOLDRIDGE & ASSOCIATES
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-8865
WOOLDRIDGEARCHITECTURE@AOL.COM

160 Weisenberger Rd Site & Building Renovation Gluckstadt, Mississippi

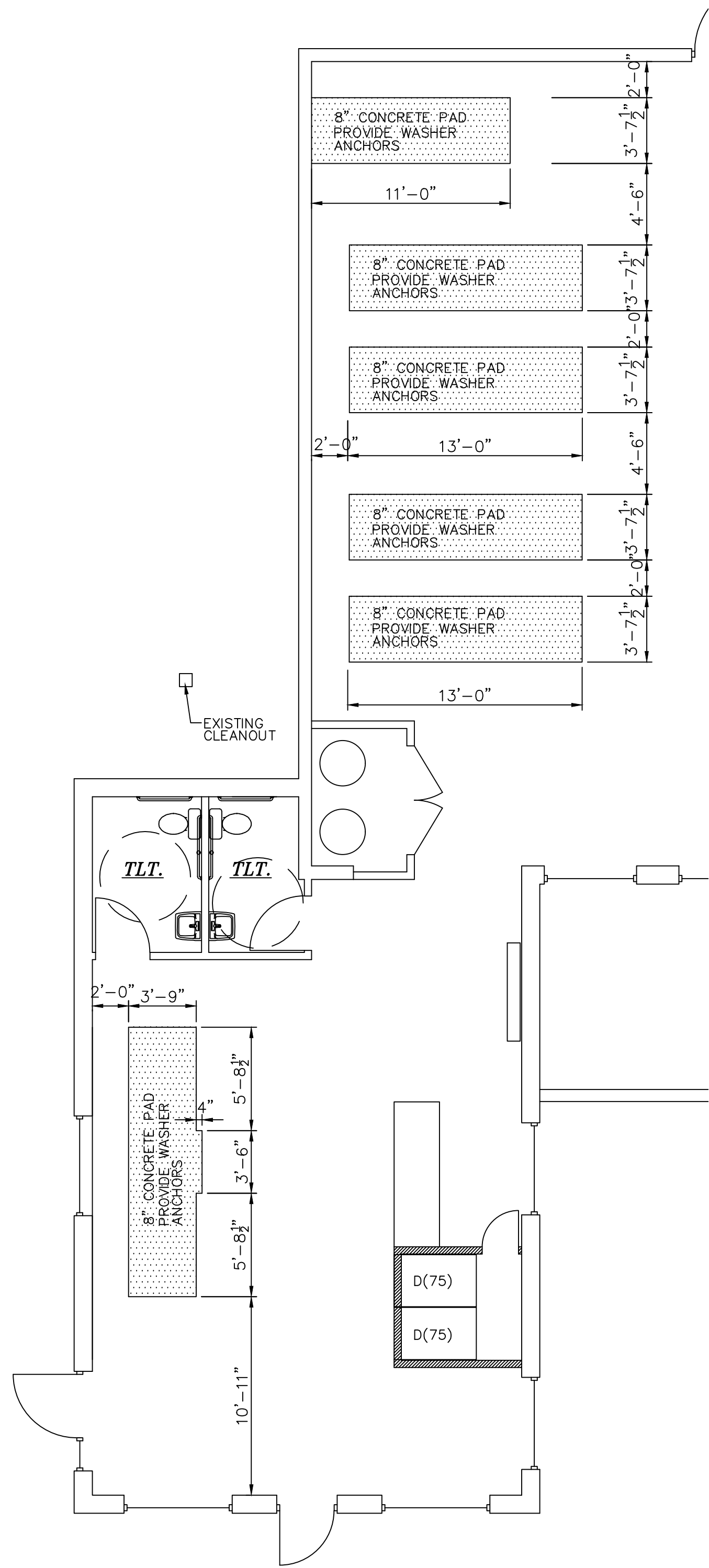
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IT MAY NOT BE REPRODUCED
OR SHALL ANY DOCUMENTS BE REPRODUCED
FROM THIS DESIGN WITHOUT THE EXPRESS WRITTEN
PERMISSION OF WOOLDRIDGE & ASSOCIATES.

DRAWN
CHECKED
DATE 12/4/25
SCALE
JOB NO.
SHEET
A0.0
OF SHEETS

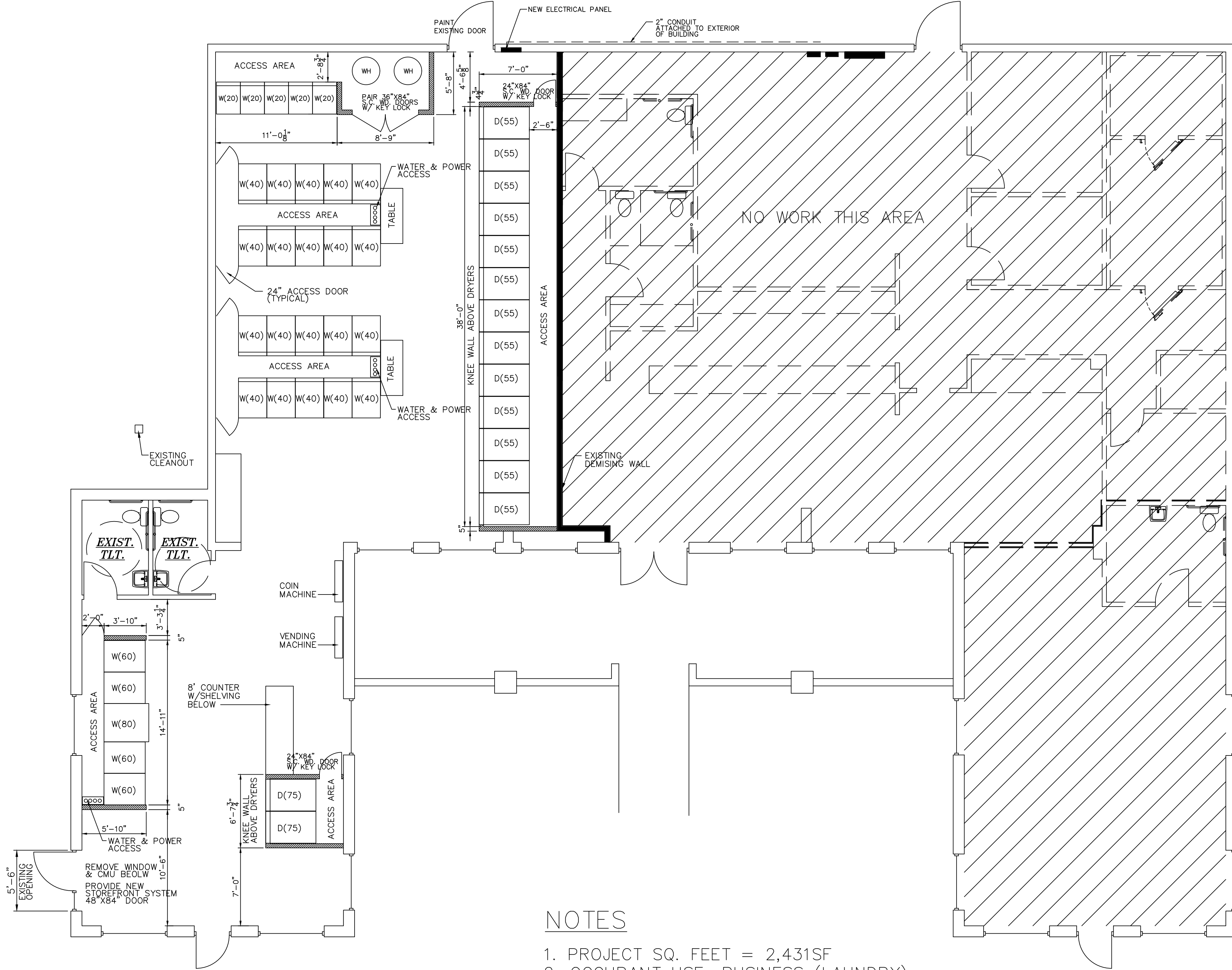
FREDDY GLUCKSTADT.dwg

11/19/2025 4:25 PM

OWNER



1 WASHER PADS
SCALE: 3/16"=1'-0"

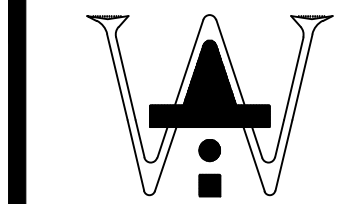


1 FLOOR PLAN
SCALE: 3/16"=1'-0"

NOTES

1. PROJECT SQ. FEET = 2,431SF
2. OCCUPANT USE; BUSINESS (LAUNDRY)
3. INTERIOR BUILDING RENOVATION
4. DEMISING WALL EXISTING. NO PENETRATIONS REQUIRED.
5. REUSE EXISTING HVAC. PROVIDE CLEAN FILTERS.
6. REUSE EXISTING LIGHTING. RECIRCUIT LIGHTS AND SWITCHES TO NEW ELECTRICAL PANEL.
7. PAINT NEW WALLS. TOUCH UP EXISTING WALLS AS REQUIRED.

REVISIONS	BY



WOODBIDGE & ASSOCIATES
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-8665
WOODBIDGEARCHITECTURE@FARO.COM

160 Weisenberger Rd Suite 'A'
Bear Spin & Fold
Gluckstadt, Mississippi

THIS DESIGN IS THE COPYRIGHTED PROPERTY OF
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IT MAY NOT BE REPRODUCED
OR SHALL ANY DOCUMENTS BE REPRODUCED
FROM THIS DESIGN WITHOUT THE EXPRESS WRITTEN
PERMISSION OF WOODBRIDGE & ASSOCIATES.

DRAWN
CHECKED
DATE 5/15/26
SCALE
JOB NO.
SHEET
A1.0
OF SHEETS



CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 07/28/26

SUBJECT: Public Hearing-Request for Conditional Use-Project 26-045 D Noblin

D Noblin is requesting approval for Conditional Use for their upcoming big box furniture store at the old Callaway's building on Calhoun Station. In the C-2 Zone, Conditional use is required for big box retail stores. This is an existing site, and the current building is approximately 17,570 SF. They plan to add 15,154 SF making it approximately 32,715 SF. We do believe a Conditional Use is warranted in this situation and will fill a need within the City. The Owner and designer are here if you have any questions.

We did make a publication in the local paper and placed a sign at this property. To date, we have not received any comments regarding this Conditional Use.

City of Gluckstadt

Application for Conditional Use

Subject Property Address: 259 Calhoun Station Pkwy, Madison, MS 39110

Parcel #: 082E-21-016/12.00

Owner: D. Noblin, Inc.

Address: 312 Airport Road S.

Pearl, MS 39208

Applicant: Danny Gray

Address: 312 Airport Road S.

Pearl, MS 39208

Phone #: 601-936-7910 ext.102

E-Mail: bryan.t@dnoblinfurniture.com

Phone #: 601-936-7910 Ext. 104

E-Mail: danny.g@dnoblinfurniture.com

Current Zoning District: C-2

Acreage of Property (if applicable): 3.34 ACRES

Use sought of Property: FURNITURE STORE

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.

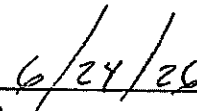
Applicant shall be present at the Planning and Zoning Commission meeting and Mayor and Board of Alderman meeting. Documents shall be submitted thirty (30) days prior to the Planning and Zoning Commission meeting.

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.



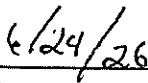
Applicant Signature



Date



Property Owner Signature



Date



343 Distribution Drive
Gluckstadt MS 39110

Receipt Number:

RO Section 4, Item F)

Cashier Name: BRIDGETTE SMITH

Terminal Number: 24

Receipt Date: 6/26/2026 1:28:36 PM

GRAY, DANNY
C/O VENTURE SOUTH CONSTRUCTION COMPANY II
P O BOX 16549
JACKSON, MS 39236

Trans Code: 400.00 - Permit Payments
2026096 250.00CR

Account: 2026096 GRAY, DANNY

\$250.00

Total Balance Due: \$250.00

Payment Method: Check Payor: GRAY, DANNY

Reference: 6165

Amount: \$250.00

Total Payment Received: \$250.00

Change: \$0.00



Invoice

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

Bill to
City of Gluckstadt Planning and Zoning

Invoice number **20571CB1-0088**
Notice ID o4MPtPjbzzjW63A7fMAL
Publisher Madison County Journal
Date of issue Jul 7, 2026
Date due Aug 7, 2026
Amount due **\$29.51**

Description	Qty	Unit price	Amount
07/09/2026: Governmental Entity Notice	1	17.28	17.28
Proof of Publication Fee	1	5.00	5.00

=== Notes ===

Notice Name: Conditional Use - D Noblin

=== 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/LNqD9Tmk1oHQmVnlxBPK/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 20571CB1-0088 on the memo, include a printed copy of your Invoice PDF, make the check payable to Column Software PBC, and mail to the address above.

Net Subtotal	\$22.28
Tax	0.00
Processing Fee	7.23
Amount due	\$29.51

Pay here: <https://www.column.us/invoices/LNqD9Tmk1oHQmVnlxBPK/pay>



OFFICIAL AD PROOF

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

Notice ID: o4MPtPJbzzjW63A7fMAL | Proof Updated: Jul. 07, 2026 at 03:53pm CDT
Notice Name: Conditional Use - D Noblin

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

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

FILING FOR
Madison County Journal

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

07/09/2026: Governmental Entity Notice	17.28
Proof of Publication Fee	5.00
Subtotal	\$22.28
Tax	\$0.00
Processing Fee	\$7.23
Total	\$29.51

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST that there will be a public hearing on Tuesday, July 28, 2026 at 6:00 PM, before the Gluckstadt Planning and Zoning Commission at the Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, MS 39110 for the purpose of determining whether or not a conditional use shall be granted to the owners of the following described parcel number:

Address: 259 Calhoun Station Parkway
Madison County Parcel No.
082E-21-016/12.00

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: July 9, 2026


7/8/26



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

July 2, 2026

Cane Dearman

City of Gluckstadt

Planning & Zoning Administrator

**Re: C-2 Conditional Use Request for
Gluckstadt Rd.
Gluckstadt, Ms**

Caine,

The D. Noblin Furniture Store has acquired the former Calloways Nursery building and site at the corner of Calhoun Station Parkway and Gluckstadt Way. This site is zoned C-2 and requires a conditional use by the City to place and operate a Big Box Retail (D. Noblin Furniture) in C-2 zoning.

We are requesting a Conditional Use from the City at this time. The previous occupant was a large scale retail plant nursery and landscape furniture store, serving the public. The new occupant, D. Noblin Furniture is also a large scale retail furniture store serving the public.

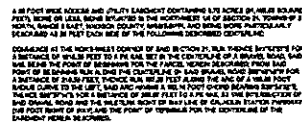
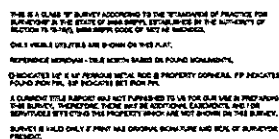
The location of the site is at the corner of Calhoun Station Parkway and Gluckstadt Way, offering proper access for the public for such a use. The existing building is 17,570sf, an addition of 15,145sf will create an overall building of 32,715sf. The existing site provides the required parking.

This site is also located in the new design district 'Neighborhood Commercial Design District' found in the new Architectural Ordinances. The new addition and renovation will follow the guidelines of the 'Village Mid Century Buildings', also part of the new Architectural Ordinances.

D. Noblin is excited with its new location in the City of Gluckstadt and looks serving the City.

Thank you,

Daniel Wooldridge

[illegible]





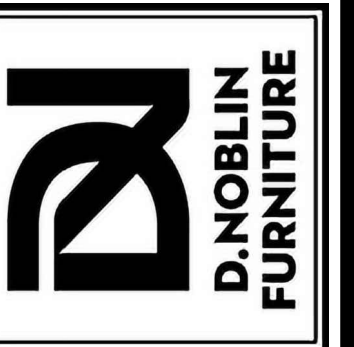
REVISIONS	BY



WOOLDRIDGE ARCHITECTURE, PLLC
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-4365
WOOLDRIDGEARCHITECTURE@YAHOO.COM



259 CALHOUN STATION PARKWAY
MADISON, MS 39110



NEW ADDITION FOR:

OWNER: WOOLDRIDGE
CHECKED:
DATE: 29 JUNE 2026
SCALE:
JOB NO.:
SHEET:

SITE

PARCEL CONTAINS
3.34 ACRES ±
145,519.59 SQ. FT.

