

**MINUTES OF DECEMBER 10, 2020  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA**

**DECEMBER 10, 2020**

**REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION**

**CITY OF LONG BEACH, MISSISSIPPI**

**5:30 O'CLOCK P.M.**

**LONG BEACH CITY HALL**

**MEETING ROOM**

**201 JEFF DAVIS AVENUE**

**I. CALL TO ORDER**

**II. ROLL CALL AND ESTABLISH QUORUM**

**III. PUBLIC HEARINGS**

**IV. ANNOUNCEMENTS**

**V. APPROVE MINUTES**

- 1. November 12, 2020

**VI. UNFINISHED BUSINESS**

**VII. NEW BUSINESS**

- 1. Tree Removal- 510 Forest Avenue, Tax Parcel 0511J-03-005.000, submitted by David W. and Susan H. Marshall.
- 2. Certificate of Resubdivision- 407 South Nicholson Avenue, Tax Parcel 0612A-01-057.000, submitted by Johnnie Page, PX3 Investments.

**VIII. DEVELOPMENT & RESEARCH**

**IX. ADJOURN**

**\*\*\*NOTES\*\*\***

**\*\*All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on December 15, 2020.**

**\*\*The agenda for the Planning Commission meeting closes at 12:00 O'Clock (noon), and/or in accordance with applicable ordinances, the Thursday prior to the meeting day.**

Commissioner Shawn Barlow read the Opening Statement for the Planning and Development Commission.

\*\*\*\*\*

**MINUTES OF DECEMBER 10, 2020  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 10th day of December 2020, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Chairman Frank Olaivar, Commissioners Shawn Barlow, Larry Ward, Kevin McKenzie, Junior Husband, and Marcia Kruse.

Absent the Regular Meeting were Vice Chairman Jeff Hansen, Commissioners Mark McMillan, Building Official Mike Gundlach, City Advisor Bill Hessell, and Minutes Clerk Tina M. Dahl.

There being a quorum present and sufficient to transact the business of this regular meeting, the following proceedings were had and done.

\*\*\*\*\*

Commissioner Barlow made motion, seconded by Commissioner Ward and unanimously carried to approve the Regular Meeting minutes of November 12, 2020, as submitted.

\*\*\*\*\*

It came for discussion under New Business, a Tree Removal for one (1) Live Oak located at property 510 Forest Avenue, Tax Parcel 0511J-03-005.000, submitted by David W. and Susan H. Marshall, as follows:

**MINUTES OF DECEMBER 10, 2020  
REGULAR MEETING**

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**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



CITY OF LONG BEACH, MISSISSIPPI  
201 Jeff Davis Avenue  
P.O. Box 929  
Long Beach, MS 39560  
(228) 863-1554  
(228) 863-1558 fax

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	11-19-20
Zoning	R-1
Agenda Date	12-10-20
Check Number	7046

(Initial on the line that you've read each)

DWM Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

DWM Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crown.

DWM Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$25.00 per parcel of land to which such application pertains.

TODAY'S DATE: 11/17/2020

PROPERTY INFORMATION

TAX PARCEL # 05115-03-005 000

Address of Property Involved: 510 FOREST AVE NORTH

Property owner name: DAVID W. & SUSAN H. MARSHALL

Are you the legal owner of the above property? Yes  No  If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 510 FOREST AVE NORTH

Phone No. (228) 868-3839 HOME  
228 323-3056 MOBILE

CONTRACTOR OR APPLICANT INFORMATION

Company Name: \_\_\_\_\_

Phone No. \_\_\_\_\_ Fax: \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

PERMIT INFORMATION

Permit for: Removal  Trimming \_\_\_\_\_ Pruning \_\_\_\_\_

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.:

(use separate sheet if needed)

ON GOING DAMAGE TO RESIDENCE  
POTENTIAL MAJOR DAMAGE TO  
RESIDENCE. ATTACHED LETTER  
PROVIDES, SKETCHES, PHOTOS & DETAILS

Number of Trees:

1 Live Oak \_\_\_\_\_ Southern Magnolia

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulation construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

David W. Marshall 11/17/2020  
Signature Date  
Susan H. Marshall 11/17/2020  
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

(Initial on the line that you've read each)

DWM TREE SITE PLAN: Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all protected and large shade trees on the property, their size and species 2) Designate which are disease/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.

DWM PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

DWM OWNERSHIP: Please provide a recorded warranty deed.

