



REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF GLUCKSTADT, MISSISSIPPI

Tuesday, April 21, 2026 at 3:00 PM

Agenda

This notice and agenda of the Regular Meeting of the Architectural Review Committee is hereby given by the undersigned. Said meeting shall be held on Tuesday, April 21, 2026, at 3:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

1. **Call Meeting to Order and Roll Call**
2. **Opening Prayer and Pledge of Allegiance**
3. **Consideration and Approval of Minutes**
 - A) Consideration of Minutes-March 19. 2026 Special Call Meeting
4. **New Business**
 - A) ARC Update
 - B) Consideration for Architectural Review-Titan Lane RV Storage
 - C) Consideration of Architectural Review-The Oaks Memory Care Facility
5. **Old Business**
 - A) Consideration of Architectural Review-Taco Bell
6. **Public Comment**
7. **Next Meeting**
 - A) Regular Meeting May 19, 2026, 3:00 PM City Hall
8. **Adjourn**

Commissioner Kayce Saik _____

Commissioner Melanie Greer Smith _____

**Special Meeting of the Architectural Review
Committee
of the City of Gluckstadt, Mississippi
Thursday, March 19, 2026, at 3:00 PM**

Minutes

The business of this meeting with Committee Members Melony Greer, Kayce Siak and Lee Sahler were as follows:

1. Chairman Kayce Saik called the meeting to order; Melanie Greer-Smith and Lee Sahler were present.
2. Kayce Saik gave the opening Prayer with Melanie Greer gave the Pledge of Allegiance.
3. Consideration of Minutes:
Melanie Greer gave the motion to approve the minutes of the March 17, 2026, Special Call meeting as presented. Lee Sahler seconded the motion with all members voting “AYE” the motion carried.
4. New Business
No business was discussed.
5. Old Business
 - A) Continued Discussion of Architectural Standards, Types and Styles
Chris Watson, City Planner, presented Standards Applicable to the Industrial Design District
 1. Site Design
 2. Building Mass
 3. Exterior Finish Materials
 4. Roof Systems and Design
 5. Industrial Equipment
 6. Architectural Style
 - B) Architectural Types
 1. Southern Mercantile Buildings
 2. Suitable Exterior Finish Materials
 3. Storefront Treatment
 4. Awnings and other Accent Features
 5. Suitable Design Zones for Mercantile Buildings
 - C) Village Mid-Century Buildings
 1. General Description
 2. General Design Consideration
 3. Suitable Exterior Finish Materials
 4. Suitable Design Zones for Mid-Century Village Buildings
 - D) Southern Classic Buildings
 1. General Description
 2. General Design Considerations

- 3. Suitable Exterior Finish Materials
- 4. Suitable Design Zones for Birmingham Classic Buildings
- E) Village Romantic Buildings
 - 1.General Description
 - 2.General Design Considerations
 - 3.Suitable Exterior Finish Materials
 - 4.Suitable Design Zones for Romantic Village Buildings
- F) There are three types of styles for the various design zones.
 - 1.Permitted – A newly constructed or remodeled building with a specified design zone.
 - 2.Required – A newly constructed or remodeled with a specified design shall adhere to the indicted architectural type.
 - 3.Unspecified – There is no specific architectural type defined or specified.
- 6. Public Comment

No members of the public signed up to address the board.
- 7. Next Meeting- April 21, 2026, at 3:00 pm 343, Distribution Drive Gluckstadt, MS 39110.
- 8. Adjourn- Melanie Greer made the motion to adjourn. Lee Sahler second the motion with all members voting “AYE” the motion passed.

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

KAYCE SAIK, Chairman

MELANIE GREER, Vice Chairman



CITY OF GLUCKSTADT

MISSISSIPPI
PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 04/21/26

SUBJECT: Architectural Review Update

Since the last regular meeting of the ARC board, we have a few items approved by the MMBOA. The following items were approved and are moving to the building permit phase...

- Martin Group-Office Building-Old Jackson Rd
- Hederman Brothers Addition-N Industrial Dr
- Sahler Baseball Facility-Stout Rd
- Taco Bell-Gluckstadt Rd

We have a few items to bring before you today and this includes finalizing the Taco Bell exteriors. The MMBOA approved their site plan contingent on ARC approval of the exterior material and color scheme.

As you know we will have a work session with the MMBOA this Thursday to review the Architectural Standards we have been working on. I am hoping to get those finalized and approved by the next MMBOA meeting, so we can officially adopt them.



CITY OF GLUCKSTADT

MISSISSIPPI
PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 04/21/2026

SUBJECT: Architectural Review Consideration-Titan Lane RV Storage

Steve Folk is requesting approval of his planned RV Storage facility on Titan Lane. This is an open storage facility for RV, Boats and other large vehicles. This is a canopy structure with no siding/walls. He plans to wrap the facility in fencing with black vinyl screen, heavy landscaping along the entrance and frontage, and a limestone parking lot for the storage areas. He is currently scheduled to request a rezoning from C-2 to I-2 which would allow this type of use and site plan approval at the upcoming PNZ Board meeting next week.

NEW COVERED RV CANOPY STORAGE PROPERTY

LOT 3 - TITAN LANE, GLUCKSTADT, MS 39110
TITAN LANE L.L.C.

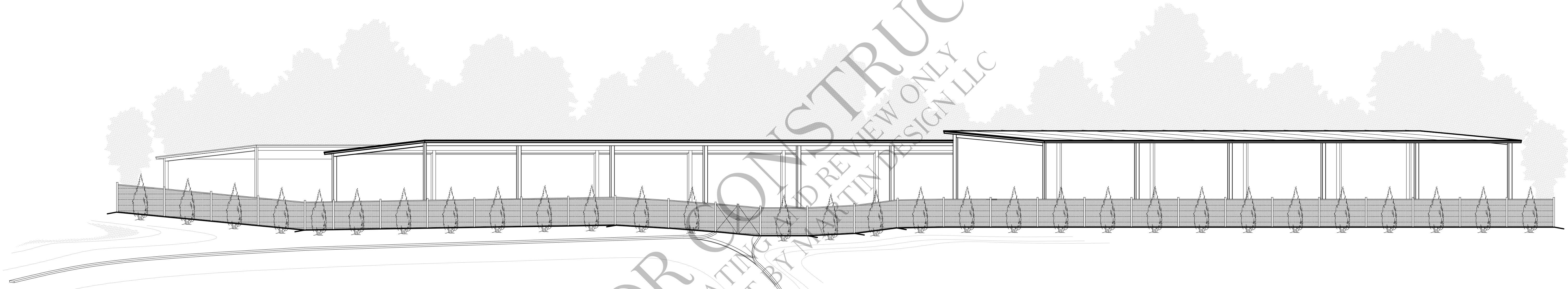


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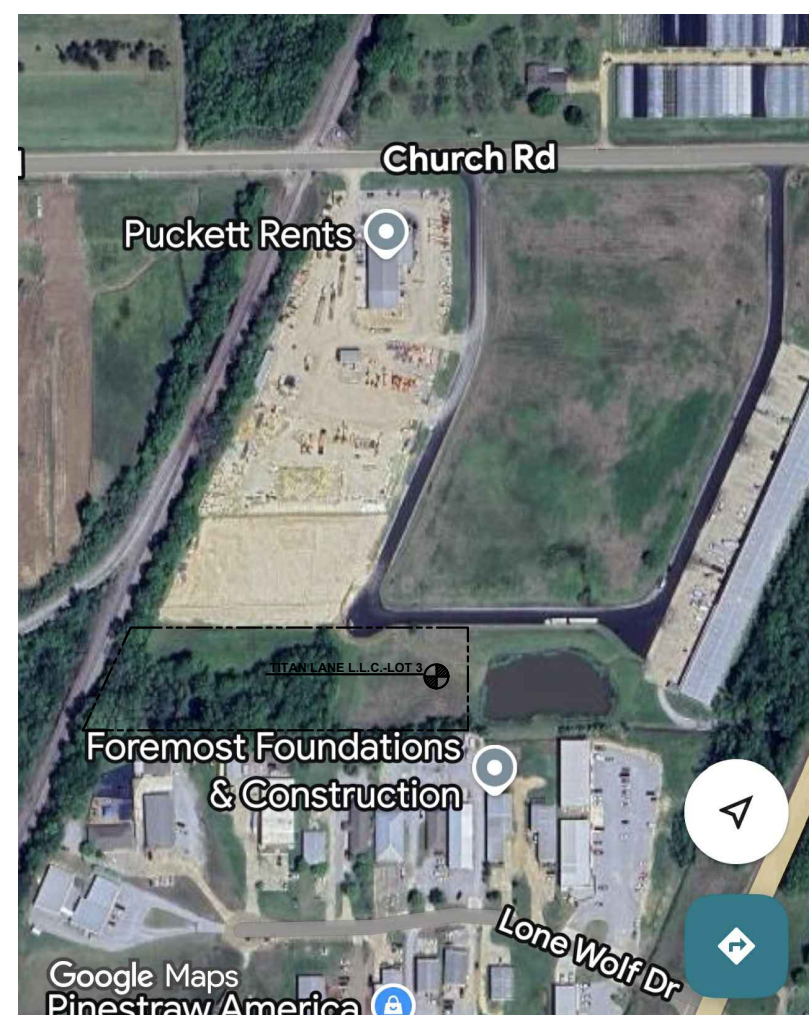
- 1.0 - COVER PAGE
- 1.1 - ELEVATION RENDERINGS
- 1.2 - ELEVATION RENDERINGS
- 2.0 - SITE PLAN - DETAILS
- 2.1 - FOUNDATION PLAN (SUPPLIED BY FOREMOST FOUNDATIONS)
- 2.2 - LANDSCAPE PLAN
- 3.0 - FLOOR PLAN - SCHEDULES
- 4.0 - ELEVATIONS - ROOF PLAN
- 4.1 - ELEVATIONS
- 5.0 - CROSS SECTION - DETAILS
- 6.0 - HVAC PLAN - DETAILS
- 7.0 - PLUMBING PLAN - DETAILS
- 8.0 - POWER-LIGHTING PLAN - DETAILS

DESIGNER - MARTIN DESIGN LLC.

KENNETH MARTIN, JR.
OWNER . DESIGNER

OWNER OPERATOR - TITAN LANE L.L.C.

STEVEN FOLK - FOREMOST FOUNDATIONS
GENERAL CONTRACTOR



VICINITY MAP OF LOCATION

IMPORTANT NOTICE
 READ BEFORE START OF
 CONSTRUCTION:

These plans and construction details have been designed and engineered for sound construction, and prepared to meet most nationally accepted building codes. Structural adjustments in these plans may be necessary with regard to frost line depth, soil bearing conditions, wind and snow loads, hurricane and seismic conditions. Because it is impossible to prepare a set of plans to economically meet all codes and physical conditions, the builder (or owner/builder) must assume the responsibility of making such changes in construction details as may be needed to adjust for local codes and conditions. Therefore, consult your local building officials before beginning construction.



SOUTH WEST STREET ENTRANCE RENDERING

N.T.S.

**COVERED RV CANOPY
 STORAGE PROPERTY**
 LOT 3 - TITAN LANE
 GLUCKSTADT, MS 39110
 TITAN LANE L.L.C.

REVISION:

PROJECT NO:#### ###

DATE: 3.23.2026

DRAWN BY: KM

CHECKED BY: KM

SHEET TITLE:
 ELEVATION
 RENDERINGS

SHEET NO:

1.2

EXTERIOR FINISH SCHEDULE	
NAME	DESCRIPTION
FRONT ELEVATION VENEER	BLACK STEEL COLUMNS
LEFT ELEVATION VENEER	BLACK STEEL COLUMNS
RIGHT ELEVATION VENEER	BLACK STEEL COLUMNS
REAR ELEVATION VENEER	BLACK STEEL COLUMNS
CANOPY ROOF SYSTEM	CHARCOAL BLACK METAL ROOF
WALL MOUNTED LIGHTS	BLACK METAL FIXTURES

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DATE: 3.23.2026

DRAWN BY: KM

CHECKED BY: KM

SHEET TITLE:
 ELEVATION
 RENDERINGS

SHEET NO:

1.1



SOUTH WEST ELEVATION RENDERING

N.T.S.



NORTH WEST CORNER ELEVATION RENDERING

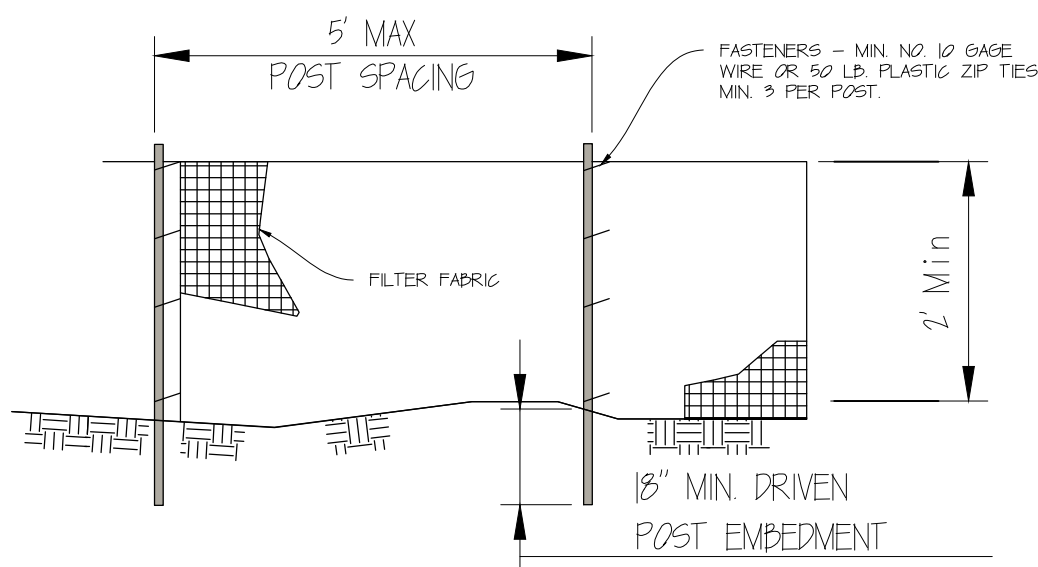
N.T.S.