PARKING CALCULATIONS:
SHOWROOM = 29,873
OFFICE/WHSE = 2,842
TOTAL SF = 32,715
29,873 SF / 500 SF = 60 SPACES
2,842 SF / 1000 SF = 3 SPACES
TOTAL SPACES REQUIRED = 63 - 10'X20' SPACES
TOTAL SPACES PROVIDED = 94 - 10'X20' SPACES

D NOBLIN FURNITURE
PARCEL ID:
LOT COVERAGE CALCULATIONS:

Existing Building: 17,570 SF
New Building: 15,145 SF
Grand Total Coverage (New + Existing) 32,715 SF or .75 acres
Lot Coverage = .75 acres (32,715 SF) / 3.24 acres (145,519 SF)= 22.5%
Parking Required = 63 spaces - Parking Provided = 94 spaces

OWNER: JOHN C HARRELD
PID: 082E-21-016/01.00
ZONING: C-2

BOOK 3270
PAGE 619

OWNER: CALLAWAY HOLDINGS LLC
PID: 082E-21-016/12.00
ZONING: C-2

50' WIDE ACCESS
AND UTILITY EASEMENT
0.72 ACRES ±
31,492.83 SQ. FT.

AVEL

POINT OF
BEGINNING

SET
"PK"

N84°58'19"W
84.08'

SIP

15' UTILITY
EASEMENT

GLUCKSTADT WAY
60' ROW
(ASPHALT)
(BK 3725 PG 778)

R=975.00'
L=324.00'
C=322.51'
N75°27'07"W

SSMH

FOPT
BOX

PP

45.34'

PROPANE
TANK

SET
"PK"

N65°55'56"W
79.55'

FIP

SSMH

FOPT
BOX

FIP

TPED

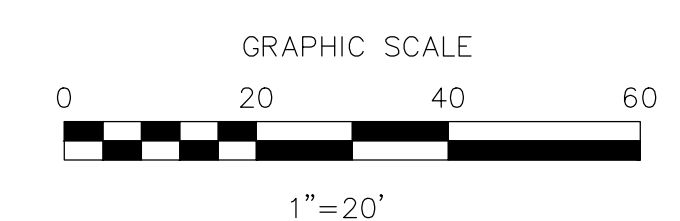
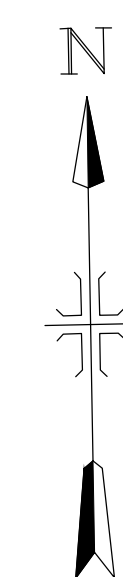
N28°36'53"W
34.72'

OWNER: CITIZENS BANK OF PHILADELPHIA
PID: 082E-21-016/25.00
ZONING: C-2

OWNER: S & P MANAGEMENT LLC
PID: 082E-21-016/24.00
ZONING: C-2

OWNER: CALLAWAY HOLDINGS LLC
PID: 082E-21-016/12.00
ZONING: C-2

BOOK 3270
PAGE 619



Date of field survey: June 19, 2026.

Reference Bearing are based on the Mississippi State Plane Coordinate System, NAD 83 – Mississippi West Zone.

Class "B" survey in accordance with the minimum standards for land surveying in the State of Mississippi.

Vertical elevations are referenced to NAVD88

Boundary Survey performed by Affordable Surveying Solutions, Inc. dated 4-21-2026.

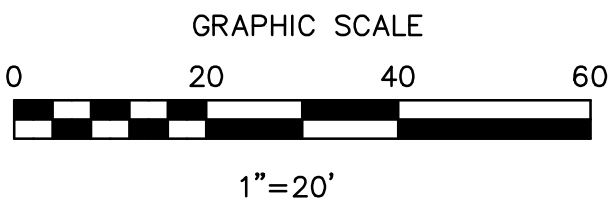
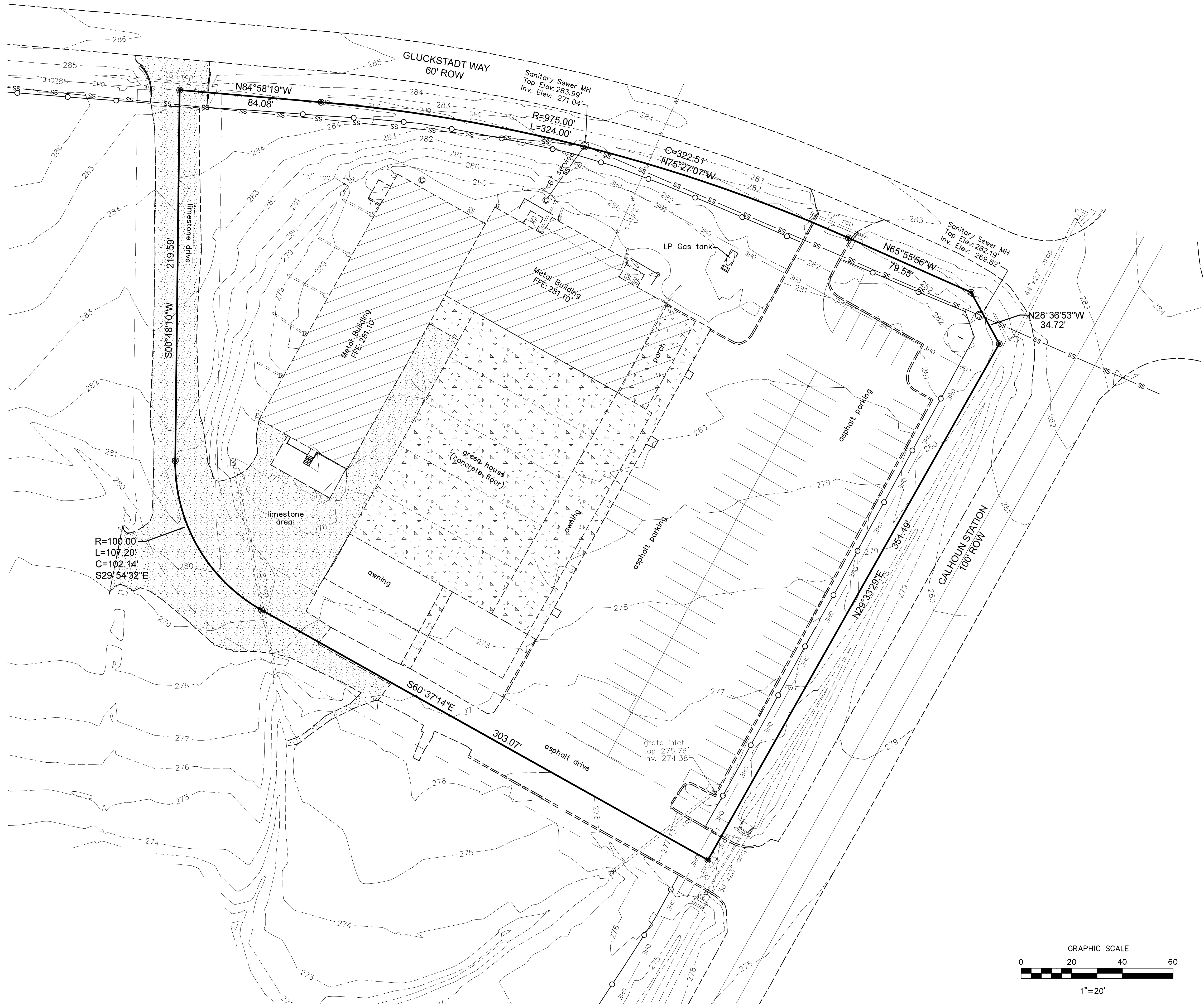
This topographic survey was performed and this plat was prepared by Baird Engineering, Inc.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925-5015

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 June 19, 2026.

LEGEND

	CABLE PEDESTAL		FIRE HYDRANT
	UTILITY POLE		TELEPHONE PEDESTAL
	GAS VALVE		SIGN
	WATER VALVE		STORM INLET
	1/2" IRON REBAR FOUND		SAN. SEWER MANHOLE
	1/2" IRON REBAR SET (18" long)		SOIL BORING
	LIGHT POLE		SAN. SEWER
	WATER METER		GAS LINE
	SEWER CLEANOUT		UNDERGROUND TELECOMMUNICATION
	POWER METER		CONTOURS
	GAS METER		OVERHEAD POWER
	PINE TREE		UNDERGROUND ELECTRIC
	WATER METER		WATER MAIN
			OAK TREE
			AIR CONDITION UNIT



TOPOGRAPHIC SURVEY
for
D. NOBLIN FURNITURE

C 0.0

Project No.:
5180
Date:
06/19/2026
Scale:
1" = 20'
Drawn By:
CLB
Reviewed By:
CLB

BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925-5015

No.	Revisions:	By:	Date:

1. 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 FLORENCE STANDARDS.

TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY BAIRD ENGINEERING, INC.

2. 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

3. 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.

4. CLEAN-UP

UPON COMPLETION OF WORK OF THIS SECTION, REMOVE FROM PREMISES, AND DISPOSE OF ALL RELATD DEBRIS. IMPLEMENT EROSION CONTROL PLAN.

5. SITE GRADING

PROFROLLING 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.

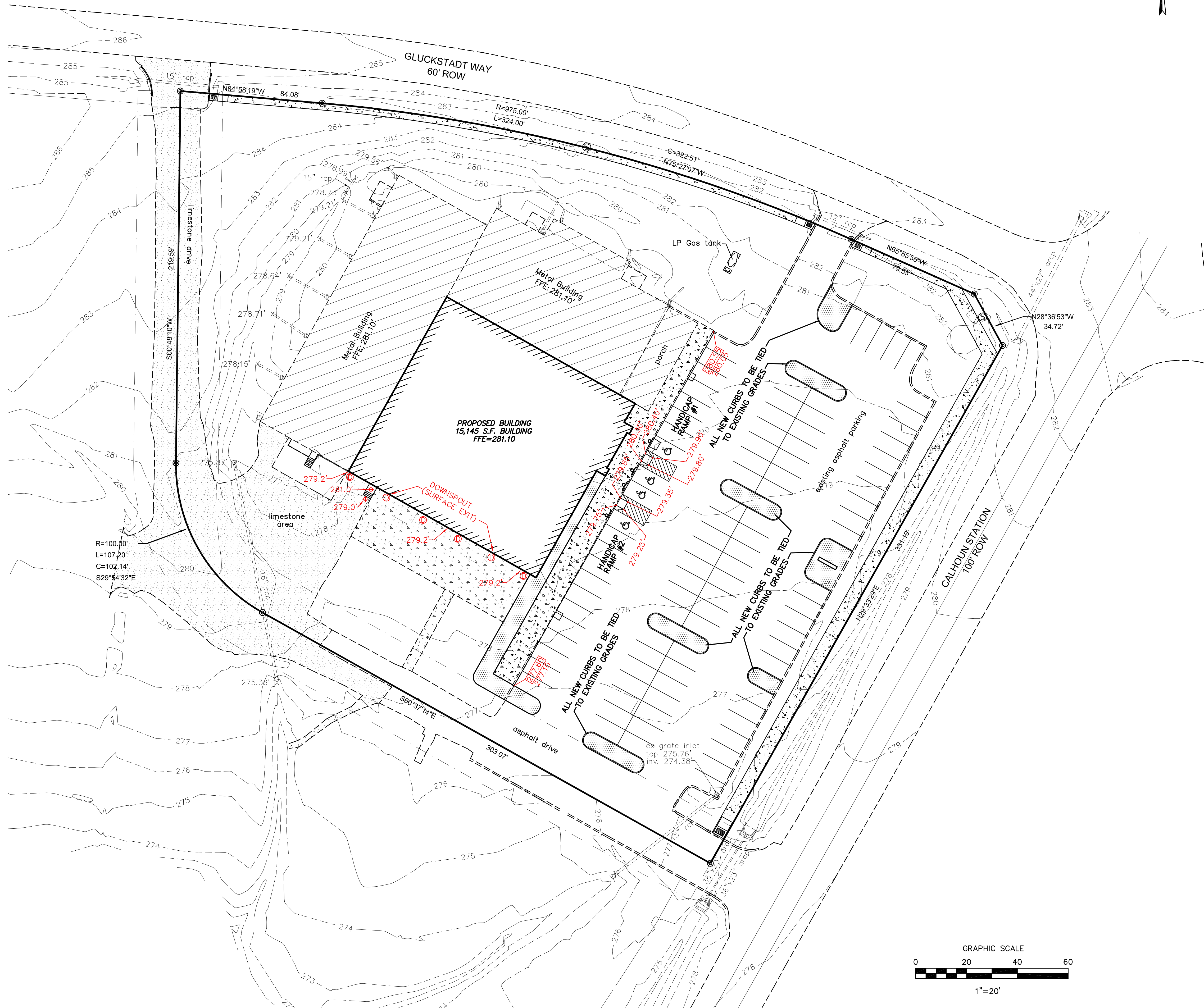
ALL FILL MATERIALS DESCRIBED IN GEOTECHNICAL REPORT MUST BE REMOVED AND REPLACED WITH ACCEPTABLE FILL MATERIAL.

6. FILLING AND BACKFILLING MATERIALS

IMPORTED FILL MATERIAL WILL HAVE PROPERTIES TO ALLOW COMPACTION BY ROLLING AND TAMPING TO A DENSITY EQUAL TO 95% OF 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.

7. DETENTION NOTES

NO DETENTION IS REQUIRED FOR THIS PROJECT. THERE IS A REDUCTION OF IMPERVIOUS PAVEMENT FROM PRE TO POST CONSTRUCTION.



GRADING PLAN
for
D. NOBLIN FURNITURE

C 2.0

Project No.:
5180
Date:
06/19/2026
Scale:
1" = 20'
Drawn By:
CLB
Reviewed By:
CLB

BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 - 5015

No.	Revisions:	By:	Date:

- 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 STORED 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.

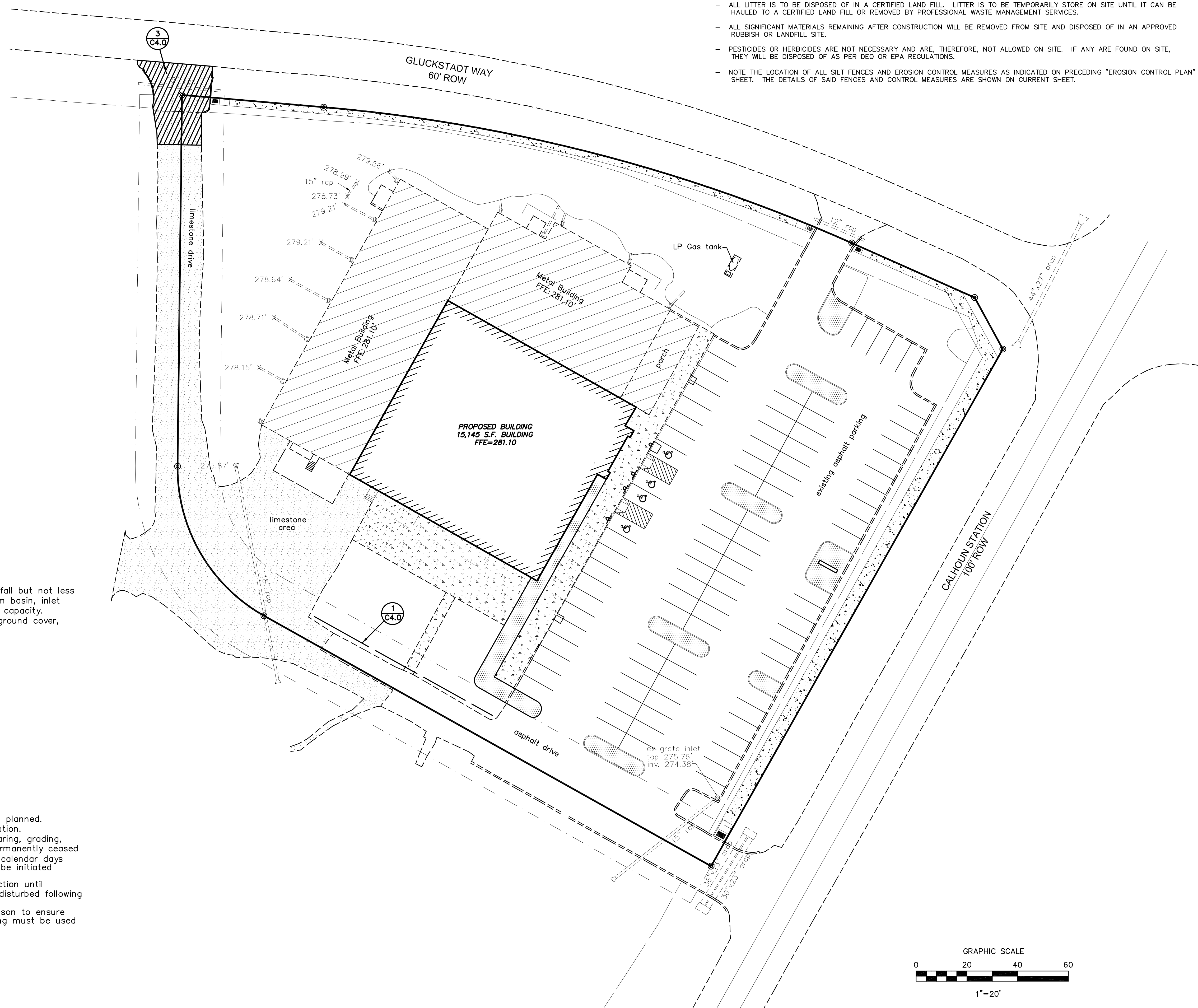
1. SILT FENCE TO BE INSTALLED ALONG THE CONTOUR, NEVER UP OR DOWN ON SLOPE.
2. ENDS OF SILT FENCE SHOULD BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY 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 MAINTENANCE, RE-FUELING, AND CONCRETE WASH-OUT IN THIS AREA. ERECT SIGN AT AREA INDICATING, "SWPPP HOUSEKEEPING AREA".

