

City of Gluckstadt

**Application for Site Plan Review**

Subject Property Address: The MAURICK of Germantown, Church Rd

Parcel #: 082E-22-010/02-00

Owner: Joseph Presley

Address: 124 Saddlebrook W  
Madison, MS 39110

Applicant: Joseph Presley

Address: 124 Saddlebrook W  
Madison, MS 39110

Phone #: 601-540-7240

Phone #: 601-540-7240

E-Mail: jpresley@4cornerprop.com E-Mail: \_\_\_\_\_

Current Zoning District: G-2

Acreage of Property (If applicable): 22.9 ac

Use sought of Property: Retail / 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 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

5/9/22  
 \_\_\_\_\_  
 Date

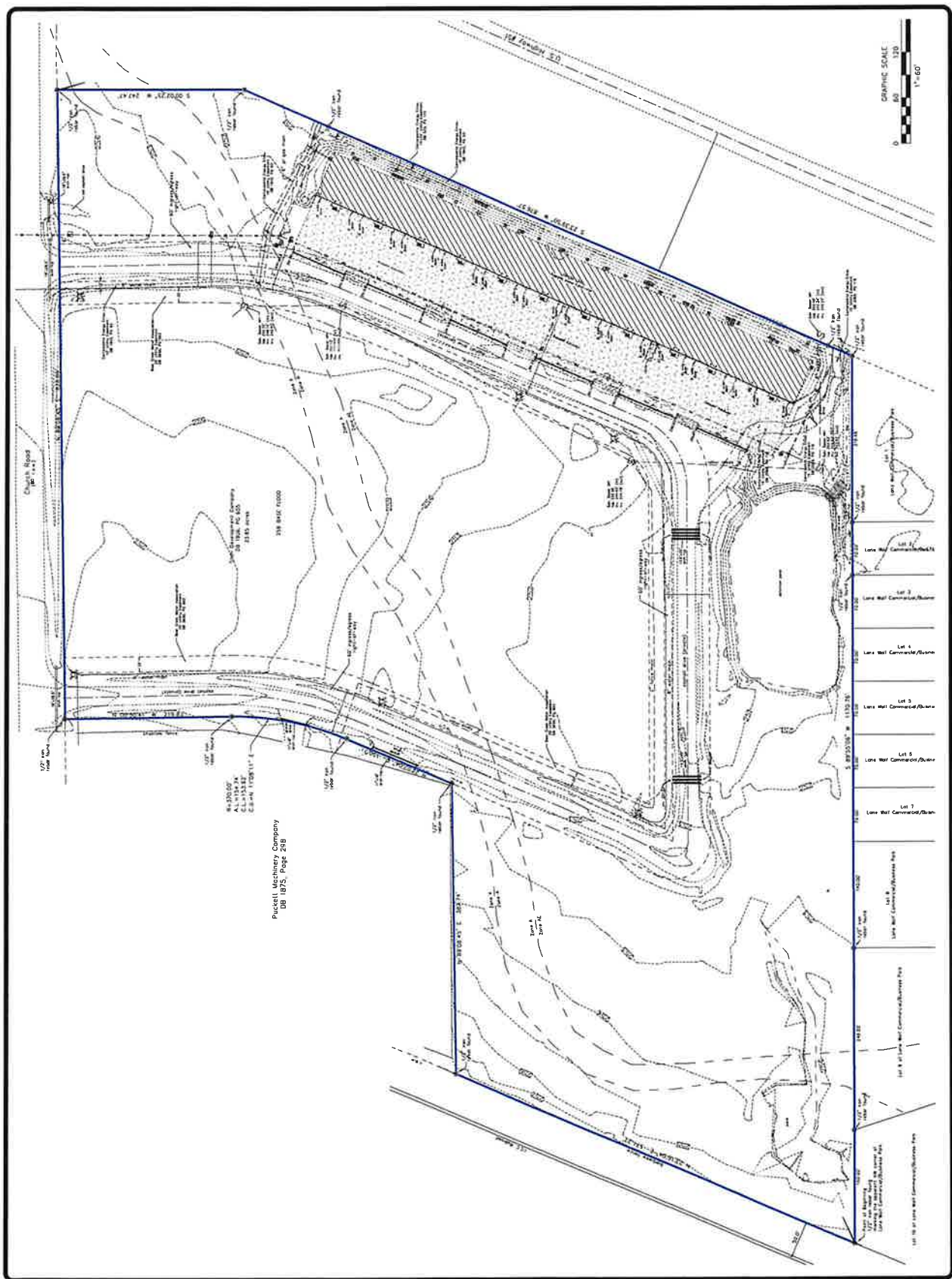
**CITY OF GLUCKSTADT BUILDING DEPARTMENT**  
**OFFICE USE ONLY**

Date Received: 5/5/22

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

Yes  No

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

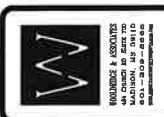


Puckett Machinery Company  
DB 1875, Page 216

44-3702.00  
C.S. 1133.87  
C.S. 44 1178.911'

398,842.1000  
DB 1876, PC 655,  
2183.0000

REVISIONS	BY

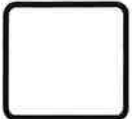


The Maverick of Germantown  
Church Road  
Gluckstadt, Mississippi

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BY: [Signature]  
SCALE: 1" = 60'

