



SPECIAL CALLED PLANNING & ZONING COMMISSION MEETING

Tuesday, January 30, 2024 at 4:00 PM

Agenda

- 1. Call to Order**
- 2. Opening Prayer and Pledge of Allegiance**
- 3. New Site Plan Considerations**
 - [A\)](#) Discussion and Consideration of Pearl River Pickers Site Plan
- 4. New Business**
- 5. Adjourn**

City of Gluckstadt

Application for Site Plan Review

Subject Property Address: Corner Hwy 51 & Brownwood Dr

Parcel #: 082H-27-001/01.03

Owner: Michael & Bridget English

Address: 1199 BLUEBIRD CANE
TERRY MS. 39170

Applicant: Michael English

Address: 1199 Bluebird Cane
Terry MS 39170

Phone #: 601-573-1625

Phone #: 601 573 1625

E-Mail: MIKEENGLISHROSS@GMAIL.COM

E-Mail: Mike.englishross@gmail.com

Current Zoning District: C-2

Acreage of Property (If applicable): 2.5 acs

Use sought of Property: Retail (Furniture sale)

Requirements of Applicant:

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

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

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

Site Plan Specifications (Section 809, Zoning Ordinance)

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

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

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

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

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

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

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


 Applicant Signature

1-3-2024
 Date

CITY OF GLUCKSTADT BUILDING DEPARTMENT
OFFICE USE ONLY

Date Received: 1.5.2024

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

Yes _____ No _____

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



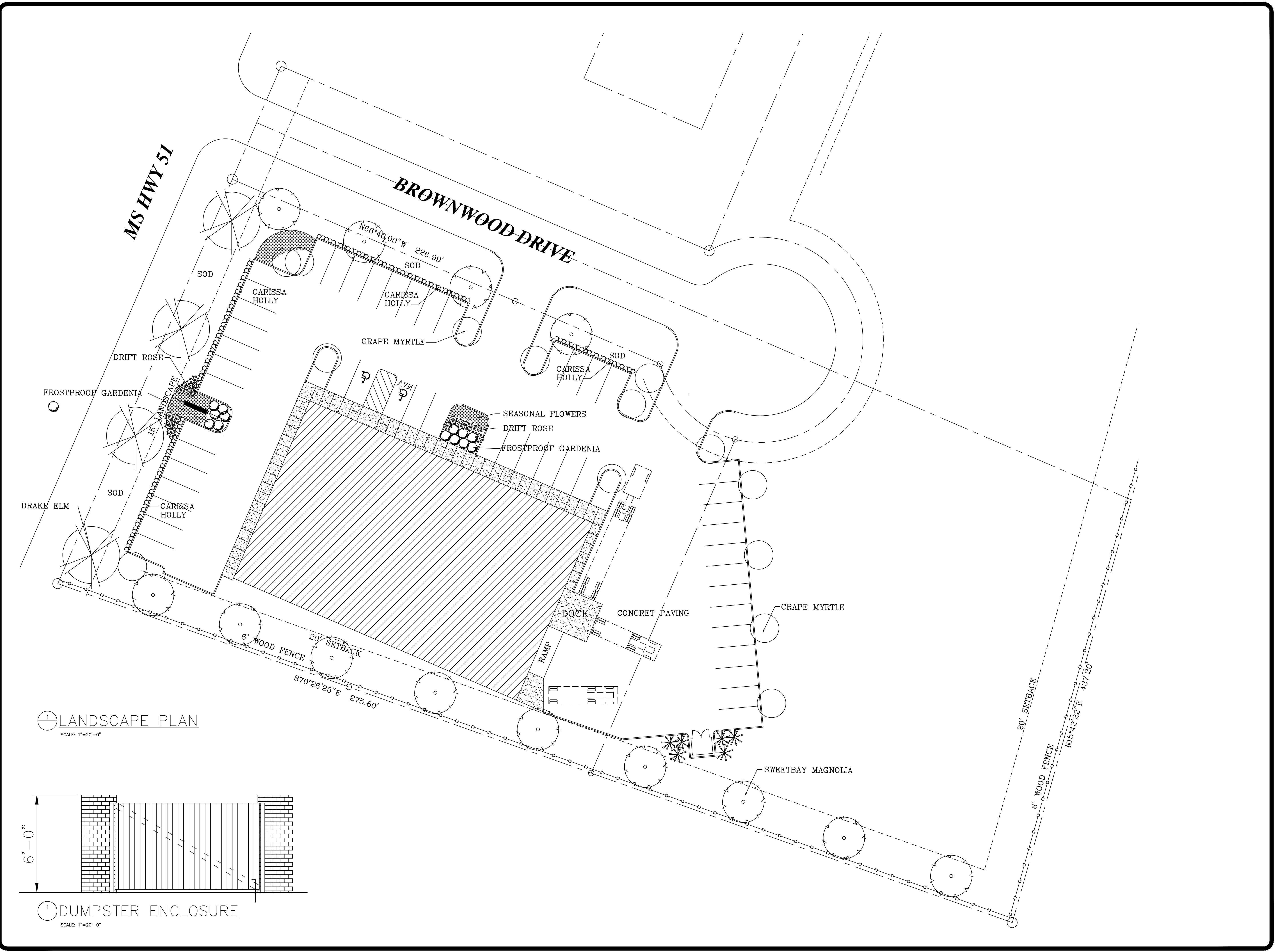
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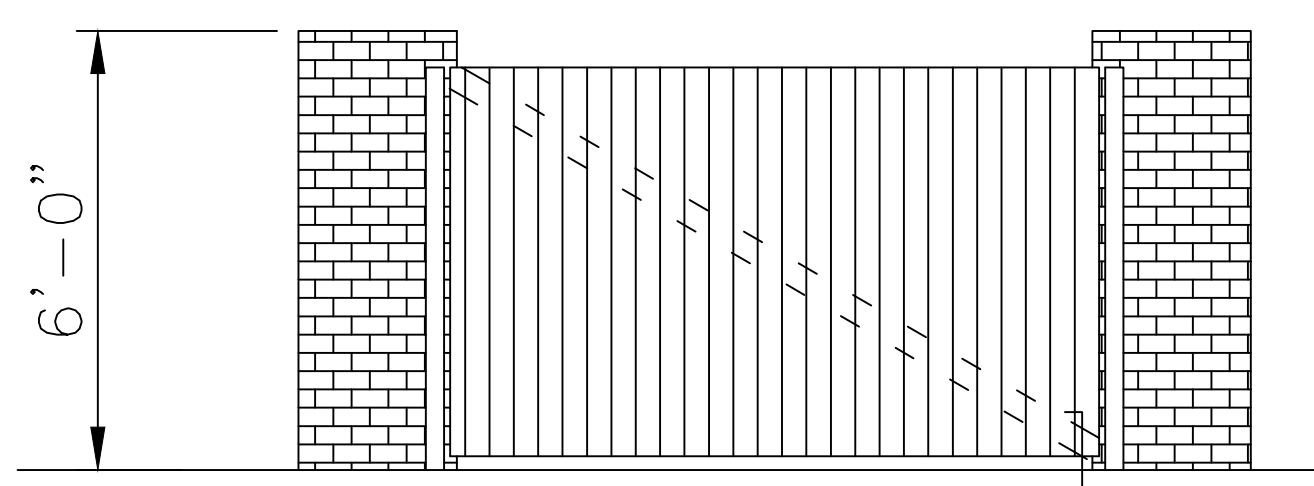
WOOLRIDGE & ASSOCIATES
464 CHURCH RD. SUITE 700
MADISON, MS 39110
601-209-8665
WOOLRIDGEARCHITECTURE@YAHOO.COM

