

City of Gluckstadt

**Application for Site Plan Review**

Subject Property Address: 5009 Enterprise Dr, Gluckstadt, MS

Parcel #: 0821-29-010/16.00 PPIN 23557 39110

Owner: MAUR MCKIN

Applicant: \_\_\_\_\_

Address: 175 Green Oak Ln.

Address: Same

Madison, MS. 39211

Phone #: 601-454-4152

Phone #: \_\_\_\_\_

E-Mail: maurm@greenoakms.com

E-Mail: \_\_\_\_\_

Current Zoning District: C-2

Acreage of Property (If applicable): 1.92 ac

Use sought of Property: warehouse/storage.

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.

4000 SF Addition

Green Oak

Gluckstadt Requirement for Site Plan Checklist for Conditional Use, Dimensional Variances and Rezoning		Completed	Uncompleted
*	1 Property Lines and lot numbers	X	
*	2 Zoning of adjacent lots	X	
*	3 Names of owners of adjacent lots within 160 feet	X	
*	4 Rights of Way for existing and proposed streets including streets on the adopted throughfares plan	X	
	5 Accessways, curbcuts, driveways and parking ( Including number of parking spaces to be provided) and loading areas.		X
*	6 All existing and proposed easements	X	
	7 All existing and proposed water and sanitary sewer lines, also the location of existing and proposed fire hydrants.	X	
	8 A drainage plan showing all existing and proposed storm drain facilities. The drainage plan shall indicate adjacent off-site drainage courses and projected storm water runoff rates from on-site, off-site sources.		X
	9 Contours at five feet or less		X
	10 Flood zone designations according to maps prepared by the federal Emergency Management Agency , Federal Insurance Administration, and any proposed floodway modifications.		X
	11 Landscaped Areas and Planting Screens		X
	12 Building Lines and the location of all structures existing and proposed.	X	
	13 Proposed use of the land and buildings if known	X	
	14 Open Space and Recreational areas when required	NA	
*	15 Area of the parcel in square feet or acres	X	
	16 Proposed gross lot coverage of buildings and structures	X	
	17 Number and type of dwelling units (where proposed)	NA	
	18 Location of sign structures and drawing, ect in accordance with section 701 of the Zoning Ordinance	NA	
	19 A development plan (Section 809.04 when staging development is proposed	NA	
	20 Any additional data necessary to allow for a thorough evaluation of the proposed use to include traffic and drainage study's.	NA	
	21 Proposed elevations indicating the general design, style, and architecture of the building or structure.	X	

Driveway with 2 or more

10001 Scale Vicinity Map  
Graphic Scale

- 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 5<sup>th</sup> 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 5<sup>th</sup> of the following month for the next monthly meeting of the Planning and Zoning Commission.

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

  
Applicant Signature

8/3/2022  
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)

- 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 5<sup>th</sup> 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 5<sup>th</sup> of the following month for the next monthly meeting of the Planning and Zoning Commission.