DWM PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed. For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

DWM REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

DWM MEETING: You must attend the Planning Commission meeting. not attending may cause your permit for tree removal to be denied or withheld.

**MINUTES OF DECEMBER 10, 2020  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

November 17, 2020

Zoning Enforcement Officer, City of Long Beach

Dear Sir:

In accordance with Ordinance #364 and as amended by ordinances #490 and #491, we hereby request a permit be issued to allow for the removal of a Live Oak tree from our property at 510 North Forest Ave, Long Beach MS. Lot #27 Pecan Park Part #3

Our house was built in approximately 1976 by Jones Builders. Over the past 45 years the live oak tree in the front of the house has grown considerably to the point that it presents a clear danger to the house, occupants and property.

Attached are various photos and a sketch describing the existing damage to the house and the relative location of the tree to the house. As measured, the main trunk of the tree is within 2' of the edge of the roof and within 5' of the main exterior wall. The main trunk is approximately 108" in circumference.

Specific existing damage includes:

- Stress cracking of a windowpane appears to be related to stresses associated with shifting in the window frame, exterior wall and foundation.
- Damage to brick veneer cracking along mortar joints—previously repaired again indicating shifting of the foundation most likely caused by tree root growth damage
- Opening of joint between a window frame and the brick veneer—previously repaired
- Over the years, roots immediately adjacent to the house foundation have been trimmed to minimize root damage to the foundation. Clearly some of these roots were under the foundation wall and pushing against the foundation.

Potential damage includes:

- Split failure of a major limb over the front yard would be a major change to the balance of the remaining trunk causing it to lean even closer toward and over the house. There are signs of deterioration of the joint between this limb and the main trunk in the form of missing bark and soft surface wood.
- Major portions of the tree are over the house, the failure of which would cause major structural damage to the house
- Portions of the outlying limbs could damage the neighboring house to the immediate north
- Uprooting of the tree toward the house would cause massive structural damage to the house
- Uprooting of the tree toward the street would most likely result in root damage to the house foundation
- Observations by a neighbor to the immediate east during Hurricane Zeta expressed a fear that the tree would not survive this most recent storm

**Tree Removal Contractor:**

- Loftus Tree Service, ISA Certified Arborist.

**Sole property owners of the house/property:**

- David W and Susan H Marshall
- No current mortgage holders

**Contact information:**

- Home phone: 228-868-3839
- Cell phone: 228-323-3056
- Email: sawdustfactory@cableone.net

Respectfully:

*David W Marshall*  
*Susan H. Marshall*

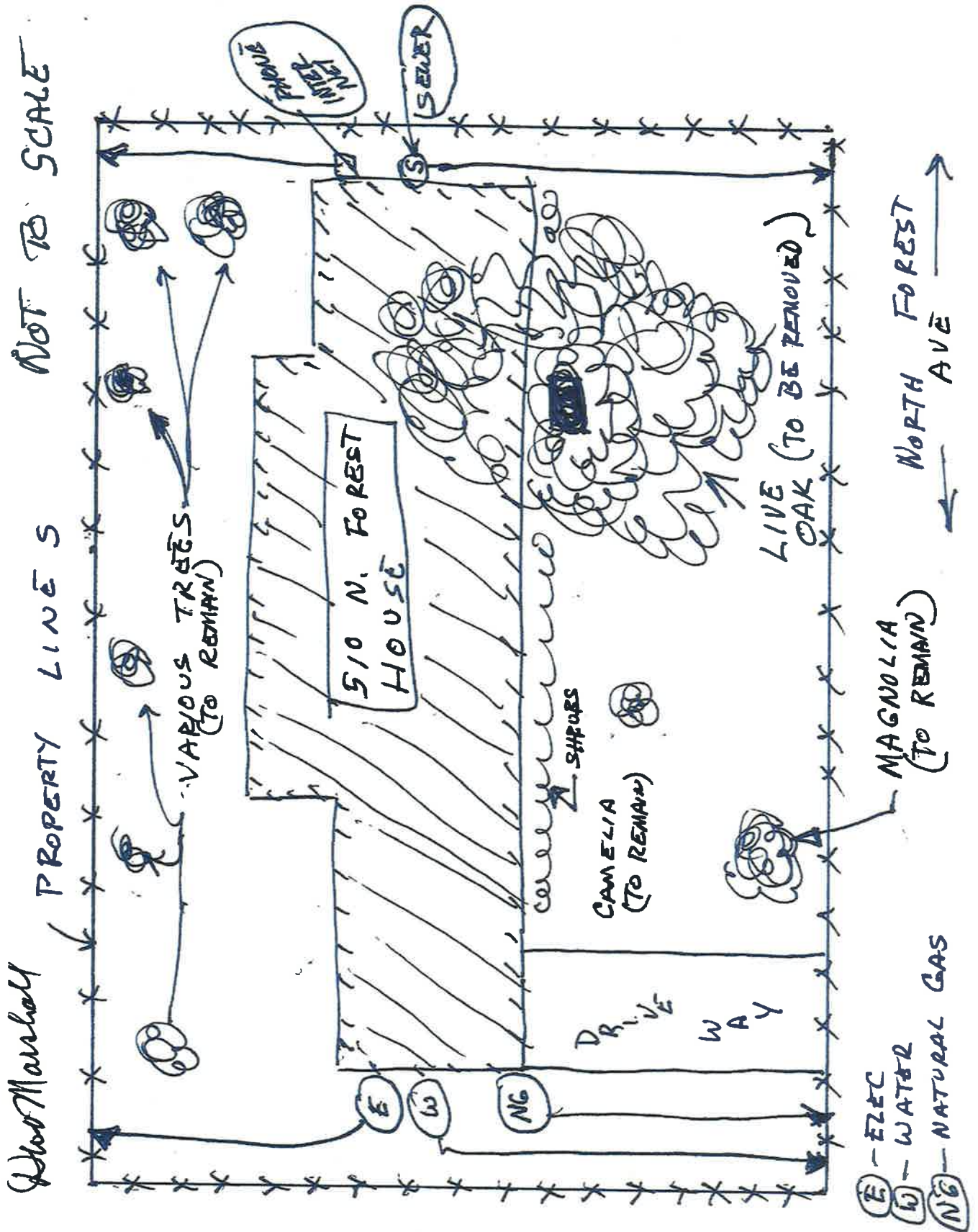
David and Susan Marshall

**Attachments:**

- Site Sketch
- Tree House Sketch
- Front View Photo #2935
- South View Photo #2937
- Tree House Photo #2924
- Windowpane Photo #2933
- Window Frame Joint Crack Photo #2941
- Brick Veneer Cracking Photo #2931
- North View Photo #2927
- Trimmed Root Photo #2929
- Roots at Foundation Trimmed Photo #2930
- Deteriorating Joint Photo #2940
-