EXTERIOR FINISH SCHEDULE	
NAME	DESCRIPTION
FRONT ELEVATION VENEER	BLACK STEEL COLUMNS
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CANOPY ROOF SYSTEM	CHARCOAL BLACK METAL ROOF
WALL MOUNTED LIGHTS	BLACK METAL FIXTURES

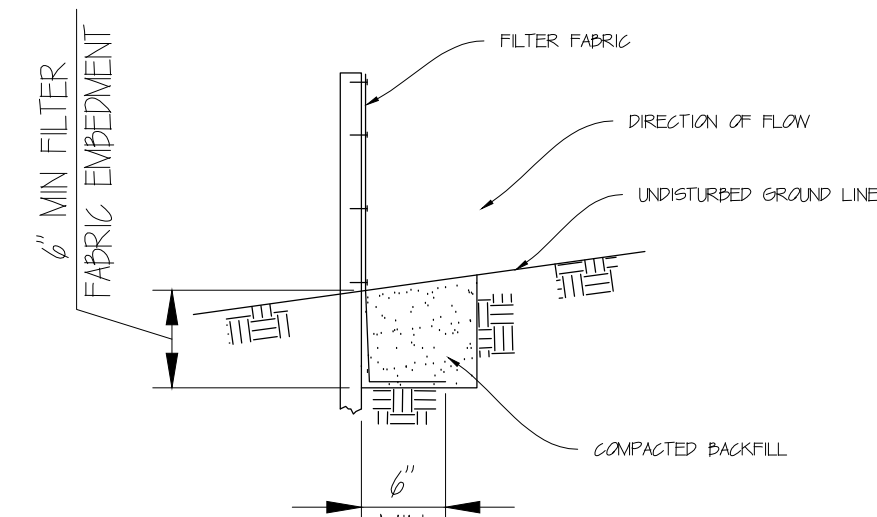
FOR CONSULTATION
 ESTIMATE AND REVIEW
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SILT FENCE NOTES:

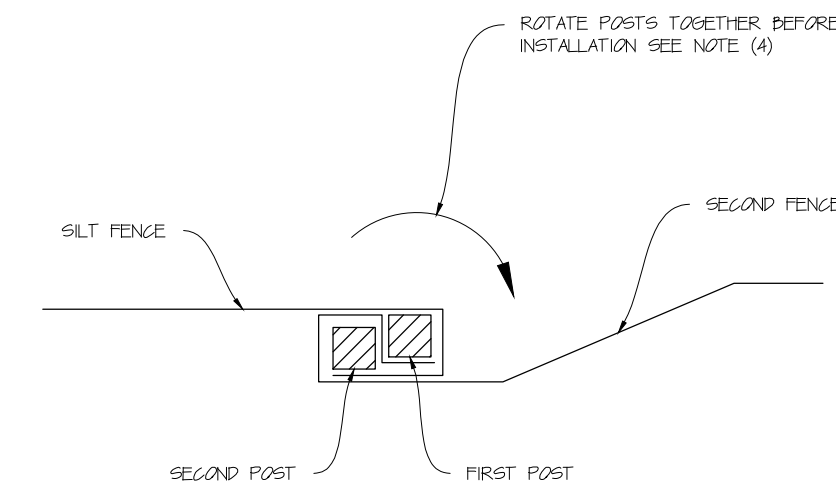
1. TEMPORARY SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592, GEOTEXTILE TABLE 1 OR 2, CLASS L WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. FENCE POSTS SHALL BE EITHER WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 15" X 15" OR A STANDARD STEEL POST.
4. WHEN SPLICES ARE NECESSARY MAKE SPLICE AT POST ACCORDING TO SPLICE DETAIL. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS TOGETHER AT LEAST 180 DEGREES TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL. CUT THE FABRIC NEAR THE BOTTOM OF THE POSTS TO ACCOMMODATE THE 6 INCH FLAP. THEN DRIVE BOTH POSTS AND BURY THE FLAP. COMPACT BACKFILL WELL.



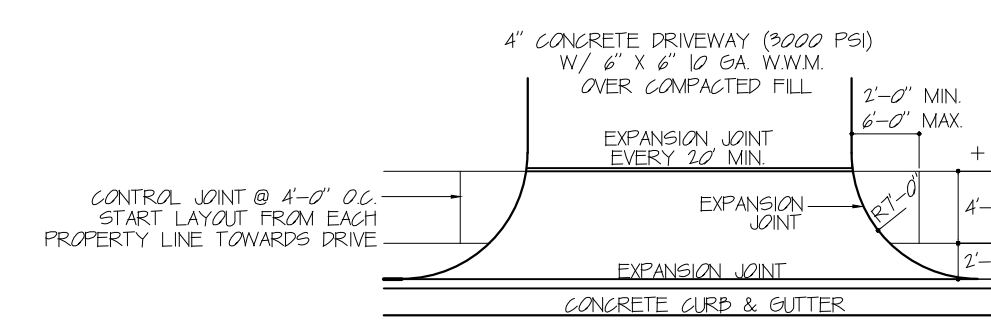
ELEVATION



FABRIC ANCHOR DETAIL



SPLICE DETAIL-PLAN VIEW



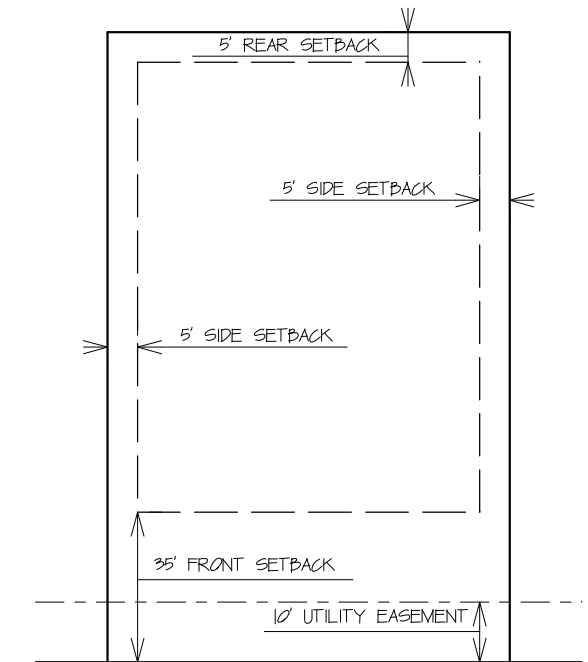
DRIVEWAY + SIDEWALK DETAIL
 CHECK LOCAL ORDINANCES AND COVENANTS FOR ADDITIONAL REQUIREMENTS

LEGEND

- PROPERTY LINE - - - - -
- SILT FENCE - - - - -
- UTILITY EASEMENT - - - - -
- PROPERTY FENCE - - - - -
- BUILDING SETBACK LINE - - - - -
- FRONT 35'-0"
- REAR 5'-0"
- SIDES 5'-0"
- UTILITY WATER LINE - - - - -
- UTILITY POWER LINE - - - - -
- EXISTING TOPO 251

FIRE HYDRANT -

NOTE: NO SIGNAGE AT PROPERTY ENTRANCE



TYPICAL LOT DETAIL
 NOTE: 10.00' MINIMUM DISTANCE BETWEEN BUILDINGS N.T.S.

SURVEY OF 3.29 ACRES FOR PHOENIX DEVELOPMENT CO, LLC IN THE NE 1/4 OF THE NW 1/4 & THE NW 1/4 OF THE NE 1/4 OF SEC.22, T-8-N, R-2-E, MADISON COUNTY, MS.

NOTE:
 Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building set back lines; restrictive; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose. Setback and easement lines shown are from subdivision plat.

BEARINGS BASED ON MDOT VRS/GPS NETWORK STATE PLANE COORDINATES (WEST ZONE-GRID) WITH A SCALE FACTOR OF 0.999949190 AND A CONVERGENCE ANGLE OF 0°08'12". AT THE POINT OF BEGINNING. ALSO USED USM'S RTK/VRS NETWORK. NAVD 88, NAD 83.

- DENOTED 1/2" REBAR FOUND UNLESS OTHERWISE NOTED
- DENOTED 1/2" REBAR SET CAPPED 25904

CAMPER CORRAL, INC.
 DB 4511, PG 182
 LOT 1 - 1.00 ACRES

McMASTER REBAR
 N:1102150.26
 E:2374865.29

BLURTON HOLDINGS, LLC
 DB 4429, PG 260
 DB 4397, PG 35
 LOT 2 - 1.50 ACRES

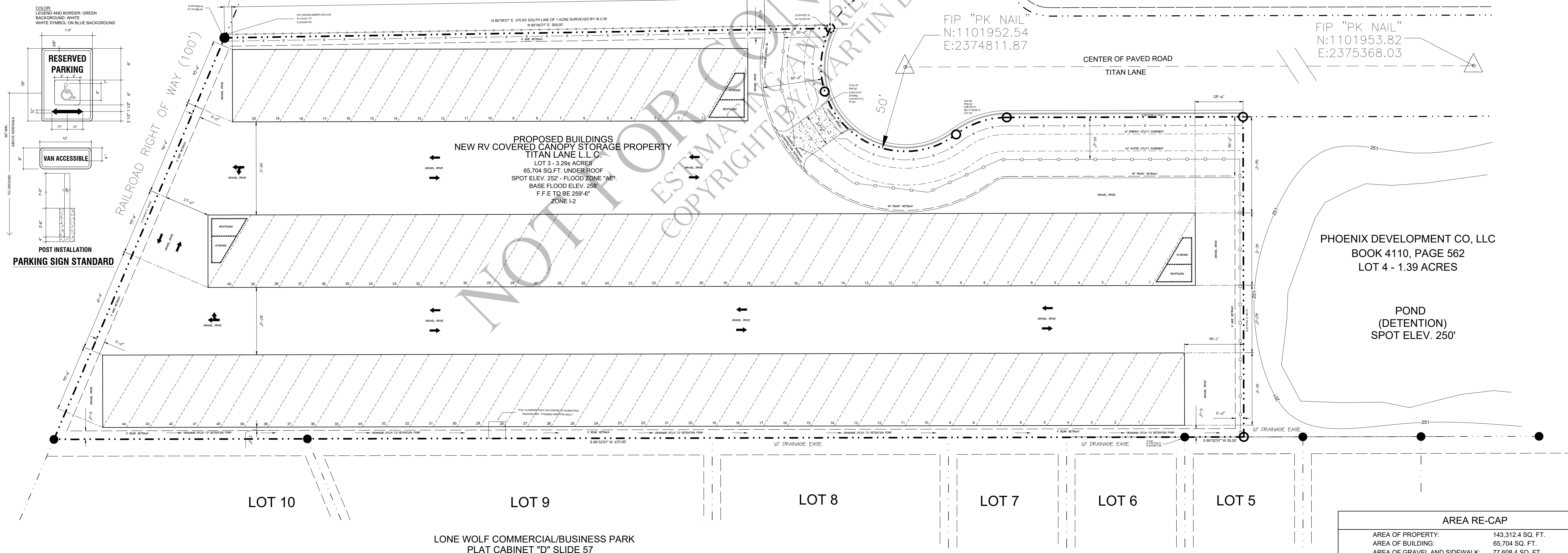
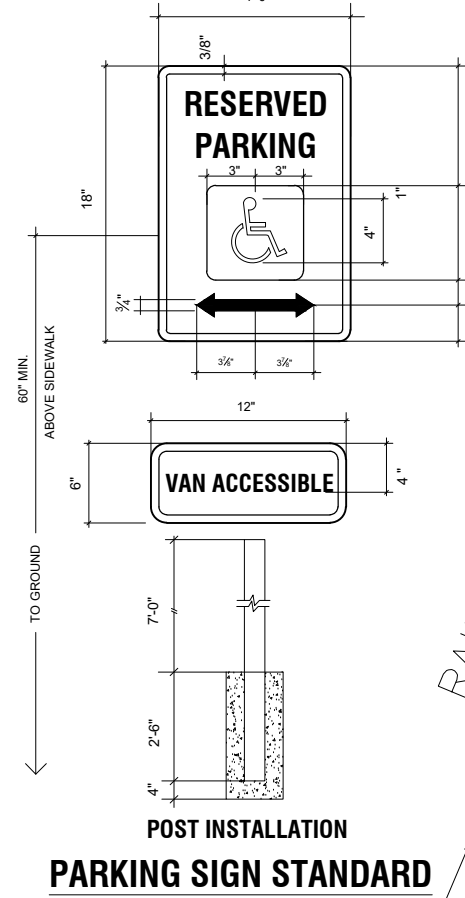
PHOENIX DEVELOPMENT CO, LLC
 BOOK 4110, PAGE 562

BEAR CREEK WATER ASSOCIATION
 20' UTILITY EASEMENT
 DB 3650, PG 892

FIP "PK NAIL"
 N:1101952.54
 E:2374811.87

FIP "PK NAIL"
 N:1101953.82
 E:2375368.03

COLOR:
 LEGEND AND BORDER: GREEN
 BACKGROUND: WHITE
 WHITE SYMBOL ON BLUE BACKGROUND



SITE PLAN

SCALE: 1"=30'

AREA RE-CAP	
AREA OF PROPERTY:	143,312.4 SQ. FT.
AREA OF BUILDING:	65,704 SQ. FT.
AREA OF GRAVEL AND SIDEWALK:	77,608.4 SQ. FT.
LANDSCAPE AREA:	7,929 SQ. FT.
GREEN AREA:	7,929 SQ. FT. = 5.5%

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COVERED RV CANOPY STORAGE PROPERTY
 LOT 3 - TITAN LANE
 GLUCKSTADT, MS 39110
 TITAN LANE L.L.C.

REVISION:

PROJECT NO.####-###

DATE: 3.23.2026

DRAWN BY: KM

CHECKED BY: KM

SHEET TITLE:
 SITE PLAN +
 SITE DETAILS

SHEET NO:

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DATE: 3.23.2026

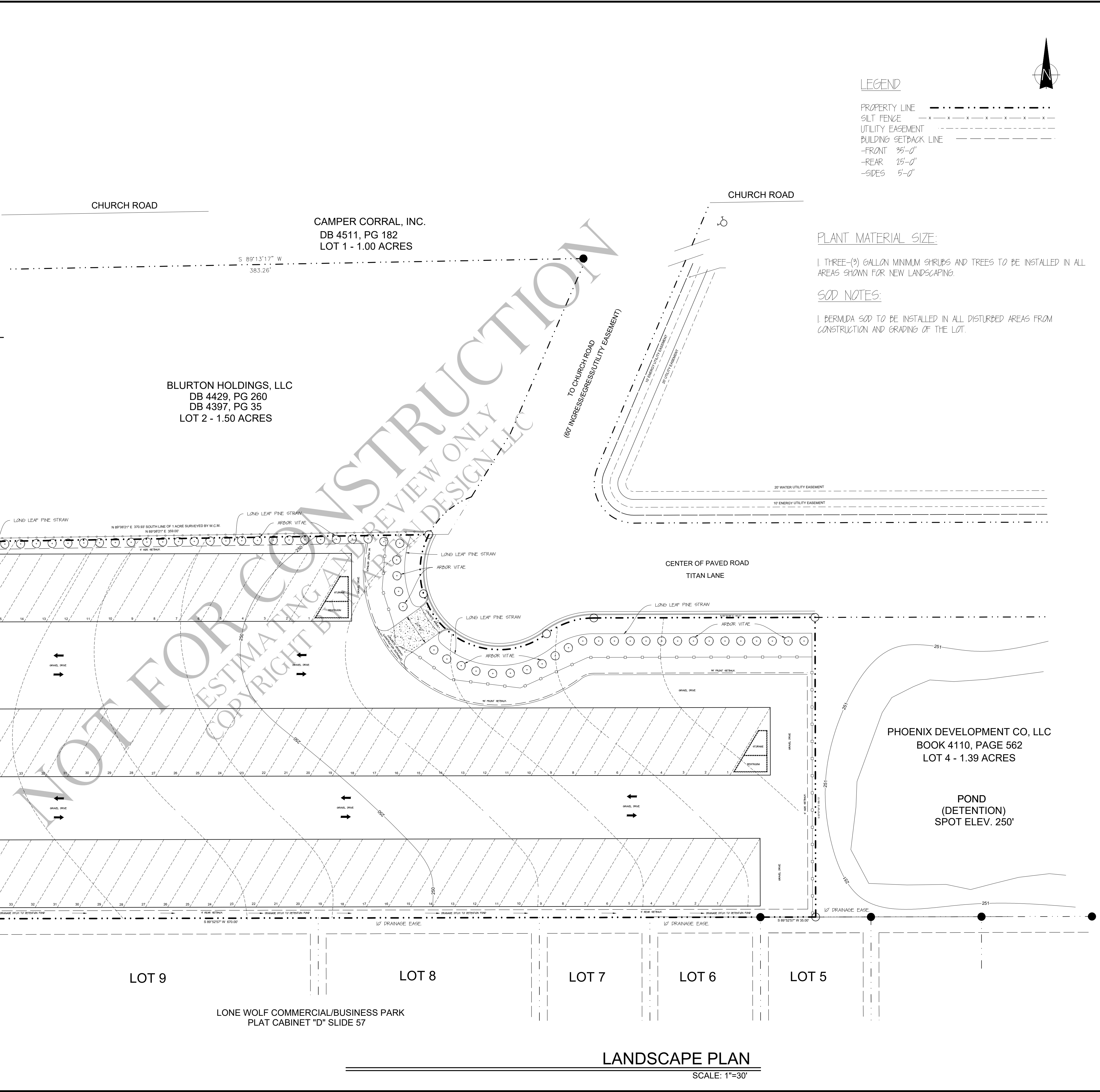
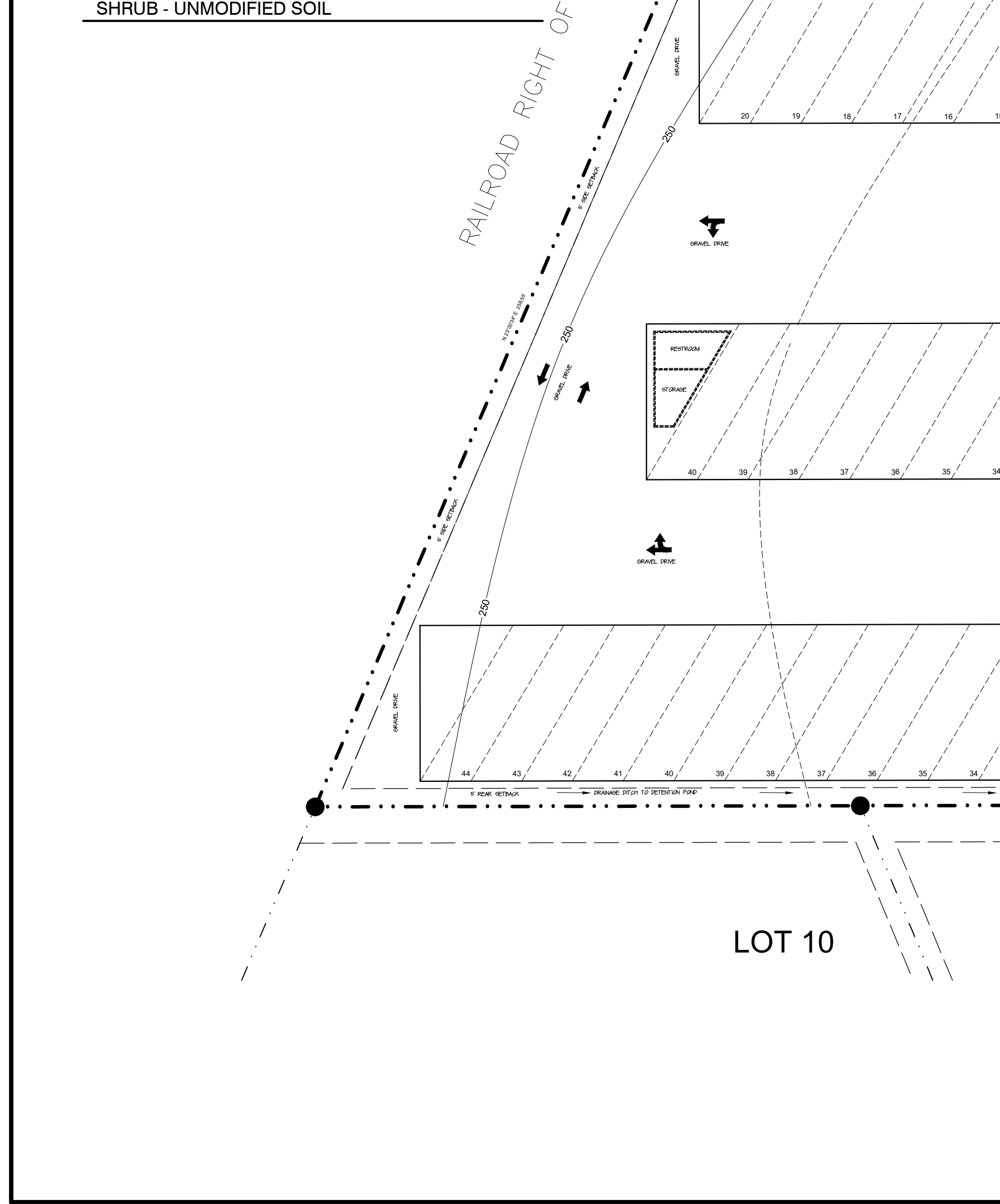
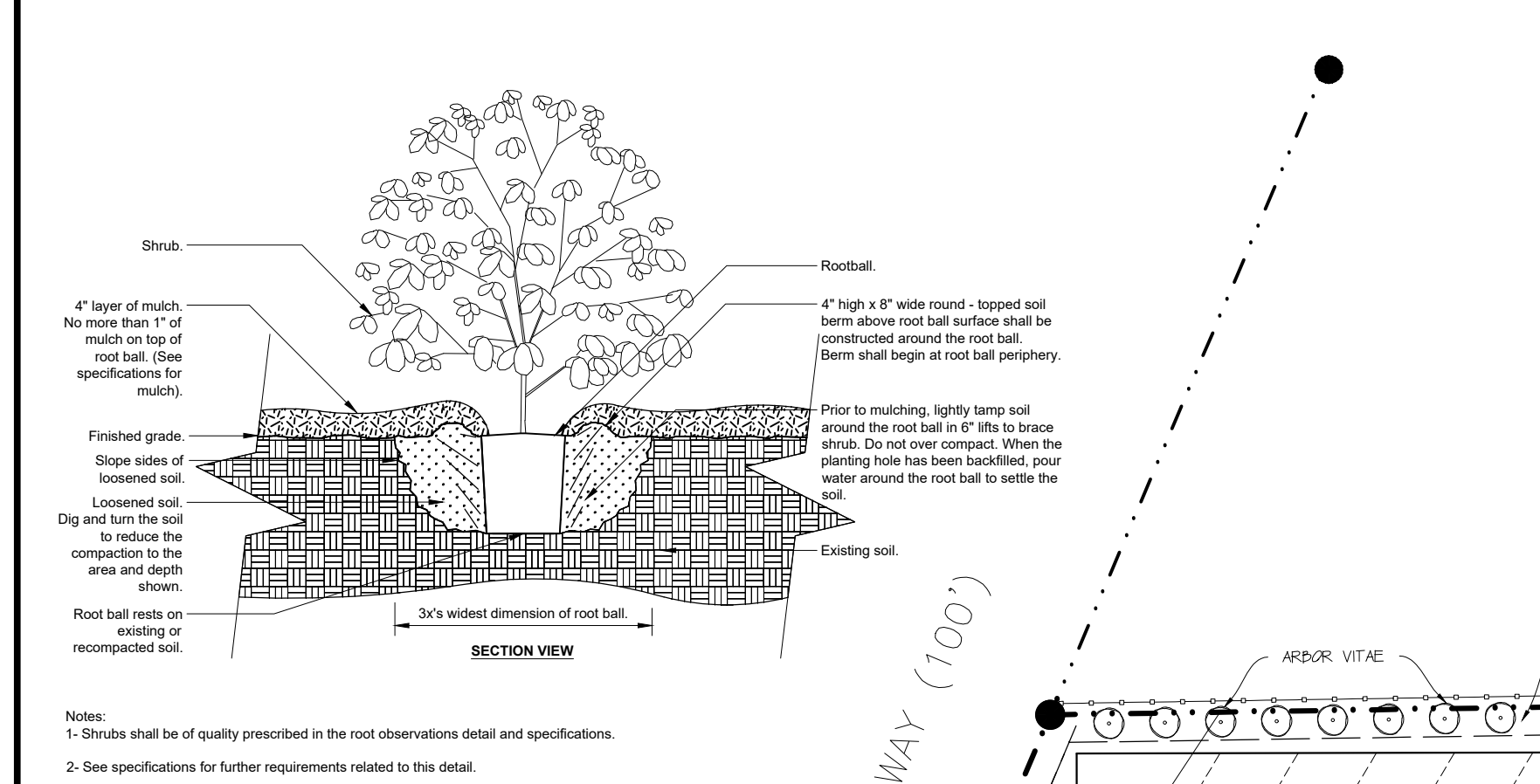
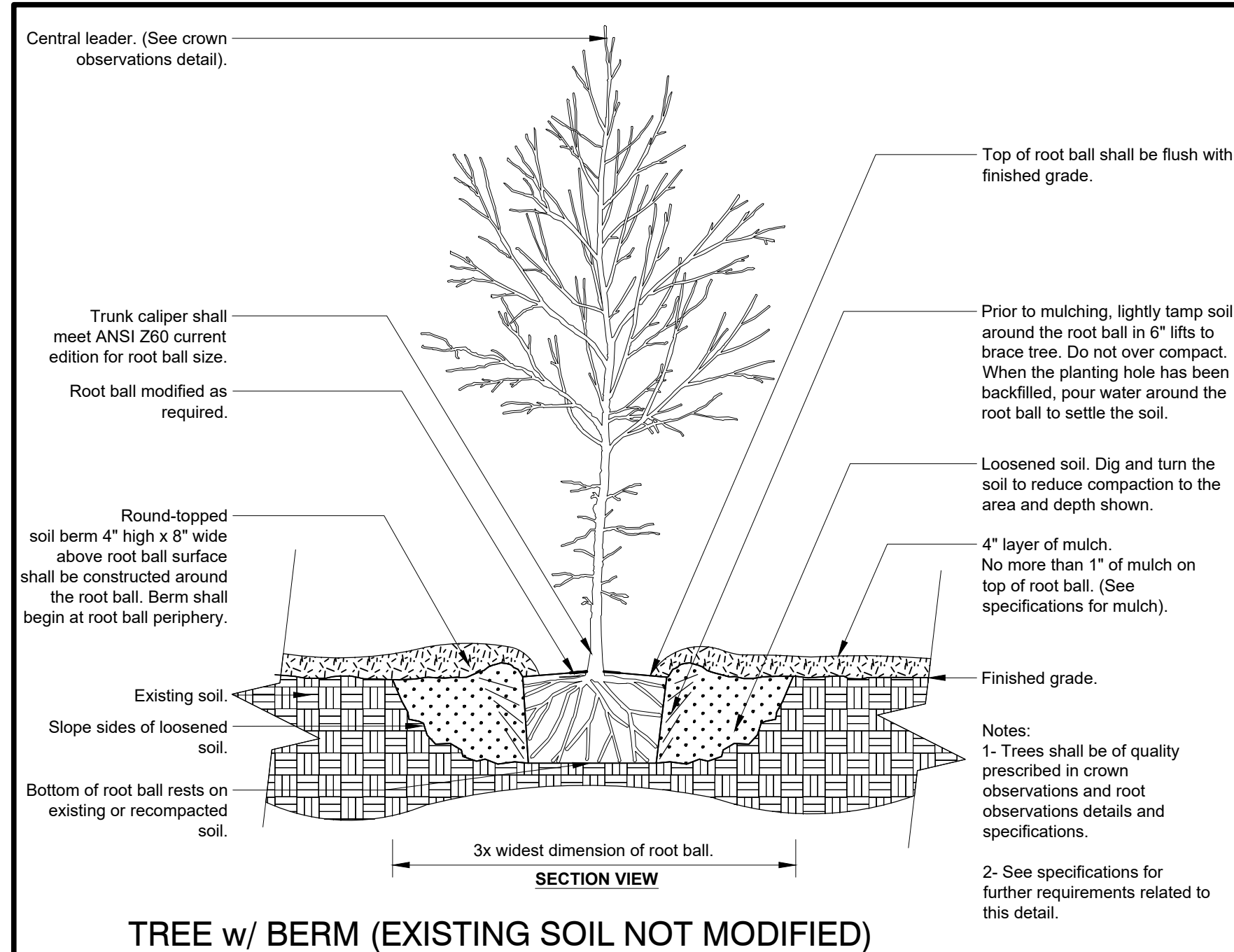
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SHEET TITLE:
LANDSCAPE PLAN +
DETAILS

SHEET NO:

2.2



LEGEND

- PROPERTY LINE
- SILT FENCE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- FRONT 35'-0"
- REAR 25'-0"
- SIDES 5'-0"

PLANT MATERIAL SIZE:

1. THREE-(3) GALLON MINIMUM SHRUBS AND TREES TO BE INSTALLED IN ALL AREAS SHOWN FOR NEW LANDSCAPING.

SOD NOTES:

1. BERMLAND SOD TO BE INSTALLED IN ALL DISTURBED AREAS FROM CONSTRUCTION AND GRADING OF THE LOT.

LANDSCAPE PLAN
SCALE: 1"=30'

LONE WOLF COMMERCIAL/BUSINESS PARK
PLAT CABINET "D" SLIDE 57

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

BLURTON HOLDINGS, LLC
DB 4429, PG 260
DB 4397, PG 35
LOT 2 - 1.50 ACRES

CAMPER CORRAL, INC.
DB 4511, PG 182
LOT 1 - 1.00 ACRES

PHOENIX DEVELOPMENT CO, LLC
BOOK 4110, PAGE 562
LOT 4 - 1.39 ACRES

POND
(DETENTION)
SPOT ELEV. 250'

NOT FOR CONSTRUCTION
ESTIMATING AND REVIEW ONLY
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CITY OF GLUCKSTADT

MISSISSIPPI
PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 04/21/26

SUBJECT: Architectural Review Consideration-The Oaks Memory Care

Chad Phillips is requesting approval for the new Memory Care building on the Oaks property on Calhoun Station. This addition is an 11,000 SF live in Memory Care facility. They are continuing the Architectural theme with the original build of The Oaks. He will be requesting a site plan amendment at next week's PNZ Board meeting as well.

Mr. Phillips is here today if any you have any questions regarding this build.