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

  
Applicant Signature

8/3/2022  
Date

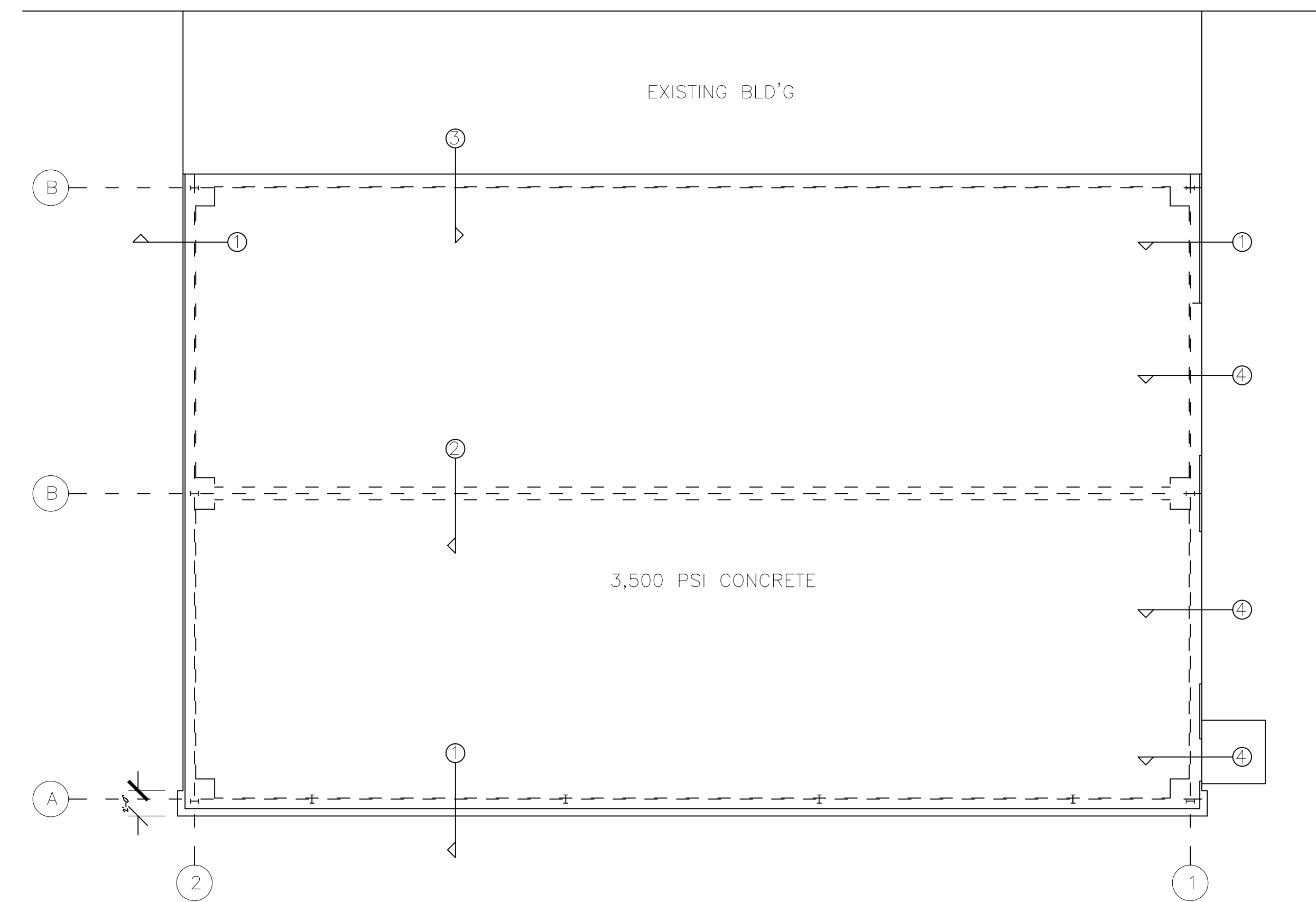
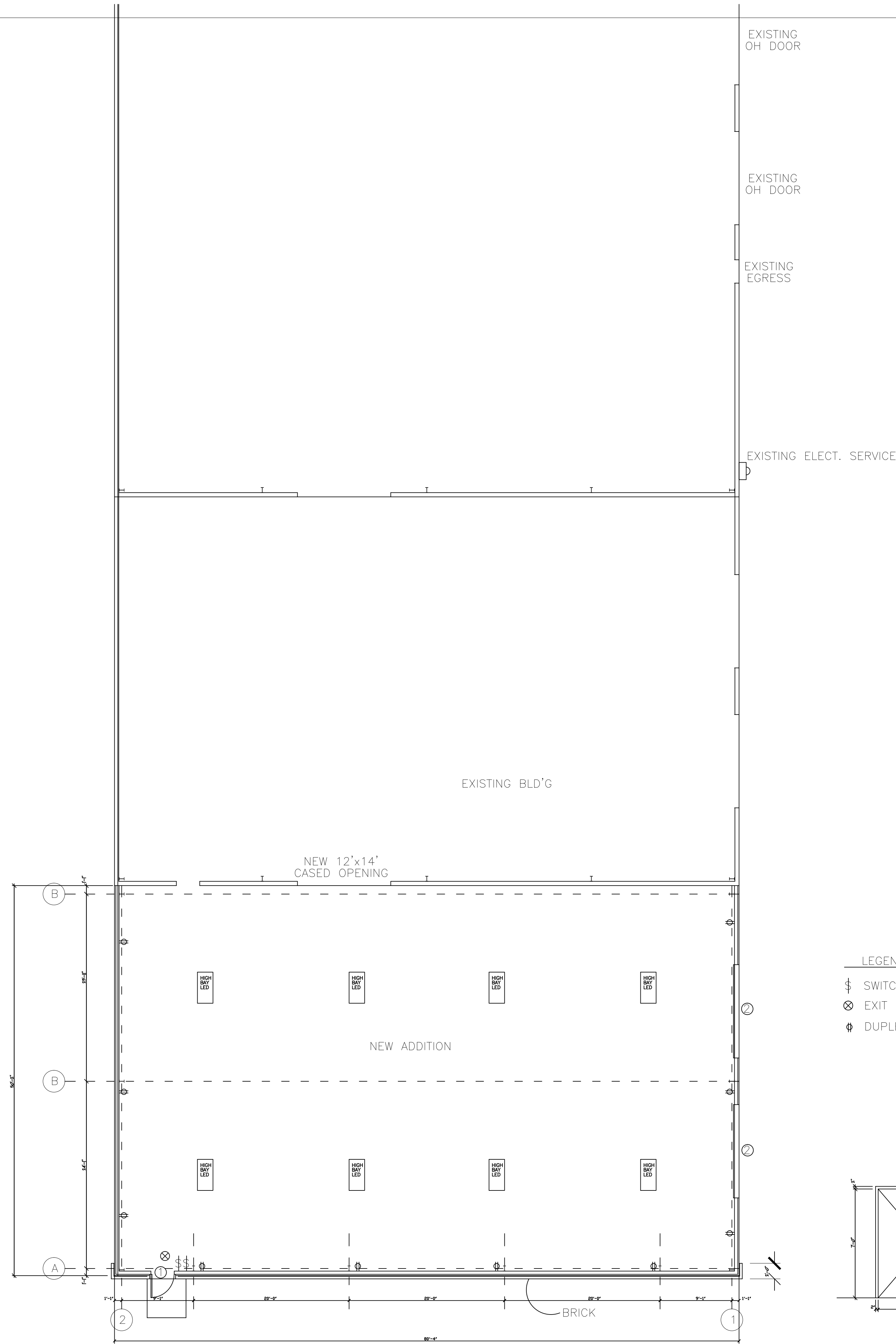
**CITY OF GLUCKSTADT BUILDING DEPARTMENT**  
**OFFICE USE ONLY**

