

City of Gluckstadt

Application for Site Plan Review

Subject Property Address: Tate Office Warehouse

Parcel #: 0B2H-28-007/04.00

Owner: Michael Tate (BTH Properties, LLC) Applicant: Michael Tate

Address: 104 Rosedown Bend Address: 104 Rosedown Bend
MADISON MS 39110 MADISON MS 39110

Phone #: 601-826-6935 Phone #: 601-826-6935

E-Mail: mstatel@comcast.net E-Mail: mstatel@comcast.net

Current Zoning District: C-2

Acreage of Property (If applicable): 1.75 ac

Use sought of Property: Office / Warehouse

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

5-9-2022
Date

CITY OF GLUCKSTADT BUILDING DEPARTMENT
OFFICE USE ONLY

Date Received: 5.9.22

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

Yes No

Signature: 
Planning & Zoning Administrator (or Authorized Representative)



Madison County, MS

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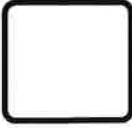


Madison County Tax Assessor
Norman A. Cannady Jr

Canton Location
125 W North St
(601) 879-9537
Courthouse Annex
PO Box 292
Canton, MS 39046

PPIN:	54122
PARCEL_ID:	082H-28-007/04.00
OWNERNAME:	KIMBALL DEVELOPMENT LLC
ADDRESS1:	P O BOX 2447
ADDRESS2:	
CITY:	MADISON
STATE:	MS
ZIP:	39130
TOTAL_AC:	14.57
STREET_NUM:	0
STREET:	
SECTION:	28
TOWNSHIP:	08N
RANGE:	02E
LEGAL1:	14.57 ACC IN W1/2 NE1/4
TAX_DIST:	1GM
LAND_VAL:	4000
IMP_VAL1:	0
IMP_VAL2:	0
TOTALVALUE:	4000
DEED_BOOK:	3798
DEED_PAGE:	91