APRIL 8, 2026 - UPDATED - CITY OF GLUCKSTADT REVIEW SET FOR:
THE OAKS MEMORY CARE FACILITY
 654 CALHOUN STATION PARKWAY
 MADISON, MS 39110



SHEET INDEX

- TITLE - TITLE PAGE
- LANDSCAPE PLAN
- C-00 COVER SHEET
- C-01 EXISTING PLAN
- C-02 SITE & UTILITY PLAN
- C-03 GRADING PLAN
- C-04 SEWER PLAN & PROFILE 1
- C-05 SEWER PLAN & PROFILE 2
- C-06 EROSION CONTROL PLAN
- C-07 EROSION CONTROL DETAILS
- C-08 CONSTRUCTION DETAILS - 1
- C-09 CONSTRUCTION DETAILS - 2
- C-10 CONSTRUCTION DETAILS - 3
- C-11 CONSTRUCTION DETAILS - 4
- C-12 CONSTRUCTION DETAILS - 5
- 1.00.0 - EXISTING SITE PLAN W/ SATELLITE IMAGE
- 1.00.1 - EXISTING SITE PLAN
- 1.10.0 - PROPOSED SITE PLAN W/ SATELLITE IMAGE
- 1.10.1 - PROPOSED SITE PLAN
- 1.10.2 - ENLARGED PROPOSED SITE PLAN
- 1.11.0 - DUMPSTER ENCLOSURE DETAILS
- 1.20.0 - FLOOR PLAN
- 1.21.0 - ENLARGED FLOOR PLANS
- 1.30.0 - ROOF PLAN
- 2.00.0 - PROJECT RENDERINGS
- 2.00.1 - PROJECT RENDERINGS
- 2.00.2 - PROJECT RENDERINGS
- 2.10.0 - EXTERIOR BUILDING ELEVATIONS
- 2.20.0 - EXTERIOR BUILDING ELEVATIONS
- 2.30.0 - EXTERIOR BUILDING ELEVATIONS

CODE INFORMATION

CODE ENFORCEMENT JURISDICTION
 CITY-GLUCKSTADT
 COUNTY-MADISON
 STATE-MISSISSIPPI

APPLICABLE CODE DESIGN DATA
 2018 INTERNATIONAL BUILDING CODE
 PLUMBING CODE:
 2018 INTERNATIONAL PLUMBING CODE
 MECHANICAL CODE:
 2018 INTERNATIONAL MECHANICAL CODE
 FIRE CODE:
 2018 INTERNATIONAL FIRE CODE
 NFPA 101 LIFE SAFETY CODE - 2012
 FUEL GAS CODE:
 2018 INTERNATIONAL FUEL GAS CODE
 ELECTRICAL CODE:
 2017 NATIONAL ELECTRIC CODE

PROJECT TYPE
 NEW CONSTRUCTION

PROJECT TEAM

PROJECT
 THE OAKS MEMORY CARE FACILITY

OWNER NAME
 CPOR REL, LLC
 282 LAKE VILLAGE DRIVE
 MADISON, MS 39110

OWNER CONTACT:
 CHAD PHILLIPS
 CEO & PRESIDENT
 601-955-7911 - P
 chad@oaksresidence.com

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MILLS CONTRACTING, LLC
 581 STOUT ROAD
 MADISON, MISSISSIPPI 39110

PROJECT:

APRIL 8, 2026 - UPDATED - CITY OF GLUCKSTADT SET FOR:
THE OAKS MEMORY CARE FACILITY
 Calhoun Station Parkway, Madison, MS 39110

PROJECT NUMBER: 25.004.01
 DATE: 04/08/2026

- REVISIONS:
1. _____
 2. _____
 3. _____
 4. _____

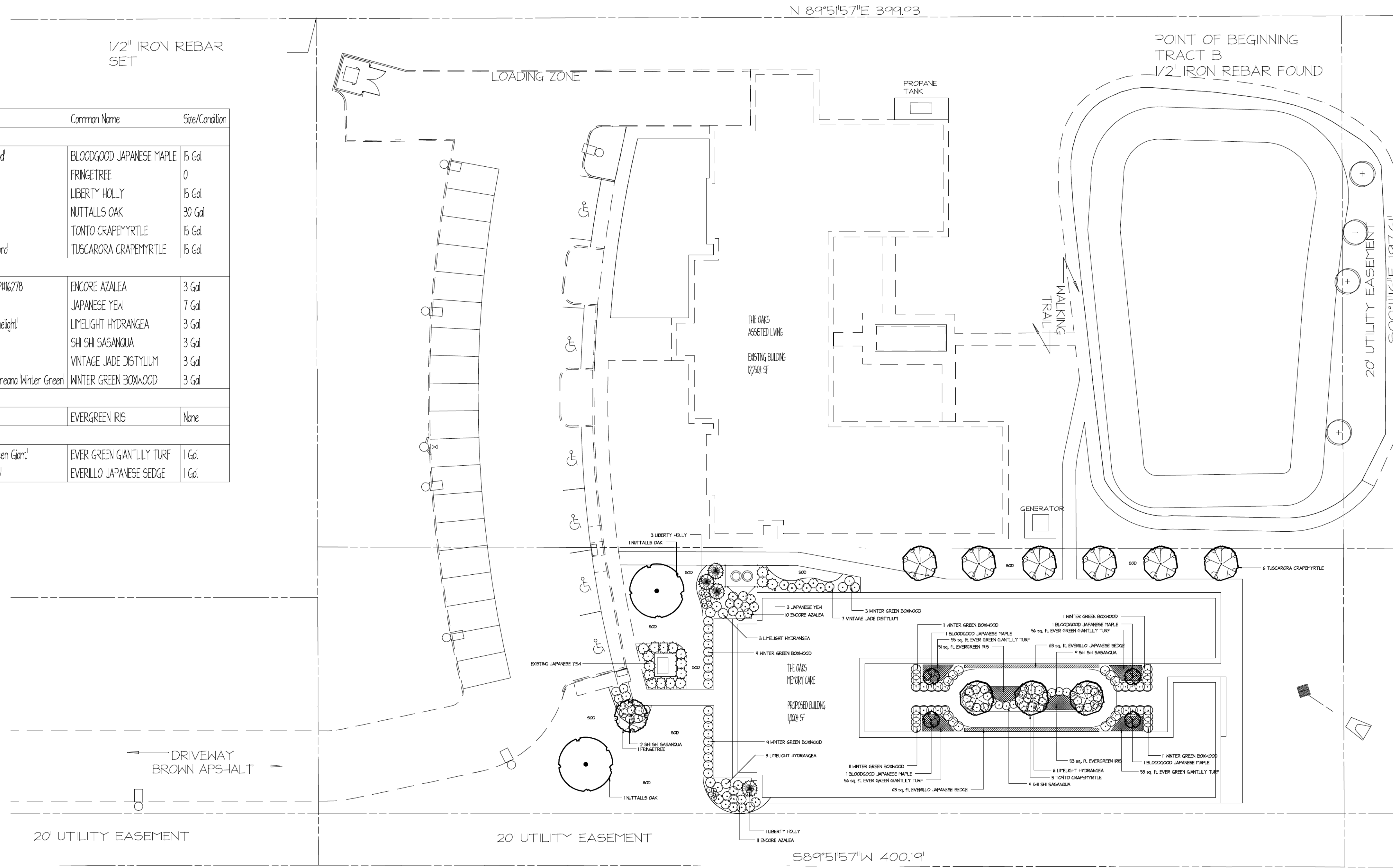
PRELIMINARY CONCEPT
 DRAWINGS ONLY
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 TITLE PAGE

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TITLE

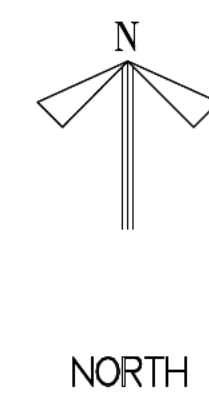
THIS DRAWING IS THE PROPERTY OF THE MADISON LANDSCAPE CO. LLC AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION.

Qty	Botanical Name	Common Name	Size/Condition
Trees			
4	<i>Acer palmatum</i> 'Bloodgood'	BLOODGOOD JAPANESE MAPLE	15 Gal
1	<i>Chionanthus virginicus</i>	FRINGETREE	0
4	(New Plant)	LIBERTY HOLLY	15 Gal
2	<i>Quercus nuttallii</i>	NUTTALLS OAK	30 Gal
3	<i>Lagerstroemia</i> x 'Tonto'	TONTO CRAPEMYRTLE	15 Gal
6	<i>Lagerstroemia</i> x 'Tuscarora'	TUSCARORA CRAPEMYRTLE	15 Gal
Shrubs			
21	<i>Rhododendron</i> 'Rabied' PP#16278	ENCORE AZALEA	3 Gal
3	<i>Podocarpus macrophyllus</i>	JAPANESE YEW	7 Gal
12	<i>Hydrangea paniculata</i> 'Limelight'	LIMELIGHT HYDRANGEA	3 Gal
30	<i>Camellia sasanqua</i>	SHI SHI SASANGUA	3 Gal
7	<i>Distylium</i> 'Vintage Jade'	VINTAGE JADE DISTYLUM	3 Gal
65	<i>Buxus microphylla</i> var. 'koreana	WINTER GREEN BOXWOOD	3 Gal
Perennials			
104 sq. ft.	<i>Diets bicolor</i>	EVERGREEN IRIS	None
Groundcovers			
220 sq. ft.	<i>Liriope muscari</i> 'Ever Green Giant'	EVER GREEN GIANTLY TURF	1 Gal
126 sq. ft.	<i>Carex oshimensis</i> 'Eventid'	EVERILLO JAPANESE SEDGE	1 Gal



- LANDSCAPE AND IRRIGATION NOTES:**
1. PLANTING BEDS TO RECEIVE 3" OF PINESTRAW MULCH, 15-15-15 FERTILIZER TILLED TO A DEPTH OF 6-8". SOIL MAY BE PREMIXED.
 2. ALL BEDS AND PIT PLANTINGS SHALL RECEIVE SNAPSHOT PRE-EMERGENT OR APPROVED EQUAL.
 3. ALL BEDS TO BE MULCHED WITH A MIN. OF 3 INCHES OF PINESTRAW MULCH. ALL TREES TO HAVE A MIN. OF 3" DIAMETER MULCH RING.
 4. IRRIGATION SYSTEM TO BE DESIGN/BUILD PROVIDED BY A LANDSCAPE CONTRACTOR. IRRIGATION WATER LINES TO BE CONNECTED TO WATER LINE AS SHOWN ON CIVIL SITE UTILITY PLAN, WITH A CITY OF GLUCKSTADT APPROVED BACKFLOW PREVENTOR.

THE OAKS MEMORY CARE FACILITY
CALHOUN STATION PARKWAY, MADISON, MS 39110

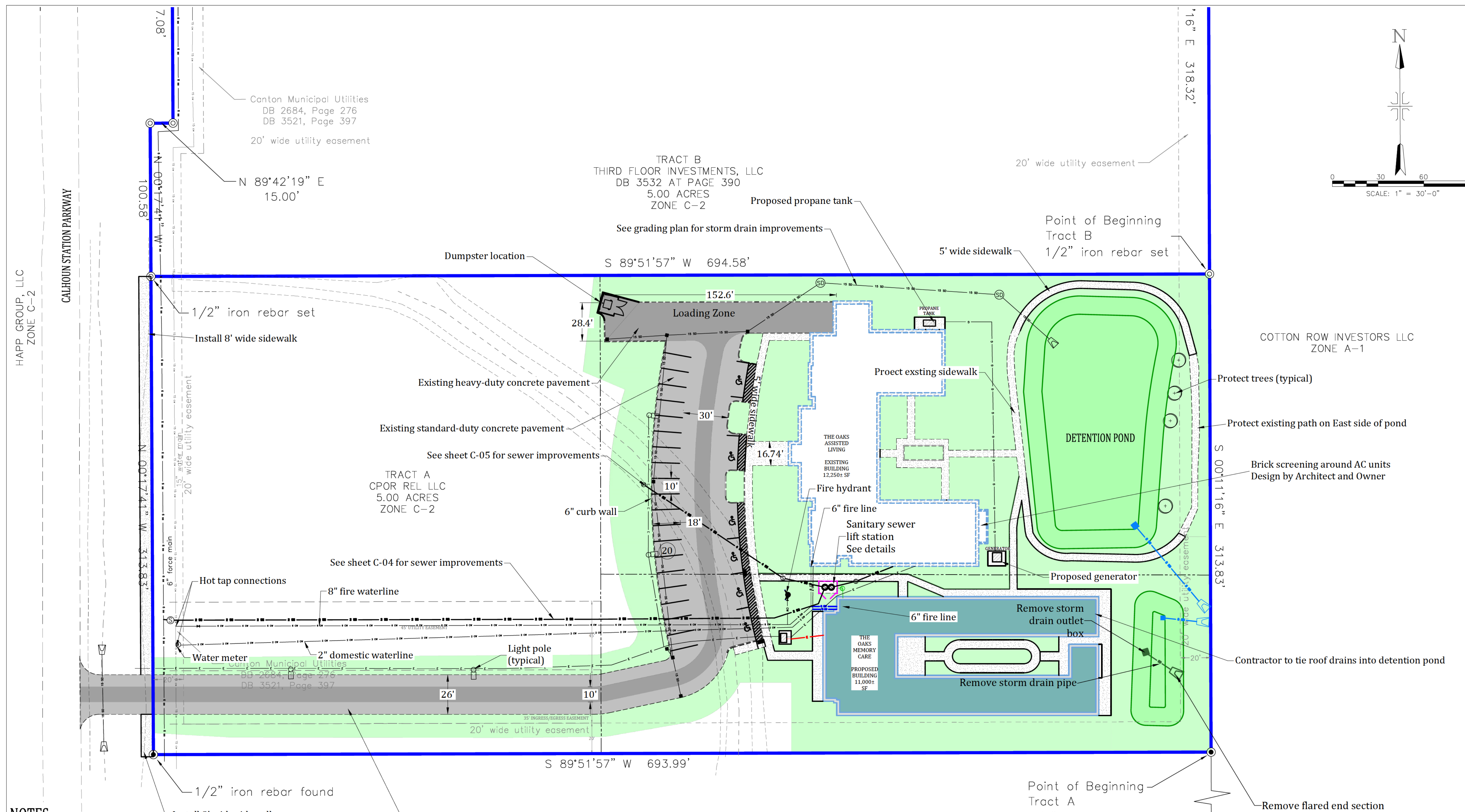
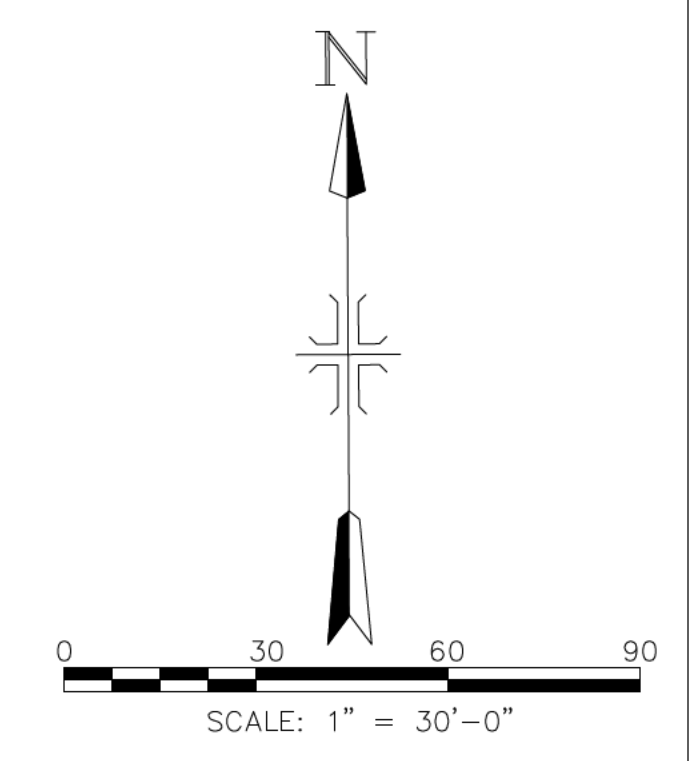