Date Received: \_\_\_\_\_

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

Yes \_\_\_\_\_ No \_\_\_\_\_

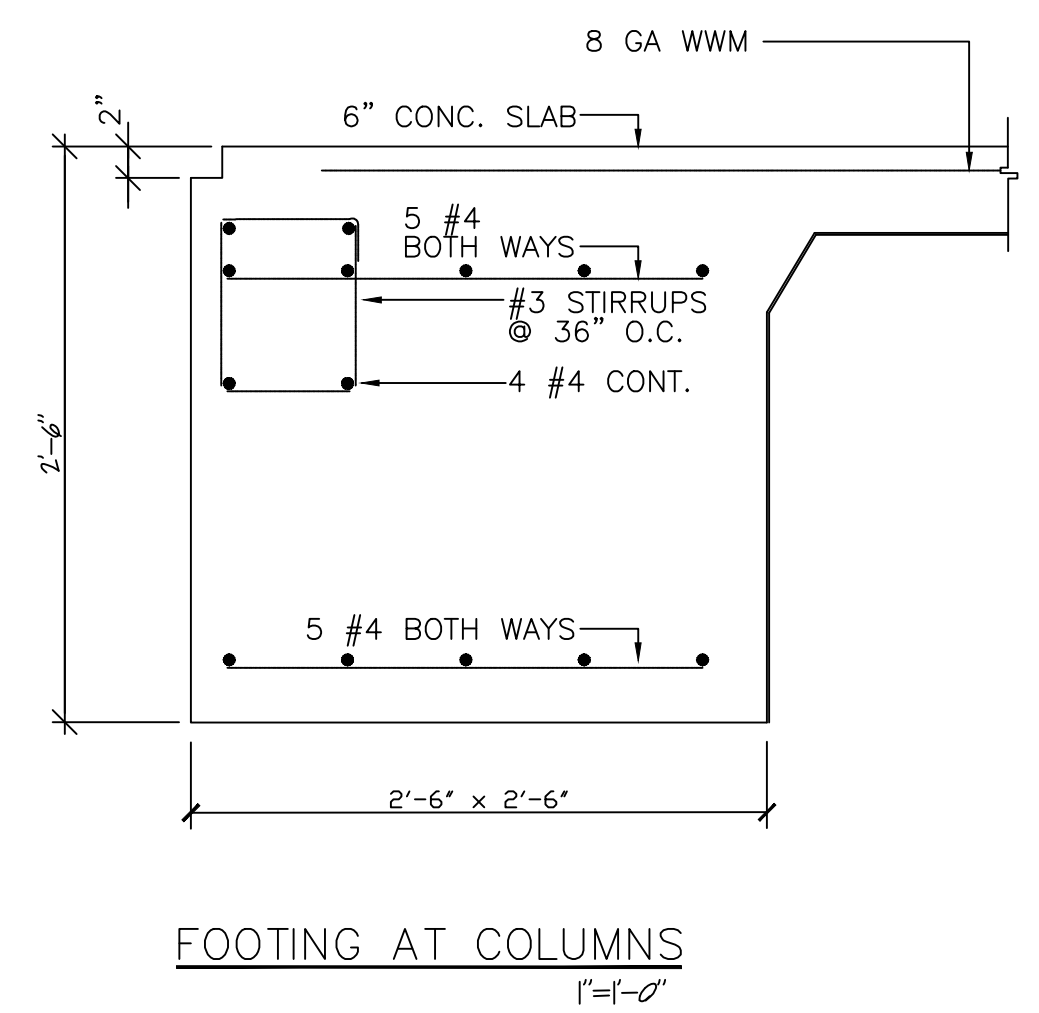
Signature: \_\_\_\_\_  
Planning & Zoning Administrator (or Authorized Representative)



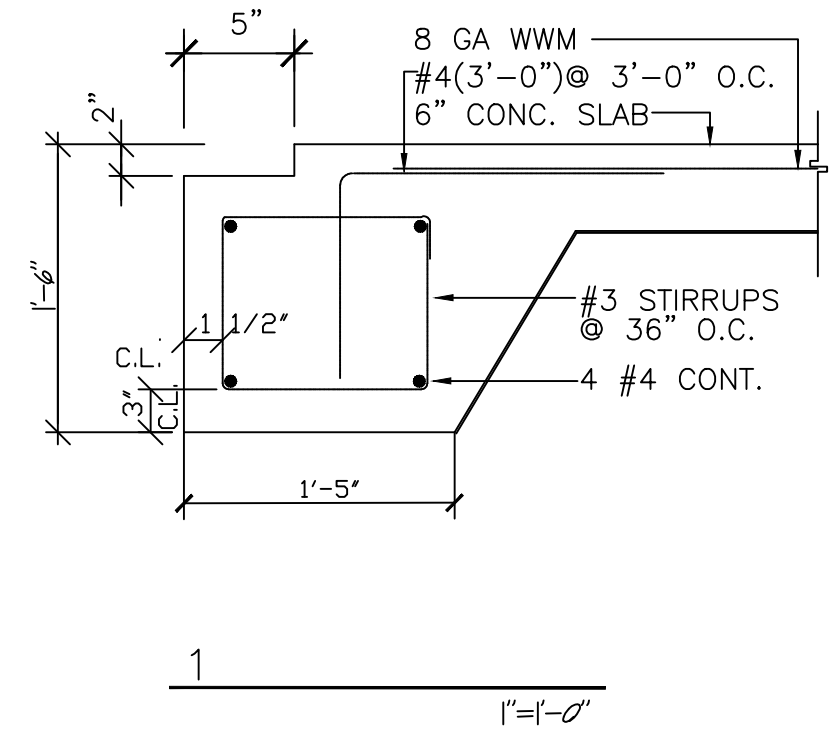
FOUNDATION PLAN  
SCALE 1/8" = 1'-0"

**NOTES:**  
 HORIZONTAL BARS ARE CONTINUOUS WITH 2'-3" LAPS AT SPLICES. STIRRUPS ARE CLOSED TIES.  
 PROVIDE 4-6" CORNER BARS (ONE FOR EACH HORIZONTAL BAR) AT ALL CORNERS AND DISCONTINUOUS ENDS.  
 PLACE WWF IN CENTER OF SLABS AND LAP 12" AT SPLICES.  
 PROVIDE 3" CONCRETE COVER OVER REINF. AT BOTTOM AND SIDES OF GRADE BEAMS AND NO LESS THAN 2" AT TOP.  
 EXCAVATE MINIMUM 3'-0" BELOW BOTTOM OF FOOTINGS AND A MINIMUM OF 5'-0" OUTSIDE PERIMETER OF BUILDING. INSTALL SELECT COMPACT FILL IN 6" LIFTS AS PER SPECIFICATIONS.

