

APPLICATION FOR CONDITIONAL USE
Drive thru services

Name and Address of Applicant:

Southern Partners, LLC
320 B West Park Avenue
Greenwood, MS 38930

Street Address of Property (if different address):

1072 Gluckstadt Road
Madison, MS 39110

APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
09-01-20	C-1	See (Exhibit A)	082D-20 -002/01.00	AE	See (Exhibit B)

Other Comments: As per Article 805 of the Madison County Zoning Ordinance.

Comments *Fast Food restaurant / Food product carry out*

Respectfully Submitted

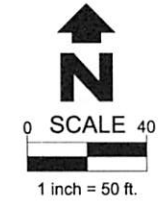
Junior R. Baywell 662 299-0511

Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____



PROPOSED LEGEND

BSL BUILDING SETBACK LINE

ZONING

C-1: GENERAL COMMERCIAL

LOT AREA

1.16 ACRES

MINIMUM BUILDING SETBACKS

FRONT 35'
SIDE 0'
REAR 0'

MAX BUILDING HEIGHT

40'

PARKING

REQUIRED:
39 SPACES
RESTAURANT = 1 SPACE PER 100 SF
PROVIDED:
43 SPACES

REQUIRED LANDSCAPING

15' FRONT LANDSCAPE BUFFER

*DRIVEWAY LOCATION HAS NOT BEEN CONFIRMED WITH CITY
*DETENTION NOT ACCOUNTED FOR



1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
479.273.7780 Ext. 321
www.hfa-ae.com

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SLIM CHICKENS
GLUCKSTADT RD
GLUCKSTADT, MS

PROJECT NAME
CONCEPT SITE PLAN 2
HFA #: 28-20-20010

Layout is based on aerial background and not a survey. Feasibility of layout has not been presented to AHJ and vetted through their requirements. No Drainage sizing has been performed and any detention shown is schematic.