LANDSCAPE PLAN
SCALE 1" = 20'-0"
DATE 04-06-2026
DRAWING # 1 OF 1



**OAKS RESIDENCE
PERSONAL CARE HOME: MEMORY CARE
GLUCKSTADT, MISSISSIPPI
SITE &
UTILITY PLAN**

REVISIONS	DATE	DESCRIPTION	SCALE	PLOTTED
1	06-19-25	SEWER LIFT STATION DESIGN	1" = 30'	
2	10-16-25	SEWER DESIGN 2		
3	10-29-25	SIDEWALK GRADING		
4	04-03-26	MEMORY CARE SITE ADDITION		

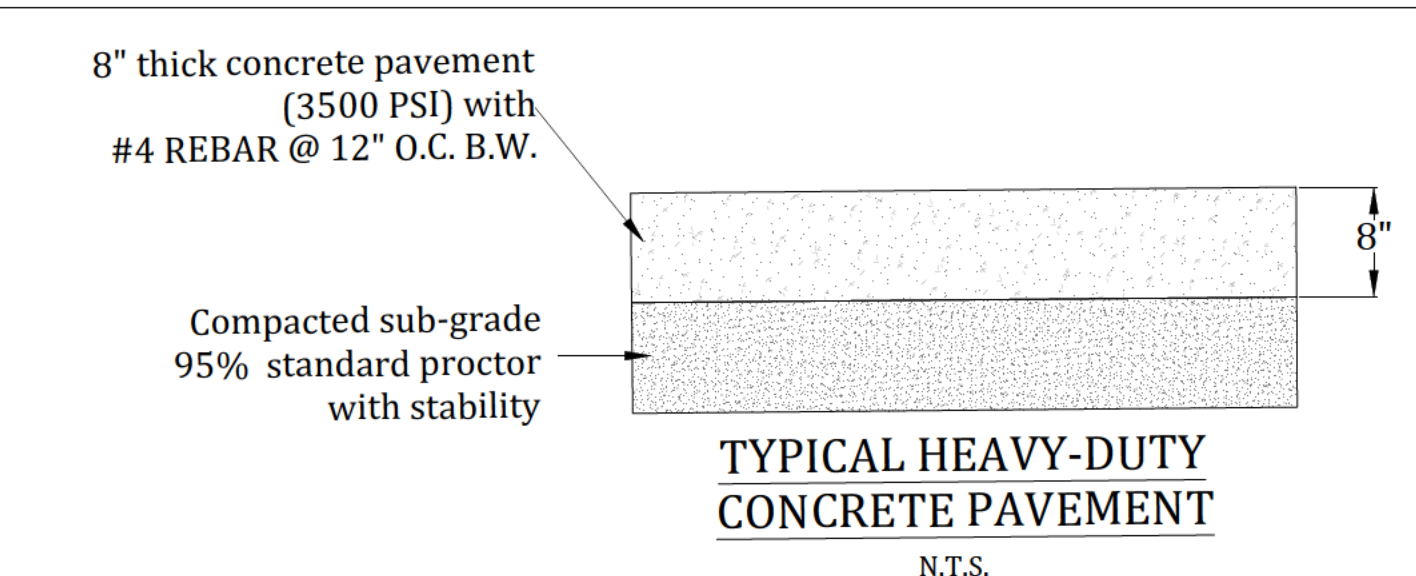
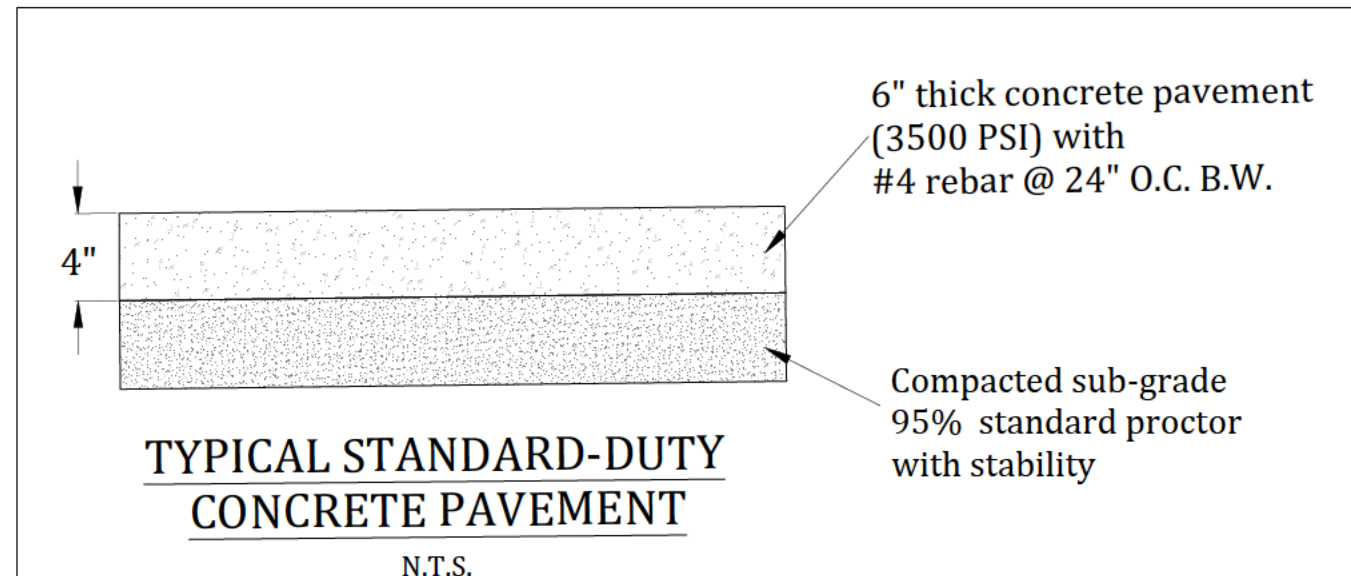


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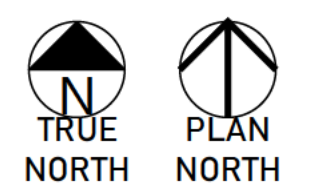
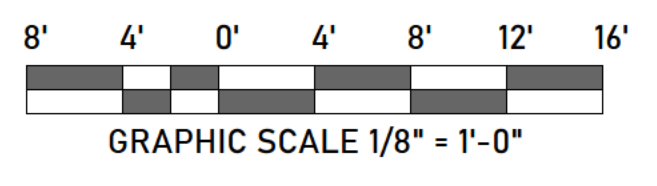
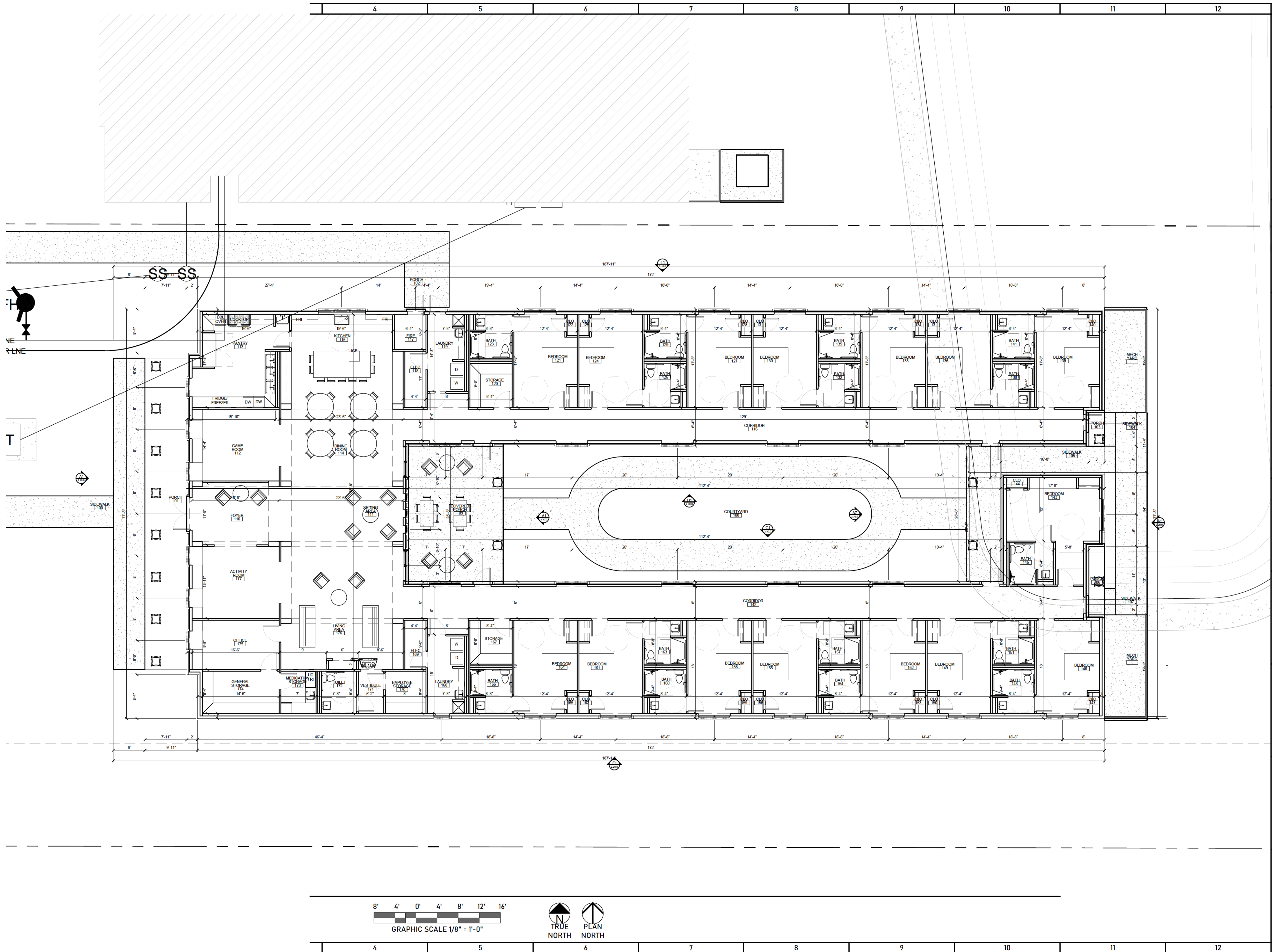
Total Parking Stalls: 20 stalls (10'x18' unless noted)
 Total Handicap Stalls: 6 stall
 Overall Total Parking Stalls: **26 stalls**
 (# - indicates number of stalls available)

Undeveloped Area:	1.72 acres	(34.4%)
Landscaping Area:	1.74 acres	(34.8%)
Building Area:	0.53 acres	(10.6%)
Impervious Area:	1.01 acres	(20.2%)
Total Site Area:	5.00 acres	

DEVELOPER:
CPOR REL LLC



Point of Commencement
concrete monument found
marking the SE corner of the
SW 1/4 of Section 9, T8N,
R2E, Madison County, MS



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MILLS CONTRACTING, LLC
 581 STOUT ROAD
 MADISON, MISSISSIPPI 39110

PROJECT:

APRIL 8, 2026 - UPDATED - CITY OF GLUCKSTADT SET FOR:
THE OAKS MEMORY CARE FACILITY
 Calhoun Station Parkway, Madison, MS 39110

PROJECT NUMBER: 25.004.01
 DATE: 04/08/2026

- REVISIONS:
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 2. _____
 3. _____
 4. _____

PRELIMINARY CONCEPT
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SHEET TITLE:
 FLOOR
 PLAN

SHEET NUMBER
1.20.0



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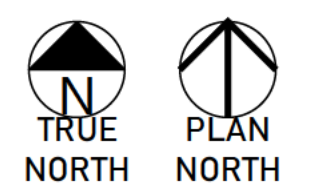
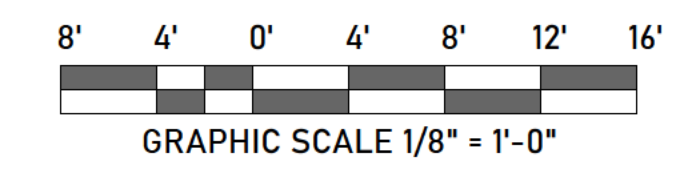
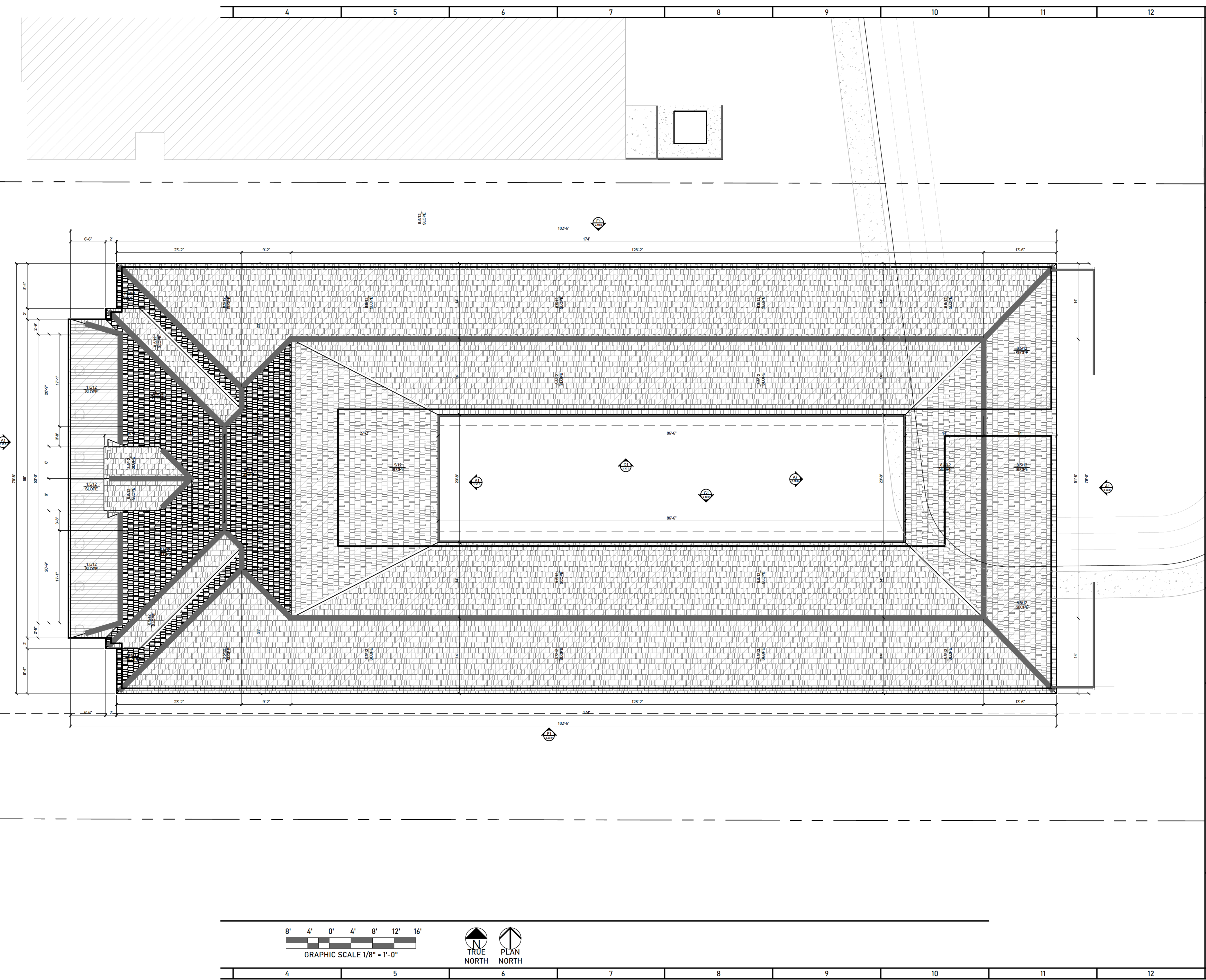
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PRELIMINARY CONCEPT
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SHEET TITLE:
ROOF
PLAN