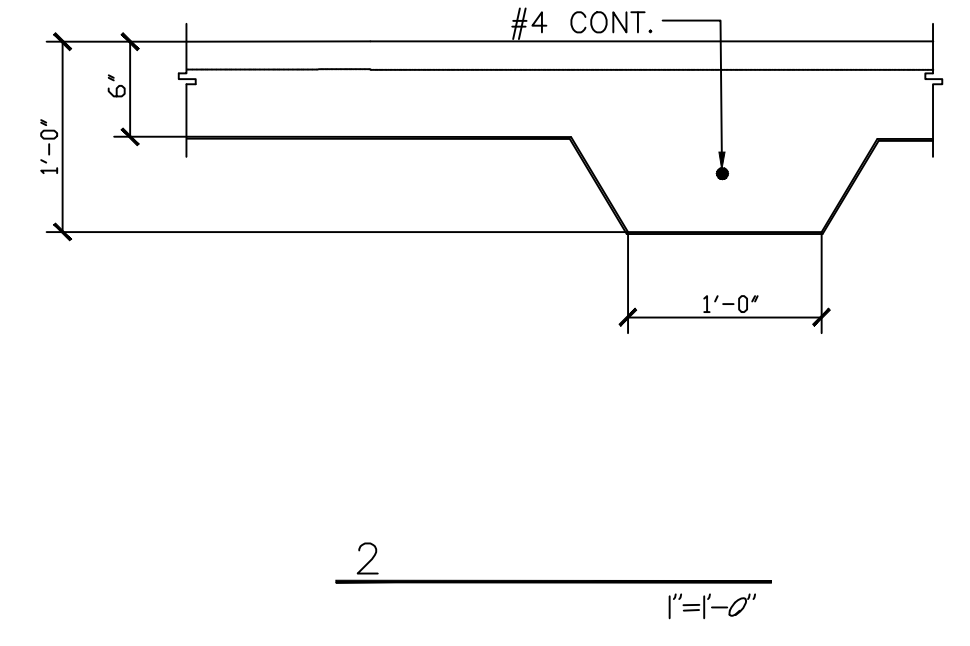
- LEGEND**
- ⊕ SWITCH
  - ⊗ EXIT LIGHT
  - ⊕ DUPLEX OUTLET



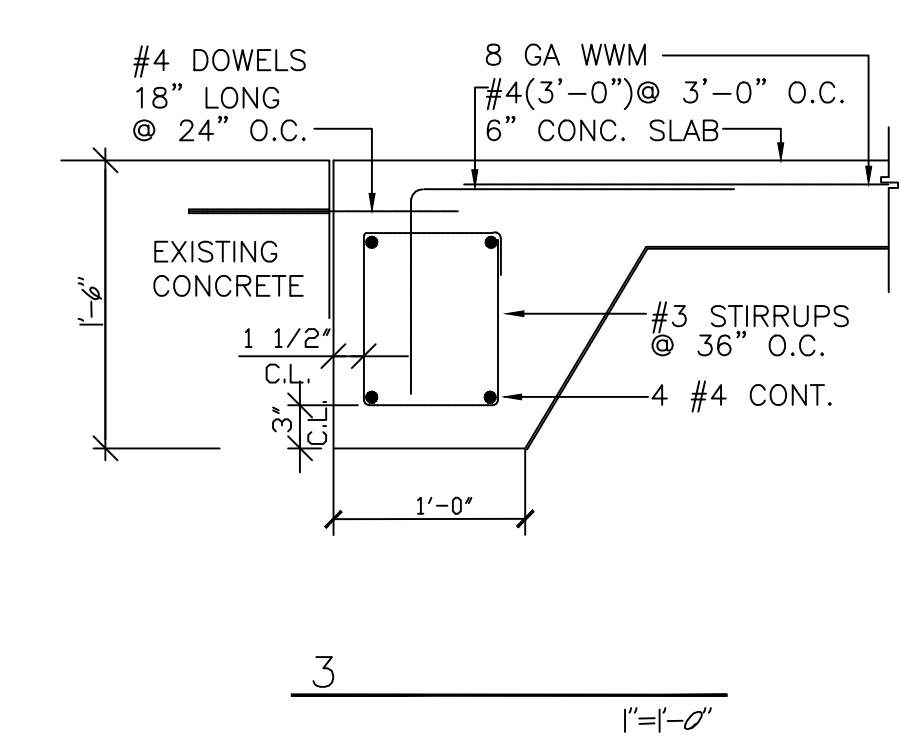
FOOTING AT COLUMNS  
SCALE 1" = 1'-0"



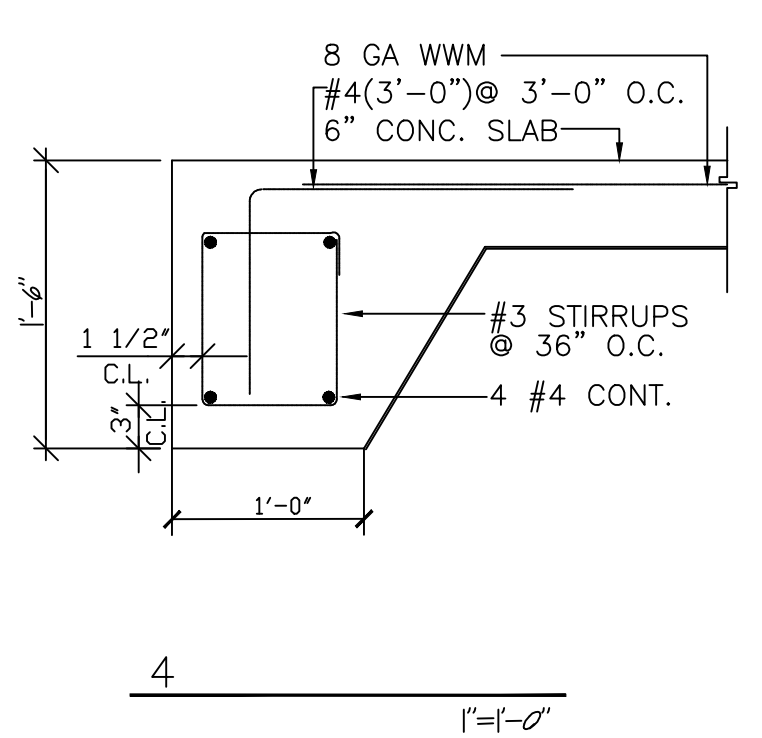
1  
SCALE 1" = 1'-0"