DATE: 8/21/2020

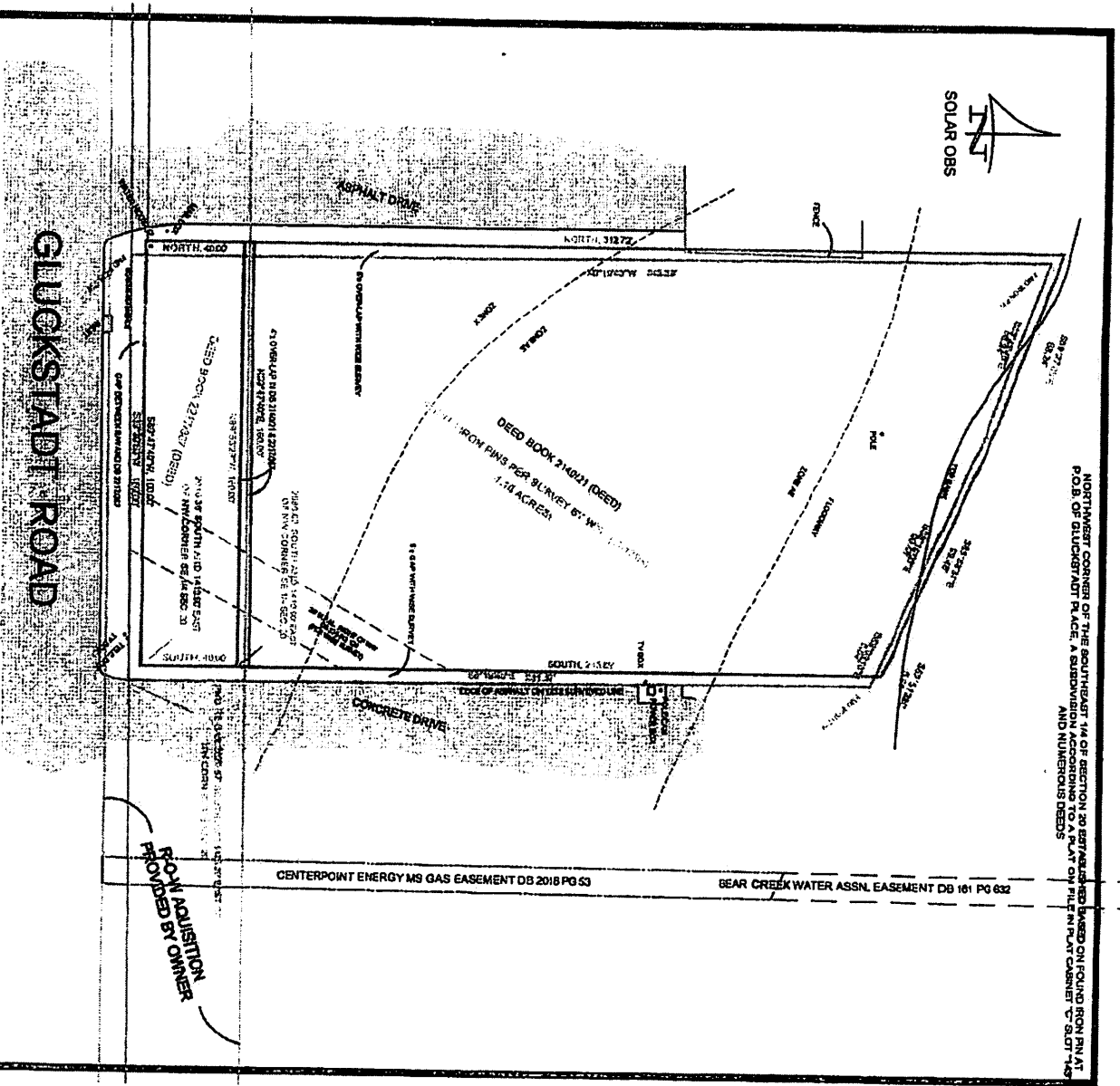
DESIGN BY: KCK

EXHIBIT A

A PARCEL OF LAND CONTAINING 1.16 ACRES, MORE OR LESS, SITUATED IN THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND IRON PIN IN THE NEW NORTHERN RIGHT OF WAY LINE OF GLUCKSTADT ROAD WHICH IS 2620.57 FEET SOUTH OF AND 1425.29 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 20, AS SHOWN ON ATTACHED SURVEY AND RUN THENCE SOUTH 89 DEGREES 30 MINUTES 58 SECONDS WEST ALONG SAID NORTHERN RIGHT OF WAY LINE FOR A DISTANCE OF 160.00 FEET TO A FOUND IRON PIN; LEAVING SAID NEW RIGHT OF WAY LINE, RUN THENCE NORTH 00 DEGREES 19 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 349.28 FEET TO A FOUND IRON PIN; THENCE SOUTH 69 DEGREES 43 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 68.24 FEET; THENCE SOUTH 66 DEGREES 15 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 99.48 FEET; THENCE SOUTH 63 DEGREES 08 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 5.89 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 46 SECONDS EAST ALONG THE EDGE OF CONCRETE PARKING AND A PROJECTION THEREOF FOR A DISTANCE OF 281.57 FEET TO THE POINT OF BEGINNING.

NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20 ESTABLISHED BASED ON FOUND IRON PINS
 P.O.B. OF GLUCKSTADT PLACE, A SUBDIVISION ACCORDING TO A PLAN ON FILE IN PLAT CARRIER C-5417178
 AND NUMEROUS DEEDS



GLUCKSTADT ROAD

I, T. E. McDONALD, REGISTERED LAND SURVEYOR DO HEREBY CERTIFY CLIFF & CHARLOTTE T. SMITH THAT THIS SURVEY CONFORMS TO A CLASS B SURVEY IN THE STATE OF MISSISSIPPI AND THE FEATURES DEPICTED ON THIS SURVEY ARE A CORRECT REPRESENTATION OF CONDITIONS AS THEY EXISTED JANUARY 2, 2017.