Pearl River Pickers
Hwy 51 & Brownwood Drive
GLUCKSTADT, MS

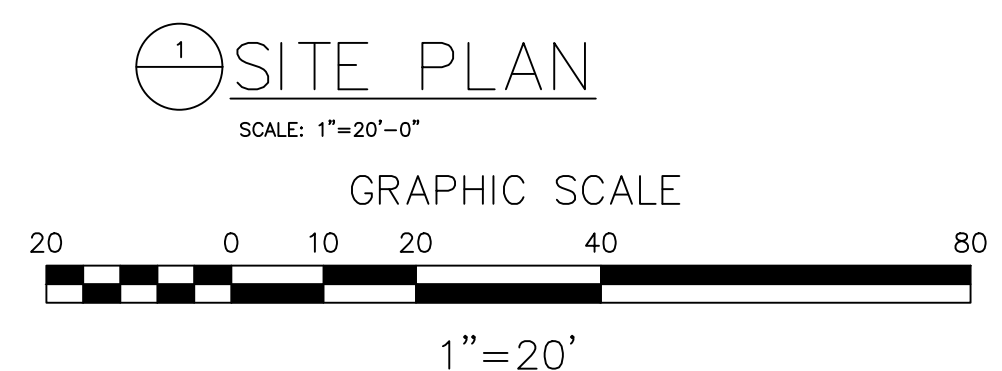
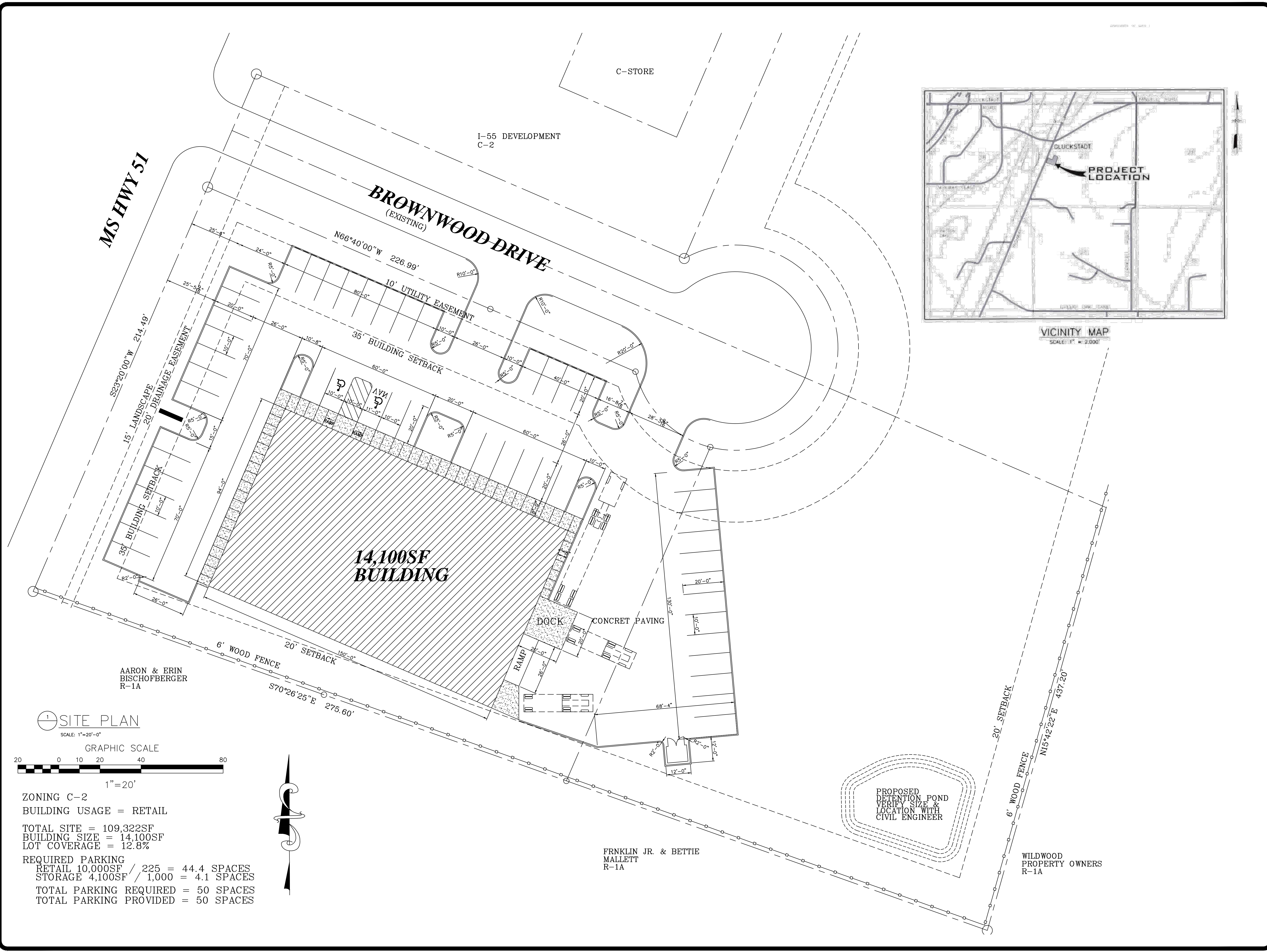
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LANDSCAPE PLAN
SCALE: 1"=20'-0"