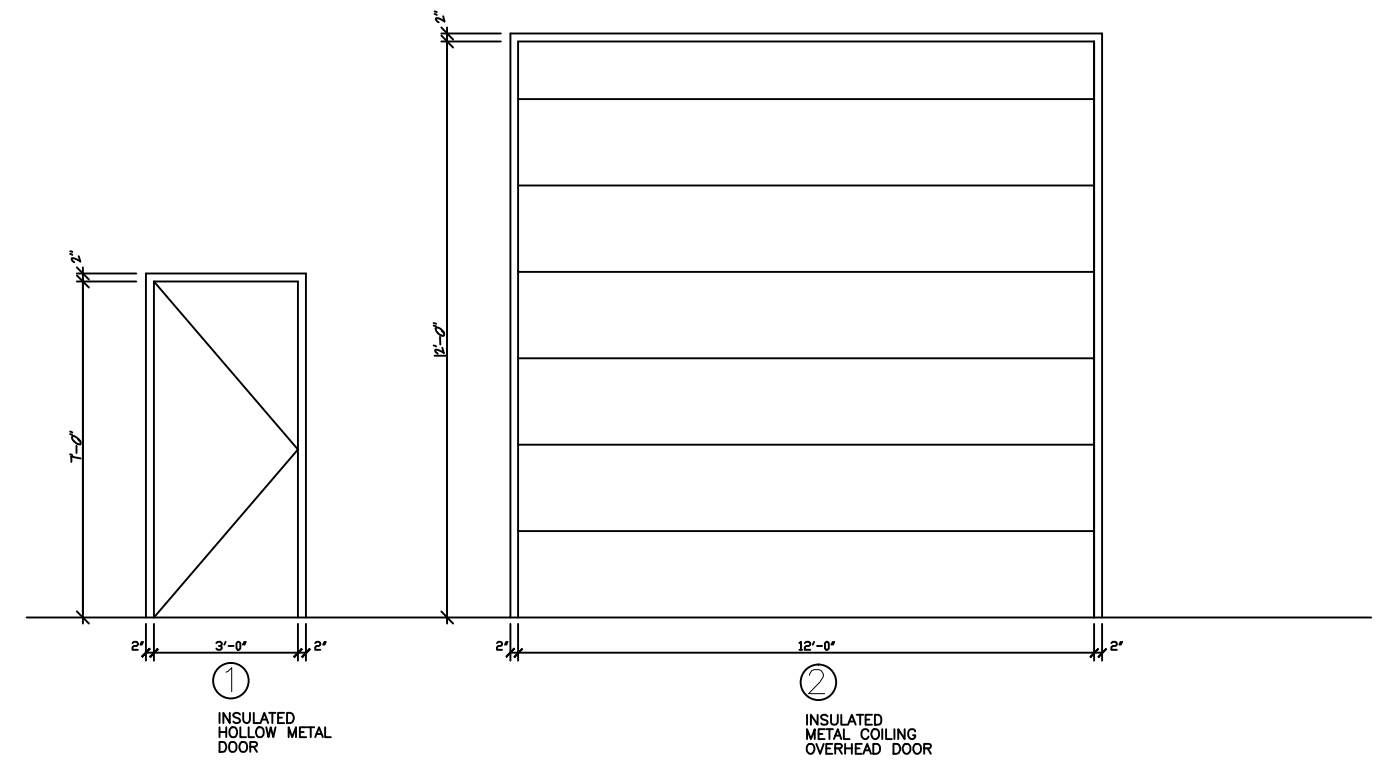
2  
SCALE 1" = 1'-0"



3  
SCALE 1" = 1'-0"



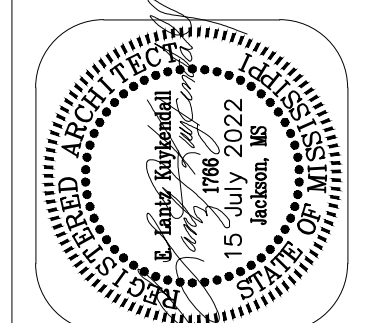
4  
SCALE 1" = 1'-0"



DOOR SCHEDULE  
SCALE 1/4" = 1'-0"

FLOOR PLAN  
SCALE 1/8" = 1'-0"