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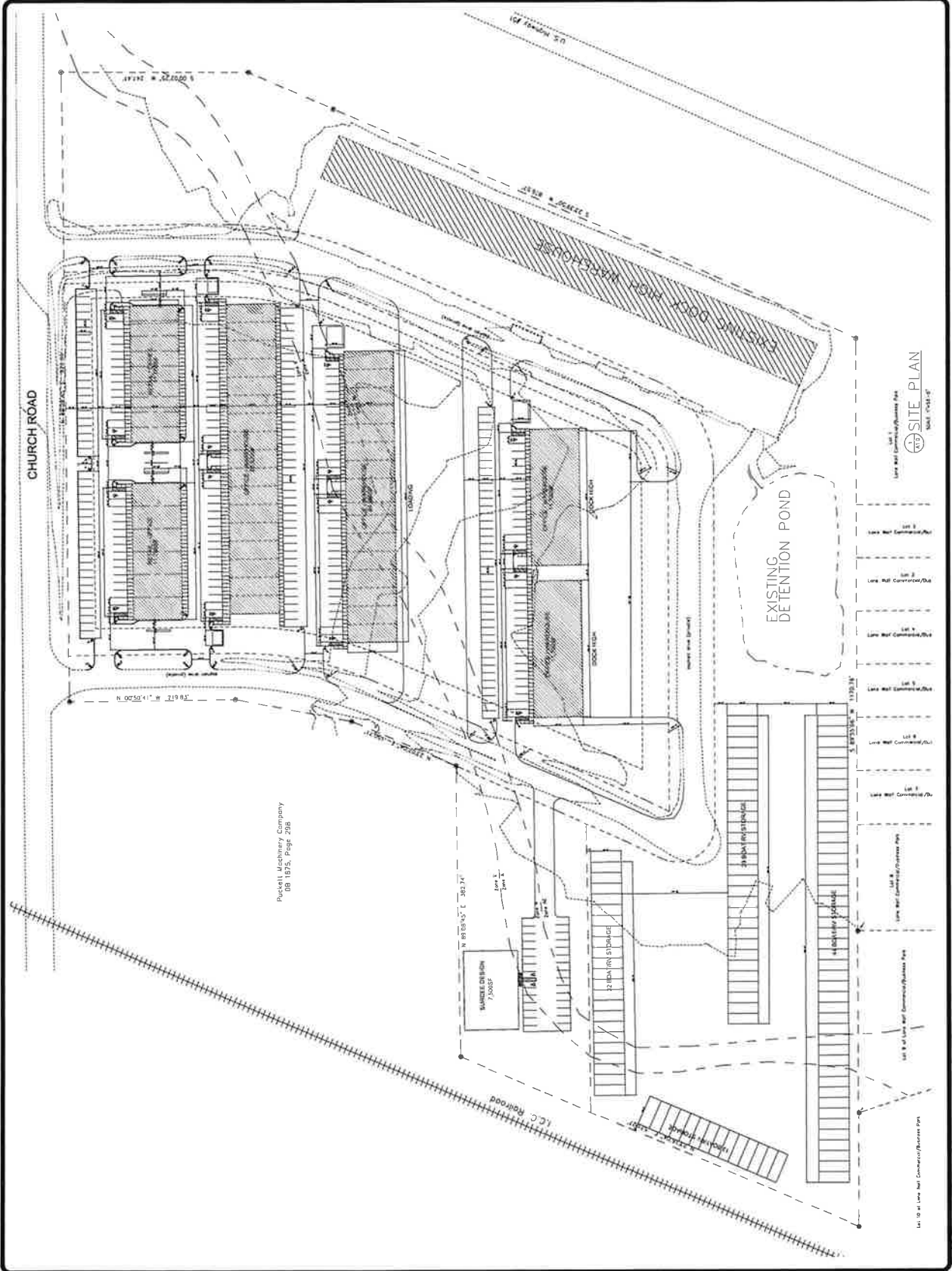
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