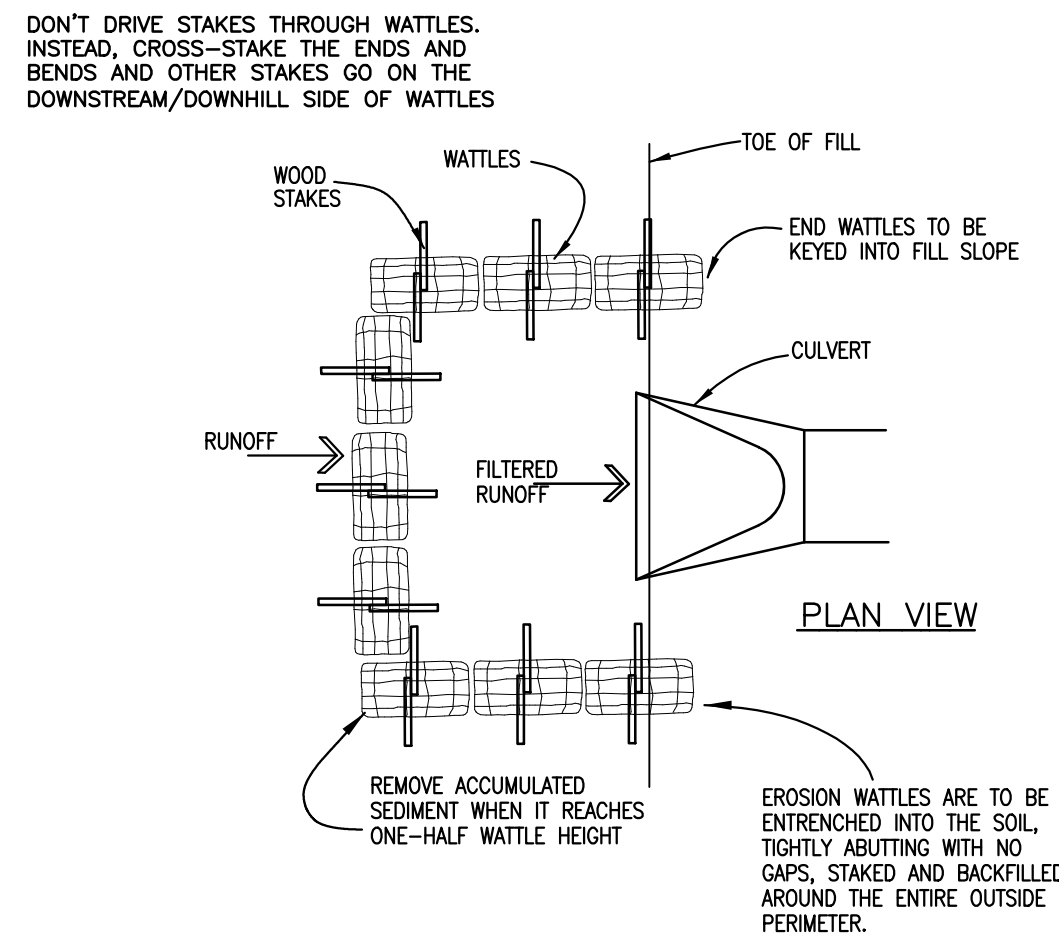
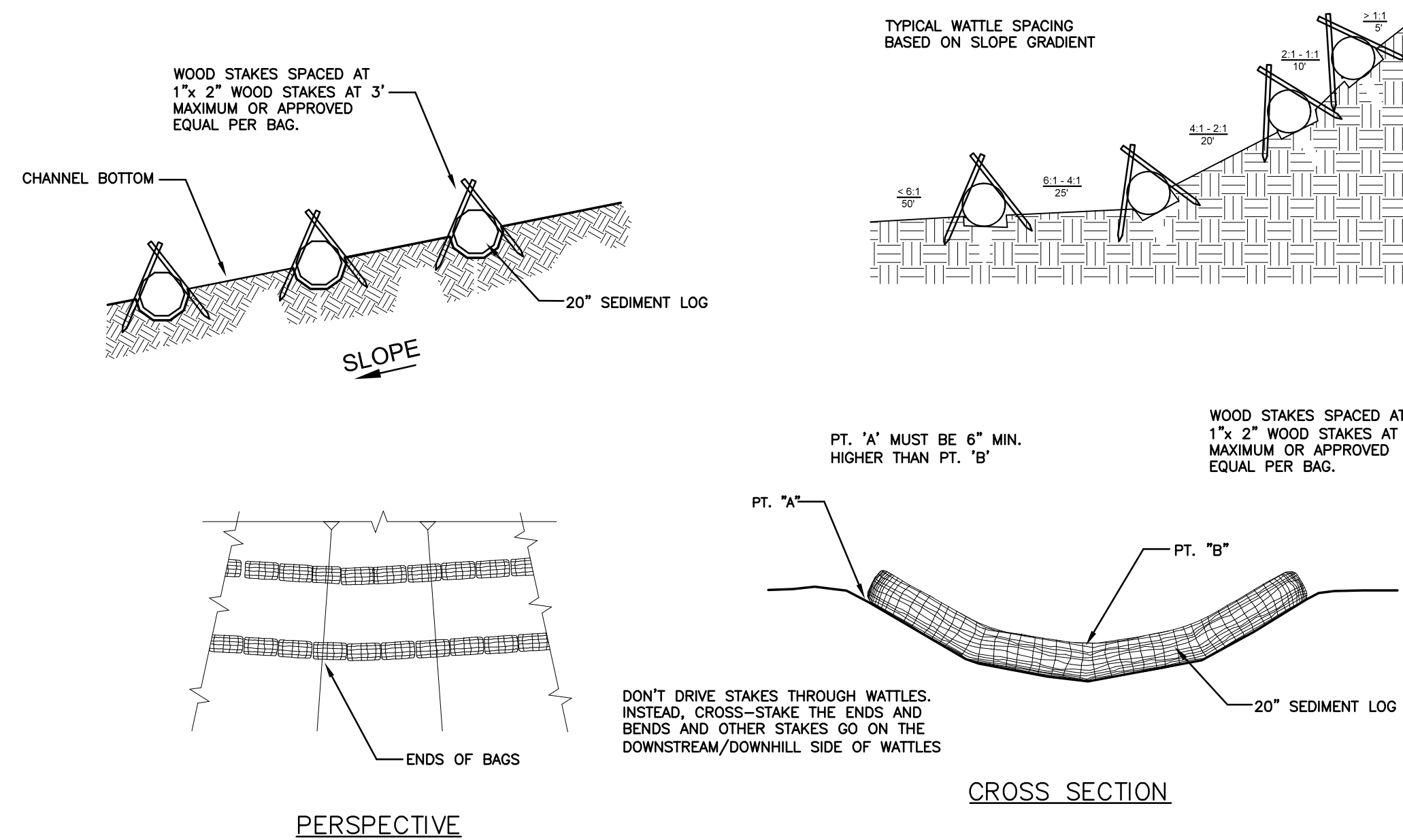
Check all disturbed areas, erosion and sediment controls after each significant rainfall but not less than once per week. Make needed repairs within 24 hours. Remove sediment from basin, inlet protection devices and silt fences, when accumulated sediment reaches 65 percent capacity. Replace non-functional silt fence. Maintain all vegetated areas to provide proper ground cover, re-seed, fertilize, and mulch as needed.

Implementation BMP Sequence:

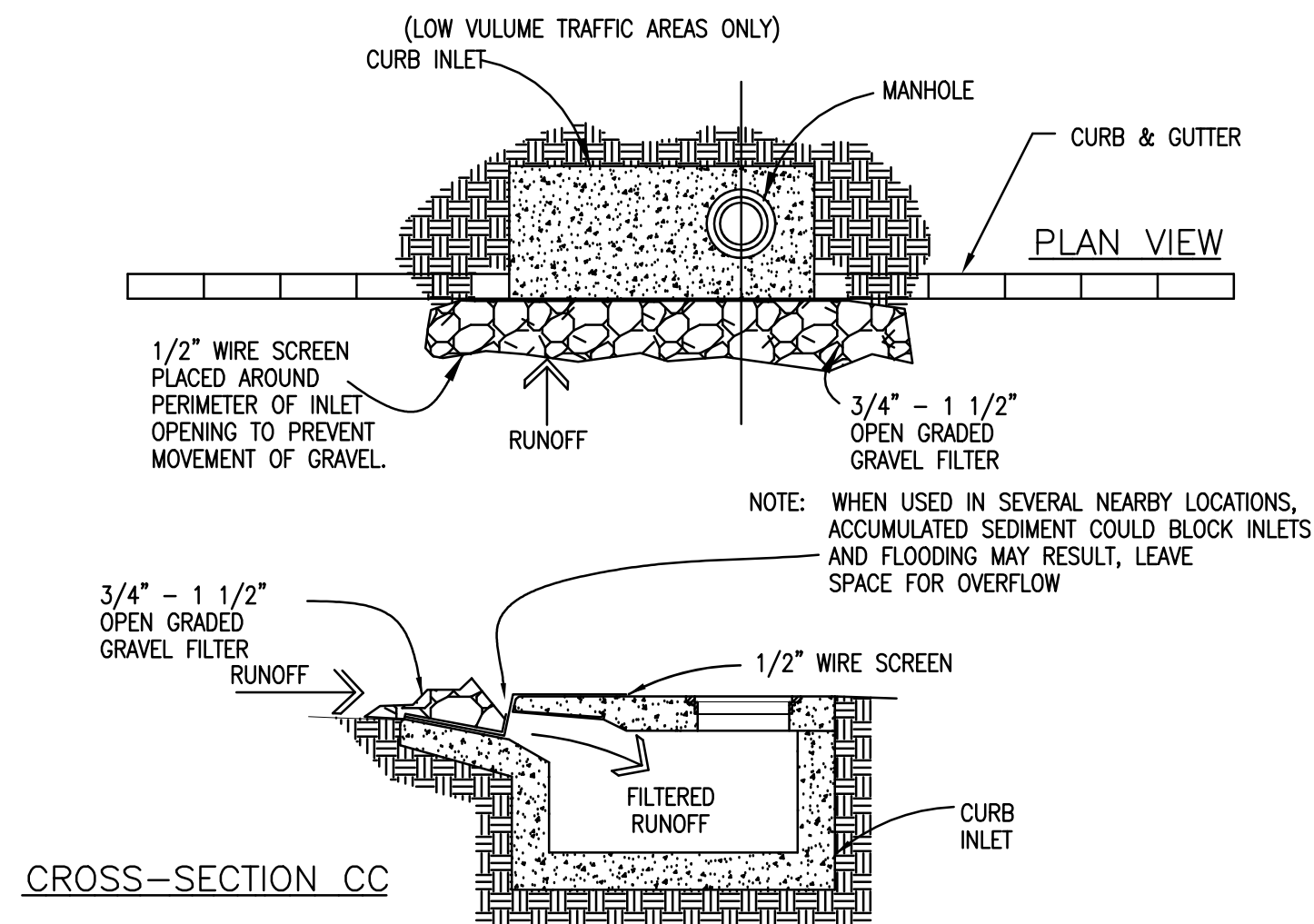
1. Build construction entrance/exit and equipment parking areas.
2. Install silt fences, wattle barriers and outlet protection.
3. Rough grade site and stockpile topsoil (with silt fence).
4. Construct ditches, swales and basins (as needed)
5. Construct parking areas and drives
6. Perform temporary and permanent seeding and mulching.

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. Hydrosowing shall be done 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).

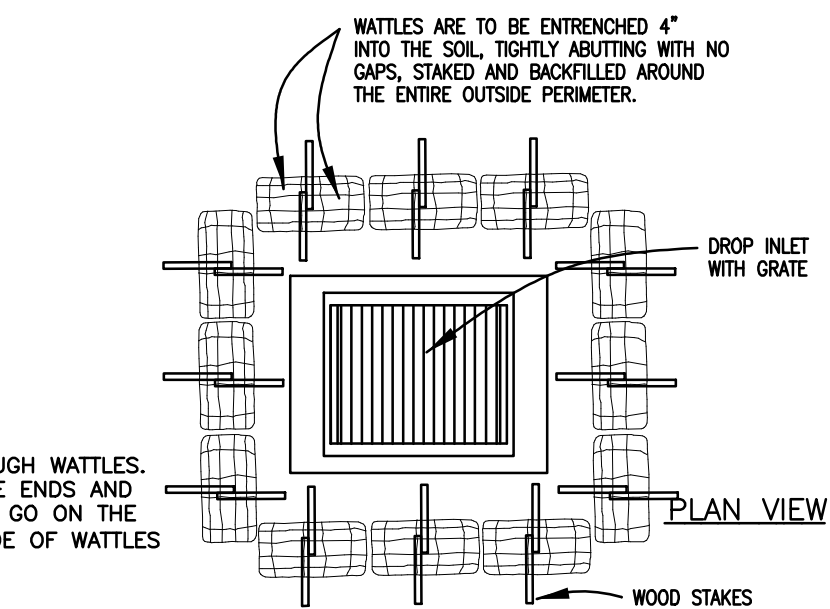




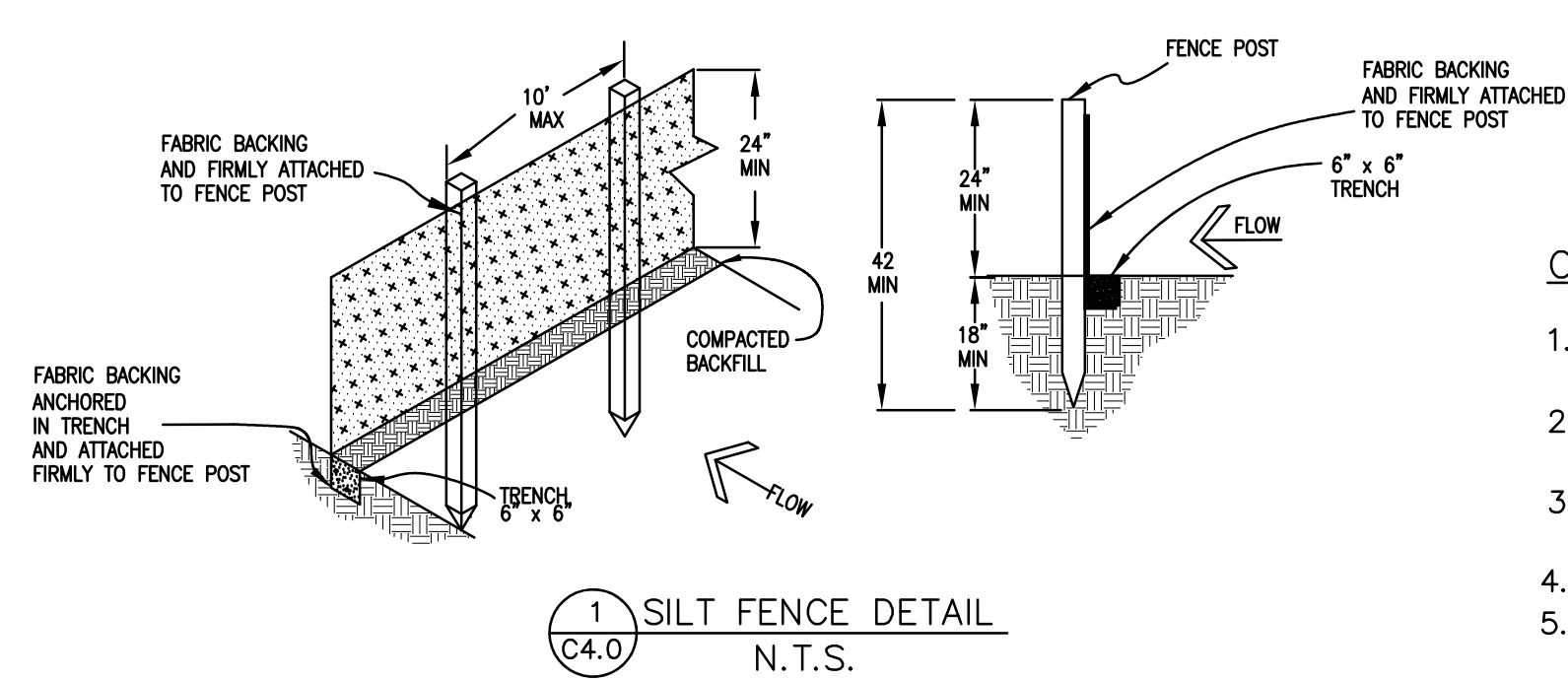
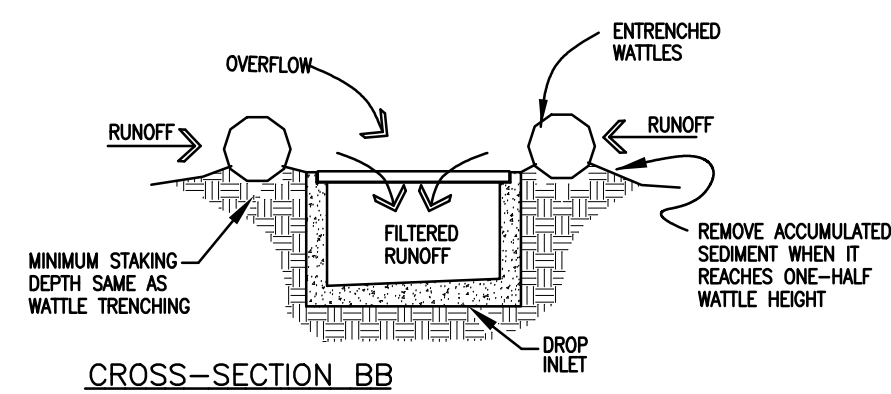
6 CULVERT EROSION BALE INLET PROTECTION
C4.0 N.T.S.