NO.	DATE	BY

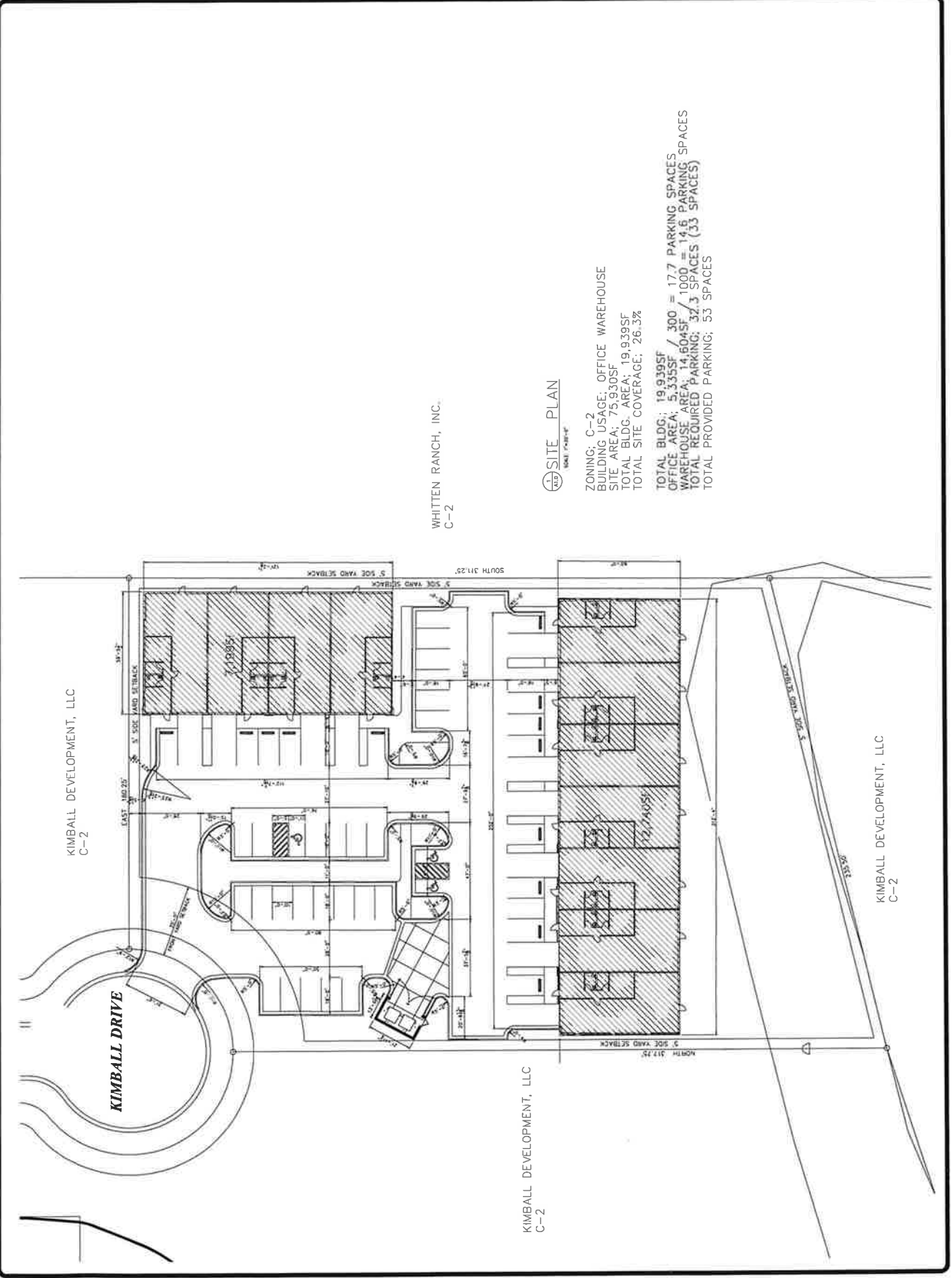


Tate Office Warehouses
Kimball Drive
Gluckstadt, Mississippi

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR RECORDS WITHOUT THE WRITTEN APPROVAL OF WOODRIDGE & ASSOCIATES.

DATE	12/16/20
SCALE	AS SHOWN
DRAWN BY	
CHECKED BY	
PROJECT NO.	

A0.0



(A) SITE PLAN
SCALE: AS SHOWN

ZONING: C-2
BUILDING USAGE: OFFICE WAREHOUSE
SITE AREA: 75,930SF
TOTAL BLDG. AREA: 19,939SF
TOTAL SITE COVERAGE: 26.3%

TOTAL BLDG.: 19,939SF
OFFICE AREA: 5,335SF / 300 = 17.7 PARKING SPACES
WAREHOUSE AREA: 14,604SF / 1000 = 14.6 PARKING SPACES
TOTAL REQUIRED PARKING: 32.3 SPACES (33 SPACES)
TOTAL PROVIDED PARKING: 53 SPACES