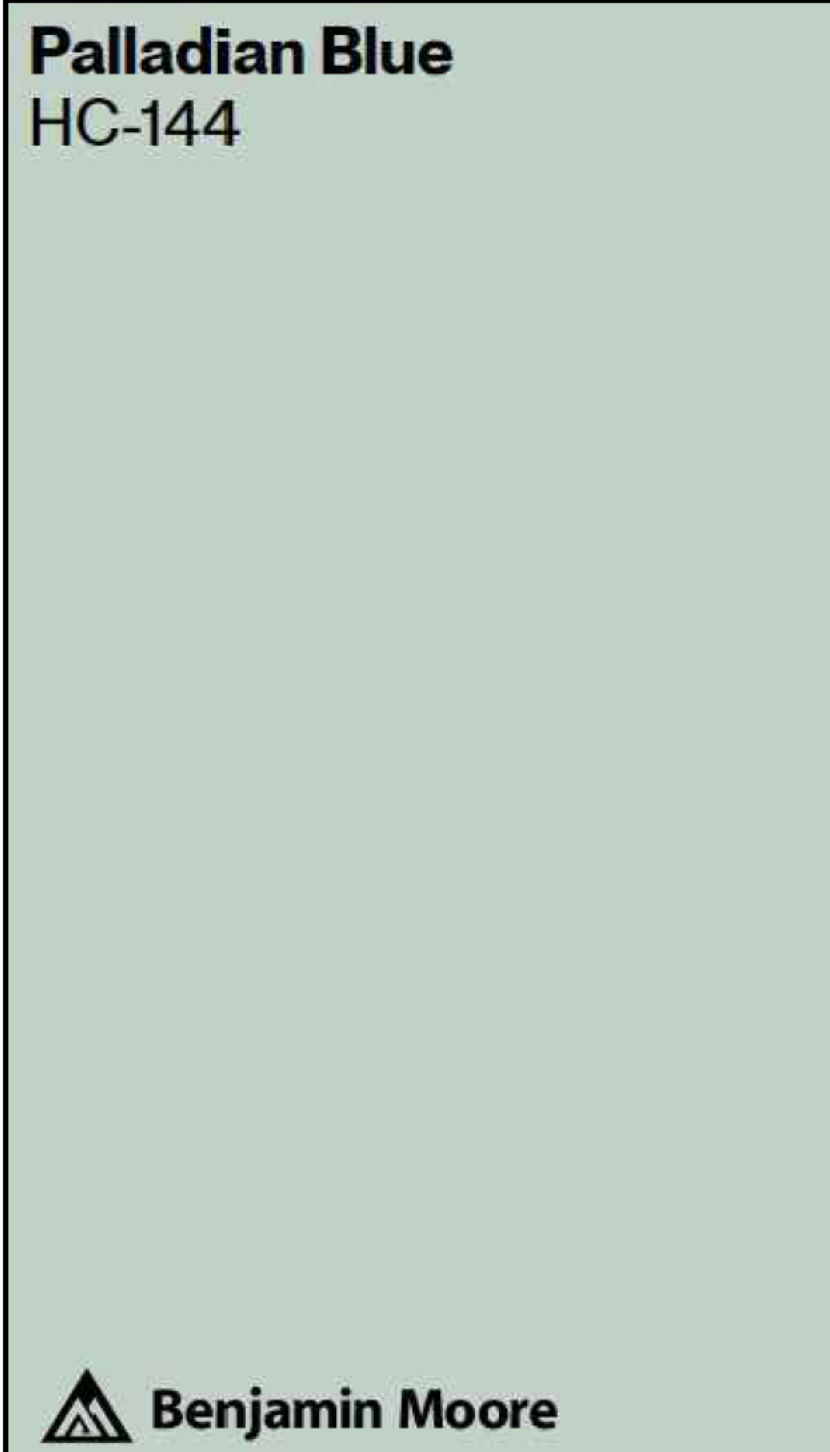
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Palladian Blue
HC-144



Benjamin Moore

G11 Front Door Color
Scale: NTS

White Dove
OC-17



D11 Exterior Wall Color
Scale: NTS



A11 Shingle Color
Scale: NTS



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2.00.0



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HC-144

Benjamin Moore

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Scale: NTS

White Dove
OC-17

D11 Exterior Wall Color
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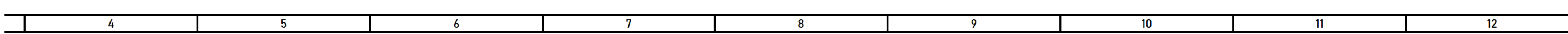
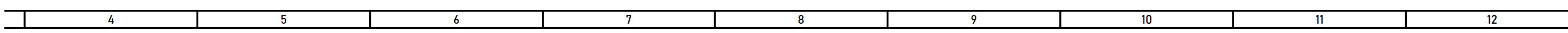
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PROJECT RENDERINGS

SHEET NUMBER
2.00.1



J
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B
A
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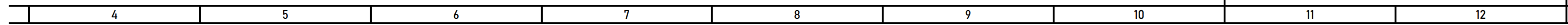
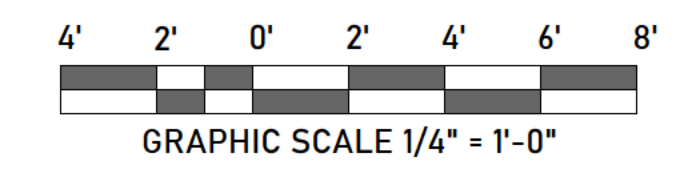
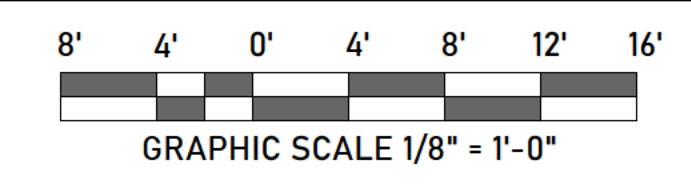
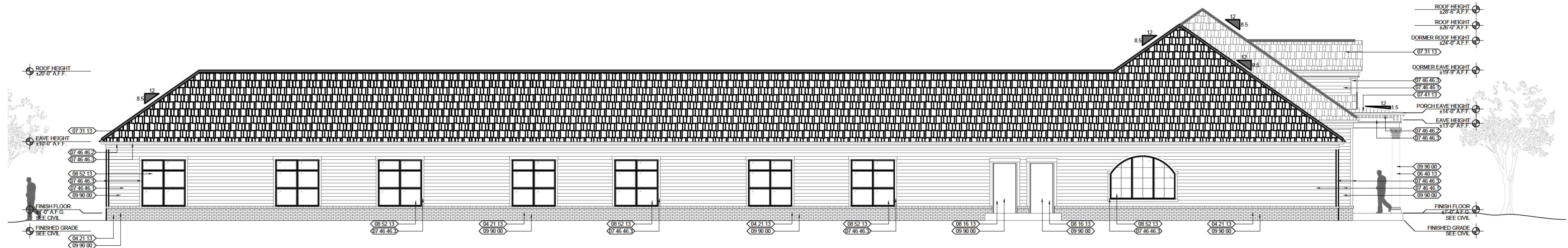
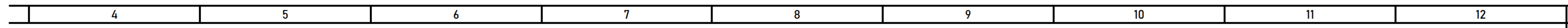
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PRELIMINARY CONCEPT
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SHEET TITLE:
PROJECT RENDERINGS

SHEET NUMBER
2.00.2



- ELEVATION KEY NOTES**
- 04 21 13 MASONRY VENEER
ASTM C216 GRADE MW, TYPE FBS EXPOSED BRICK VENEER, 3-5/8" X 2-1/4" X 7-5/8" COLOR AND TEXTURE TO BE SELECTED BY OWNER, PROVIDE SELECTION SAMPLES - BRICK TO BE PAINTED
 - 06 40 13 EXTERIOR ARCHITECTURAL WOODWORK
HANDCRAFTED ARCHITECTURAL WOOD COLUMNS, BASIS OF DESIGN MELTON CLASSICS, CLASSICWOOD ROMAN CORINTHIAN #250RC ARCHITECTURAL WOOD COLUMNS, DESIGNED FOR EXTERIOR APPLICATIONS
 - 07 31 13 ASPHALT SHINGLES
FIBERGLASS ASPHALT SHINGLES, BASIS OF DESIGN - CERTAINTED LANDMARK PRO
 - 07 41 13 METAL ROOF PANELS
24 GAUGE MECHANICALLY SEALED STEEL ROOFING SYSTEM, CONCEALED FASTENING, STANDARD FINISH, COLOR SELECTED BY OWNER
 - 07 46 48 FIBER CEMENT SIDING
07 46 48.1 - FIBER CEMENT PLANK LAP SIDING, TYPE A, GRADE II, ASTM C1186, BASIS OF DESIGN - JAMES HARDIE BUILDING PRODUCTS, INC. HARDIE PLANK LAP SIDING, SMOOTH TEXTURE, 5-1/4 INCH WITH 4 INCH EXPOSURE
07 46 48.2 - FIBER CEMENT VENTED SOFFIT PANELS, TYPE A, GRADE II, ASTM C1186, BASIS OF DESIGN - JAMES HARDIE BUILDING PRODUCTS, INC. HARDIE SOFFIT, SMOOTH TEXTURE, 12 INCH WIDTH, LENGTH AS REQUIRED
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 - 08 16 13 FIBERGLASS ENTRY DOORS
FIBERGLASS REINFORCED THERMOSET COMPOSITE WOOD GRAINED STAINABLE/PAINTABLE ENTRY DOORS, BASIS OF DESIGN - THERMA TRU OAK COLLECTION, PROVIDE ROT RESISTANT FRAMES, MULLIONS, BRICKMOLD ETC., KILN DRIED MATERIALS, STANDARD JAMB WIDTH, ALUMINUM THERMAL BREAK SILL, FACTORY GLAZED DOUBLE PANE UNIT
 - 08 52 13 ALUMINUM CLAD WOOD WINDOWS
ALUMINUM CLAD WOOD WINDOWS, BASIS OF DESIGN SIERRA PACIFIC WINDOWS, FEELSAFE, WITH KILN DRIED WATER REPELLENT PRESERVATIVE TREATED WOOD, PRE TREATED ALUMINUM SURFACE GLAZING WITH BAKED ON POWDER COAT FINISH, FACTORY GLAZED LOW E INSULATED, TEMPERED AS REQUIRED
 - 09 90 00 PAINTS AND COATINGS
PROVIDE INTERIOR AND EXTERIOR PAINT AND COATING SYSTEMS AS SPECIFIED FOR COMPATIBLE SUBSTRATE APPLICATIONS