SURVEYORS DESCRIPTION OF AREA IN RED (W/ISE PROPERTY PINS)
 A PARCEL OF LAND CONTAINING 1.16 ACRES, MORE OR LESS, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 2 EAST, MADISON COUNTY, MISSISSIPPI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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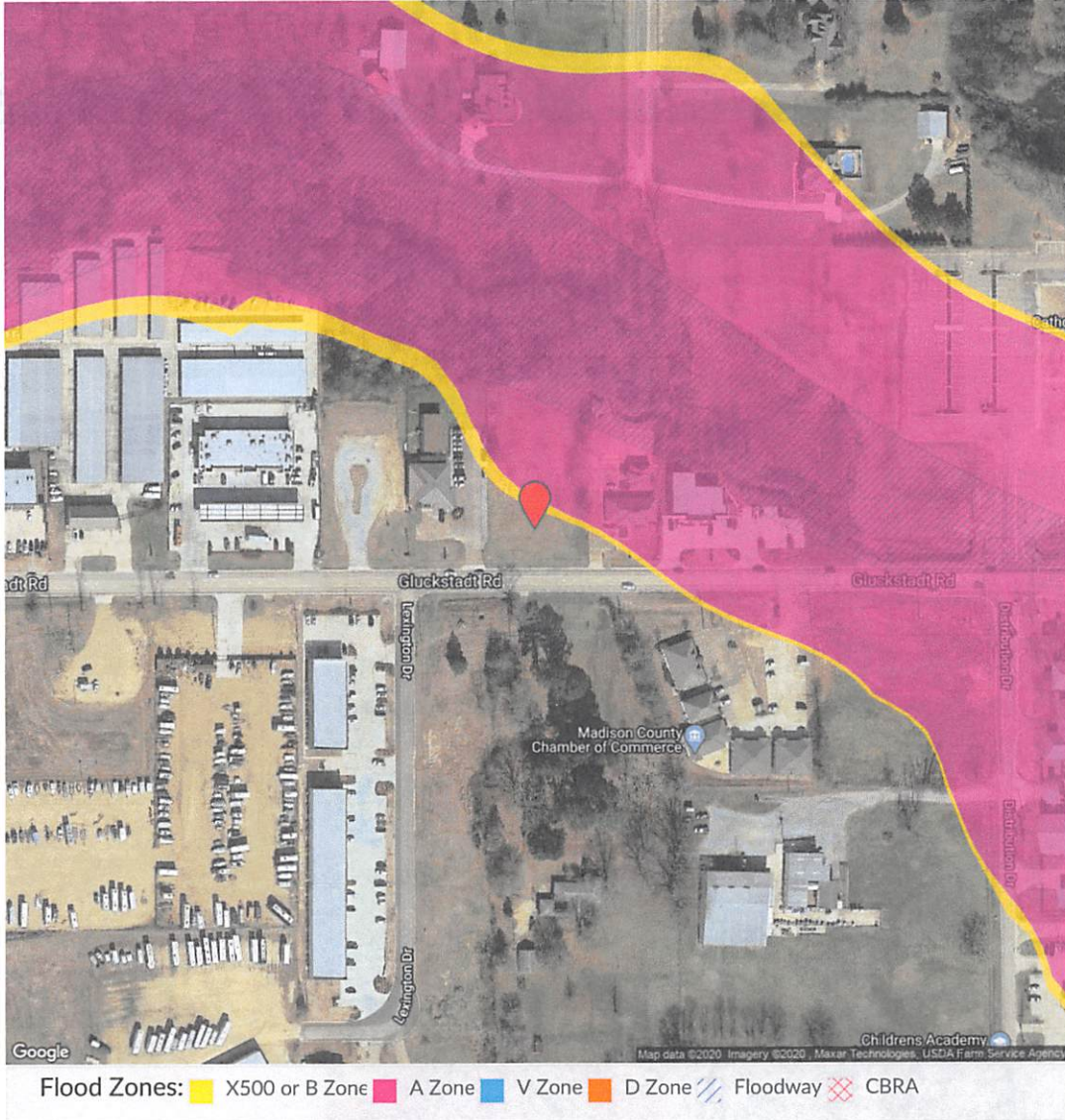
THIS PROPERTY SITUATED IN ZONE AE AND X (FLOOD INSURANCE REQUIRED IN ZONE AE) PER FIRM MAP NUMBER 260802016 F, DATED MARCH 17, 2010.
 THIS PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES WHICH ARE NOT EVIDENT TO THE SURVEYOR, BUT WHICH WOULD BE REVEALED BY A TITLE SEARCH PERFORMED BY A COMPETENT ATTORNEY.