5 CURB INLET GRAVEL AND WIRE MESH FILTER TRAP
C4.0 N.T.S.



4 DROP INLET EROSION FILTER
C4.0 N.T.S.

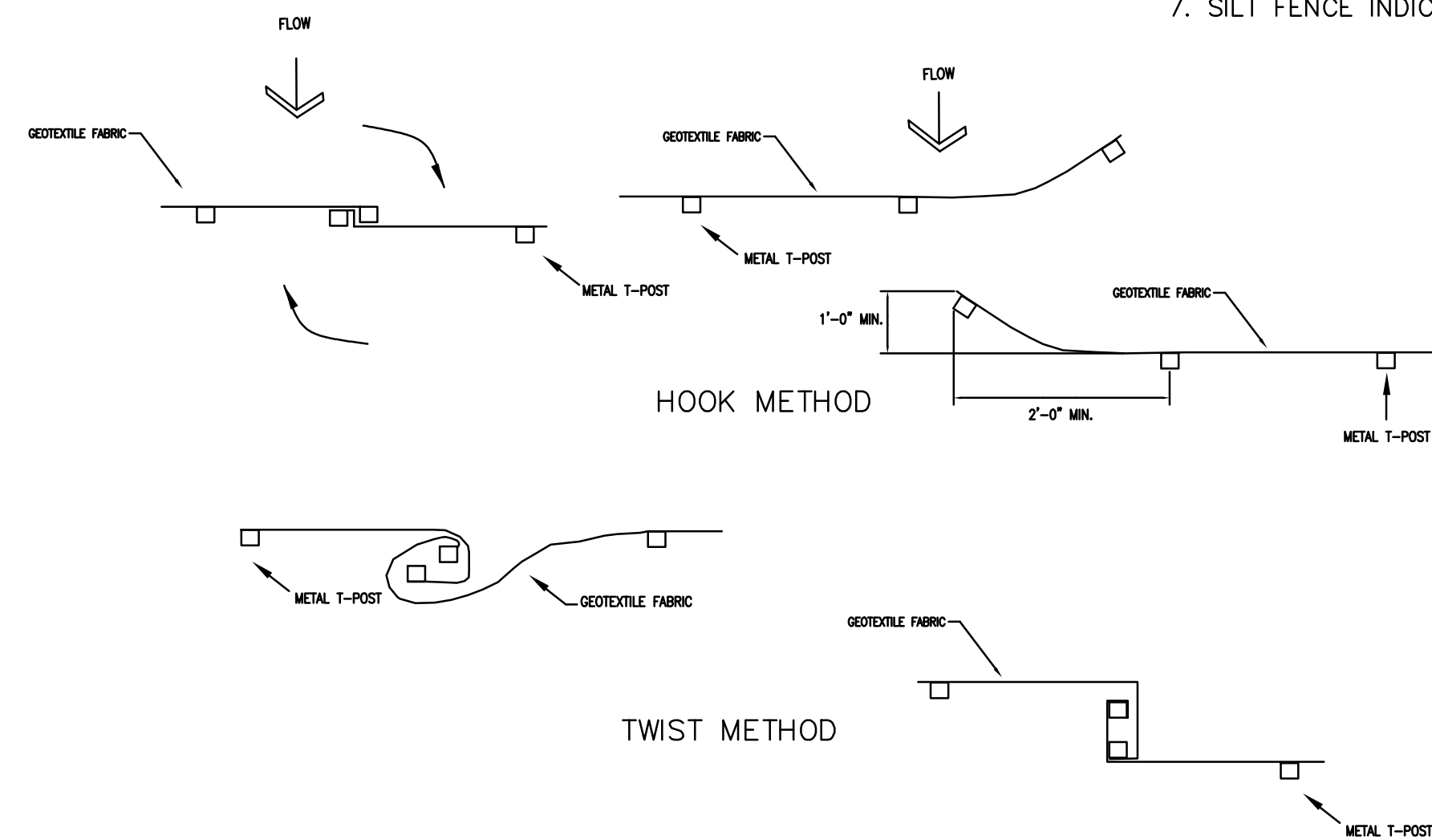


Construction Notes for Silt Fence:

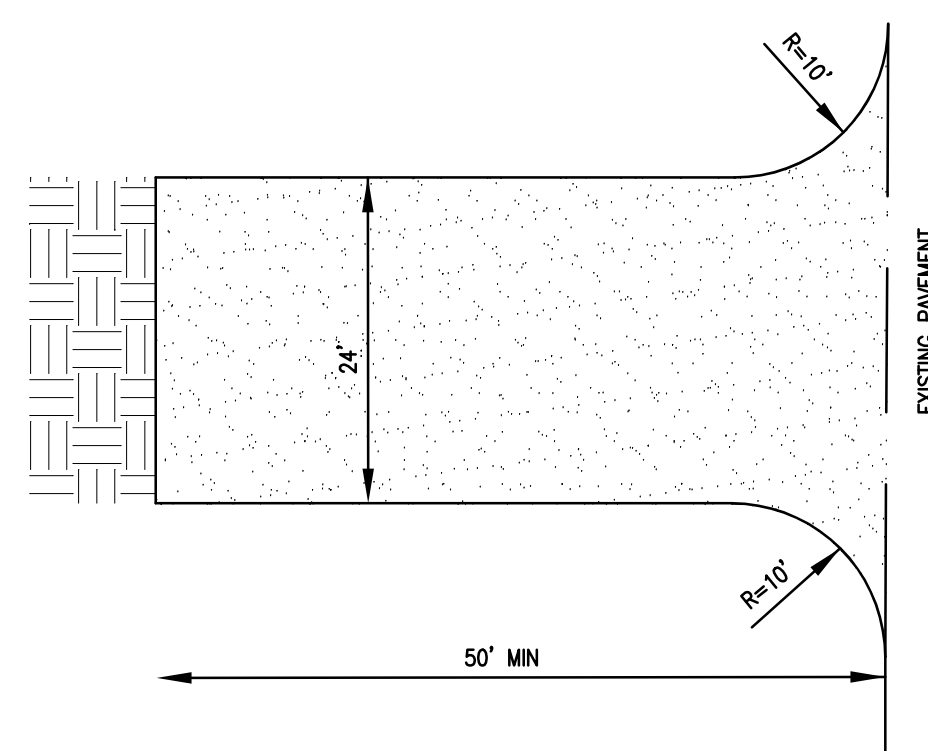
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO SILT FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
4. LOCATE 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 "I" 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 JOINING TWO LENGTHS OF SILT FENCE
C4.0 N.T.S.



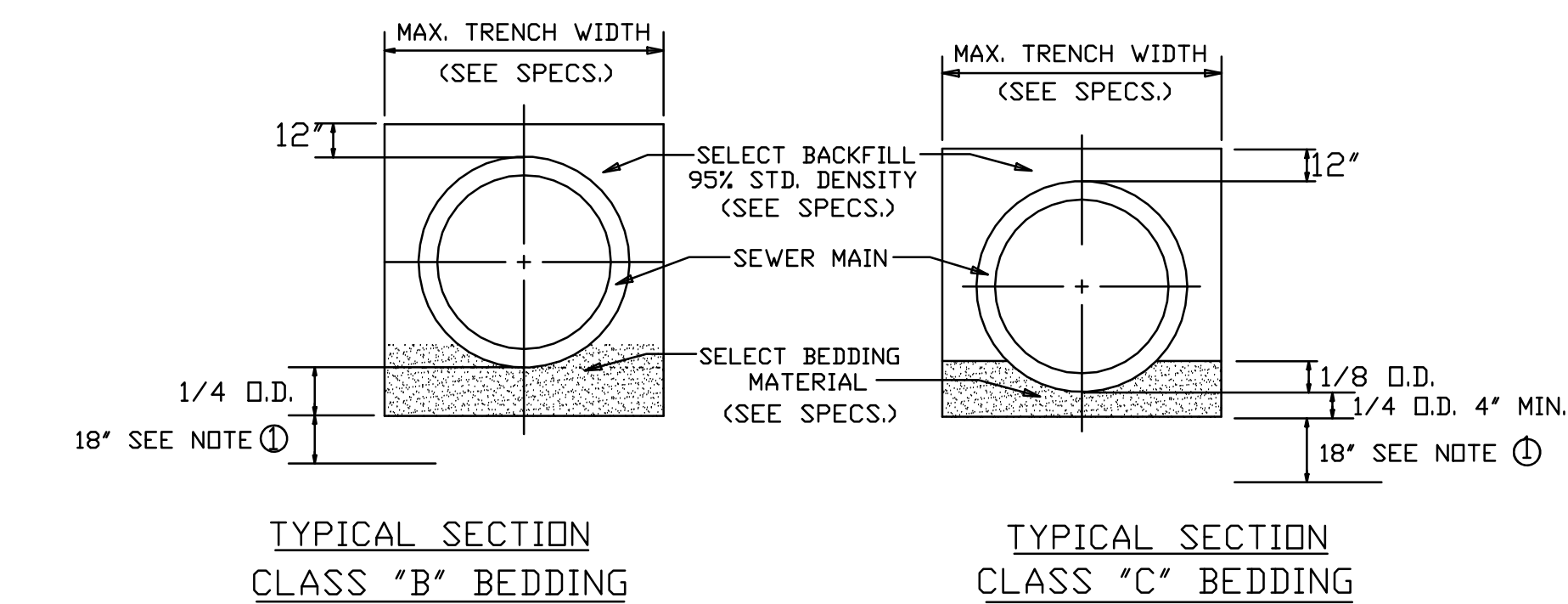
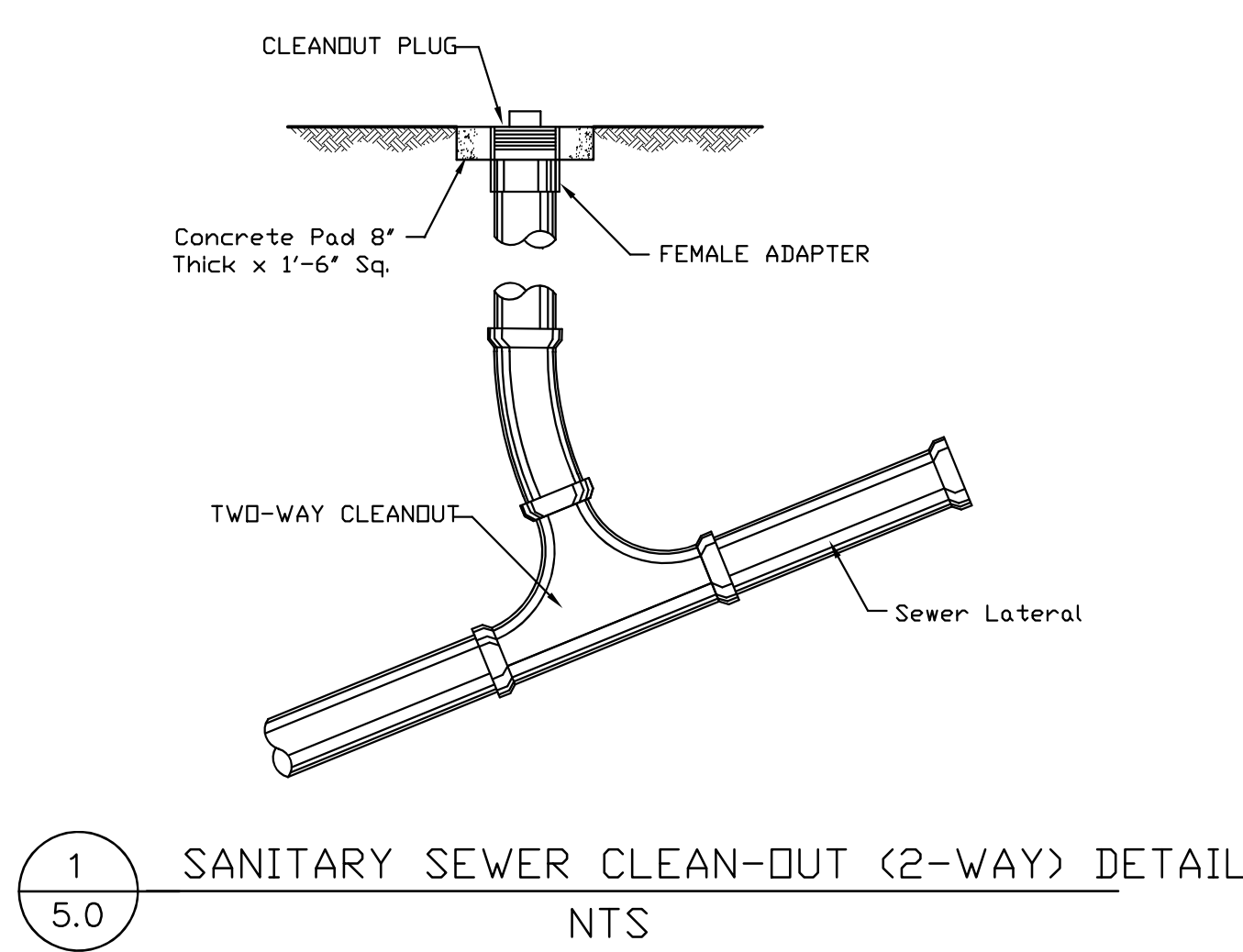
NOTES:

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.