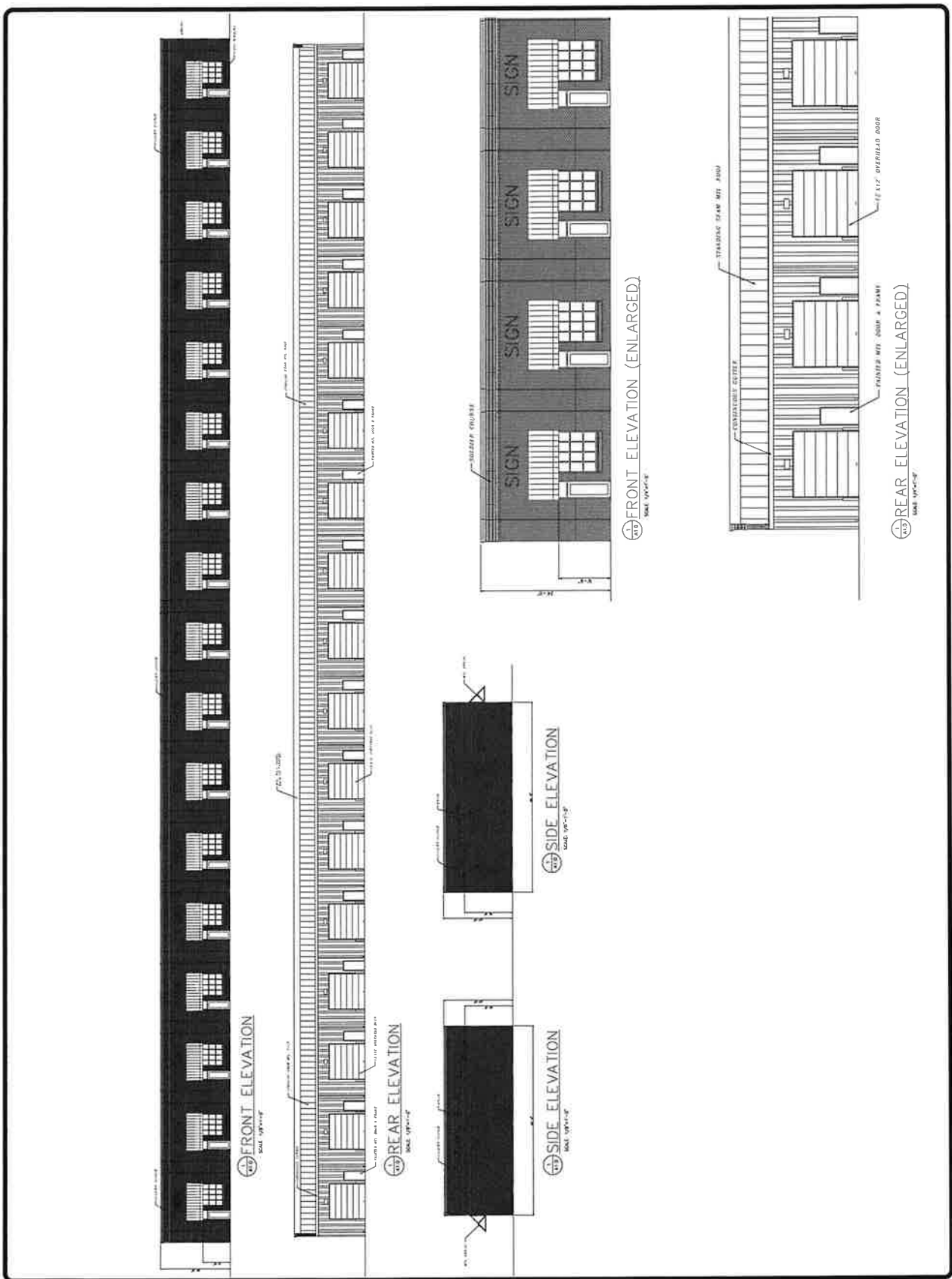
The Maverick of Germantown  
 Church Road  
 Gluckstadt, Mississippi