DUMPSTER ENCLOSURE
SCALE: 1"=20'-0"

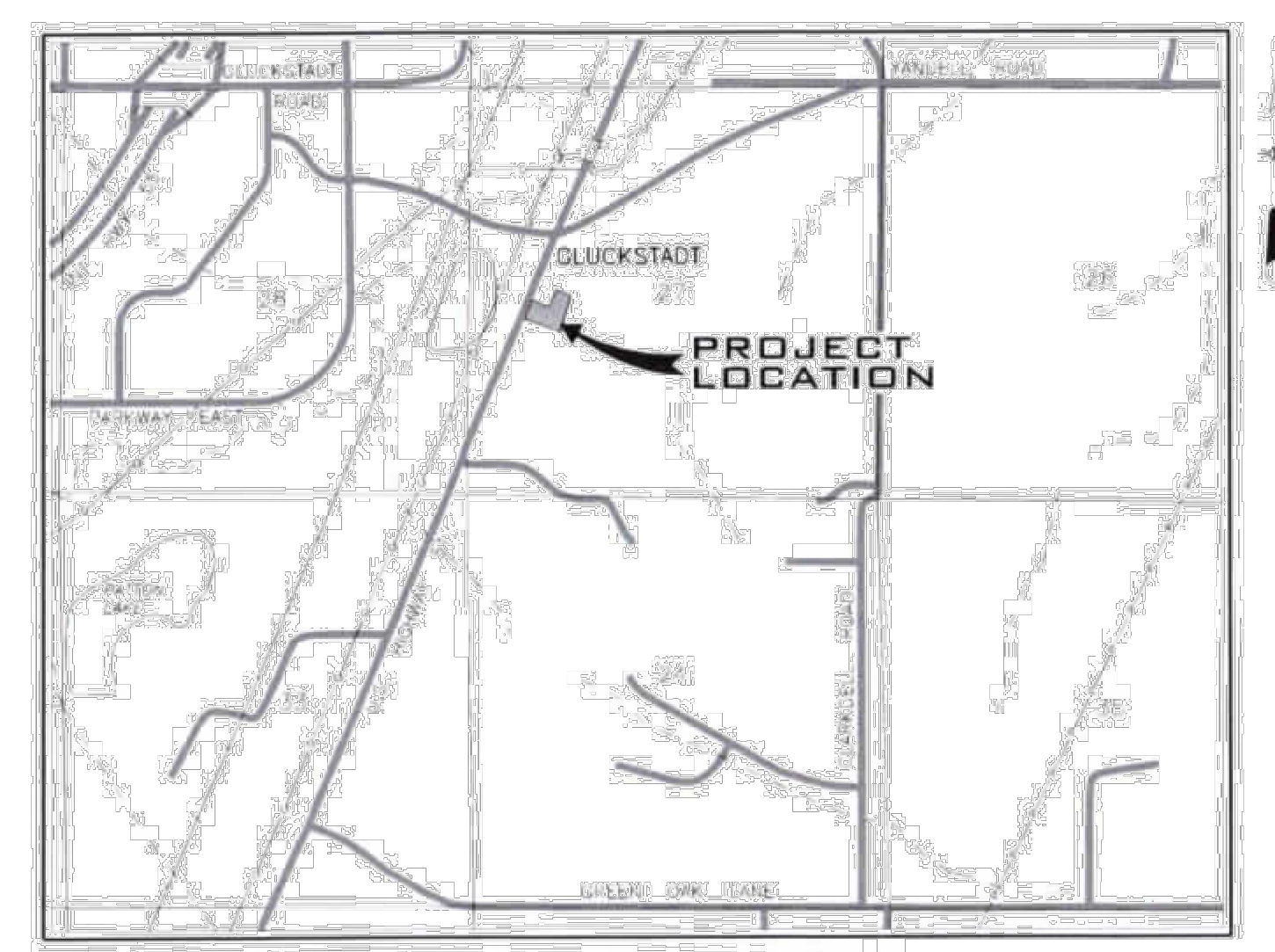


ZONING C-2
 BUILDING USAGE = RETAIL
 TOTAL SITE = 109,322SF
 BUILDING SIZE = 14,100SF
 LOT COVERAGE = 12.8%
 REQUIRED PARKING
 RETAIL 10,000SF / 225 = 44.4 SPACES
 STORAGE 4,100SF / 1,000 = 4.1 SPACES
 TOTAL PARKING REQUIRED = 50 SPACES
 TOTAL PARKING PROVIDED = 50 SPACES