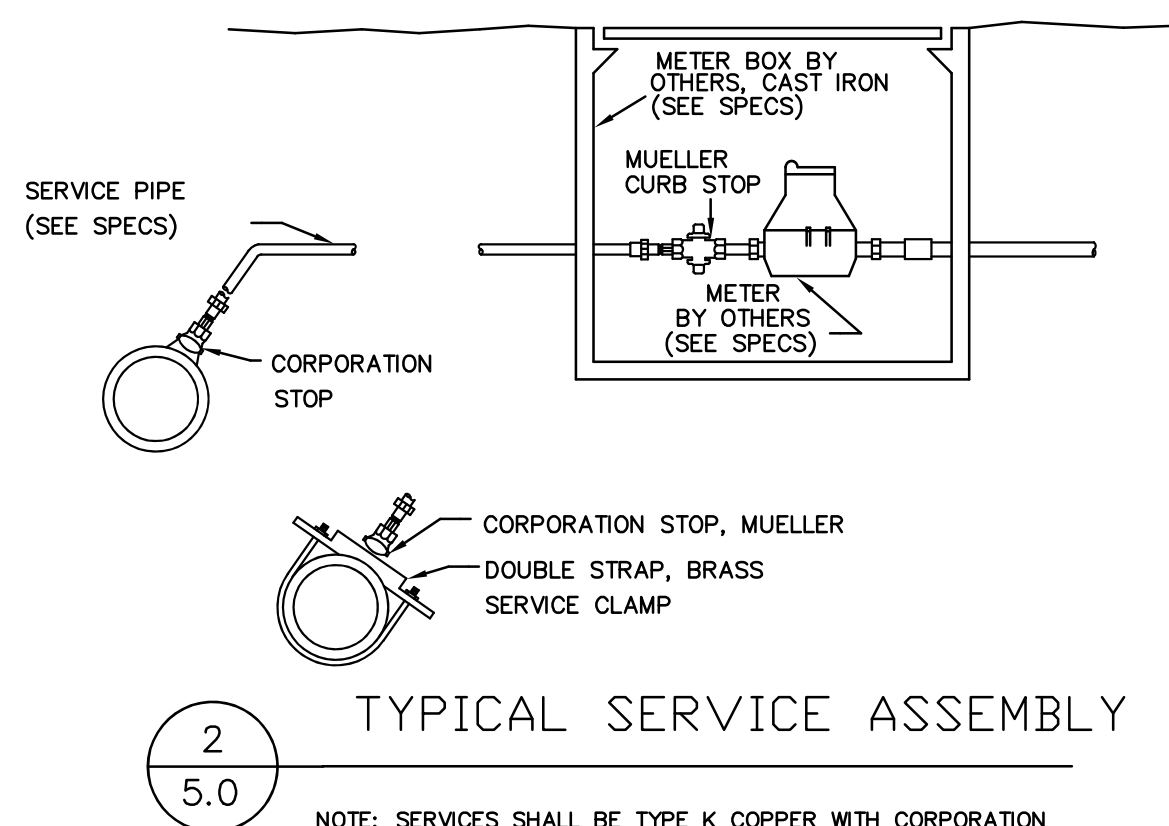
Date:	
By:	
Revisions:	
No.	

BAIRD ENGINEERING, INC.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925 - 5015

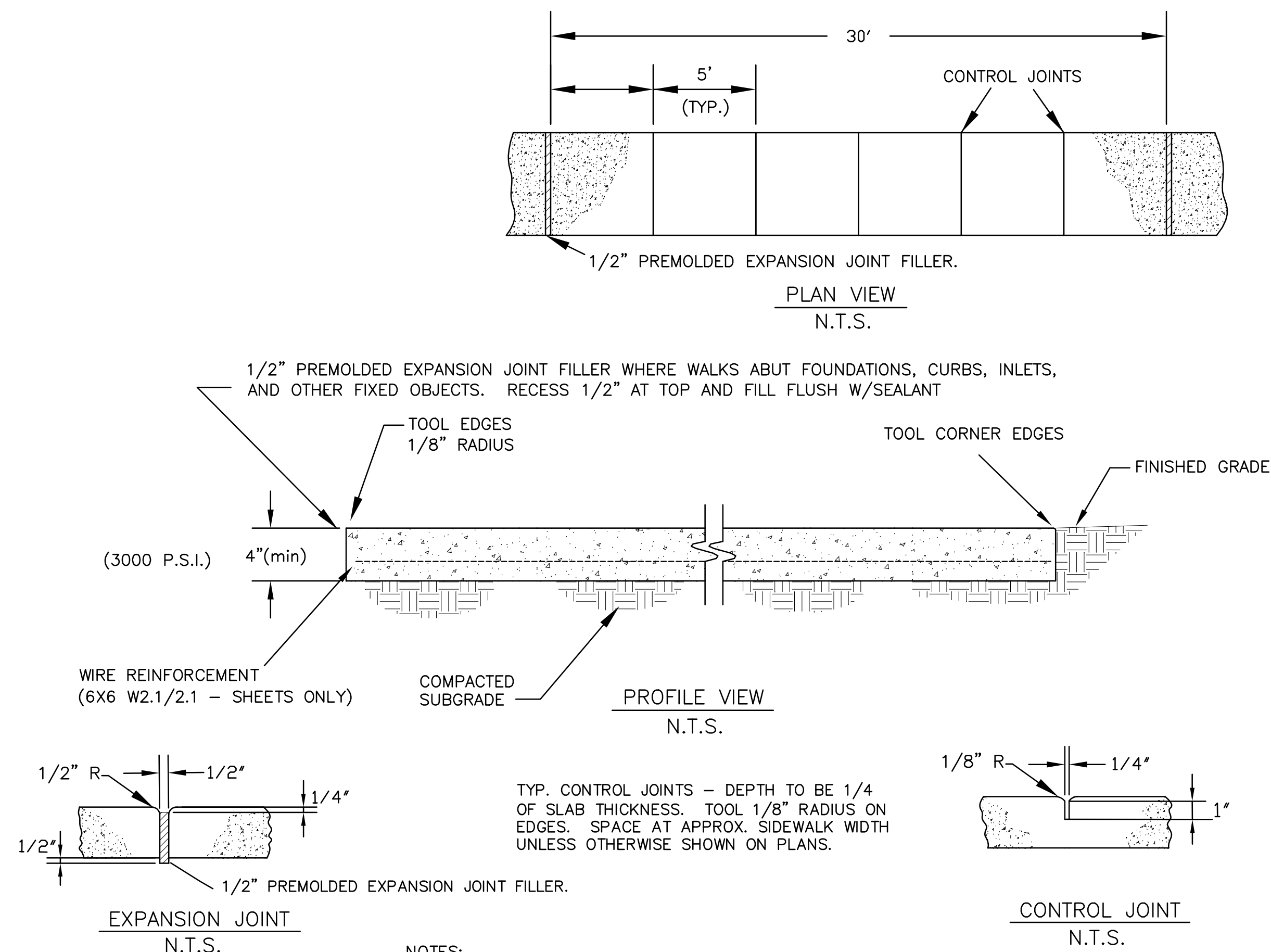
Project No.: # 5180
Date: 06/19/2026
Scale: N.T.S.
Designed By: CLB
Reviewed By: CLB



- 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.

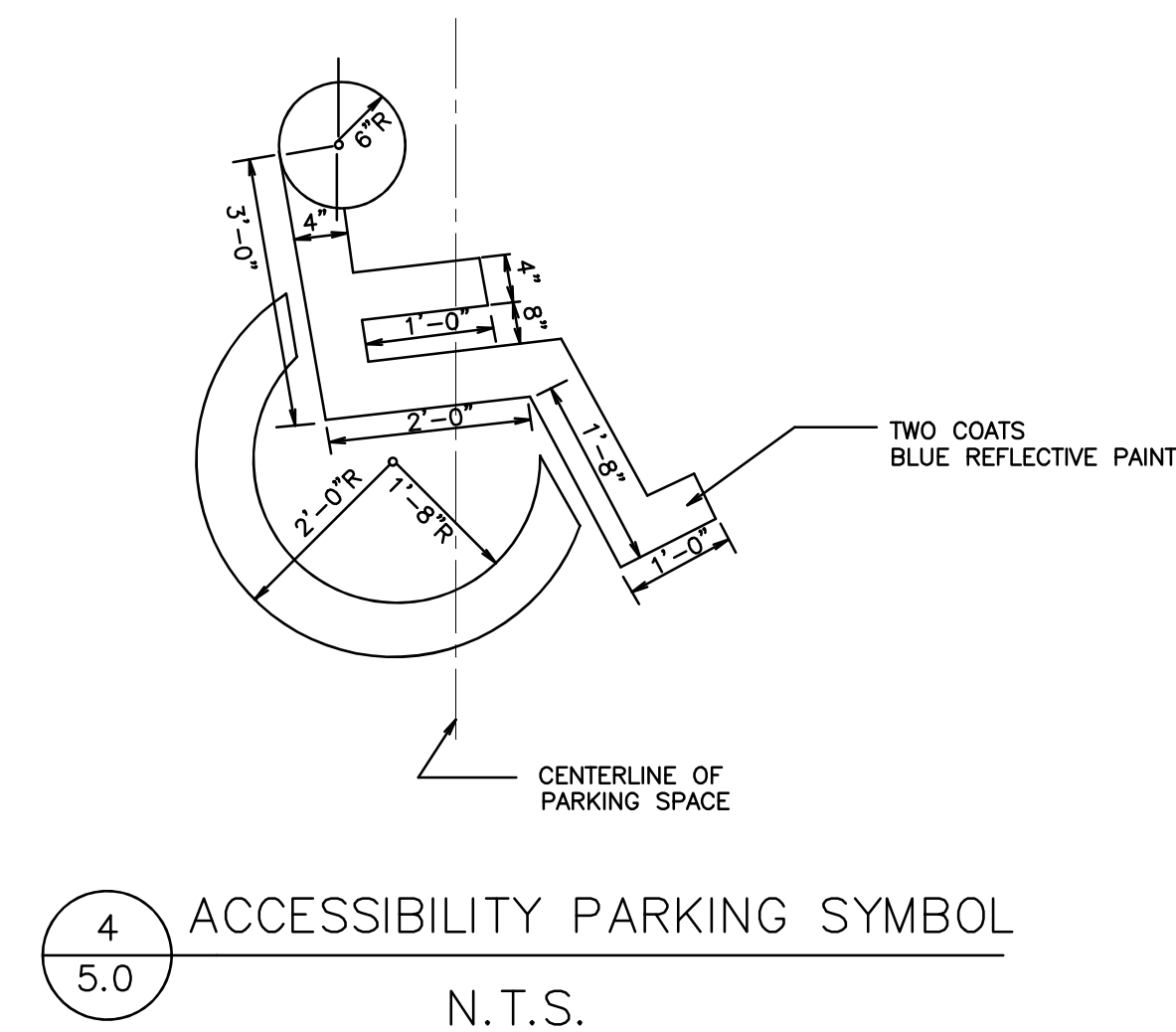


NOTE: SERVICES SHALL BE TYPE K COPPER WITH CORPORATION AND CURB STOPS THAT COMPLY WITH THE CITY OF JACKSON STANDARD SPECIFICATIONS. MUST BE APPROVED BY CITY.

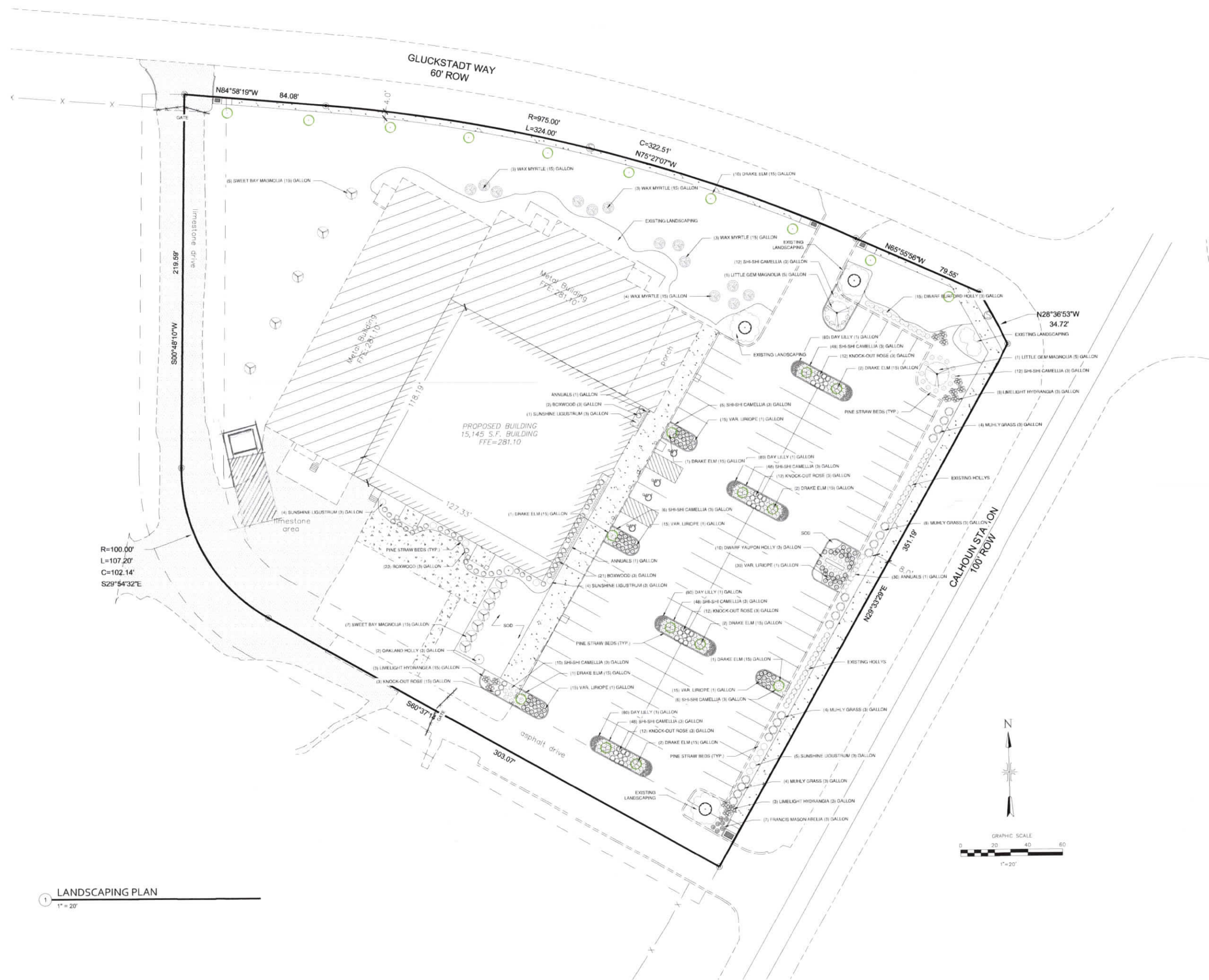


- NOTES:
- 1) CONCRETE SHALL BE 3,000 psi MINIMUM
 - 2) 6X6 W2.1/W2.1 WIRE REINFORCEMENT REQUIRED (SHEETS ONLY)
 - 3) PROVIDE BROOM FINISH TO ALL EXPOSED SURFACES
 - 4) HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAFFIC.

3 CONCRETE SIDEWALK SECTION DETAILS
5.0 N.T.S.



- NOTES
1. ACCESSIBLTY 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.