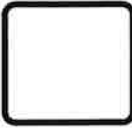
WHITTEN RANCH, INC.
C-2

KIMBALL DEVELOPMENT, LLC
C-2

KIMBALL DEVELOPMENT, LLC
C-2

KIMBALL DEVELOPMENT, LLC
C-2

NO.	REVISIONS	BY



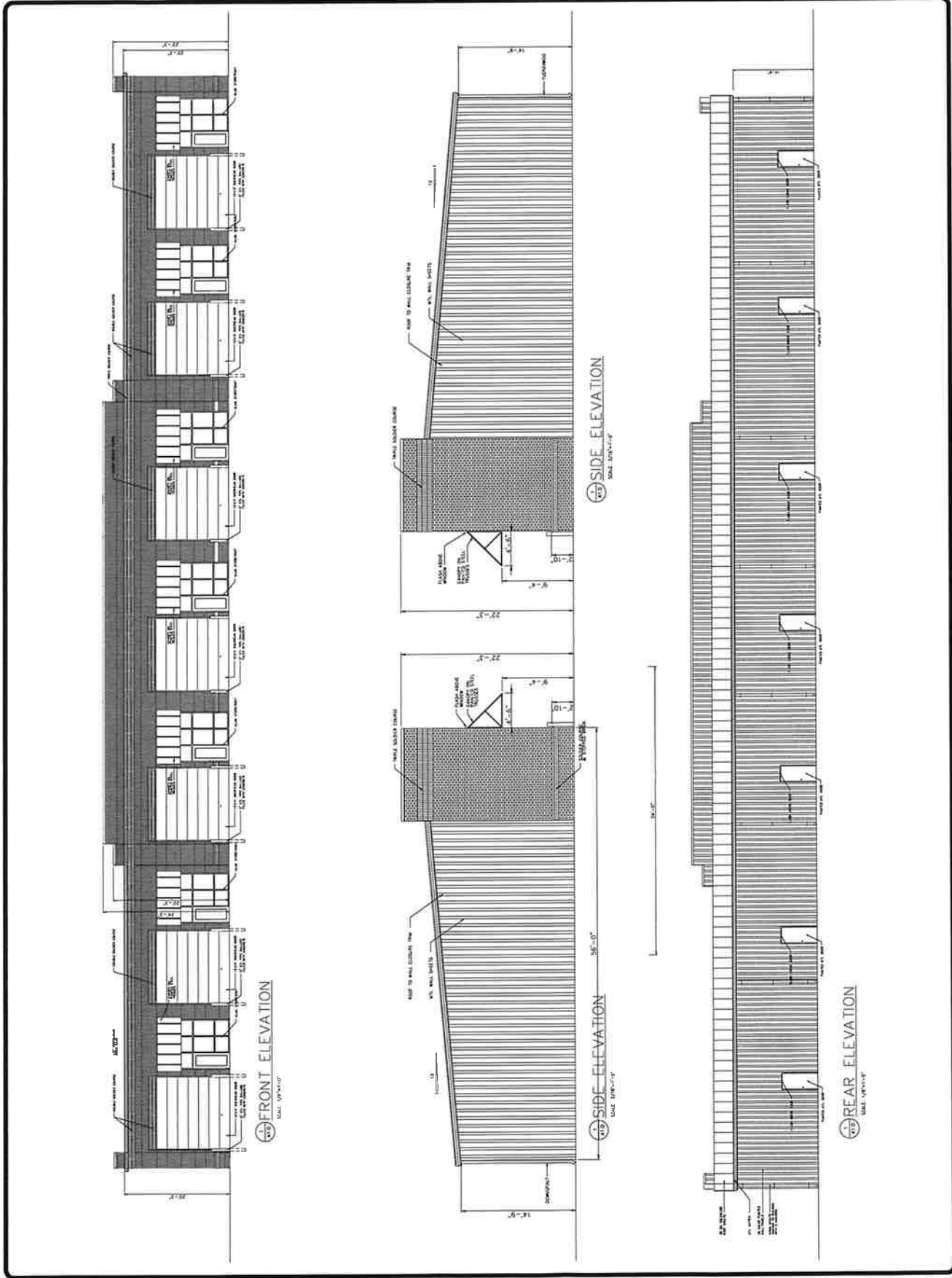
Tate Office Warehouse
 Building B
 Kimball Drive
 Gluckstadt, Mississippi

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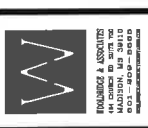
ARCHITECT
 OFFICE OF ARCHITECTURE
 PLANNING & INTERIORS
 1000 N. GARDNER
 JACKSON, MISSISSIPPI 39201
 TEL: 601.972.2222
 WWW.AOAI-MS.COM

THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

DATE: 6/15/21
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 SHEET NO.:
 SHEET: A3.0