AARON & ERIN
 BISCHOFBERGER
 R-1A

FRANKLIN JR. & BETTIE
 MALLETT
 R-1A

WILDWOOD
 PROPERTY OWNERS
 R-1A



REVISIONS	BY

WOOLRIDGE & ASSOCIATES
 464 CHURCH RD. SUITE 700
 MADISON, MS 39110
 601-209-8666
 WOOLRIDGEARCHITECTURE@YAHOO.COM

Pearl River Pickers
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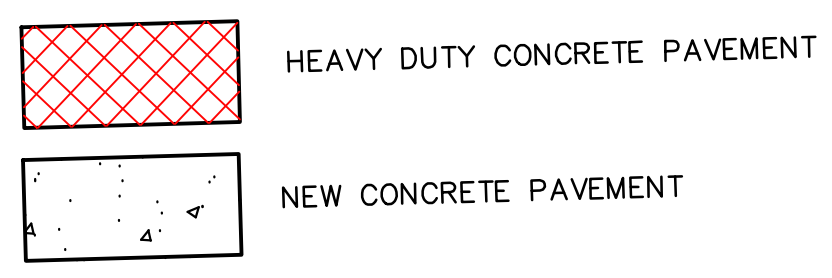
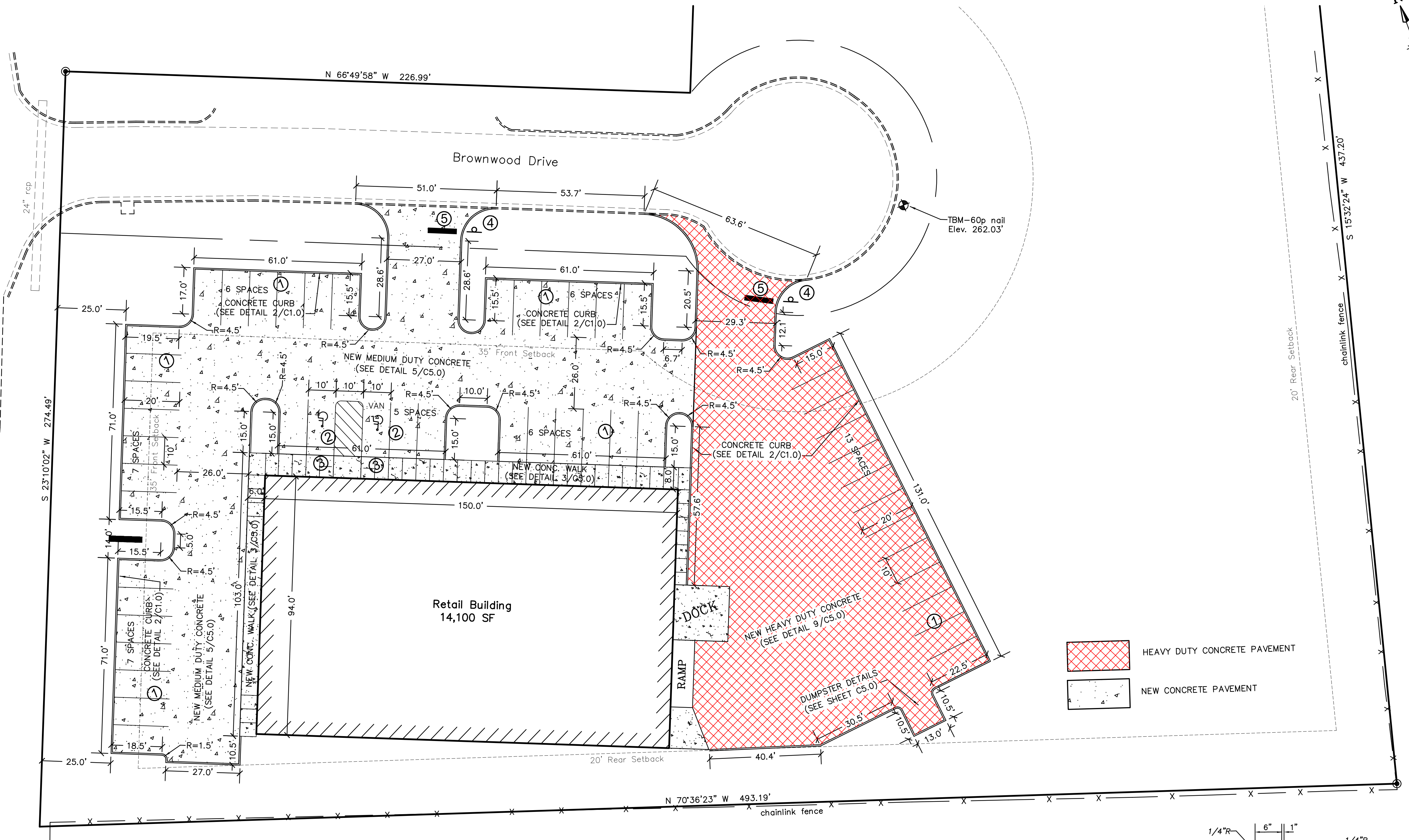
Section 3, Item A)	
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BAIRD ENGINEERING, INC.
 506 Jefferson Street, Clinton, MS 39056
 Phone: (601) 925-3015

Project No.: # 4858
 Date: 01/22/2024
 Scale: 1" = 20'
 Designed By: CLB
 Reviewed By: CLB

SITE PLAN
 ROSS FURNITURE
 GLUCKSTADT, MISSISSIPPI
 C 1.0

US Highway #51



SITE PLAN NOTES

- PROPERTY IS ZONED C-2 (GENERAL COMMERCIAL DISTRICT), CITY OF GLUCKSTADT
- ADJOINING PROPERTIES ARE ZONED C-2 (GENERAL COMMERCIAL DISTRICT) AND R1-A
- SETBACKS:
 FRONT - 40 FEET (35 FOOT OPTION IF CORNER LOT)
 SIDE - 20 FEET
 REAR - 20 FEET
 MAXIMUM HEIGHT RESTRICTION: AS DETERMINED BY THE IBC
- NO BUILDING IS LOCATED ON THE SUBJECT PARCEL.
- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF GLUCKSTADT, MADISON COUNTY, MISSISSIPPI.
- SUBJECT PROPERTY IS LOCATED IN ZONE "X" AND "AE" AS DETERMINED BY FIRE NO. 28089 C 415F, MADISON COUNTY, REVISION DATE-3/17/2010