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

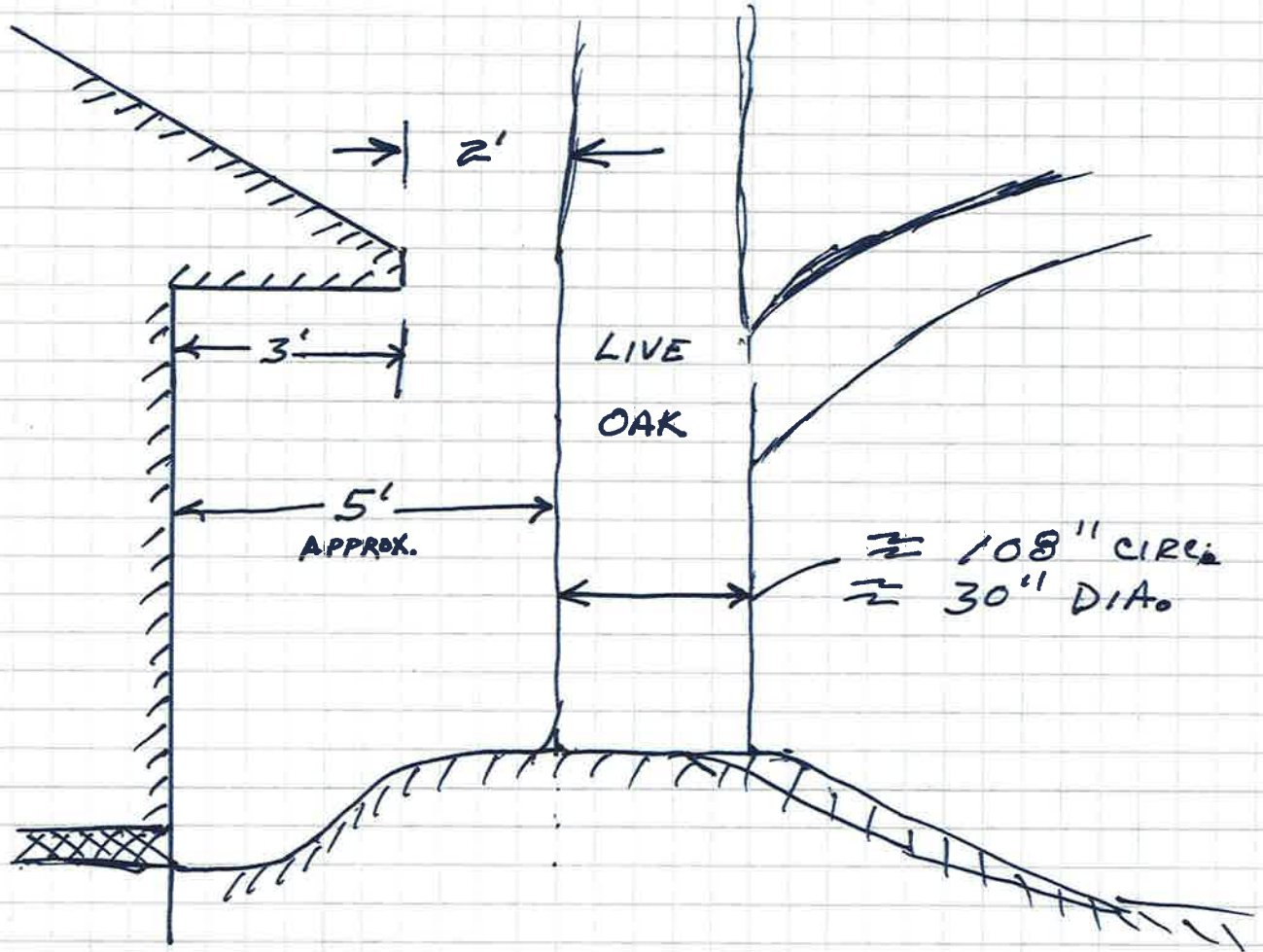


MINUTES OF DECEMBER 10, 2020  
 REGULAR MEETING  
 LONG BEACH PLANNING and DEVELOPMENT COMMISSION

510 NORTH FOREST AVE

11/16/2020

SKETCH



PARCEL # 0511J-03-005 000

SEC 10  
 TWN 08  
 RNG 12

LOT # 27 PECAN PARK PART 3

MARSHALL DAVID W & SUSAN H.  
 OWNERS NO MORTGAGE HOLDERS

**MINUTES OF DECEMBER 10, 2020**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF DECEMBER 10, 2020  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION





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MINUTES OF DECEMBER 10, 2020  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

BOOK 1015 PAGE 188

MAXINE L. WALDEN and husband,  
CECIL A. WALDEN, Grantors  
No. 3 Quail Cove  
Clinton, MS 39056

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

TO  
DAVID W. MARSHALL and wife,  
SUSAN H. MARSHALL, Grantees  
510 Forest Drive  
Long Beach, MS 39560

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration of the assumption and agreement to pay by the Grantees herein of that certain deed of trust in favor of Hancock Mortgage Corporation, dated September 26, 1976 and recorded in Book 758 at page 363 as assigned by Hancock Mortgage Corporation to Security Savings and Loan in Book 1008 at page 341 of the Records of Mortgages and Deeds of Trust on Land in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, covering the hereinafter described property, and the note thereby secured, we, the undersigned, Maxine L. LeBouef A/K/A Maxine LeBouef Walden and Cecil A. Walden, #3 Quail Cove, Clinton, Mississippi, 39056 hereby sell, convey and warrant unto David W. Marshall and Susan H. Marshall, 510 Forest Drive, Long Beach, Mississippi, 39560, as joint tenants in the entirety with the right of survivorship, and not as tenants in common, the following described real property, together with all improvements thereon, situated in the First Judicial District of Harrison County, Mississippi, to-wit:

Lot 27, PECAN PARK SUBDIVISION Part 3, a Subdivision in Harrison County, Mississippi, as per Map or Plat thereof on file and of record in Plat Book 30 at Page 6 in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi

This conveyance is subject to any and all restrictive covenants and easements now of record or presently existing.

BOOK 1015 PAGE 189

For the same consideration, Grantors set over and assign unto the Grantees herein all amounts held as escrow deposits in connection with the above deed of trust, which assignment effectuates a proration of the taxes for the current year.