E. L. Kuykendall, AIA, CSI, CDT  
 Architect  
 5127 Reddoch Dr., Jackson, Mississippi 39211  
 601-214-1824



DATE: 7/15/2022  
 DRAWN: ELK  
 DESIGNED: ELK  
 CHECKED: ELK  
 REVISED: 7/28/22  
 8/3/22

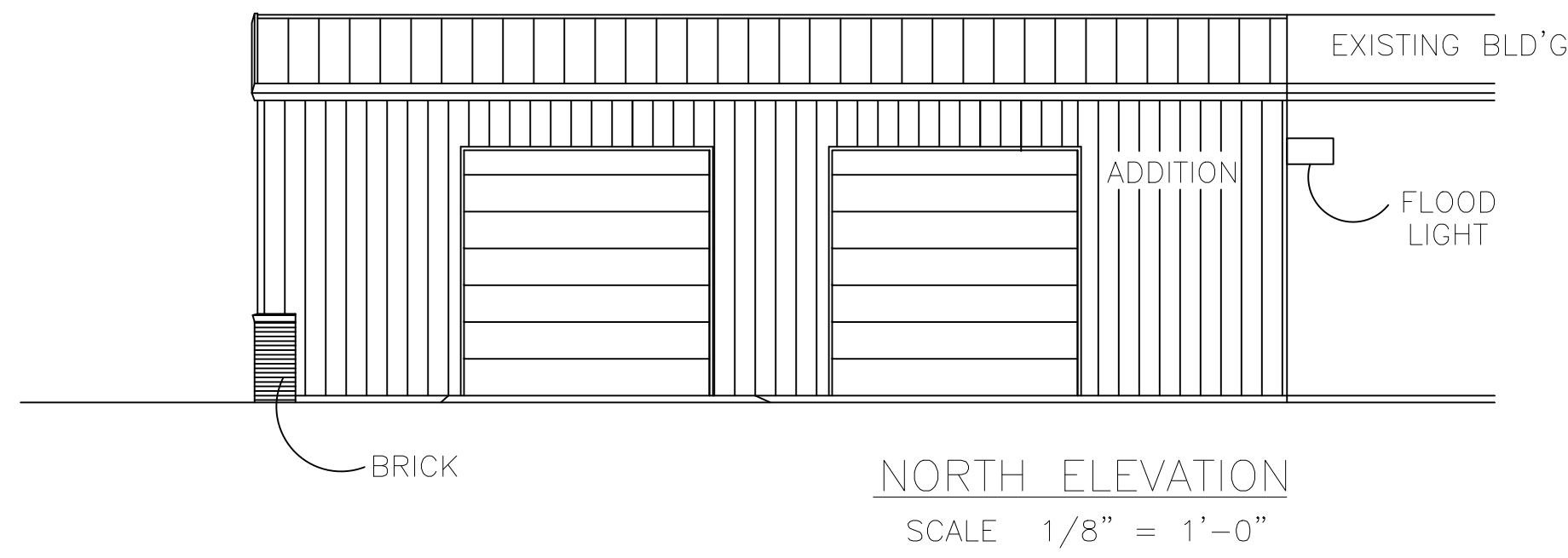
STORAGE BUILDING ADDITION  
 MAUR MCKIE  
 109 ENTERPRISE DRIVE, GLUCKSTADT, MISSISSIPPI