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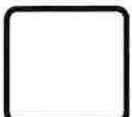
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Puckett Machinery Company  
 DB 1875, Page 298



NO.	REVISIONS	DATE



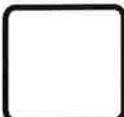

**W. W. ROSS & ASSOCIATES**  
 ARCHITECTS  
 440 CHURCH ROAD  
 GERMANTOWN, MISSISSIPPI 38753  
 PHONE: 662-893-1111  
 FAX: 662-893-1112  
 WWW.WWROSS.COM

The Maverick of Germantown  
 Church Road  
 Gluckstadt, Mississippi

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DATE: 3/28/22  
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 CHECKED BY: [Name]  
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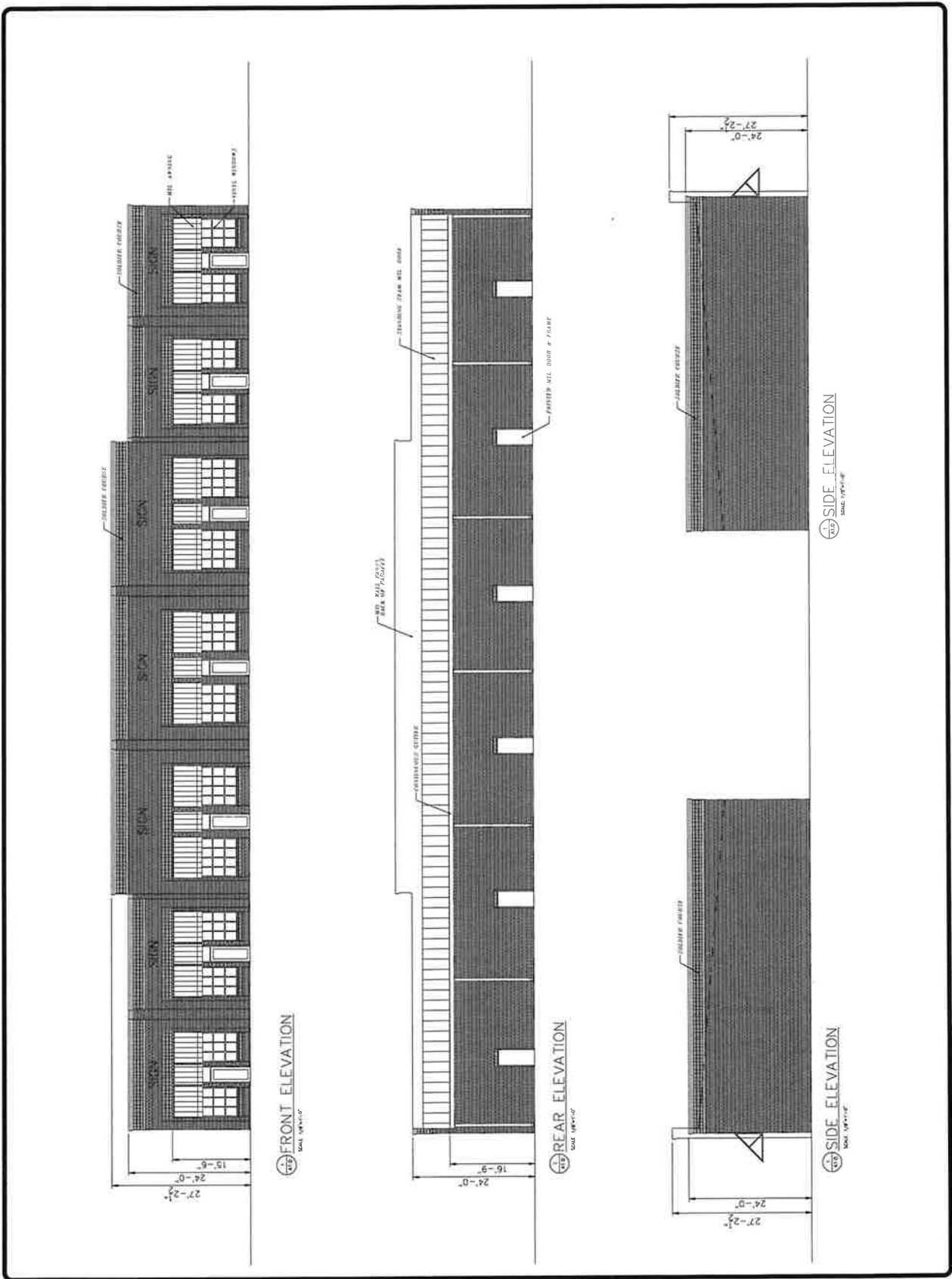
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The Maverick of Germantown  
 Church Road  
 Gluckstadt, Mississippi