A vendor's lien is hereby retained to insure the payment of the above indebtedness, but satisfaction of said deed of trust on the margin of the records will satisfy the vendor's lien retained.

WITNESS OUR SIGNATURE this the 10th day of July, 1986.

*Maxine L. LeBouef*  
MAXINE L. LEBOUF A/K/A  
MAXINE LEBOUF WALDEN  
*Cecil A. Walden*  
CECIL A. WALDEN

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for said County and State, MAXINE L. LEBOUF A/K/A MAXINE LEBOUF WALDEN and CECIL A. WALDEN, who acknowledged before me that they signed and delivered the above and foregoing Warranty Deed on the day and year therein written and for all purposes therein stated.

GIVEN under my hand and official seal of office, this the 10th day of July, 1985.

*[Signature]*  
NOTARY PUBLIC

My commission expires:  
9 March 1989



STATEMENT OF FEES  
4/10/85  
Add. Page: \$5.00  
Abstracting: \$100.00  
\$15.00  
Marginal Entry: \$10.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:  
I hereby certify that this instrument was received and filed for record at 4 o'clock  
and 00 minutes P.M. on 10th day of July A.D. 1985  
and recorded July 11 1985 in Records of Deeds  
Book 1015 Page 188-189  
By P.M. CREEL, Clerk

**MINUTES OF DECEMBER 10, 2020**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**  
**MEMORANDUM**

Date: November 24, 2020

To: City of Long Beach Planning Commission

From: Kimberly Lentz, Long Beach Tree Board

Re: Tree Removal Application – 510 Forest Ave North

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The tree is causing ongoing damage to the homeowners' property. The tree board does not object to the removal of the tree.

After considerable discussion, and upon a City of Long Beach Tree Board Member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Husband made motion, seconded by Commissioner McKenzie and unanimously carried to approve the removal of the one (1) Live Oak Tree, as submitted.

\*\*\*\*\*

It came for discussion under New Business, a Certificate of Resubdivision for property located at 407 South Nicholson Avenue, Tax Parcel 0612A-04-057.000, submitted by Johnnie Page, PX3 Investments, as follows:

MINUTES OF DECEMBER 10, 2020  
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CITY OF LONG BEACH  
PLANNING DEPARTMENT  
201 JEFF DAVIS AVENUE  
PO BOX 929  
LONG BEACH, MS 39560  
(228) 863-1554  
(228) 863-1558 FAX

Office use only  
Date Received 11-6-20  
Zoning R-1  
Agenda Date 12-10-20  
Check Number 1190

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

AD VALOREM TAX PARCEL NUMBER(S): 0612A-01-057.000

I. GENERAL LOCATION OF PROPERTY INVOLVED: Corner of E. Fifth St + South  
Nicholson Ave.

✓ ADDRESS OF PROPERTY INVOLVED: 407 S. Nicholson Ave, Long Beach, MS

GENERAL DESCRIPTION OF REQUEST: Resubdivision of 407 S. Nicholson Ave  
Into 2 Lots

I. REQUIRED ATTACHMENTS:

- A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
- B. Cash or Check payable to the City of Long Beach in the amount of \$250.00
- C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.

**\*\*\*NOTE\*\*\* APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

VII. OWNERSHIP AND CERTIFICATION:

**READ BEFORE EXECUTING**, the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

**Ownership:** I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Johnnie Page P&B Investments  
Name of Rightful Owner (PRINT)

19450 LA Hwy 16  
Owner's Mailing Address

Port Vincent, LA, 70126  
City State Zip

225-317-2303  
Phone

[Signature]  
Signature of Rightful Owner

11-5-20  
Date

\_\_\_\_\_  
Name of Agent (PRINT)

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

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**MINUTES OF DECEMBER 10, 2020  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared By and Return To:  
Schwartz, Orgler & Jordan, PLLC  
12206 Hwy 49  
Gulfport, MS 39503  
(228) 832-8550

Indexing Instructions: PT Blk 13  
Orig Long Beach

File# 201761

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

**WARRANTY DEED**

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

Cindy A. Campbell  
19137 Marion Lane  
Long Beach, MS 39560  
(228) 318-6820

does hereby grant, bargain, sell, convey and warrant, unto

PX3 INVESTMENTS, LLC,  
A Louisiana Limited Liability Company  
19450 Highway 16  
Livingston, LA 70754  
(225) 323-4318

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT " A "


THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor

agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

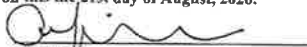
WITNESS THE SIGNATURE of the Grantor on this the 21st day of August, 2020.