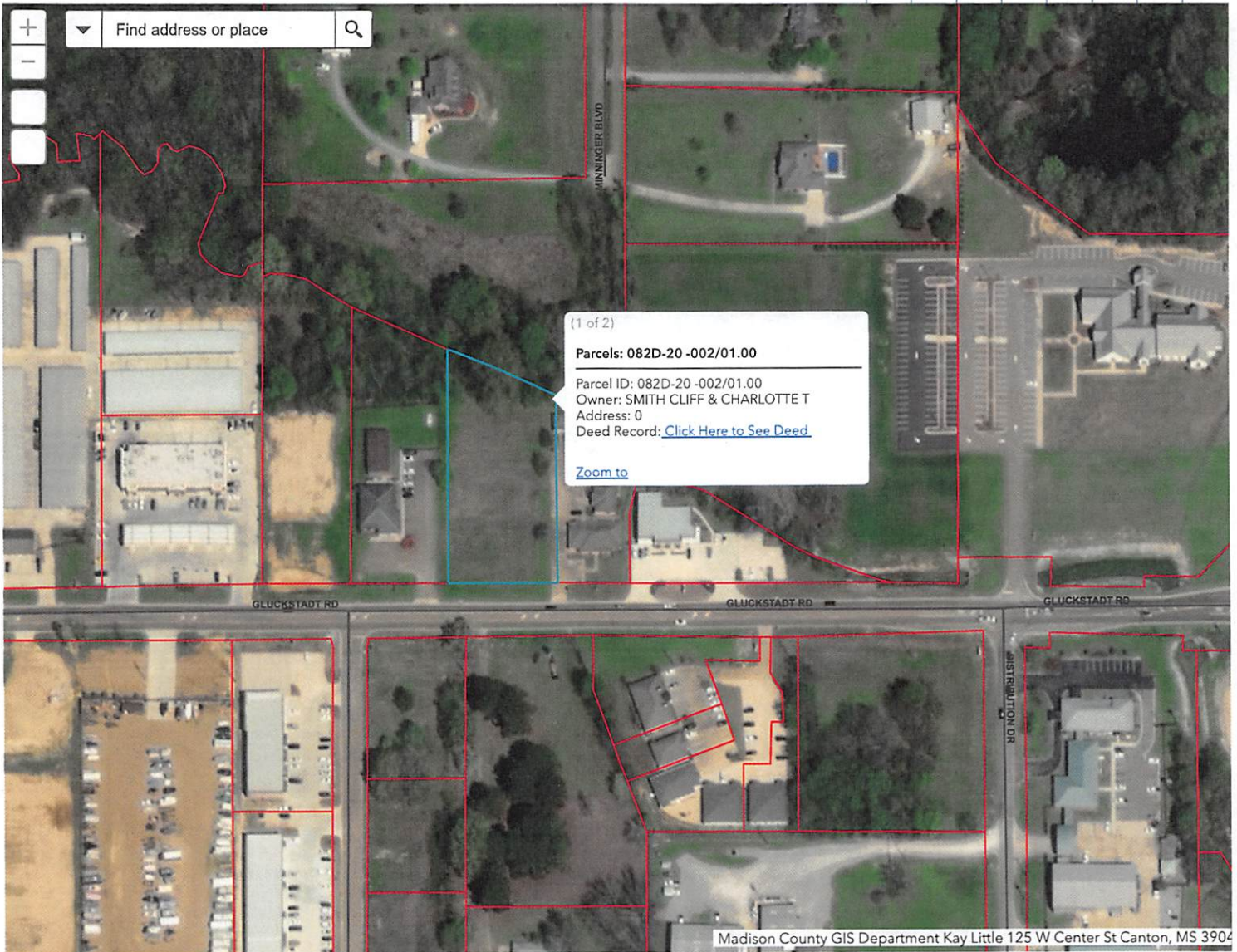
NOTES
 ALL VISIBLE UTILITIES LOCATED.
 DEED BOOKS 324724, 191724, 201024, DO NOT EFFECT PROPERTY.



T. E. McDONALD, INC
 LAND SURVEYORS
 JACKSON, MS 39202
 SCALE 1"=50'
 601 944 0008
 info@tedm.com

Overview Map





(1 of 2)
Parcels: 082D-20 -002/01.00
Parcel ID: 082D-20 -002/01.00
Owner: SMITH CLIFF & CHARLOTTE T
Address: 0
Deed Record: [Click Here to See Deed](#)
[Zoom to](#)

Madison County GIS Department Kay Little 125 W Center St Canton, MS 3904

200ft
-90.108 32.517 Degrees

HATCHED *Right HERE* EST 2003

SLIM CHICKENS[®]

in FAYETTEVILLE, VA