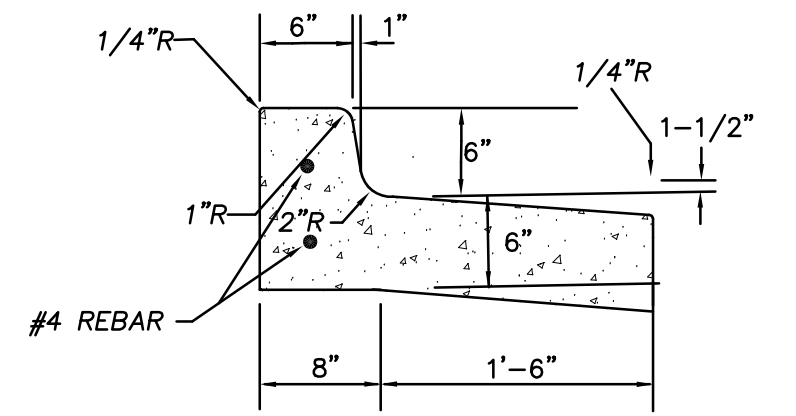
GENERAL

- TOPOGRAPHIC SURVEY PREPARED BY BAIRD ENGINEERING, INC. DATED 01-20-2024.
- CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION EXCAVATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
- CONTRACTOR TO COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
- DURING CONSTRUCTION, CONTRACTOR SHALL CHECK THE EROSION CONTROL FACILITIES DAILY, AND MAKE REPAIRS OR MODIFICATIONS AS NEEDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF PROJECT, THIS SHALL BECOME THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL INSPECT ALL STORM DRAINS, ON A MONTHLY BASIS AND REMOVE ANY SILTATION AS NEEDED.
- ALL DISTURBED GRASSED AREAS SHALL BE SOLID SOO UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT CITY ENGINEERING AND RIGHT-OF-WAY DEPARTMENTS AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES AS REQUIRED BY MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
- CONSTRUCTION PHASE DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER SITE AS NEEDED, OR AS DIRECTED BY ENGINEER TO MAINTAIN ADEQUATE DUST CONTROL.
- ANY AND ALL DESIGN, ERECTION, PERMIT FEES AND APPLICATION PERTAINING TO ANY AND ALL WORK ZONE TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE ENCOUNTERED DIFFERENT FROM DRAWINGS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.

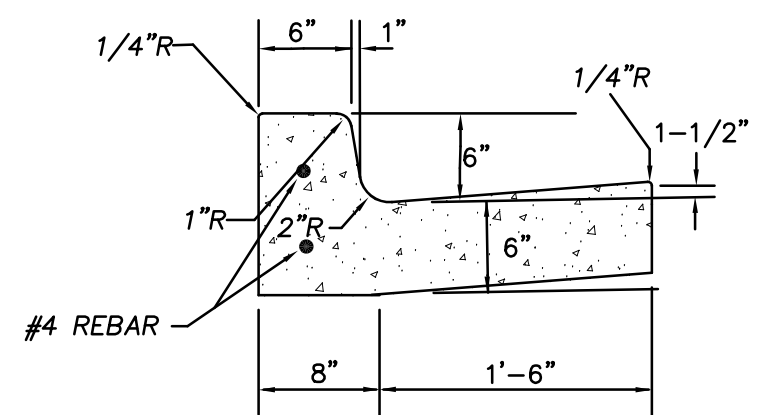
- BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND-CLAY STRUCTURAL FILL PER GEOTECHNICAL REPORT REQUIREMENTS.
- ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NEEDED PERMITS AND LICENSES.
- SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT CONNECTIONS TO EXISTING PAVEMENT AND CURBS.
- SEE LANDSCAPE DETAIL FOR ALL HARDSCAPE AND LANDSCAPE DETAILS.
- ALL DIMENSIONS SHOWN ON THIS SHEET ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- PARKING PROVIDED IN THIS PROJECT (WITHIN THE MALL PARCEL):
 2 ADA COMPLIANT PARKING SPACES
 48 STANDARD PARKING SPACES
 50 TOTAL PARKING SPACES PROVIDED
- DETECTABLE WARNING SURFACE TO MEET ADAAG 4.29.2 (TRUNCATED DOME PANEL).

LEGEND

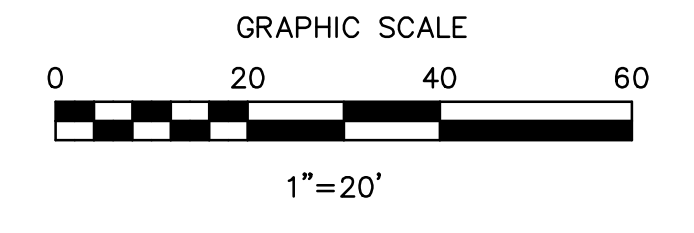
- PROPOSED CONCRETE CURB (DETAIL 3 & 4/C2.0)
- HANDICAP PARKING
- PROPERTY LINE



CONTRACTOR SHOULD USE CORRECT CURB & GUTTER DETAIL IN ACCORDANCE TO THE GRADES SHOWN ON THE GRADING AND DRAINAGE PLAN



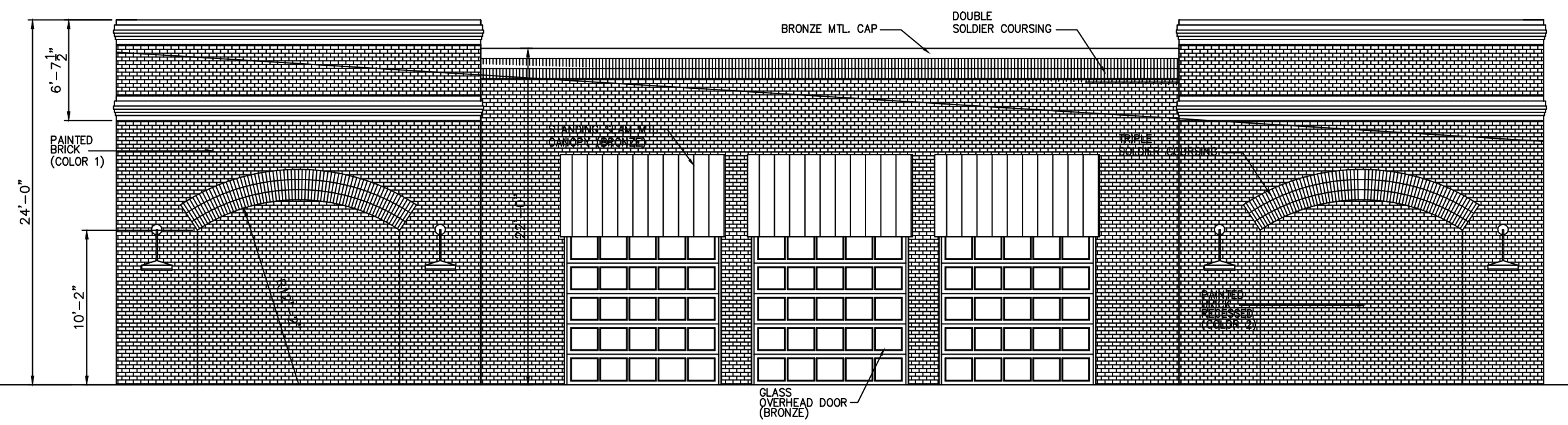
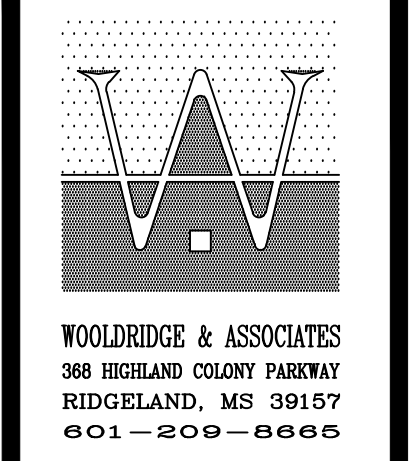
*CONTRACTION JOINT SHOULD BE PLACED EVERY 10 FEET AND/OR EVERY TANGENT