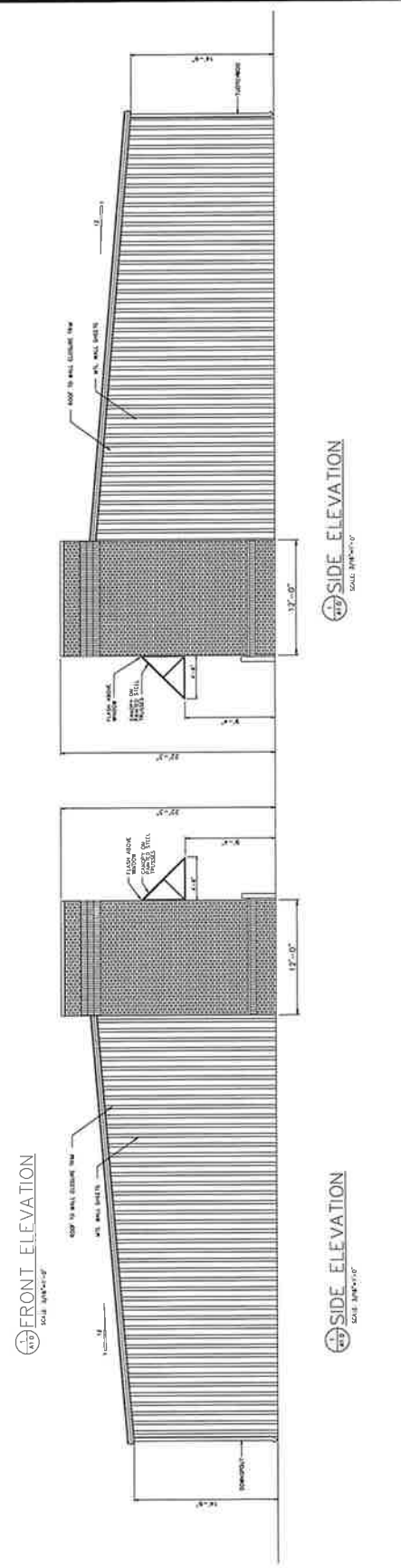
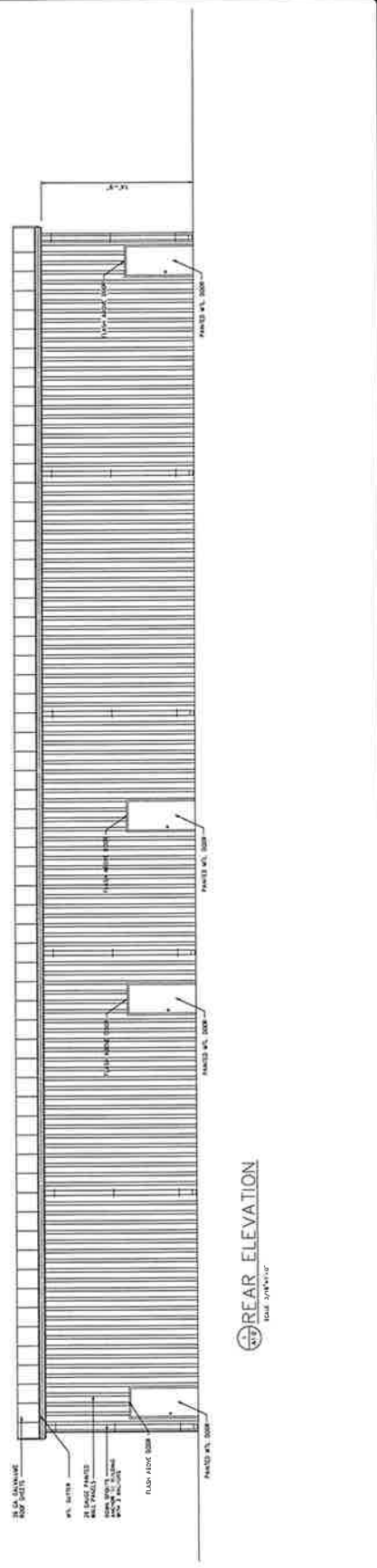


Tate Office Warehouse
Building A
Cluckstadt, Mississippi



REVISIONS

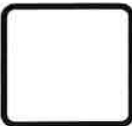
NO.	DATE	BY	DESCRIPTION



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W
 WOODRIDGE & ASSOCIATES
 LANDSCAPE ARCHITECTS
 10015 WOODRIDGE DRIVE, SUITE 100
 CLACKAMASH, WA 98015
 PHONE: (206) 835-0000
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 WWW.WOODRIDGEWA.COM

Tate Office Warehouses
 Kimball Drive
 Clackstead, Mississippi



NO.	REVISIONS	BY