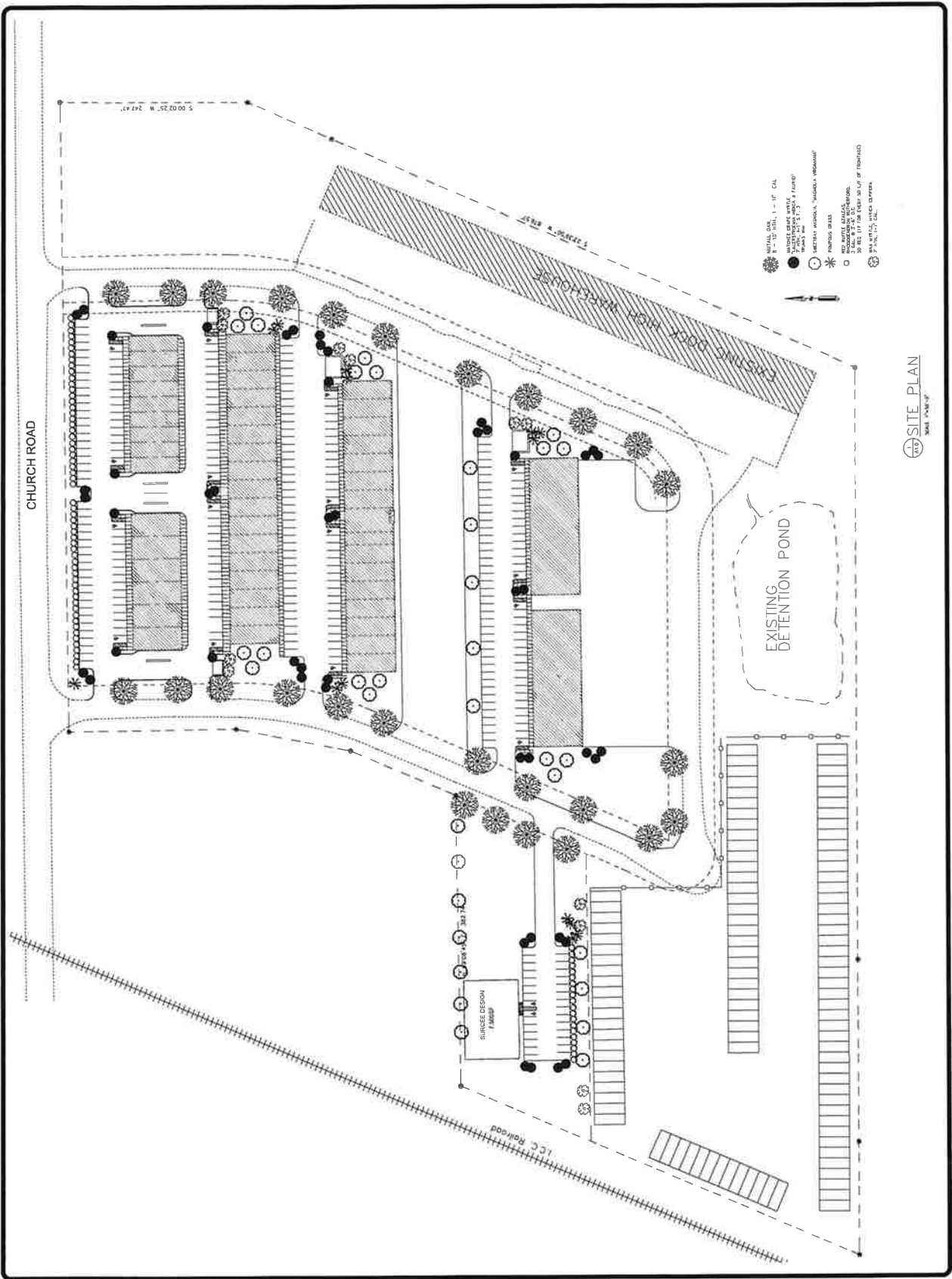
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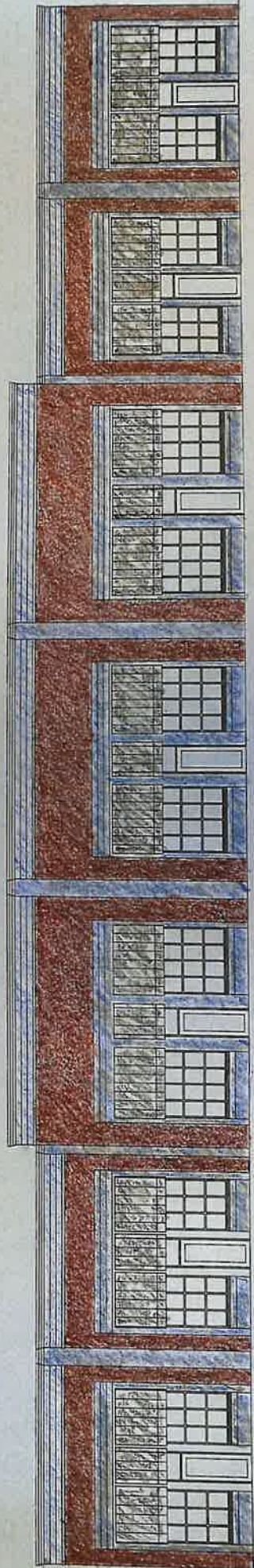