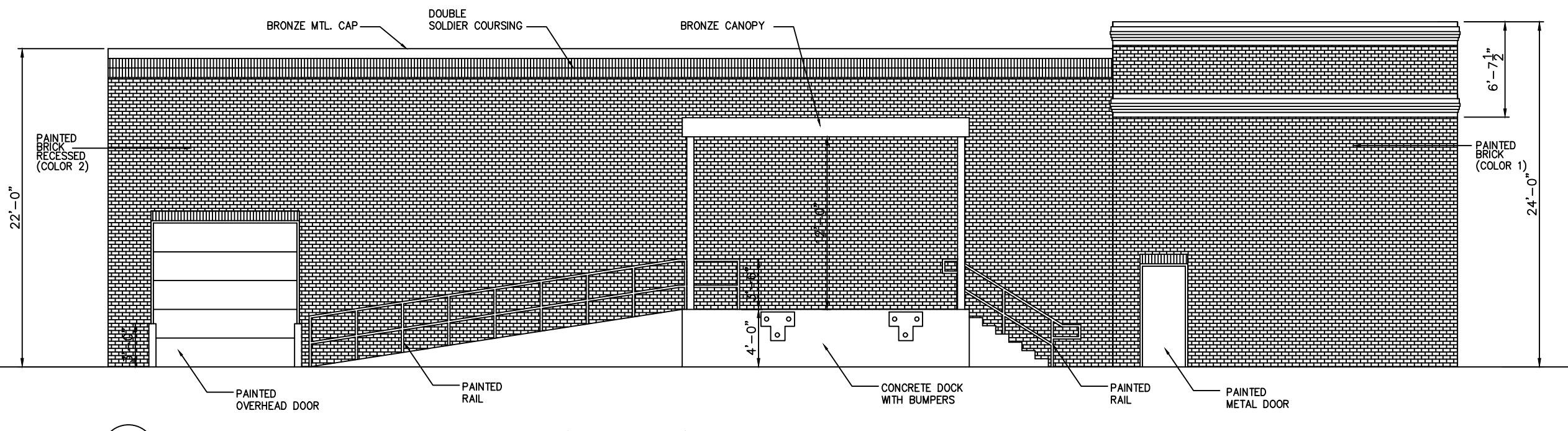
PARKING FEATURES LEGEND

① TRAFFIC STRIPE (PARKING)	4" CONTINUOUS WHITE
② TRAFFIC STRIPE (HANDICAP)	4" CONTINUOUS BLUE
③ HANDICAP PARKING SIGN (R7-8)-DETAIL 1/C5.1	SEE MUTCD MANUAL FOR SPECIFICATIONS.
④ STOP SIGN (DETAIL 2/C5.1)	SEE MUTCD MANUAL FOR SPECIFICATIONS.
⊙ 24" LEGEND	WHITE

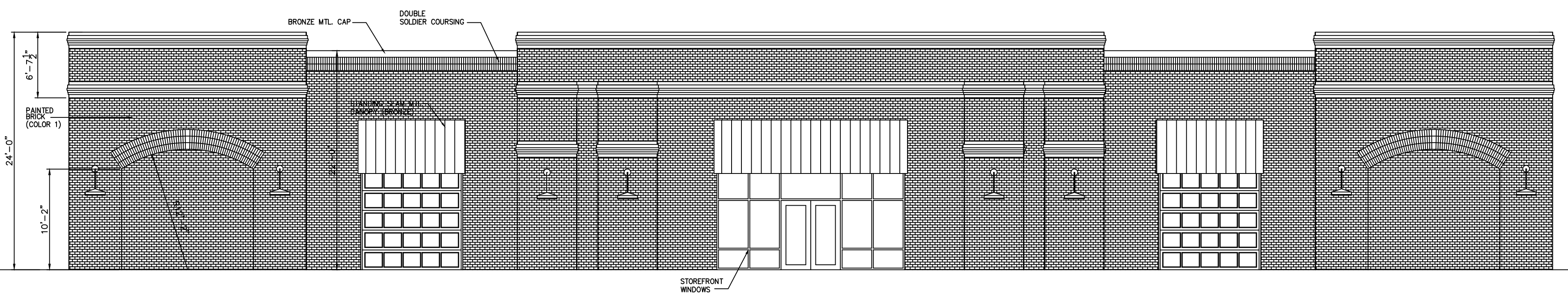
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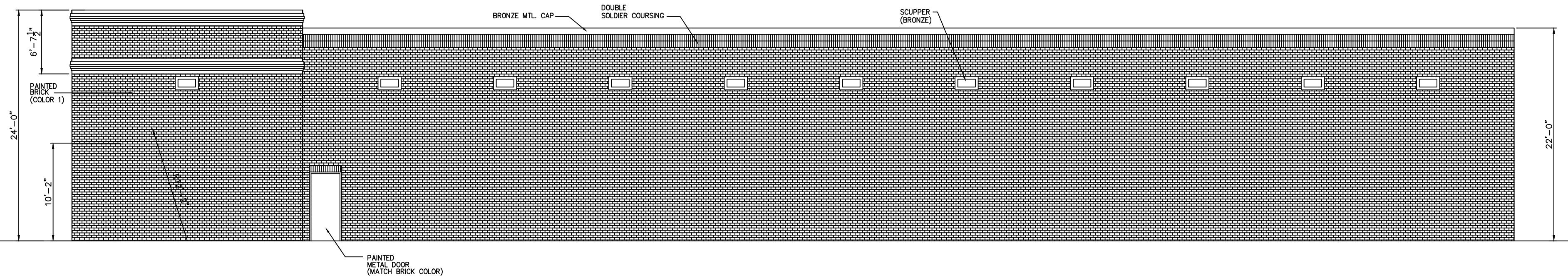
1 HWY 51 ELEVATION (WEST)
SCALE: 1/8"=1'-0"