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SHEET TITLE:
EXTERIOR
BUILDING
ELEVATIONS

SHEET NUMBER
2.10.0



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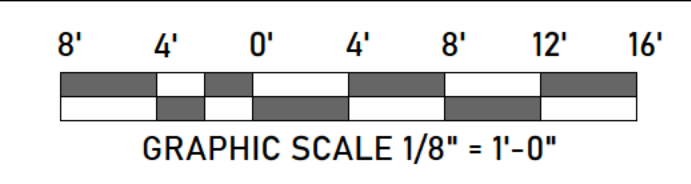
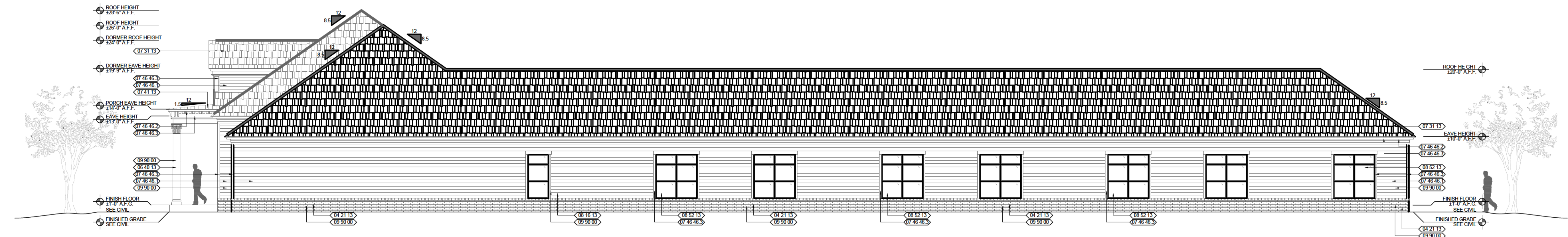
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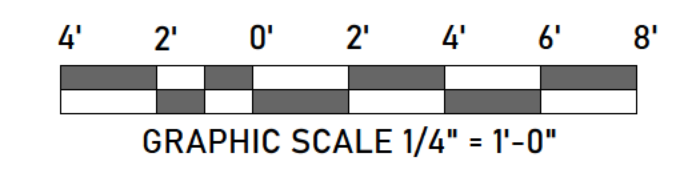
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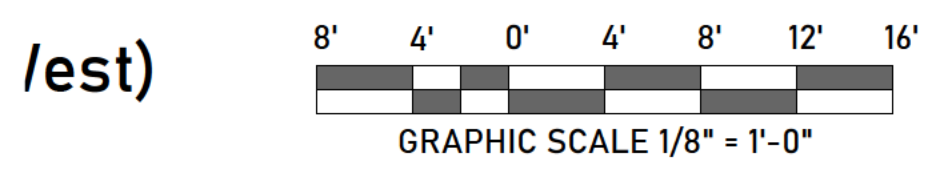
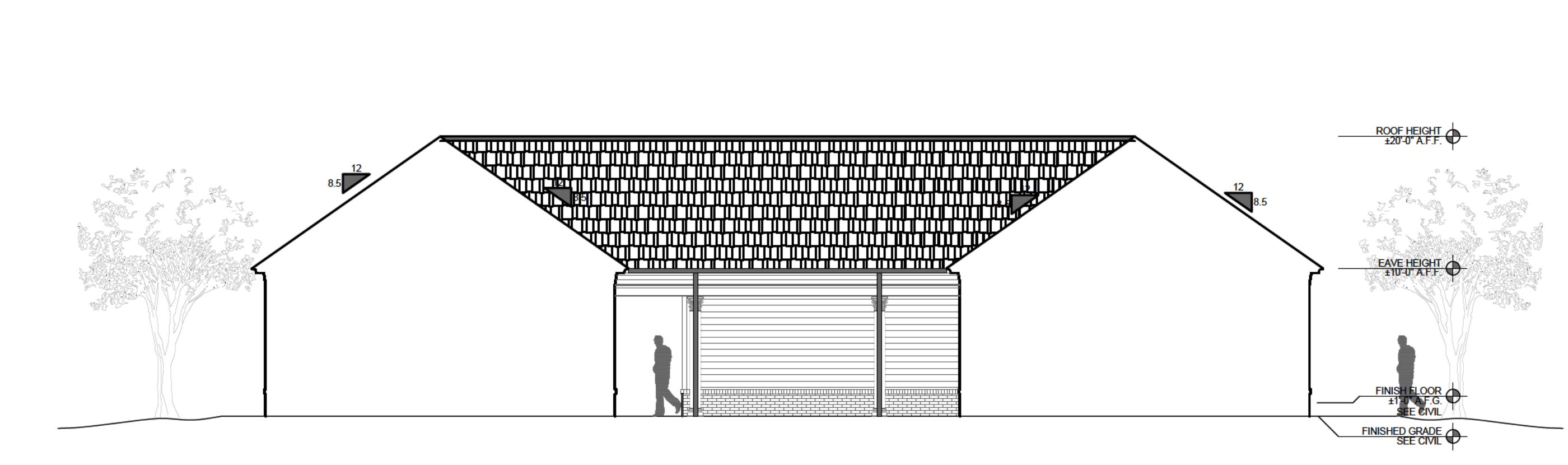
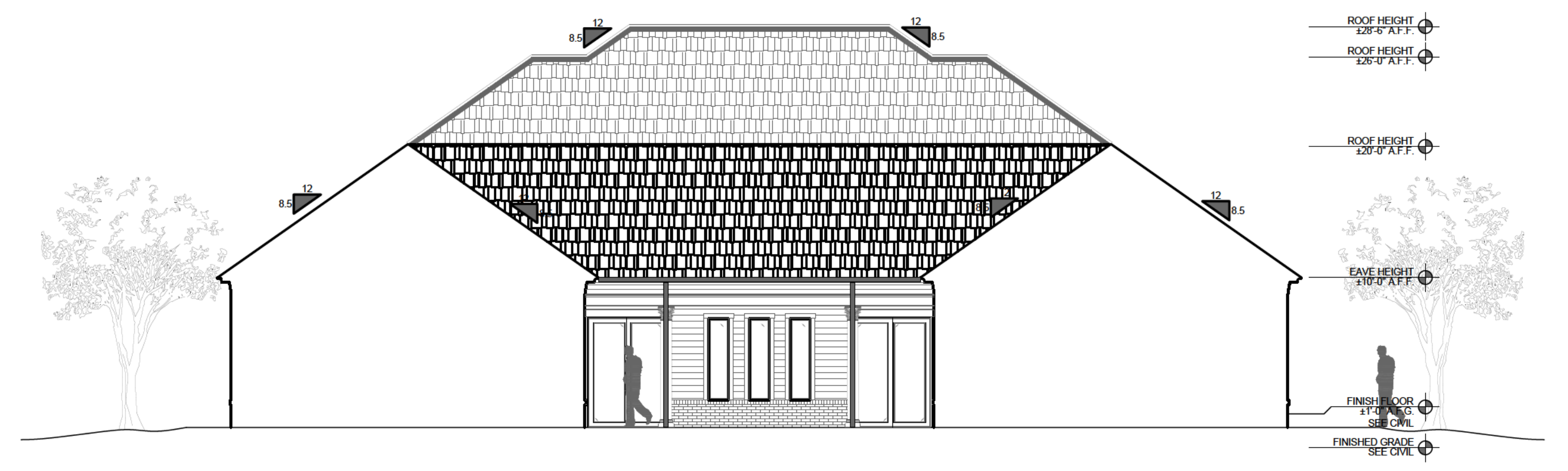
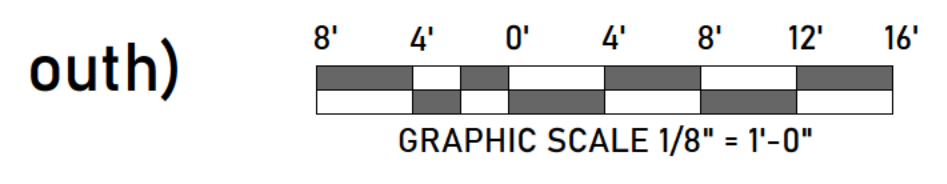
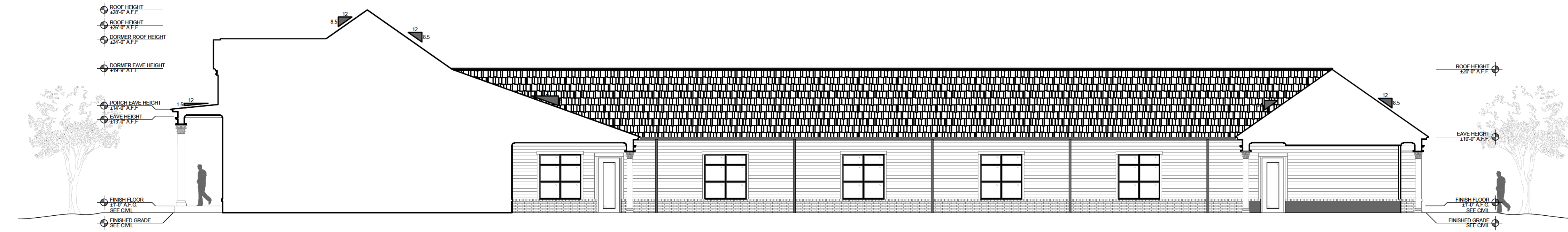
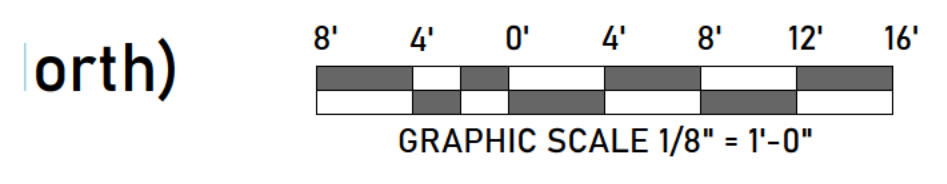
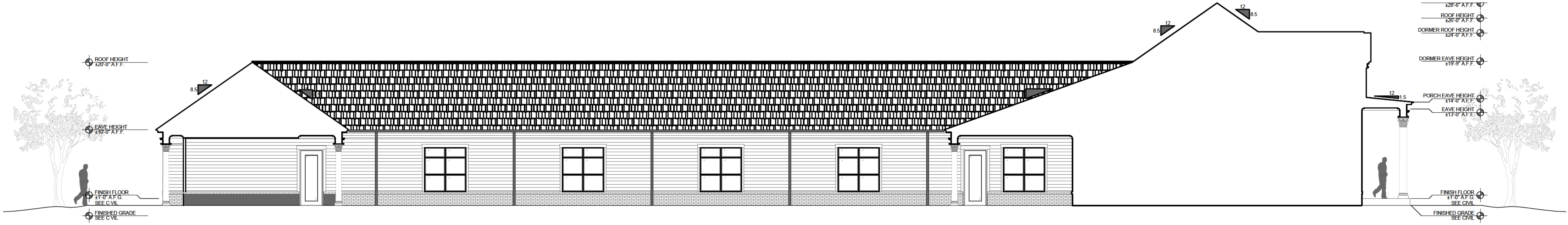
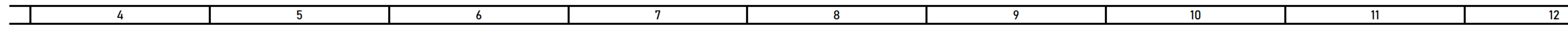
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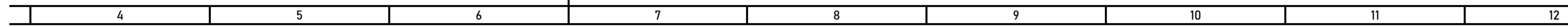
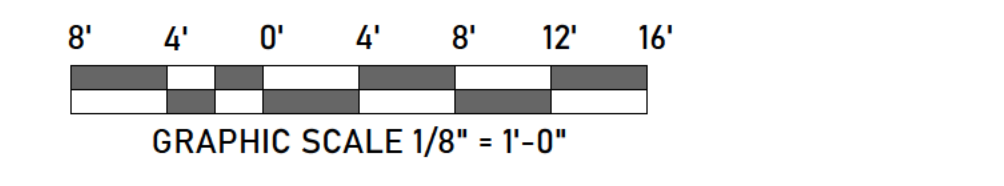


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A7 Exterior Elevation - Courtyard Facade (East)
Scale: 1/8" = 1'-0"



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NOT FOR CONSTRUCTION

SHEET TITLE:
EXTERIOR BUILDING ELEVATIONS

SHEET NUMBER
2.30.0



CITY OF GLUCKSTADT

MISSISSIPPI
PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

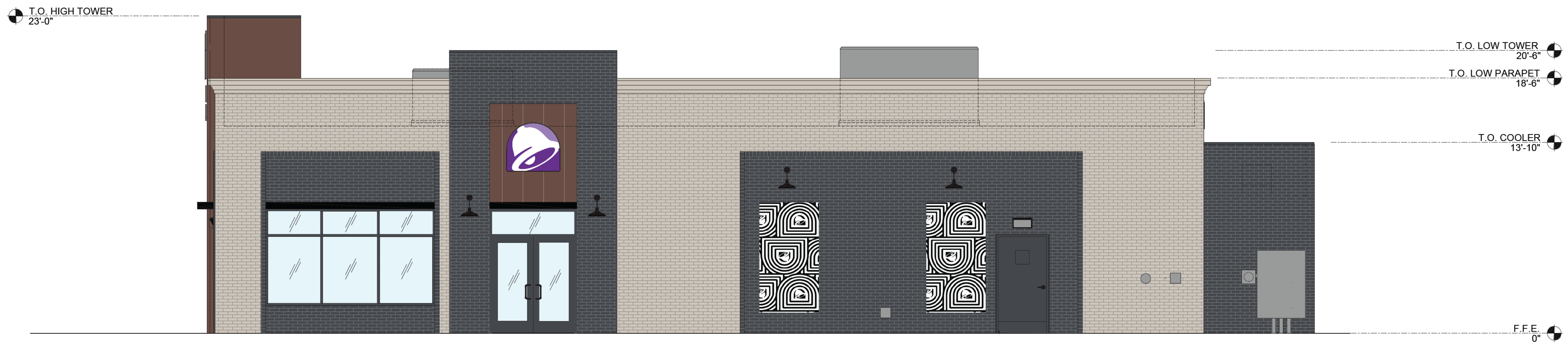
DATE: 04/21/2026

SUBJECT: Architectural Review Consideration-Pacific Bell, LLC

Pacific Bell, LLC recently received approval from the Mayor and Board of Alderman to build a 2,241 SF Taco Bell on Gluckstadt Rd. Their site plan approval was contingent on final approval from the ARC Board regarding the exterior materials and color scheme of the building before moving onto permitting. Pacific Bell representatives are here to discuss via a TEAMS call. They are presenting two options here today.



EXTERIOR ARTWORK OPTIONS 0



WALK UP ELEVATION 1/4" = 1'-0" 1

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	CONTACT INFO
1	STOREFRONT	OLD CASTLE	FG-3000	DARK BRONZE	SEE C / A 7.2
2	BRICK	-	-	-	SEE C / A 7.2
3	HOLLOW METAL DOOR	-	-	MATCH DARK COLORED BRICK	SEE C / A 7.2
4	AWNINGS	SIGNAGE VENDOR	-	BLACK BY THE SIGNAGE VENDOR	SEE C / A 7.2
5	CORNER TOWER	WESTERN STATE	T-GROOVE 24GA, PAINTED 18" PANEL	WEATHERED RUSTIC	SEE C / A 7.2
6	RECESS OF SIDE ENTRY PORTAL	WESTERN STATE	T-GROOVE 24GA, PAINTED 18" PANEL	WEATHERED RUSTIC	SEE C / A 7.2
7	METAL PARAPET CAP	-	24GA GALVANIZED	MATCH BRICK	SEE C / A 7.2
8	EIFS CORNICE	DRYVIT	SANDPEBBLE FINE BUILT UP EIFS	MATCH LIGHT COLORED BRICK	SEE C / A 7.2

EXTERIOR FINISH SCHEDULE D

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
SIDE ENTRY			
V-04.42	1	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.0
V-200.EN	1	SIDE ENTRY AWNING 6'-4" L X 3'-0" D BLACK	A4.0
DRIVE THRU			
V-101.DT	1	DT AWNING (OVER DT) 9'-6" L X 4'-0" D BLACK	A4.1
V-102.DT	1	DT AWNING (OVER DT) 6'-0" L X 4'-0" D BLACK	A4.1
REAR			
V-04.24	1	24" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
V-09.12W	1	12" WHITE CHANNEL LETTERS HORIZONTAL	A4.1
EYEBROW AWNINGS			
V-202.EN	1	FRONT EYEBROW (WINDOW) 16'-10" L X 6" H X 1" 4" D BLACK	A4.1
V-203.EN	1	DT EYEBROW (WINDOW) 7'-9" L X 6" H X 1" 4" D BLACK	A4.1
V-201.EN	1	SIDE ENTRY EYEBROW (WINDOW) 12'-3" L X 6" H X 1" 4" D BLACK	A4.0

SIGNAGE E

PAINTING
 APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
 PRIMER: 1 COAT SW A244M8300
 FINISH: 2 COATS SW A82-100 SERIES. MATCH COLORS FROM MATERIAL SCHEDULE.
 A-100 EXTERIOR LATEX SATIN.

PAINT NOTES C						
X	QTY.	NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
(G516)	2	HYPNOTIZE ME BELL	D	M02	4'-0" x 8'-0"	SEE A4.0/A4.1
(G517)	1	HYPNOTIZE ME BELL	D	M02	4'-0" x 8'-0"	SEE A4.0/A4.1
(G518)	1	HYPNOTIZE ME BELL	D	M02	4'-0" x 8'-0"	SEE A4.0/A4.1

EXTERIOR ART WORK SCHEDULE D

MISCELLANEOUS
 A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.
SEALERS (REFER TO SPECS)
 A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
 B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
 C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.
CRITICAL DIMENSIONS
 A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.
 NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE FRANCHISEE WILL COORDINATE THE SIGN INSTALLATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING BLOCKING, PROPER DIMENSIONS, ELECTRICAL AND MUST PROVIDE ACCESS TO SITE AND BUILDING FOR FRANCHISEE'S SIGN INSTALLER.

GENERAL NOTES A

329 MECHANICAL UNIT, SEE ROOF PLAN.
 401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
 407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
 408 CO2 FILLER VALVE & COVER.
 409 OIL RECLAMATION PORT
 416 HOSE BIB BOX AT 18" A.F.F.
 418 ROOF OVERFLOW TO BE STUBBED INSIDE WALL DOWN TO 36" ABOVE DRIVE THRU LANE GRADE AND FINISHED WITH COWS TONGUE CAULKED TO EXTERIOR WALL SURFACE
 419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
 422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
 424 LINE OF ROOF BEYOND.
 425 SWITCH GEAR. PAINT TO MATCH WALL. WALL SHALL BE FINISHED PRIOR TO INSTALLATION.
 426 GAS SERVICE.