PROJECT NO:  
 19.04B

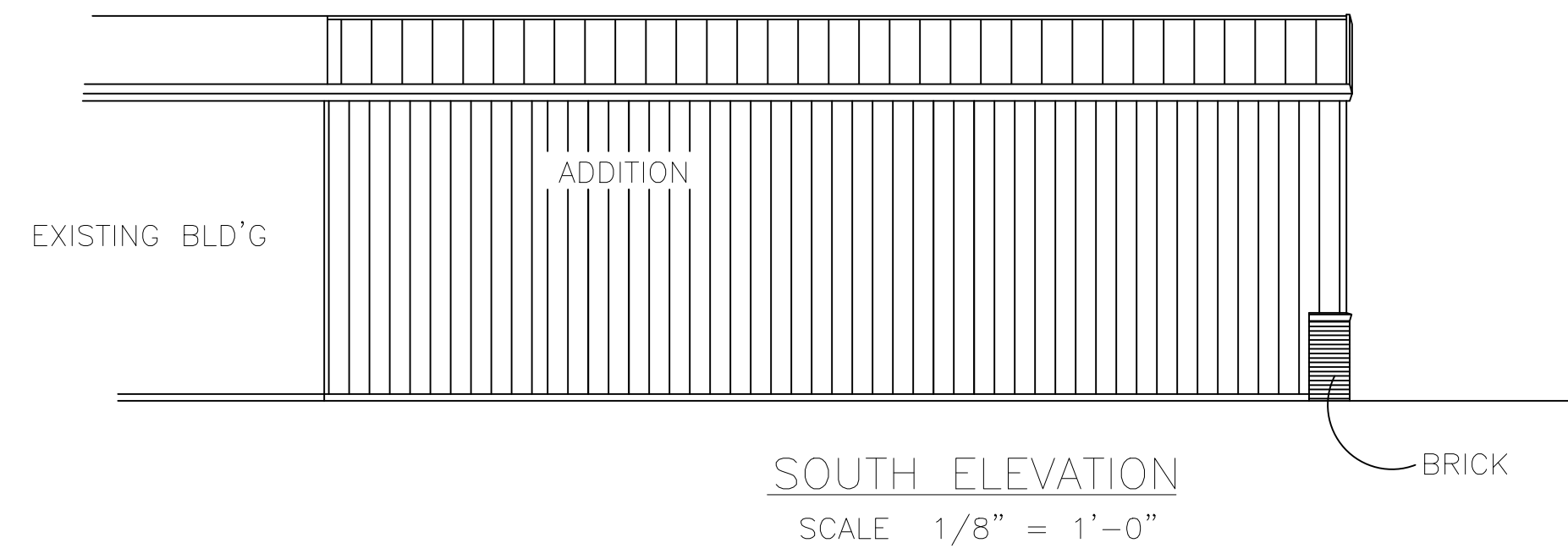
SHEET NO:  
 A2  
 OF TWO

RED OAK PLANTATION ZONED R-1

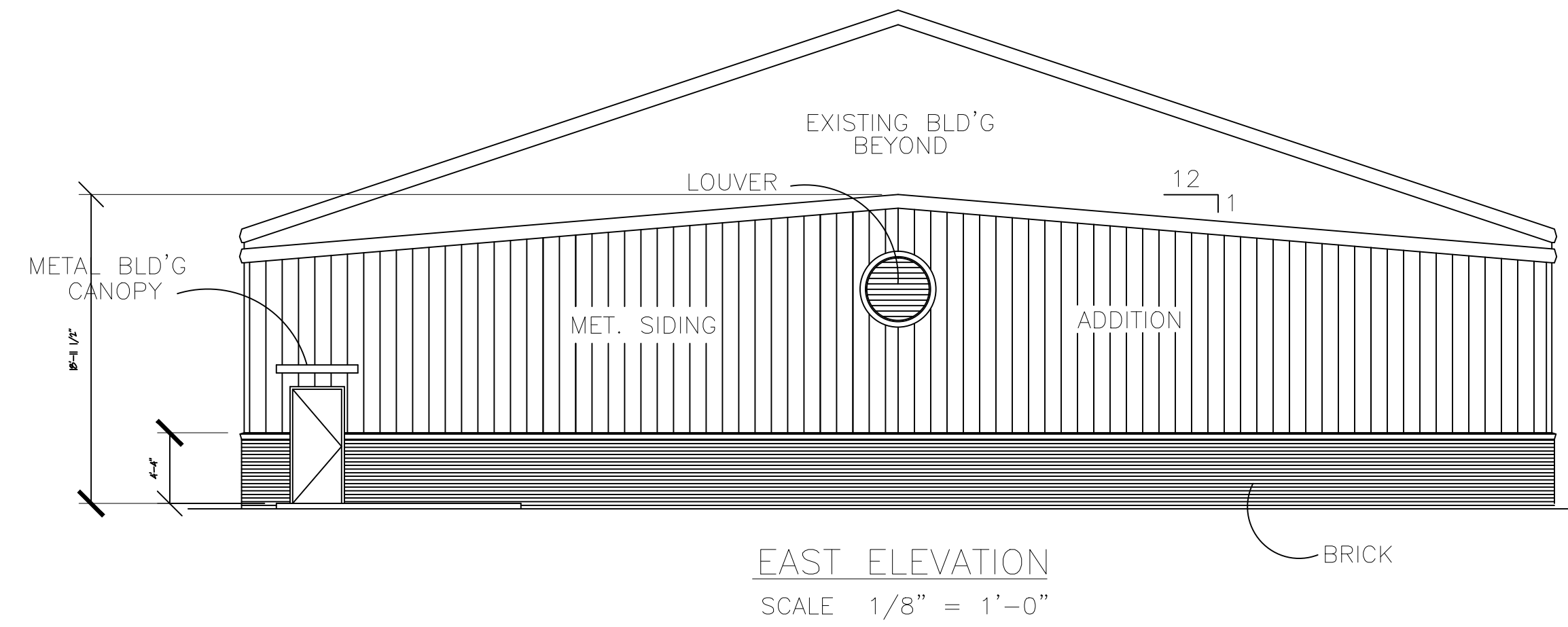
LOT 131(147) RICKY & LINDA NEWBOURNE 128 HUNTERS ROW  
LOT 130(146) HUNTERS ROW LLC 126 HUNTERS ROW  
LOT 129(145) HAAGA & PATRICK MICHEALSON 124 HUNTERS ROW