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



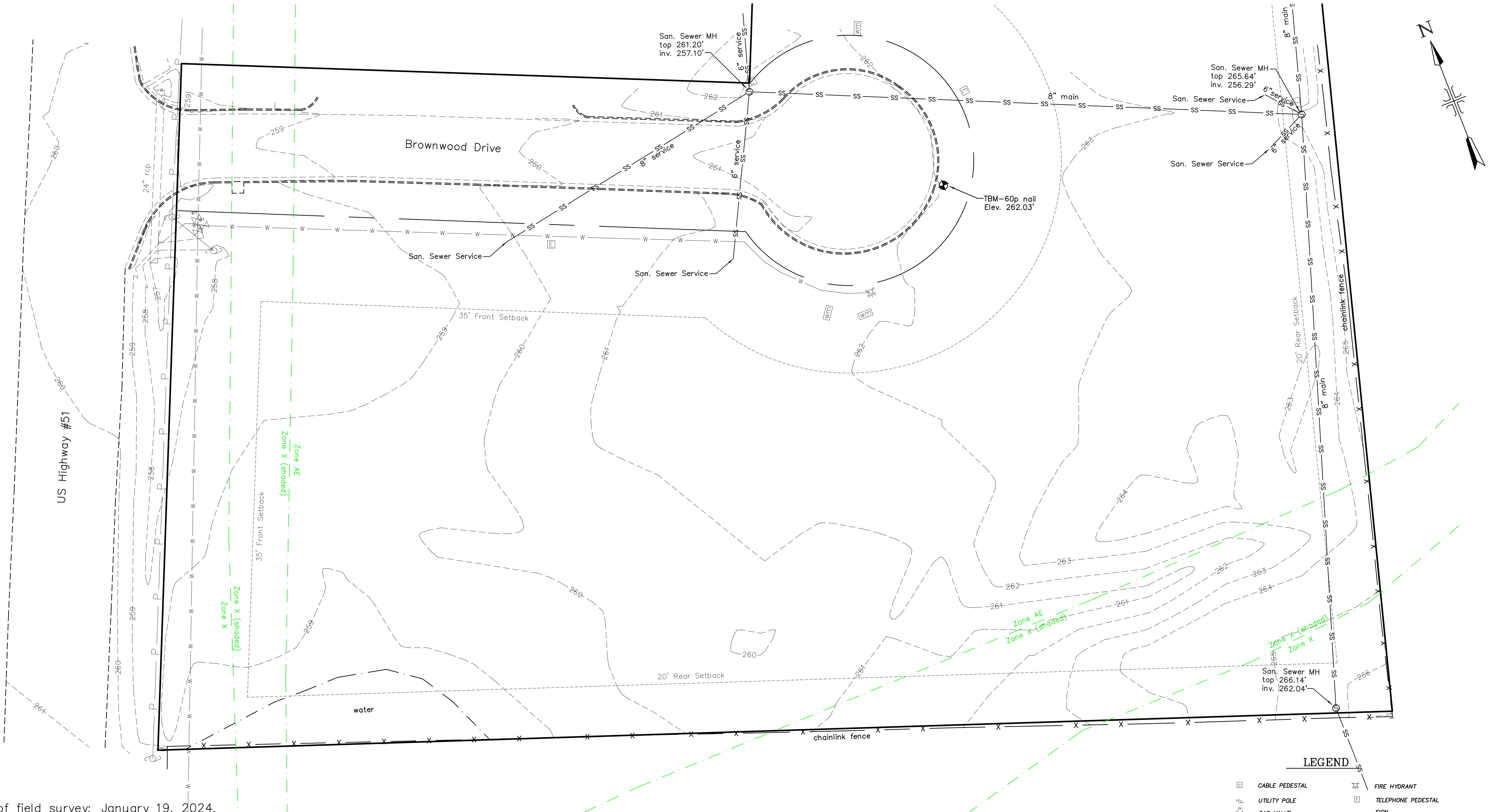
1 ENTRY ELEVATION (NORTH)
SCALE: 1/8"=1'-0"



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

Pearl River Pickers
Hwy 51 & Brownwood Drive
GLUCKSTADT, MS

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Date of field survey: January 19, 2024.

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

Subject property is located in Flood Zone AE, X (shaded and X according to the FIRM Map for the City of Richland (280228), map reference 28089 C 415F, effective date March 17, 2010

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 McMasters and Associates dated June 7, 2016.

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.

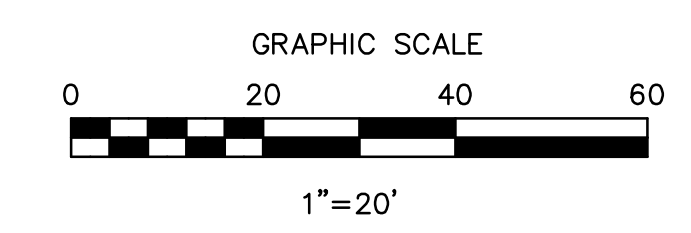
I, Colin L. Baird, do hereby certify that the features depicted on this plat are a correct representation of the conditions as they existed on January 20, 2024.

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
	12" P		WATER MAIN
	WATER METER		OAK TREE
			AIR CONDITION UNIT

MS One-Call #22072714351635
Process Date: July 27, 2022
Below Notes Dated: August 1, 2022

AT&T Distribution - DID NOT LOCATE, PROVIDED DRAWING
Energy MS - NO RESPONSE
Uniti Fiber - NO RESPONSE
Centerpoint Energy - DID NOT LOCATE DUE TO SURVEY TICKET
Comcast Cable of Jackson - DID NOT LOCATE
Bear Creek Water Association - ONLY RECORD DRAWINGS PROVIDED
Canton Municipal Utilities - NO CONFLICT
Telepak dba C Spire Fiber - NO CONFLICT



Date: _____
By: _____
Revisions:

No.	