KEY NOTES B

PRELIMINARY DATES
 JAN. 23, 2026
 MAR. 18, 2026

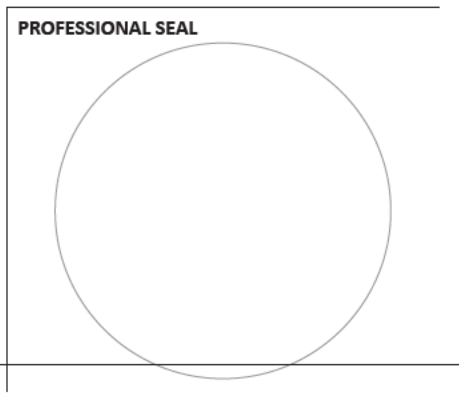
JOB NUMBER
 260015100

SHEET NUMBER

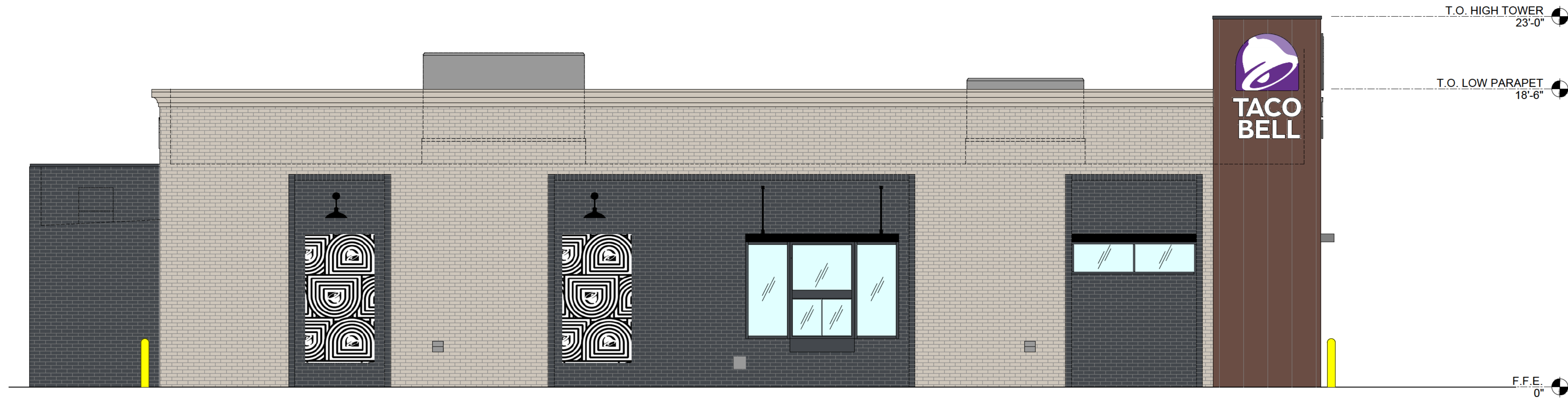
A4.0

NEW BUILDING FOR:
PACIFIC BELLS LLC
 1021 GLUCKSTADT • MADISON, MS 39110

PROJECT INFORMATION



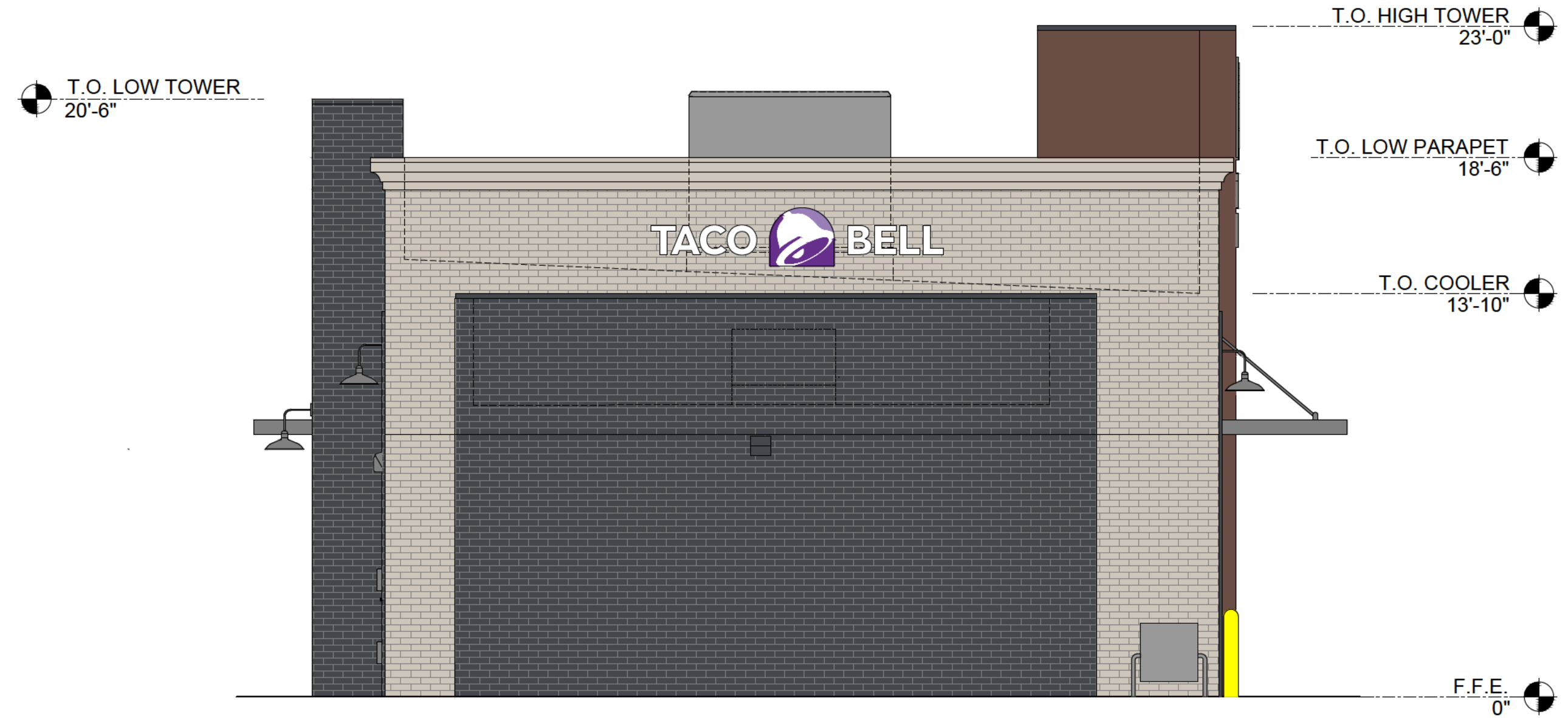
NOT FOR CONSTRUCTION



DRIVE THRU ELEVATION 1/4" = 1'-0" **1**



FRONT ELEVATION 1/4" = 1'-0" **3**



REAR ELEVATION 1/4" = 1'-0" **2**

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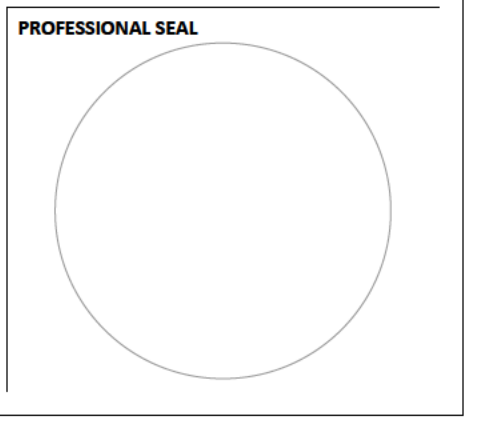
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KEY NOTES **B**

PROJECT INFORMATION

NEW BUILDING FOR:
PACIFIC BELLS LLC
 1021 GLUCKSTADT • MADISON, MS 39110



PRELIMINARY DATES
 JAN. 23, 2026
 MAR. 18, 2026

JOB NUMBER
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SHEET NUMBER
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Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935

PROJECT INFORMATION

NEW BUILDING FOR:
PACIFIC BELLS LLC
1021 GLUCKSTADT RD. • MADISON, MS 39110

PROFESSIONAL SEAL

PRELIMINARY DATES
MAR. 18, 2026
APR. 20, 2026

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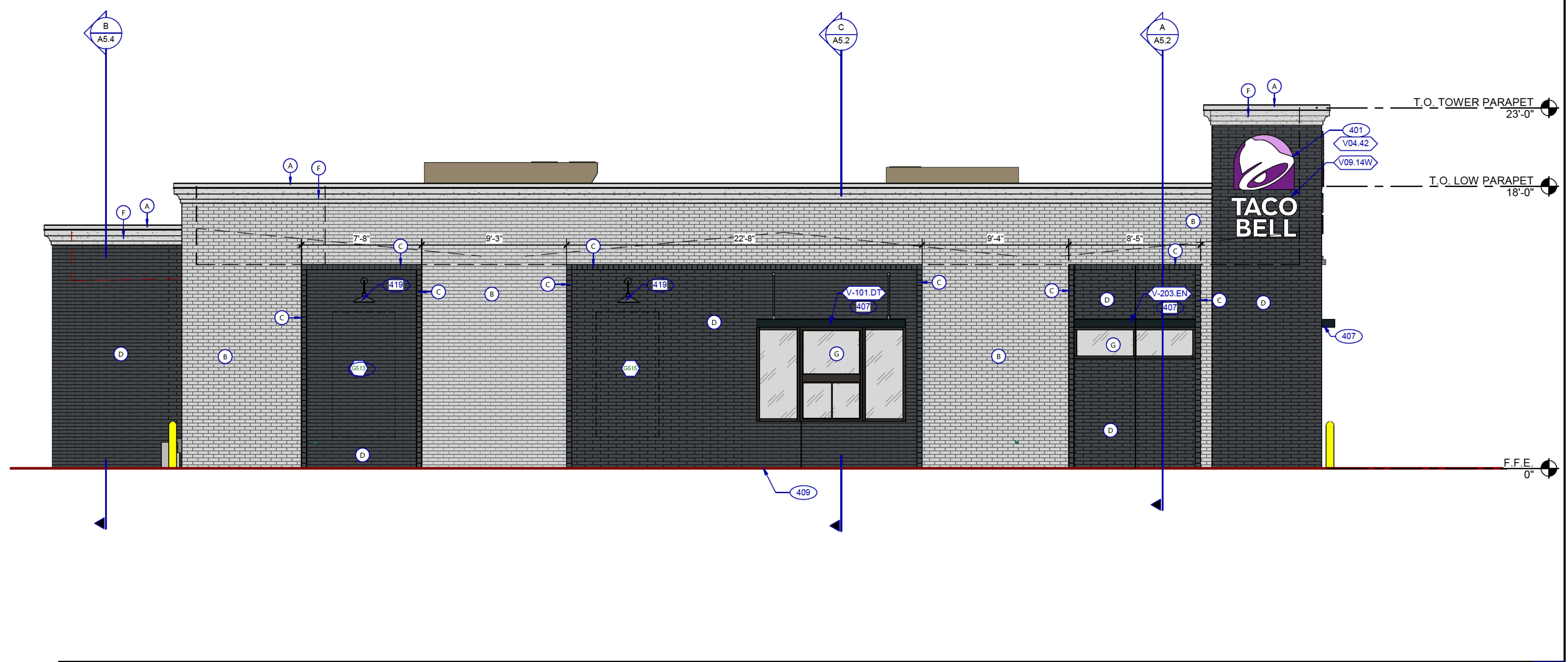
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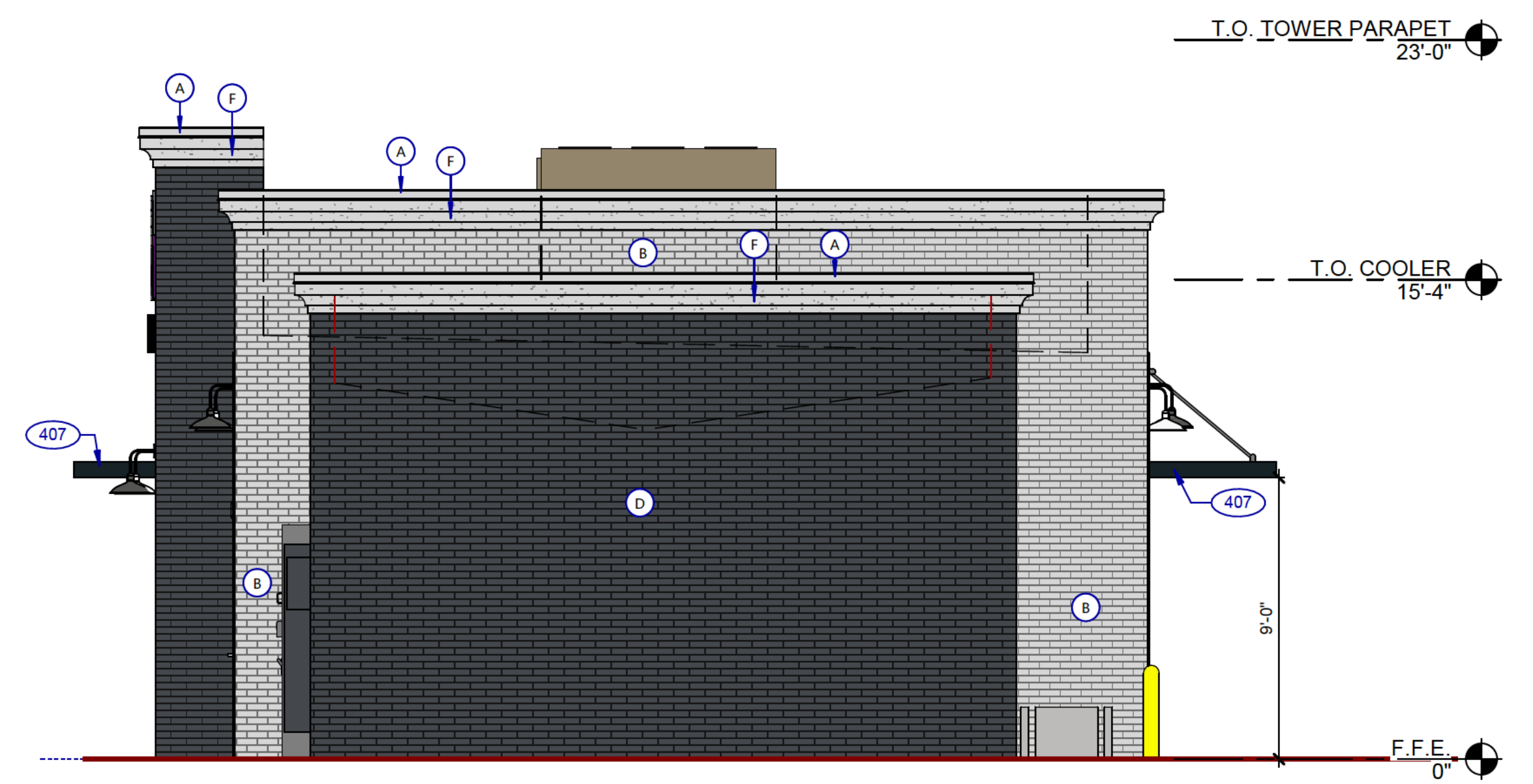
A4.1

SEE SHEET A4.0 FOR FINISH, ARTWORK AND SIGNAGE SCHEDULE

- 401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- 407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- 409 ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
- 419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.



KEY NOTES (XXX) A



EXTERIOR ELEVATIONS