REVISIONS	BY



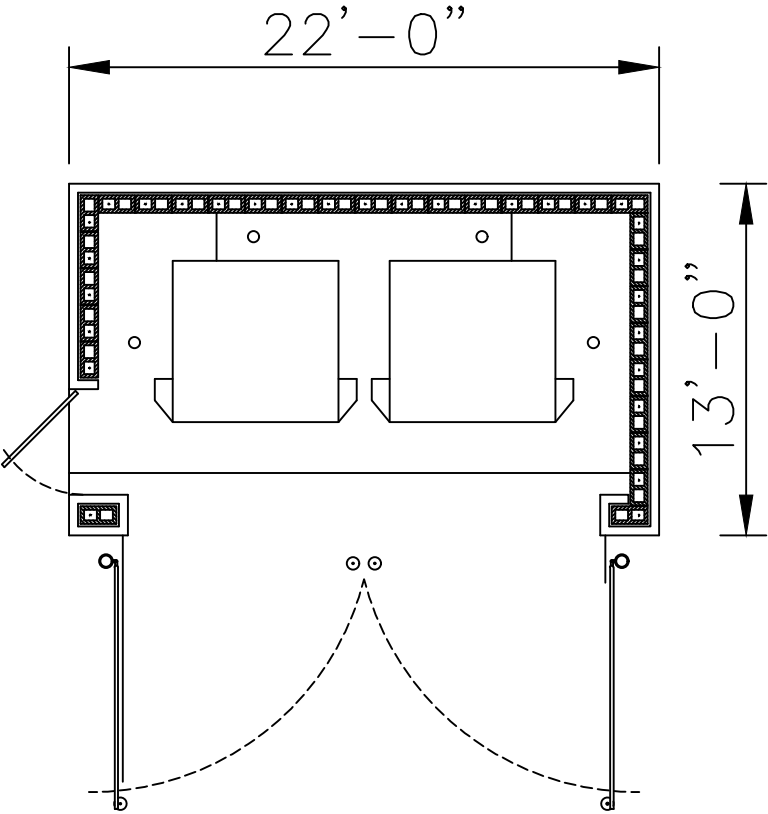
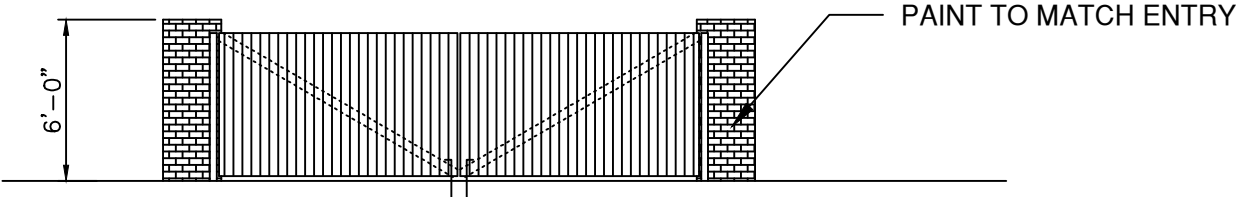
259 CALHOUN STATION PARKWAY
MADISON, MS 39110



NEW ADDITION FOR:

OWNER	WOOLDRIDGE
CHECKED	
DATE	23 JULY 2025
SCALE	
JOB NO.	
SHEET	

L1.0



REVISIONS	BY



WOOLDRIDGE ARCHITECTURE, PLLC
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-8465
WOOLDRIDGEARCHITECTURE@YAHOO.COM



VENTURESOUTH
CONSTRUCTION COMPANY
1000 ARCADE BLVD., SUITE 200
MADISON, MS 39110

259 CALHOUN STATION PARKWAY
MADISON, MS 39110



D. NOBLIN
FURNITURE

NEW ADDITION FOR:

OWNER
WOOLDRIDGE

CHECKED
DATE
29 JUNE 2026

SCALE

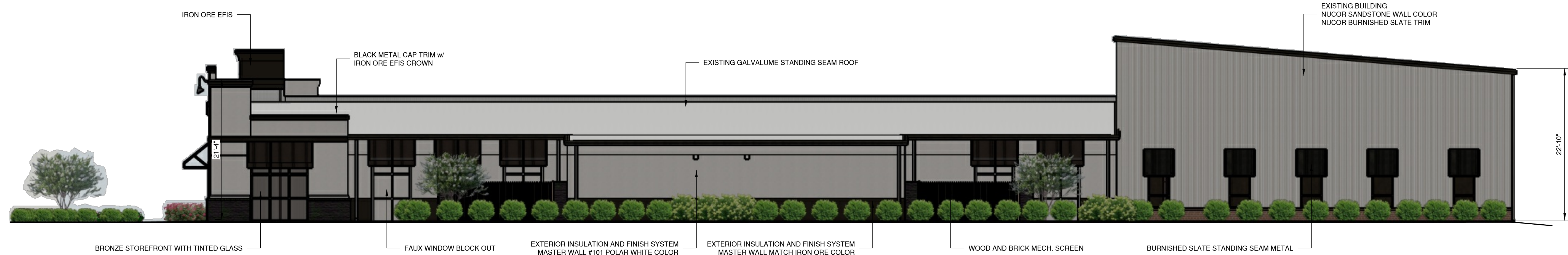
JOB NO.

SHEET

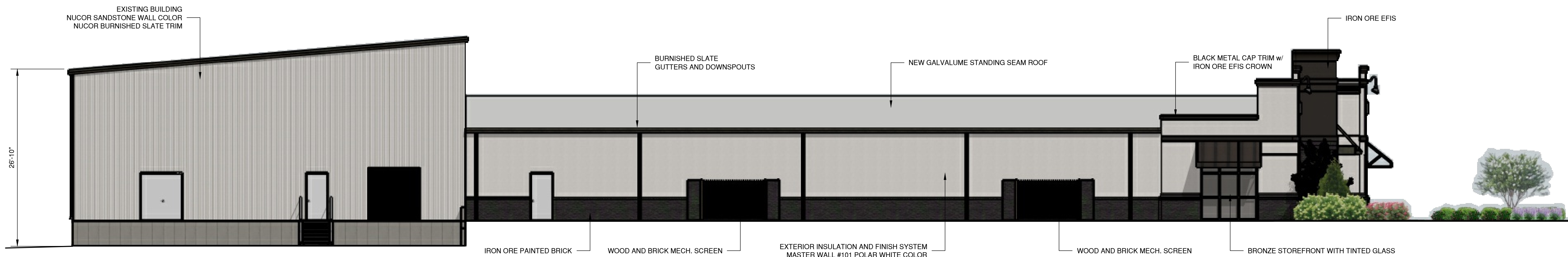
A2.0



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 07/28/26

SUBJECT: Consideration of Site Plan-Project 26-046 D Noblin

As previously mentioned, D Noblin is planning to renovate and add to the existing Callaway's property. They request approval of their site plan. They will far exceed the number of parking spaces required for this development and also agree to add the sidewalk along Calhoun Station and Gluckstadt Way per our subdivision requirements. Landscaping is more than sufficient as they plan to break up the long existing parking runs with landscaped islands. Their stormwater will drain to the development planned detention area to its South. Currently the stone road at its rear is split between two owners and they plan to keep that private with no public access. They will be adding a dumpster enclosure that will match the building and include a concrete apron. We do believe this site plan meets our standards and recommend its approval. The Owner and designer are here if you have any questions.

City of Gluckstadt**Application for Site Plan & Architectural Review**Subject Property Address: 259 Calhoun Station Pkwy. Madison, MS 39110Parcel #: 082E-21-016/12.00Owner: D. Noblin, Inc.Applicant: Danny GrayAddress: 312 Airport Road S.Address: 312 Airport Road S.Pearl, MS 39208Pearl, MS 39208Phone #: 601-936-7910 ext. 102Phone #: 601-936-7910 ext. 104E-Mail: bryan.t@dnoblinfurniture.comE-Mail: danny.g@dnoblinfurniture.comCurrent Zoning District: C-2Acreage of Property (If applicable): 3.34 ACRESUse sought of Property: FURNITURE STORE**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

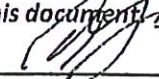
Applicant shall be present at the monthly meetings of the Planning and Zoning Commission and Architectural Review Committee when site plan is on the agenda for consideration; additionally, applicant shall be present at the Mayor and Board of Alderman meeting when the site plan is on the agenda for final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


Applicant Signature

6/24/25
Date

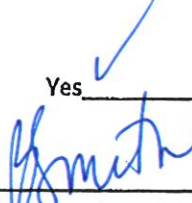
CITY OF GLUCKSTADT BUILDING DEPARTMENT

OFFICE USE ONLY

Date Received: 6/26/26

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

Yes ☒ No ☐

Signature: 
Planning & Zoning Administrator (or Authorized Representative)



CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 07/28/26

SUBJECT: Public Hearing-Request for Variance-Project 26-045 Mac Haik

Mac Haik requests a Variance to the sign ordinance for their newest building off Autobahn Loop. Currently, business owners are allowed one ground sign with a maximum height of 6'. They are requesting two ground signs that exceed our height restriction and one sign mounted on a pylon close to 30' tall. This property is unique with a City street frontage and I-55 frontage. The pylon-mounted sign far exceeds our standards and does not align with our ongoing effort to get rid of all billboards and extremely tall signs throughout the City. We believe a good compromise would be to allow them a second ground mounted sign on the interstate side with both ground mounted signs meeting our 6' height standard.

We did make a publication in the local paper and placed a sign at this property. To date, we have not received any comments regarding this Conditional Use.

City of Gluckstadt

Application for Variance

Subject Property Address: 160 Autobahn Loop Madison, MS 39211
 Parcel #: 082E-21 - 016/20.00

Owner: Mac Haik
 Address: 11757 Katy Freeway #1500
Houston, Texas 77079

Applicant: Gator Sign Company
 Address: 1027 Kacey Andrews Rd
McComb, MS 39648

Phone #: 281-496-7788
 E-Mail: _____

Phone #: 769-217-8124
 E-Mail: alexis@gatorsigncompany.com

Current Zoning District: C-2
 Acreage of Property (If applicable): 1.85
 Current Use of Property: Car Dealership

Requirements of Applicant:

1. Letter demonstrating how the requested Variance will comply with or otherwise satisfy the requirements for granting a Variance 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

Requirements for Granting Variances: (Section 804.01, Zoning Ordinance)

(a). Applicant shall demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

(b). Applicant shall demonstrate that the literal interpretation of this Ordinance would deprive the applicant's rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

(c). Applicant shall demonstrate that granting the Variance will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same zoning district.

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.

Alexis Britt
Applicant Signature

Date

Property Owner Signature

Date

Bridgette Smith

From: info@gluckstadt.net
Sent: Thursday, July 9, 2026 3:19 PM
To: Bridgette Smith
Subject: Receipt #R00012839

City of Gluckstadt thanks you for your payment.

343 Distribution Drive
Gluckstadt MS 39110

DATE : 7/9/2026 2:46 PM
OPER : BS
TKBY : BRIDGETTE SMITH
TERM : 24
REC# : R00012839
400.00 Permit Payments
2026111 250.00CR

Paid By:MAC HAIK CANTON
Check 250.00 REF:42286



Invoice

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

Bill to
City of Gluckstadt Planning and Zoning

Invoice number **20571CB1-0089**
Notice ID vLIUfnWYFCeSCux11T EM
Publisher Madison County Journal
Date of issue Jul 7, 2026
Date due Aug 7, 2026
Amount due **\$29.11**

Description	Qty	Unit price	Amount
07/09/2026: Governmental Entity Notice	1	16.92	16.92
Proof of Publication Fee	1	5.00	5.00

=== Notes ===

Notice Name: **Variance - Mac Haik**

=== 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/YXxXUqHKtosCFiPY8V9s/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 20571CB1-0089 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	\$21.92
Tax	0.00
Processing Fee	7.19
Amount due	\$29.11

Pay here: <https://www.column.us/invoices/YXxXUqHKtosCFiPY8V9s/pay>



OFFICIAL AD PROOF

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

Notice ID: vLIUfnWYFCeSCux11TEM | **Proof Updated: Jul. 07, 2026 at 04:11pm CDT**
 Notice Name: Variance - Mac Haik

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

FILER

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

FILING FOR

Madison County Journal

Columns Wide: 1 **Ad Class:** Legals
Total Column Inches: 2.99
Number of Lines: 26

07/09/2026: 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, July 28, 2026 at 6:00 PM, before the Gluckstadt Planning and Zoning Commission at the Gluckstadt City Hall, 343 Distribution Drive, Gluckstadt, MS 39110 for the purpose of determining whether or not a variance shall be granted to the owners of the following described parcel number:

Address: 160 Autobahn Loop
 Madison County Parcel No.
 082E-21-016/20.00

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

/s/ Lindsay Kellum
 City Clerk's Signature

Publish: July 9, 2026


 7/8/26

June 25, 2026

City of Gluckstadt Planning & Zoning Commission

Gluckstadt City Hall

Gluckstadt, Mississippi

RE: Variance Request for Signage – Mac Haik Ford

160 Autobahn Loop

Madison, MS 39110

Dear Members of the Planning & Zoning Commission,

On behalf of **Mac Haik Ford**, we respectfully submit this letter in support of our request for a variance pursuant to **Section 804.01 of the City of Gluckstadt Zoning Ordinance**. The variance request pertains to the installation of **two (2) monument signs** and **one (1) pylon sign** at the Mac Haik Ford dealership located at **160 Autobahn Loop, Madison, Mississippi 39110**.

The proposed signage consists of:

- **Two (2) monument signs** with an overall sign structure height of **5'-9"**, mounted on a **3'-0" concrete base**, resulting in an overall installed height of approximately **9'-5"** when measured from the finished grade and including the foundation conditions.
- **One (1) pylon sign** with an overall height of **29'-10"**.

The City's sign ordinance limits monument signs to a maximum height of **six (6) feet above surrounding grade** and a maximum sign area of **32 square feet**. Accordingly, we respectfully request a variance from the height requirements to allow the proposed signage as designed.

Compliance with Section 804.01 Variance Criteria

1. Special Conditions Exist Which Are Peculiar to the Property

Mac Haik Ford is a major automotive dealership situated within a commercial corridor that serves high volumes of vehicular traffic. Effective identification of the dealership is critical for customer access, safety, and business operations.

The site's visibility is impacted by roadway conditions, vehicle speeds, existing development, and the substantial setback distances common to automobile dealerships. The proposed monument signs and pylon sign are necessary to provide adequate visibility to motorists approaching the site from multiple directions.

Additionally, the monument signs have been designed with substantial concrete bases that complement the architectural character of the dealership. The masonry construction contributes to the overall height but serves an aesthetic and architectural purpose rather than increasing the advertising area of the signs.

2. Literal Enforcement of the Ordinance Would Create Practical Difficulties

Strict application of the six-foot monument sign height limitation would significantly reduce the effectiveness of the proposed signage and limit the dealership's ability to be readily identified by the traveling public.

The proposed monument signs provide a scale that is appropriate for the size of the property and the surrounding commercial environment. Likewise, the proposed 29'-10" pylon sign is necessary to provide visibility from greater distances and to assist customers in locating the dealership safely and efficiently.

Without the requested variance, the property would experience practical difficulties in achieving the visibility necessary for a dealership of this size and nature.

3. Granting the Variance Will Not Confer a Special Privilege

Approval of this variance would not grant Mac Haik Ford a special privilege that is denied to other property owners.

Within the surrounding commercial area, there are multiple monument signs that exceed the City's six-foot height limitation. The proposed signage is consistent with the scale, character, and visibility of existing signage within the vicinity and is intended to provide comparable identification opportunities.

Granting this variance would allow the property to maintain consistency with existing commercial development patterns rather than creating an unfair competitive advantage.

4. The Variance Will Not Be Detrimental to Public Welfare or Adjacent Properties

The proposed signage has been professionally designed to enhance the appearance of the property while maintaining compatibility with surrounding development.

The monument signs incorporate high-quality masonry materials that complement the dealership architecture, and the pylon sign has been designed to provide clear visibility without creating adverse impacts on neighboring properties. The proposed signs will not obstruct sight lines, create traffic hazards, or negatively affect public safety.

Furthermore, improved visibility and wayfinding will assist customers in locating the dealership, thereby enhancing traffic flow and reducing unnecessary turning movements or confusion among motorists.

5. The Variance Represents the Minimum Necessary Relief

The requested variance represents the minimum relief necessary to provide reasonable identification and visibility for the property.

The monument signs have been designed with architectural brick bases that are consistent with the dealership's overall appearance and branding standards. The proposed pylon sign height has been carefully selected to provide adequate visibility from adjacent roadways while remaining proportional to the scale of the development.

The requested relief is limited to what is necessary to accomplish the intended purpose of the signage and does not exceed what is reasonably required.

Conclusion

Based upon the unique characteristics of the property, the practical difficulties associated with strict enforcement of the ordinance, the presence of similar signage within the surrounding commercial area, and the absence of any adverse impact on neighboring properties or the public welfare, we respectfully request approval of the proposed variance pursuant to Section 804.01 of the City of Gluckstadt Zoning Ordinance.

The requested signage will provide safe, effective, and aesthetically appropriate identification for Mac Haik Ford while remaining consistent with the character of surrounding commercial development.

Thank you for your time and consideration. We respectfully request favorable action on this variance application.