  
Cindy A. Campbell

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Cindy A. Campbell, who acknowledged that she signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 21st day of August, 2020.

  
NOTARY PUBLIC

( S E A L )

My Commission Expires:



**MINUTES OF DECEMBER 10, 2020  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**EXHIBIT A  
LEGAL DESCRIPTIONS**

The South 150 feet of that property described as follows: Beginning at a stake in the East side of Nicholson Avenue and twenty (20) feet North of the property of J. J. Griffin as a point of beginning; from said point of beginning run North twenty-eight (28) degrees West along the East side of Nicholson Avenue three hundred and thirty (330) feet, more or less, to a stake in the South side of Fourth Street, thence East along Fourth Street a distance of one hundred and seventy five (175) feet to a stake, thence South twenty-eight (28) degrees East and parallel with Nicholson Avenue three hundred and thirty (330) feet, more or less, to a stake, thence West parallel with Fourth Street one hundred and seventy-five (175) feet to the place of beginning, being bounded as follows, to-wit: On the South by Fifth Street; on the West by Nicholson Avenue; on the North by Fourth Street; and on the East by Lots 1 and 8 in Block 13 of Long Beach. Together with all improvements, buildings and structures situated thereon.

**DECLARATION OF ACCEPTANCE**

PROPERTY ADDRESS: 407 S Nicholson Ave. ( VACANT LAND )  
Long Beach, MS 39560 PT Blk 13 Orig Long Beach  
Harrison Co., MS, 1st JD

I/We, the undersigned, do hereby declare that I/we have inspected the vacant land at the above reference address and/or location as of this date, and that without any reservations, I/we hereby accept the property as to its "as is" condition and have satisfied myself/ourselves that:

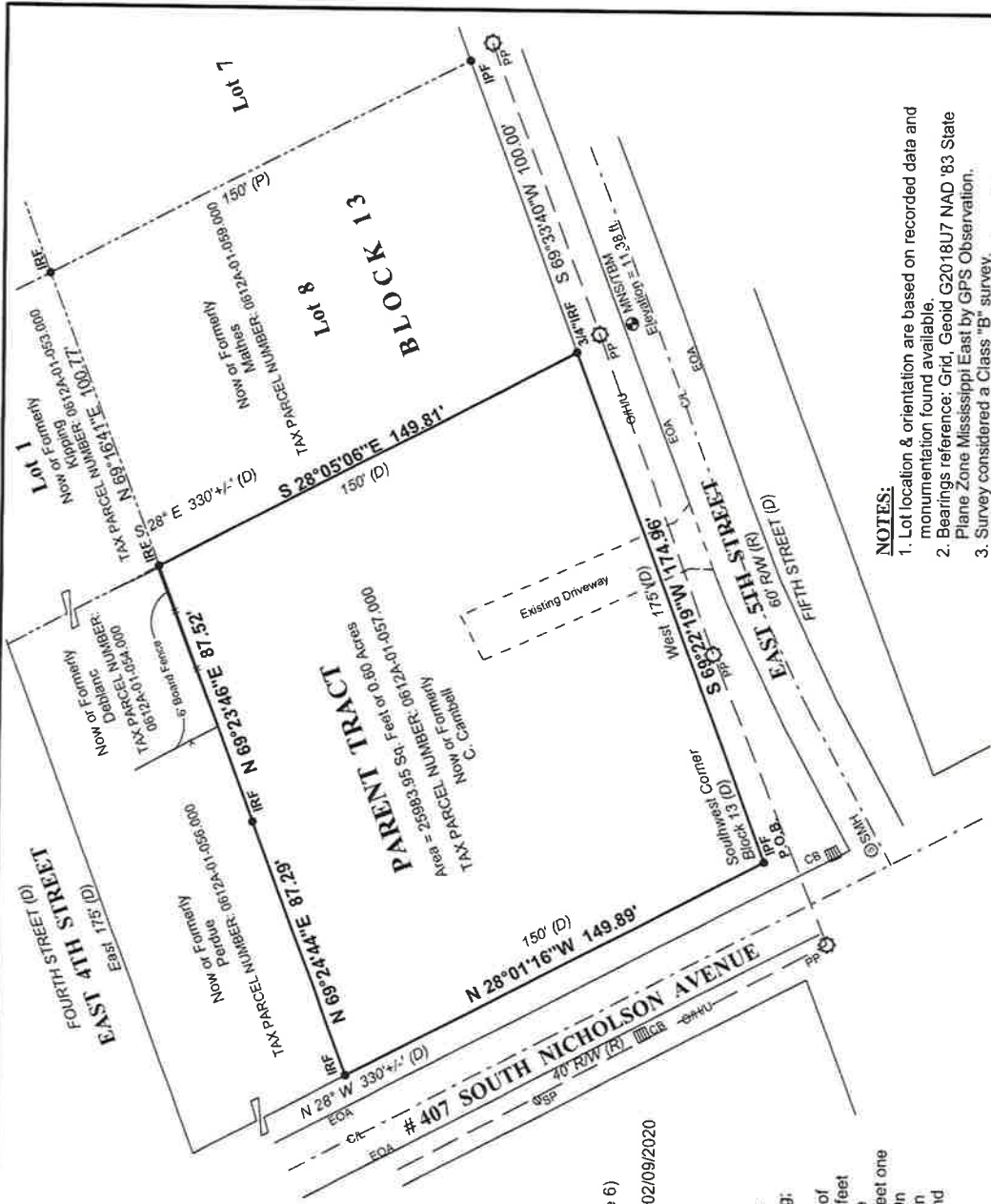
- (a) the property can be used for its intended use;
- (b) I/we have made all inquiries that I/we deem reasonable and necessary regarding permits, wetlands, tidelands and use of the property;
- (c) I/we do hereby accept that property in its "as is, where is" condition;
- (d) I/we have been given the property survey to verify acreage and access to the property and am/are satisfied;
- (e) I/we are ready to proceed with the final closing of this transaction;
- (f) I/we hereby release the Seller(s) from any further obligation.