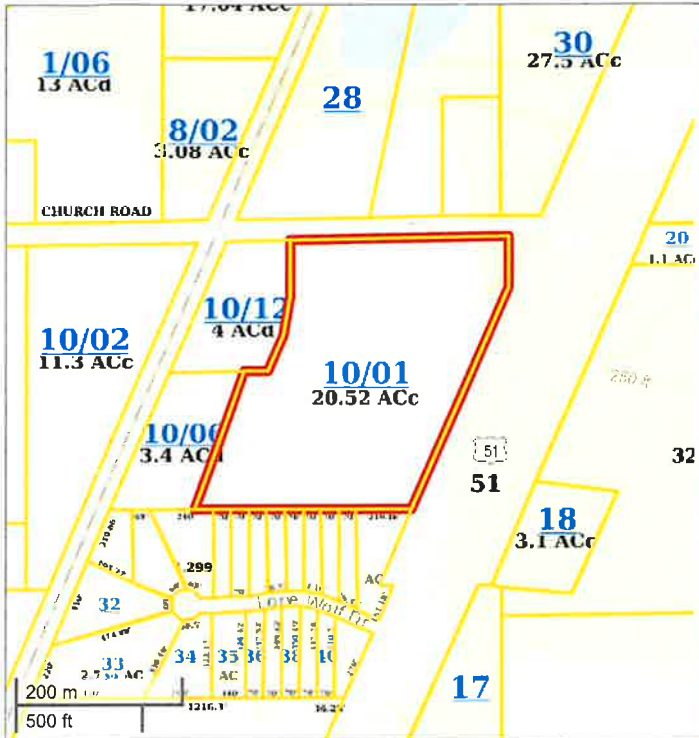
NO.	DATE	BY	REVISIONS



SITE PLAN  
SCALE: 1/8" = 1'-0"







## Madison County, MS

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PPIN:	23082
PARCEL_ID:	082E-22-010/01.00
OWNERNAME:	TITAN DEVELOPMENT COMPANY LLC
ADDRESS1:	432 AUTUMN OAK DR
ADDRESS2:	
CITY:	MADISON
STATE:	MS
ZIP:	39110
TOTAL_AC:	20.52
STREET_NUM:	644
STREET:	CHURCH RD
SECTION:	22
TOWNSHIP:	08N
RANGE:	02E
LEGAL1:	20.52AC IN W1/2 NE1/4 & OUT S1/2 N1 /2 NE1/4
TAX_DIST:	4GM
LAND_VAL:	410400
IMP_VAL1:	0
IMP_VAL2:	1352960
TOTALVALUE:	1763360
DEED_BOOK:	1906
DEED_PAGE:	605



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