Sincerely,

Alexis Britt

Project Manager

Gator Sign Company

On Behalf of **Mac Haik Ford**

160 Autobahn Loop

Madison, MS 39110

Attachments:

- Site Plan
- Sign Elevations
- Photographs of Existing Area Signage
- Variance Application and Supporting Documents



DRAWING ISSUED		
No.	Description	Date
1	PLANS SUBMITTED FOR REVIEW	02-27-2024
2	PLANS REVISED PER REVIEW COMMENTS	03-12-2024
3	BERM ADDED AT 1-55 ROW	04-29-2024
4	VE SCOPE REDUCTIONS	09-30-2024
5	MULTIPLE COMMENT REVISIONS	11-01-2024
6	SITE & UTILITY PLAN COMMENT REVISIONS	11-13-2024

OWNER:
MAC HAIK

AUTUBAHN LOOP
GLUCKSTADT, MS 39110

PROJECT TITLE: MAC HAIK NEW SERVICE BUILDING

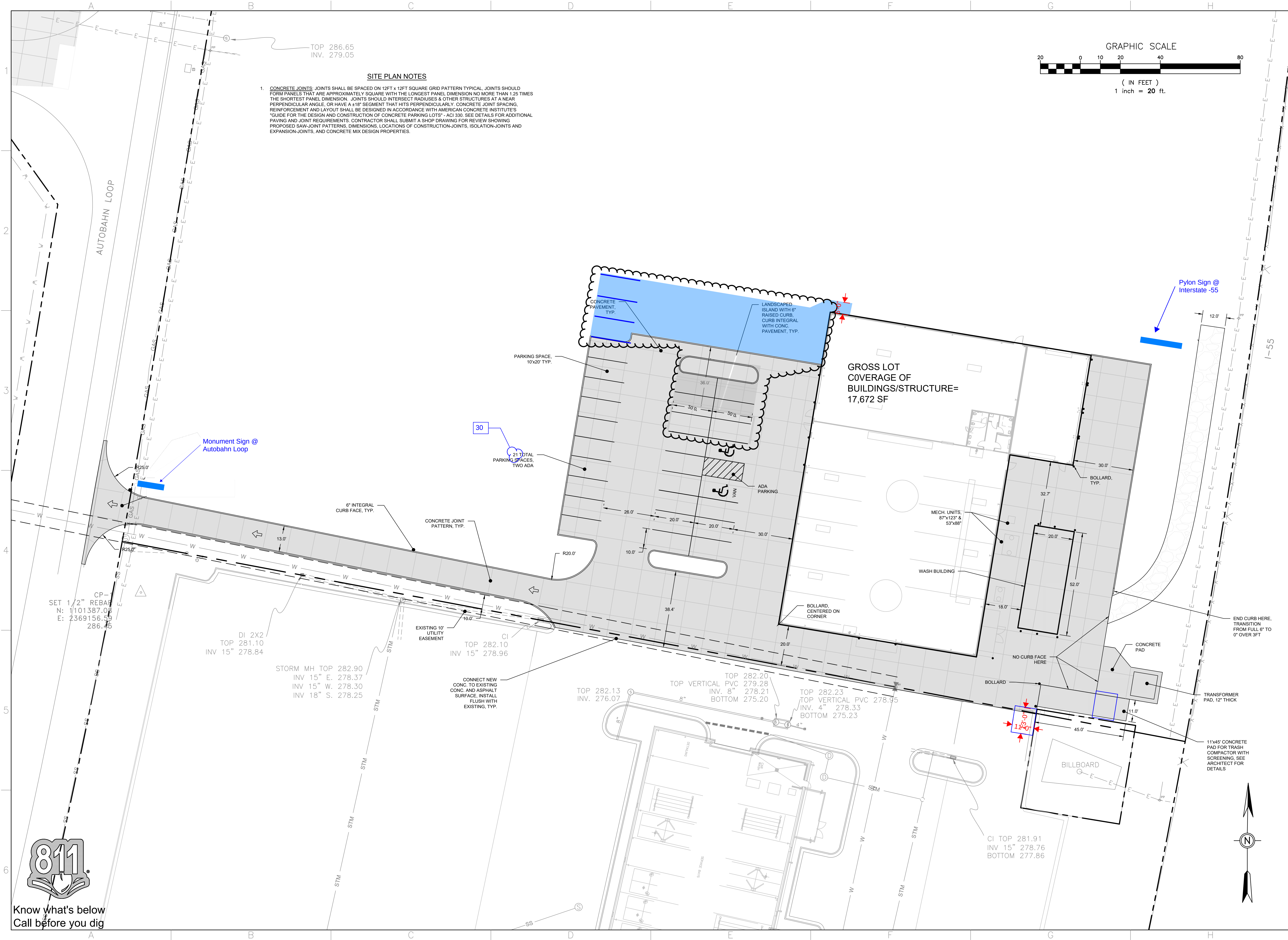
SHEET TITLE:

SITE PLAN

SITE DEVELOPMENT

JOB NO.: 240201
DATE: 05 FEB 2024
SCALE: AS SHOWN
DRAWN BY: WSD
REVIEWED BY: WSD

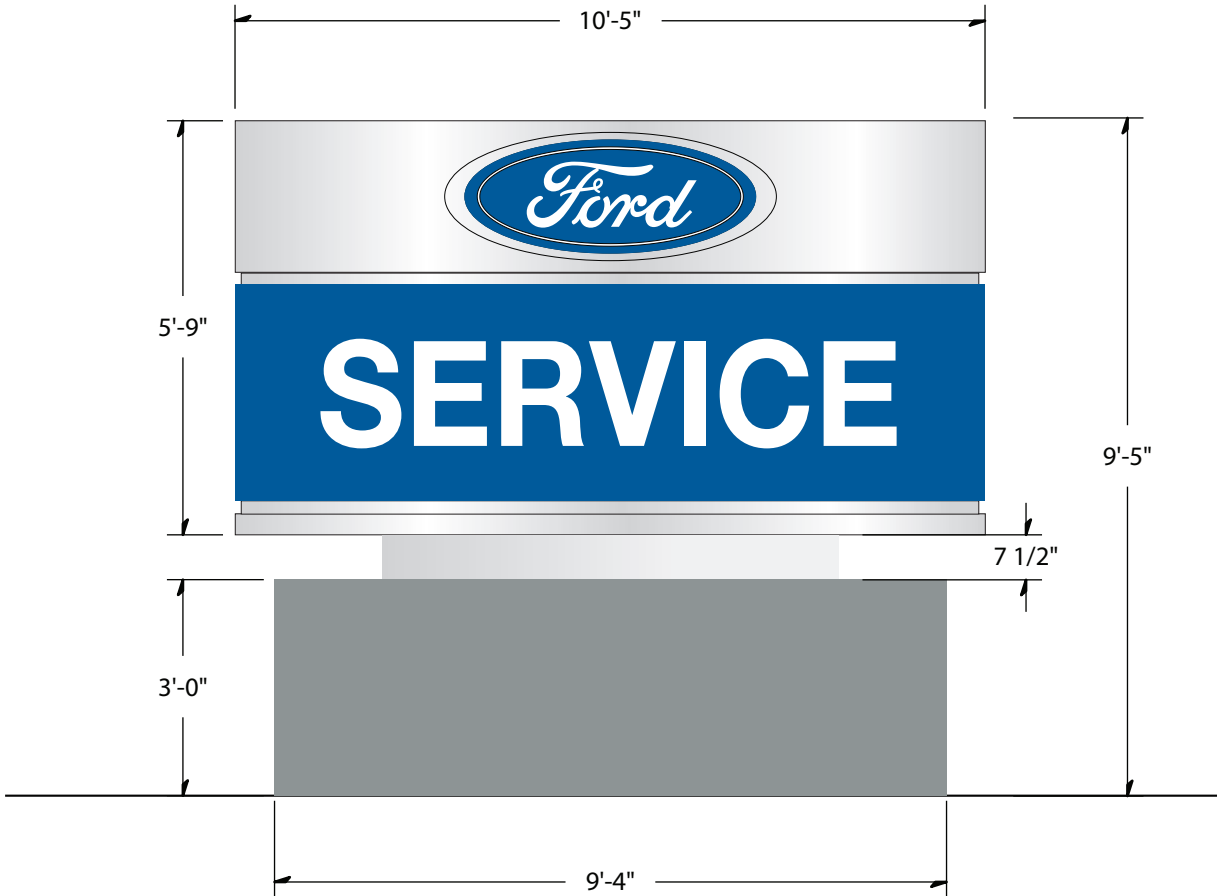
SHEET NUMBER:
3



Know what's below
Call before you dig

SS-60 Monument_SERVICE

Section 4, Item H)



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Title: SS-60_SERVICE

Customer: Ford

Date: 8/26/10

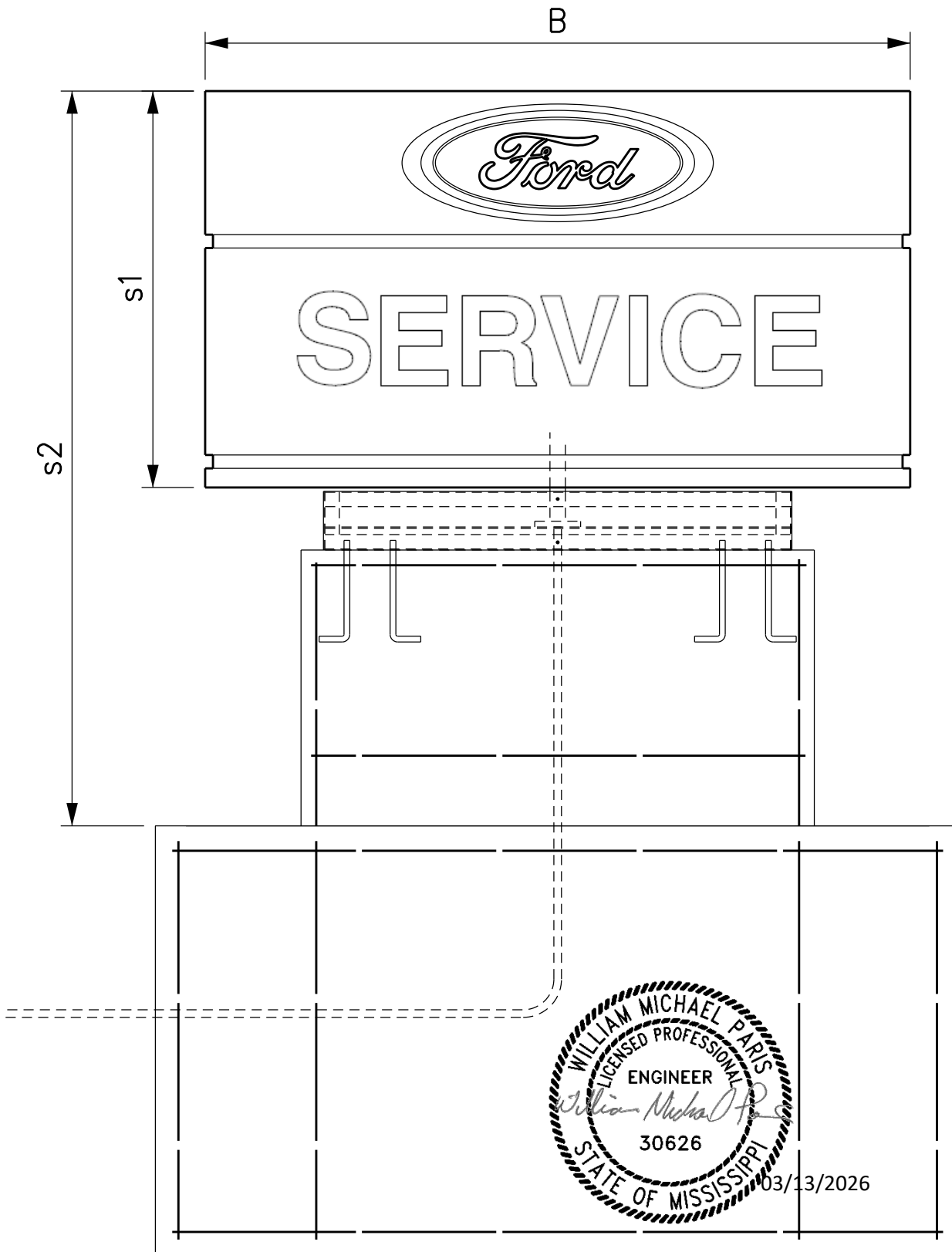
Drawn by: C.MIRAMONTES

Customer Rep: N/A

Scale: 3/8"=1'



**YOUR IMAGE.
OUR PRIORITY.**



CODES: 2018 International Building Code - Wind Loads per provisions of ASCE 7-16
 AISC Steel Construction Manual
 ACI 318, Building Code Requirements for Structural Concrete

SIGN DIMENSIONS:

Sign	Sign	Overall Monument	
Length, B	Depth, s1	Height, s2	
10.42 ft.	5.75 ft.	9.42 ft.	Sign Area = 60 ft ²
Wall	Sign Wall/Skirt	Wall	
Width	Depth	Thickness	
9.33 ft.	3.67 ft.	1.17 ft.	Wall/Skirt Area = 34.24 ft ²

CONNECTION TUBE SECTION PROPERTIES:

Section:	HSS8X3X5/16	COMPACT SECTION	
h =	8.00 in.	h/t =	24.50
b =	3.00 in.	b/t =	7.31
t =	0.29 in.	C =	12.10 in ³
		F _y =	46 ksi
		E =	29000 ksi

DEAD LOADS:

Sign Weight =	12 psf	Concrete =	150 pcf
		Soil =	90 pcf

Project	Ford	 ROSS BRYAN ASSOCIATES, INC. CONSULTING ENGINEERS NASHVILLE, TN	Sheet No.	3	of	5
Model	UC60Z3.0New		Job No.	264617	Section 4, Item H)	
By	SEQ		Date	3/13/26		

CODES: 2018 International Building Code

Wind Loads per provisions of ASCE 7-16, Chapter 29

SIGN DIMENSIONS:

Length, B = 10.42 ft. Height, s = 5.75 ft. OAH Above Grade, h = 9.42 ft.

Depth, t = 1.17 ft. $A_{sign} = 59.9 \text{ ft}^2$ Ground Elevation, $z_g = 0$ ft.

WIND LOADS:

Natural Frequency = 1

RIGID STRUCTURE

Exposure Category = C

Risk Category = I

$$q_h = 0.00256 * K_z * K_{zt} * K_d * K_e * V^2$$

$$K_z = 0.85$$

$$K_{zt} = 1.0$$

$$K_d = 0.85$$

$$K_e = 1.00$$

$$V = 140$$

$$q_h = 36.25 \text{ lb/ft}^2$$

Velocity Pressure, ASCE 7-16, Section 26.10.2

Velocity Pressure Exposure Coefficient, ASCE 7-16, Table 26.10-1

Topographic Factor, ASCE 7-16, Section 26.8.2

Wind Directionality Factor, ASCE 7-16, Table 26.6-1

Ground Elevation Factor, ASCE 7-16, Table 26.9-1

Basic Wind Speed, mph, ASCE 7-16, Figure 26.5-1A

$$F/A = q_h * G * C_f$$

$$G = 0.85$$

$$B/s = 1.11$$

$$s/h = 1.00$$

$$C_f = 1.42$$

$$F/A = 43.85 \text{ lb/ft}^2$$

Design Wind Loads, ASCE 7-16, Section 29.3.1

Gust Effect Factor, ASCE 7-16, Section 26.11

Length of Sign/Depth of Sign

Depth of Sign/Overall Height

Force Coefficient, ASCE 7-16, Figure 29.3-1

CASE A: resultant acts normal to the sign face at a distance above the geometric center equal to 0.29'

CASE B: resultant acts normal to the sign face at a distance of 1.55' toward the windward edge and 0.29' above the geometric center

LRFD Loading:

Use wind pressure = 43.85 lb/ft² for 1.0*W from ASCE 7-16, Section 2.3.1

ASD Loading:

Use wind pressure = 26.31 lb/ft² for 0.6*W from ASCE 7-16, Section 2.4.1

Project Model By	Ford UC60Z3.0New SEQ	 ROSS BRYAN ASSOCIATES, INC. CONSULTING ENGINEERS NASHVILLE, TN	Sheet No. 4 of Job No. 264617 Date 3/13/26	Section 4, Item H)
------------------------	----------------------------	---	--	-------------------------------

CHECK HORIZONTAL TUBE: HSS8X3X5/16 $F_y = 46$ ksi COMPACT SECTION

LRFD Load Combinations: 1.2D + W ASCE 7-16, Section 2.3

Resistance Factor for Torsion: $\Phi_T = 0.9$ AISC Specification H3

Service Wind Loads:
 Sign, $P_w = 1.58$ kips Wall/Skirt $P_w = 0.00$ kips

Factored Torsion on Tube: $T_u = 7.55$ k-ft

Torsional Strength: $T_n = F_{cr} * C$ $F_{cr} = 27.60$ ksi AISC Specification H3-1
 $\Phi_T * T_n = 25.05$ k-ft $>$ $T_u = 7.55$ k-ft **O.K.**

Check Anchor Bolts: No. of Bolts = 4 $\Phi_{anchor} = 0.75$
 Size of Bolts = 3/4 in. Bolt Area = 0.44 in²
 ASTM Designation = A36 Tensile Stress, $F_u = 58$ ksi

Factored Tension on Single Bolt: $T_u = 5.67$ kips
 $\Phi_{anchor} * R_n = \Phi * 0.75 * F_u * A_{ts} = 14.41$ kips $>$ $T_u = 5.67$ kips **O.K.**
 AISC Specification J3-1

Check Wall: $\Phi_b = 0.9$ ACI 318

C.G. of Sign = 4.83 ft. Moment Arm = 5.30 ft. from base, including 0.05*s2

$P_{u-wind} = 2.63$ kips M_u at Base = 13.93 k-ft

Reinforcing: $F_y = 60$ ksi $f'_c = 2.5$ ksi

 Use 8 No. 5 Vertical Bars $A_s = 2.45$ in²
 (each face) $d = 11$ in
 $a = 0.62$ in

 Use 2 No. 5 Horizontal Bars $A_s = 0.61$ in²
 (each face)

$\Phi * M_n = 118.07$ k-ft $>$ $M_u = 13.93$ k-ft **O.K.**

CHECK FOUNDATIONS:

LRFD Load Combinations: 1.2D + W ASCE 7-16, Section 2.3

Resistance Factors: $\Phi_{\text{plain}} = 0.6$ ACI 318
 $\Phi_v = 0.75$ ACI 318
 $\Phi_b = 0.9$ ACI 318

$f'_c = 2500$ psi
 $P_a = 150$ psf/ft
 $q_a = 2000$ psf

Total Service Wind Load: P = 1.58 kips

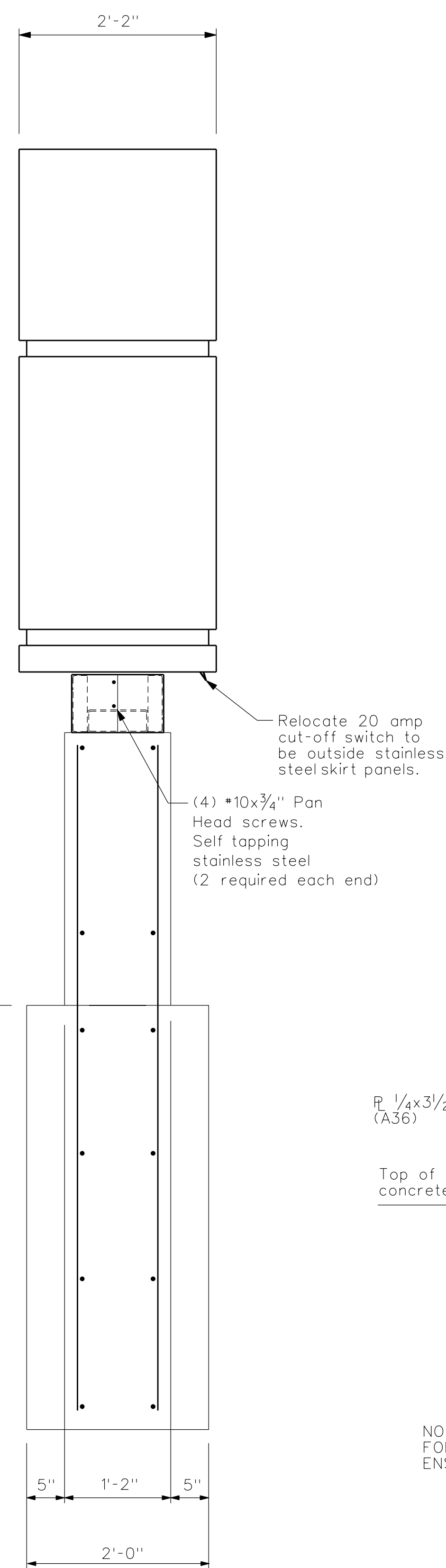
Total Service Moment at Base: M = 8.36 k-ft

Vertical Slab Foundation:

Thickness = 2 ft. Width = 13.33 ft. Depth = 4.67 ft.

$M_{(\text{top of slab})} = 8.36$ k-ft
Height to P_w , h = 5.30 ft.
Required Depth, d = 2.16 ft. **O.K.** IBC 2018, Section 1807.3.2.1

Moment in Footing, $M_u = 13.93$ k-ft
Use 12 No. 5 Vertical Bars Each Face
Use 4 No. 5 Horizontal Bars Each Face
Moment Capacity, $\Phi M_n = 260.02$ k-ft > $M_u = 13.93$ k-ft **O.K.**



SCALE: 1"=1'-0"

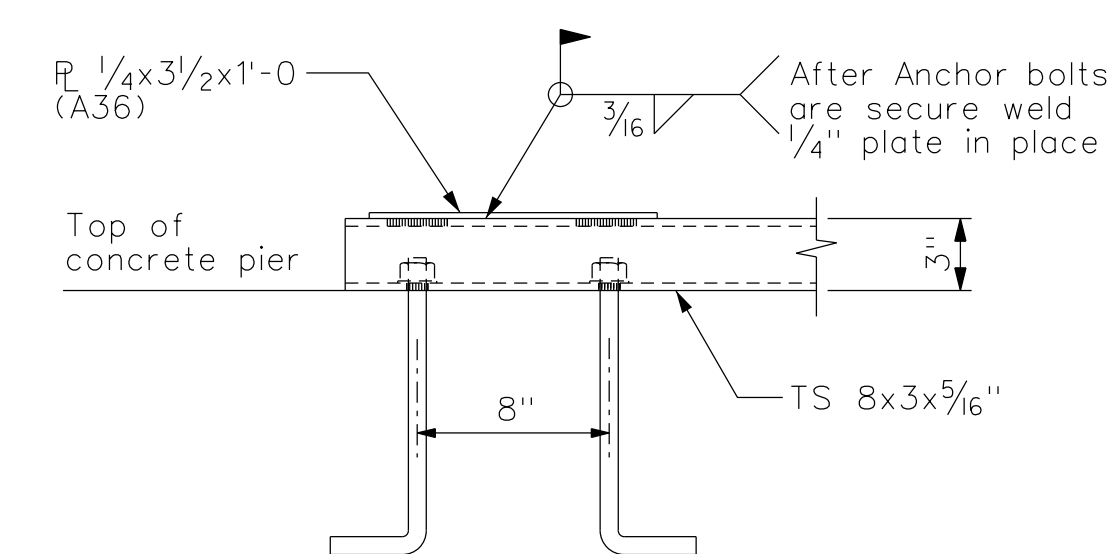
SCALE: 1"=1'-0"

10-F48T12 DSGN/HO Fluorescent lamps
2-F36T12 DSGN/HO Fluorescent lamps
3-Four Lamp Ballast

1-20 Amp. circuit (3 @ 3.40 Amps.)

ACCESS TO THE INSIDE OF THE SIGNBOX FOR SERVICE OR
MAINTENANCE WILL BE BY REMOVING THE SIGNBOX FROM
THE MONUMENT FOUNDATION

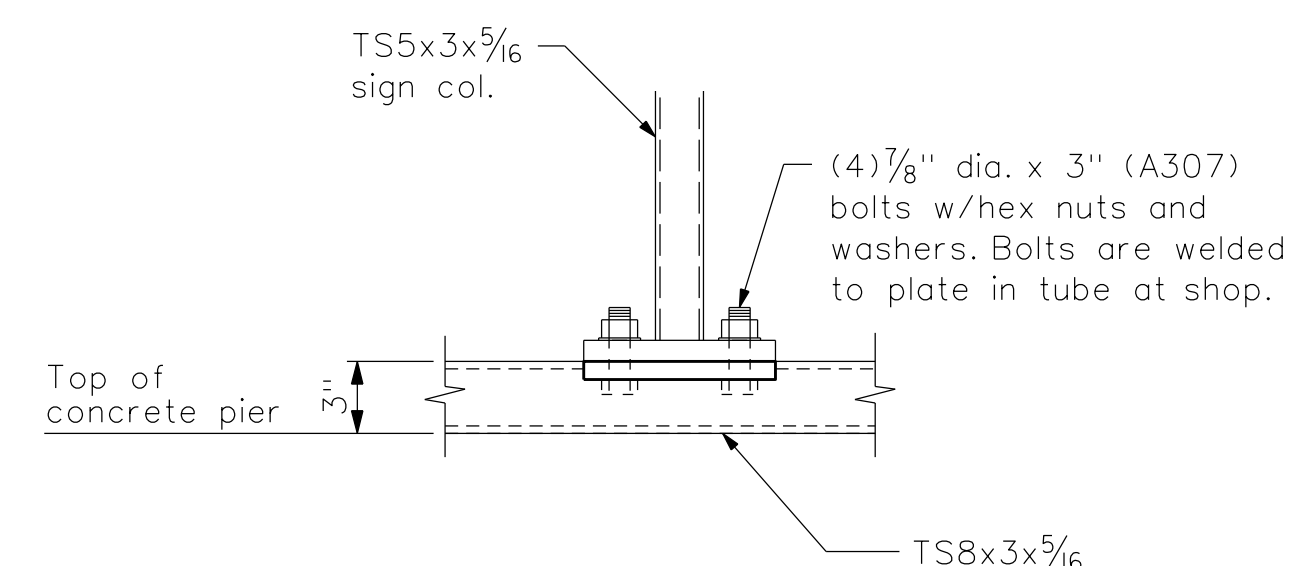
1. REMOVE ONE FACE PANEL FROM THE NEW SUPPORT TUBE AND SKIRT FRAME. PLACE THE SUPPORT FRAME OVER THE (4) FOUR $\frac{3}{4}$ " Dia. ANCHOR BOLTS AND FASTEN WITH NEW HEX NUTS AND LOCKWASHERS. EXTEND THE EXISTING ELECTRICAL LEADS FROM THE FOUNDATION THRU THE NEW SUPPORT TUBE. AFTER THE ANCHOR BOLTS HAVE BEEN TIGHTENED SECURELY THE $2\frac{1}{2}$ " Dia. HOLES IN THE TOP WALL OF THE SUPPORT FRAME SHALL BE COVERED WITH A $\frac{1}{4} \times 3\frac{1}{2} \times 1'-0"$ PLATE AND WELDED ALL AROUND WITH $\frac{3}{16}$ " FILLET WELD.
2. INSTALL THE UC60 SIGNBOX ON THE SUPPORT TUBE WITH (4) FOUR $\frac{7}{8}$ " Dia. BOLTS AND SECURE WITH $\frac{7}{8}$ " Hvy. HEX NUTS, A325 AND HARDENED WASHERS, CONFORMING TO THE TURN-OF-THE-NUT METHOD. THE SIGNBOX SHALL BE PLUMB IN ALL DIRECTIONS. SHIM WITH SLOTTED SHIM PLATE AS REQUIRED FOR LEVEL INSTALLATION.
3. ELECTRICAL (PRIMARY SOURCE) LEADS STUB OUT FROM THE FOUNDATION AND LEADS FROM THE SIGNBOX SHALL BE FED THRU HOLE IN THE SIDE WALL OF COLUMN AND CONNECTION MADE UP.
4. IF THE SKIRT SUPPORT FRAME FINISH IS DAMAGED DURING ERECTION, THOSE AREAS MUST BE TOUCH-UP IN THE FIELD WITH DEVCON Z, COLD GALVANIIZING COMPOUND OR EQUAL.
5. COAT TOP OF ANCHOR BOLTS AND NUTS WITH ONE COAT OF RUST PROOF PRIMER PAINT.
6. TEST THE CIRCUIT FOR CONTINUITY AND GROUND.
7. REPLACE THE FACE PANEL TO THE SKIRT FRAME.
8. TAKE COMPLETION PHOTOGRAHS OF SIGN, DEALERSHIP, AND RESTORED SITE AT FOUNDATION. OBTAIN SIGNATURE AND ANSWERS TO QUESTIONAIRE FROM DEALERSHIP REPRESENTATIVE.



UC60Z3.0NEW

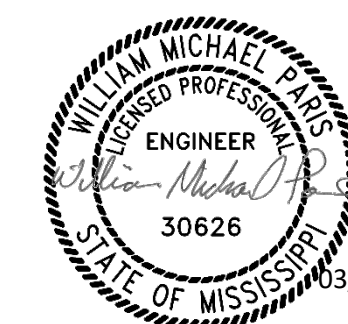
SCALE: $1\frac{1}{2}'' = 1'-0''$

NOTE: USE $\frac{3}{4}$ " PLYWOOD TEMPLATE
FOR SETTING ANCHOR BOLTS TO
ENSURE CORRECT SPACING AND ELEVATION.



UC60Z3.0NEW

SCALE: 1 1/2" = 1'-0"



SEALED FOR STRUCTURAL COMPONENTS ONLY

SCHEDULE FOR STRUCTURE COMPONENTS ONLY		
DATE	ISSUED FOR	APPROVED

FORD MOTOR COMPANY
DEALERSHIP REAL ESTATE OFFICE
DEARBORN MICHIGAN

FORD PROJ NO

DEALERSHIP IDENTIFICATION PROGRAM

DWG. TITLE	INSTALLATION DRAWING Z3.0 MONUMENT MOUNT
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ROSS BRYAN ASSOCIATES INC.
CONSULTING STRUCTURAL ENGINEERS
1 Ventress Way, Suite B-400

NASHVILLE, TN. 37228		PHONE (615) 329-13	
DR'G. DATE	ORIG	DRN. BY	DLP
DATE	SEC	ADDR	

CHR'D.	SEQ	APPR'D.
COORD'R.		JOB NO. 264617

SIGN MODEL UC60 SIGNBOX ON Z3.0
MONUMENT MOUNT

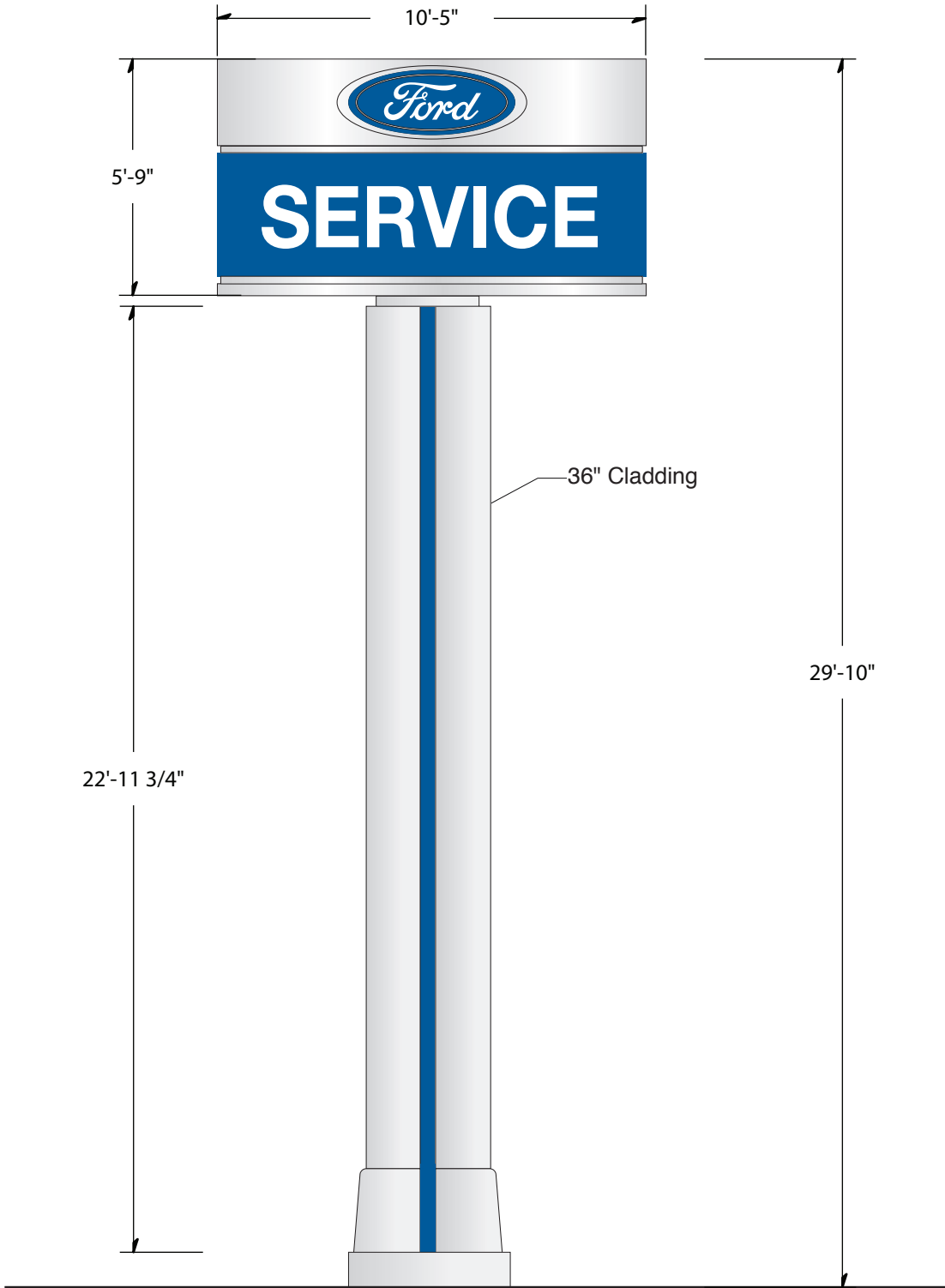
140 MPH WIND VELOCITY PER 2018 IBC (ASCE 7-16)
RISK CATEGORY I

DRAWING NO. SHEET NO.

UC60Z3.0NEW

SS-60_P25 SERVICE

Section 4, Item H)



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Title: SS-60_P25 SERVICE

Customer: Ford

Date: 3/2/17

Drawn by: H.Wallace

Customer Rep: N/A

Scale: 3/4"=1'