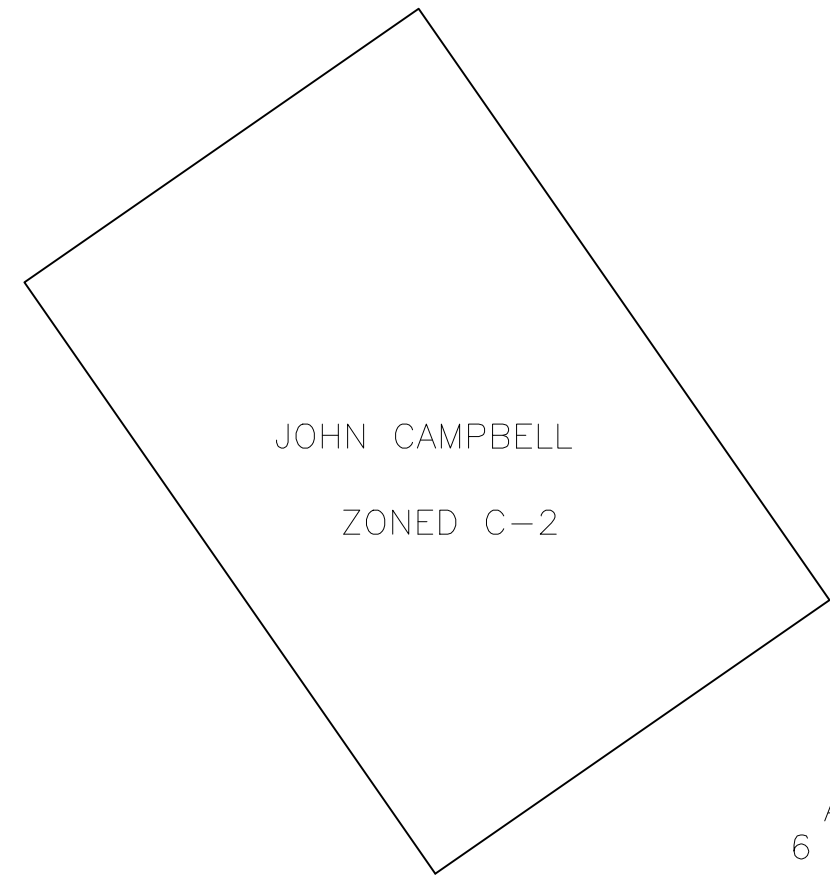
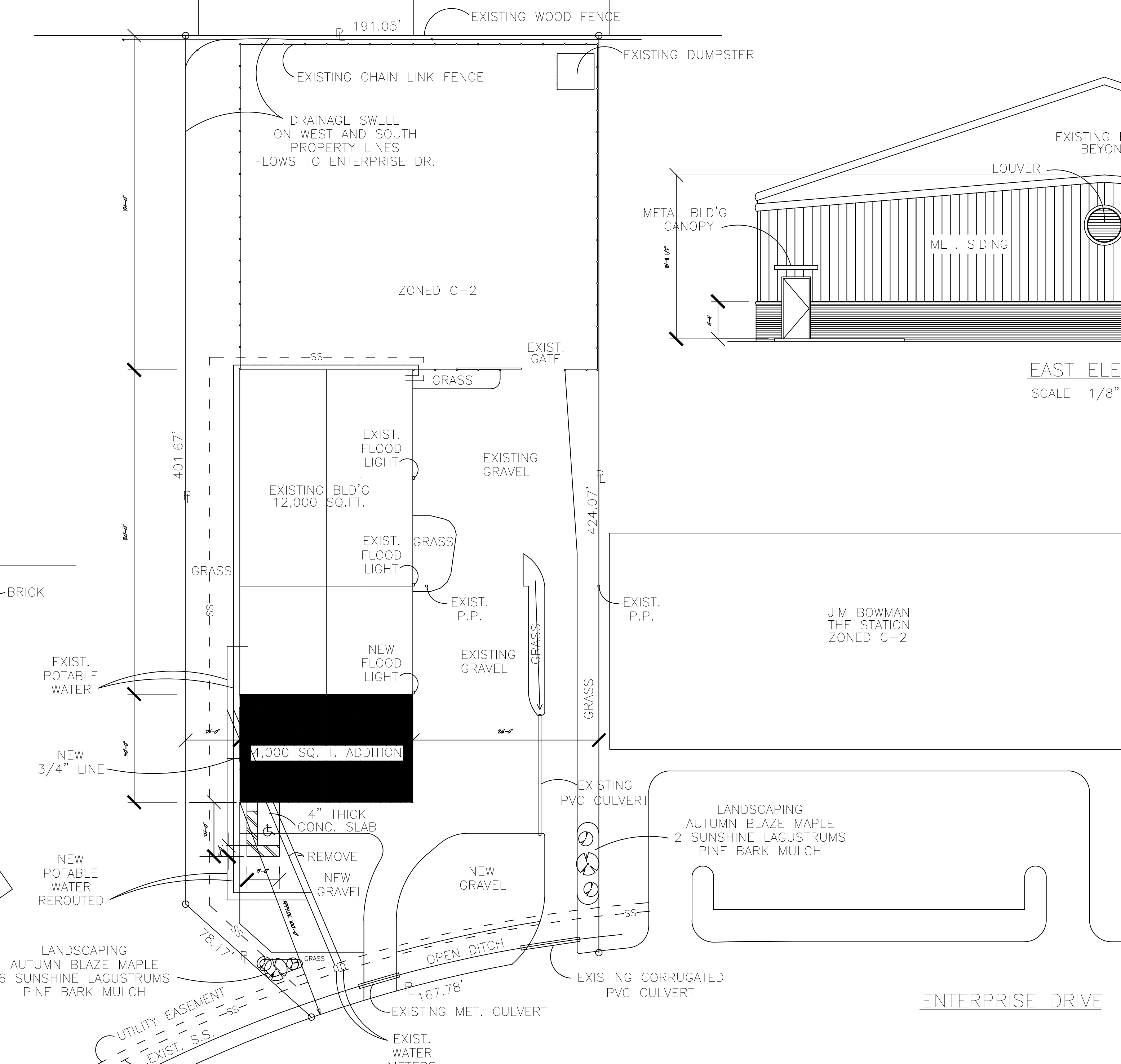
NORTH ELEVATION  
SCALE 1/8" = 1'-0"



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



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



EXISTING FIRE HYDRANT



SITE PLAN

SCALE 1/32" = 1'-0"

APPROX. 1.9 ACRES/82,764 SQ.FT.

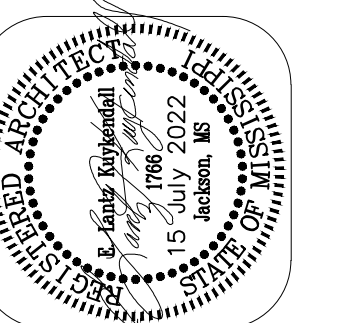
19.3% OF THE LOT COVERED WITH STRUCTURE (NEW & EXISTING)  
BUILDING IS ONE STORY TALL  
WAREHOUSE/STORAGE FACILITY

PARKING: 5 CARS (IF THE FENCED AREA IS USED, 10 CARS)

FLOOD ZONE X

NOTE:  
SITE IS VIRTUALLY FLAT  
STORM WATER DRAINS TO  
SWELLS AT BOTH THE WEST  
AND SOUTH PROPERTY LINES  
AS WELL AS AN INTERIOR SWELL  
ALL FLOWING TO THE OPEN DITCH  
AT ENTERPRISE DRIVE

E. L. Kuykendall, AIA, CSI, CDT  
Architect  
5127 Reddoch Dr., Jackson, Mississippi 39211  
601-214-1824



DATE: 7/15/2022  
DRAWN: ELK  
DESIGNED: ELK  
CHECKED: ELK  
REVISED: 7/28/22  
8/5/22

STORAGE BUILDING ADDITION  
MAUR MCKIE  
109 ENTERPRISE DRIVE, GLUCKSTADT, MISSISSIPPI

PROJECT NO:  
19.04B

SHEET NO:  
A1  
OF TWO