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

Project No.: # 4858
Date: 01/20/2024
Scale: 1" = 20'
Designed By: CLB
Reviewed By: CLB

TOPOGRAPHIC SURVEY
ROSS FURNITURE
GLUCKSTADT, MISSISSIPPI

C O O

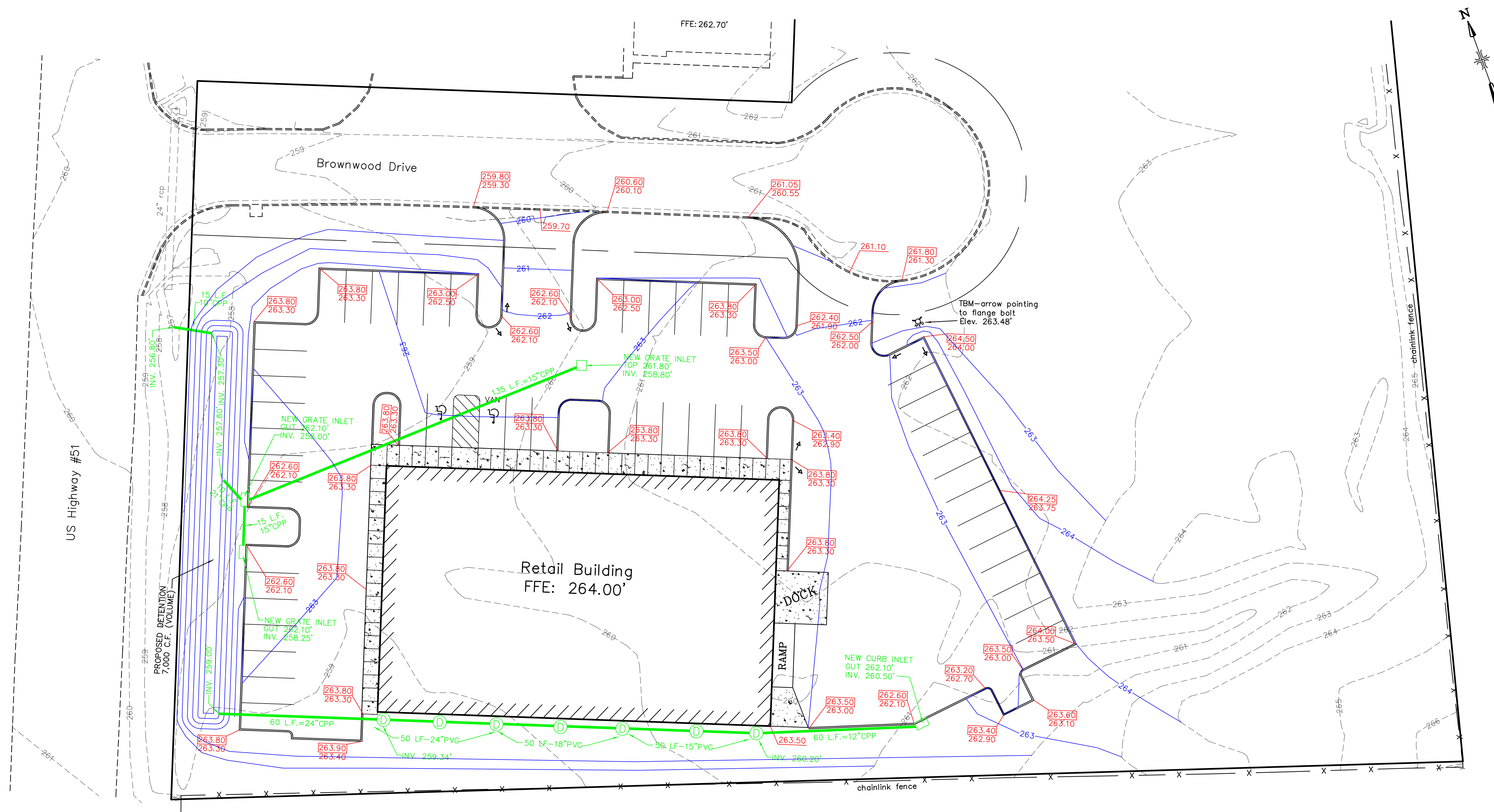
Date:	
By:	
Revisions:	
No.	

Baird Engineering, Inc.
506 Jefferson Street, Clinton, MS 39056
Phone: (601) 925-5015

Project No.:	# 4858
Date:	01/22/2024
Scale:	1" = 20'
Designed By:	CLB
Reviewed By:	CLB

GRADING PLAN
ROSS FURNITURE
GLUCKSTADT, MISSISSIPPI

C 2.0



- GENERAL**
 THE CONTRACTOR SHALL REMOVE ALL INFRASTRUCTURE AND VEGETATION FROM THE AREA TO BE EXCAVATED, FILLED, OR GRADED.
 ALL IMPROVEMENTS AND ADDITIONS TO THE WATER AND SANITARY SEWER SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF GLUCKSTADT STANDARDS.
 TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY BAIRD ENGINEERING, INC.
- CLEARING**
 PRIOR TO CUT AND REPLACEMENT OF FILL ON SITE, APPROXIMATELY 6 INCHES OF TOPSOIL SHOULD BE REMOVED WHERE ENCOUNTERED.
 REMOVE BRUSH, ROOTS, LARGE GRASS, ROCKS, AND WEEDS BEFORE STRIPPING.
 REMOVE TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES IN ALL AREAS INDICATED ON THE PLANS TO BE UNDER BUILDING, DRIVES, PARKING, SIDEWALKS, AND OTHER PAVING.
 STORE TOPSOIL APPROVED FOR FILL IN GENERAL LANDSCAPE AREAS AT DESIGNATED LOCATIONS ON SITE.
- GRUBBING**
 REMOVE ASPHALT, CONCRETE CURBS, LIGHTING POLES AND FOUNDATIONS, TRASH, STUMPS, OLD LUMBER, STRUCTURES, ETC. EITHER ABOVE, ON THE NEW SURFACE, OR BELOW THE GROUND WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION.
- CLEAN-UP**
 UPON COMPLETION OF WORK OF THIS SECTION, REMOVE FROM PREMISES, AND DISPOSE OF ALL RELATED DEBRIS. IMPLEMENT EROSION CONTROL PLAN.

- 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.
- 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, AND CONSIST OF SILTY CLAY (CL) SOIL HAVING A LIQUID LIMIT OF NOT MORE THAN 40 PERCENT AND A PLASTICITY INDEX BETWEEN 10 AND 20.