DATE: August 21, 2020

  
PX3 INVESTMENTS, LLC



LONG BEACH PLANNING and DEVELOPMENT COMMISSION



- LEGEND:**
- IRF = 1/2" Iron Rod Found
  - IPF = Iron Pipe Found
  - IRS = 1/2" Iron Rod Set
  - IFP = Iron Fence Post
  - IBF = Iron Bar Found
  - AIF = Angle Iron Found
  - C = Capped
  - WFP = Wood Fence Post
  - MNF = Magnetic Nail Found
  - MNS = Magnetic Nail Set
  - Ref. = Reference
  - RW = Right-Of-Way
  - O/H/U = Overhead Utilities
  - PP = Power Pole
  - SP = Service Pole
  - P.O.B. = Point of Beginning
  - P.O.C. = Point of Commencement
  - TBM = Temporary Bench Mark
  - CB = Catch Basin
  - FH = Fire Hydrant
  - SMH = Sewer Man Hole
  - C/L = Centerline
  - EOA = Edge of Asphalt
  - (P) = Plat of Record
  - (D) = Deed of Record
  - (R) = Record

**REFERENCES:**

- 1) Subdivision Plat of Record (Plat Book 11, Page 6)
- 2) Deed Book: 2019, Page: 1460
- 3) Survey by James J. Chiniche, P.A., Inc. dated, 02/09/2020 (Lot 6 and Part of 4 and 5) #2020-011

**RECORD DEED DESCRIPTION:  
DEED BOOK: 2019, PAGE: 1460  
EXHIBIT A**

**LEGAL DESCRIPTIONS**

The South 150 feet of that property described as follows: Beginning at a stake in the East side of Nicholson Avenue and twenty (20) feet North of the property of J. J. Griffin as a point of beginning; from said point of beginning run North twenty-eight (28) degrees West along the East side of Nicholson Avenue three hundred and thirty (330) feet, more or less, to a stake in the South side of Fourth Street, thence East along Fourth Street a distance of one hundred and seventy five (175) feet to a stake, thence south twenty-eight (28) degrees East and parallel with Nicholson Avenue three hundred and thirty (330) feet, more or less, to a stake, thence West parallel with Fourth Street one hundred and seventy five (175) feet to the place of beginning, being bounded as follows, to wit: On the South by Fifth Street; on the West by Nicholson Avenue; on the North by Fourth Street; and on the East by Lots 1 and 8 in Block 13 of Long Beach. Together with all improvements, buildings and structures situated thereon.

**SURVEYOR'S CERTIFICATION:**  
This is to certify that I have surveyed the property herein described and delineated, and that all measurements and other data are correct to the best of my knowledge and belief.

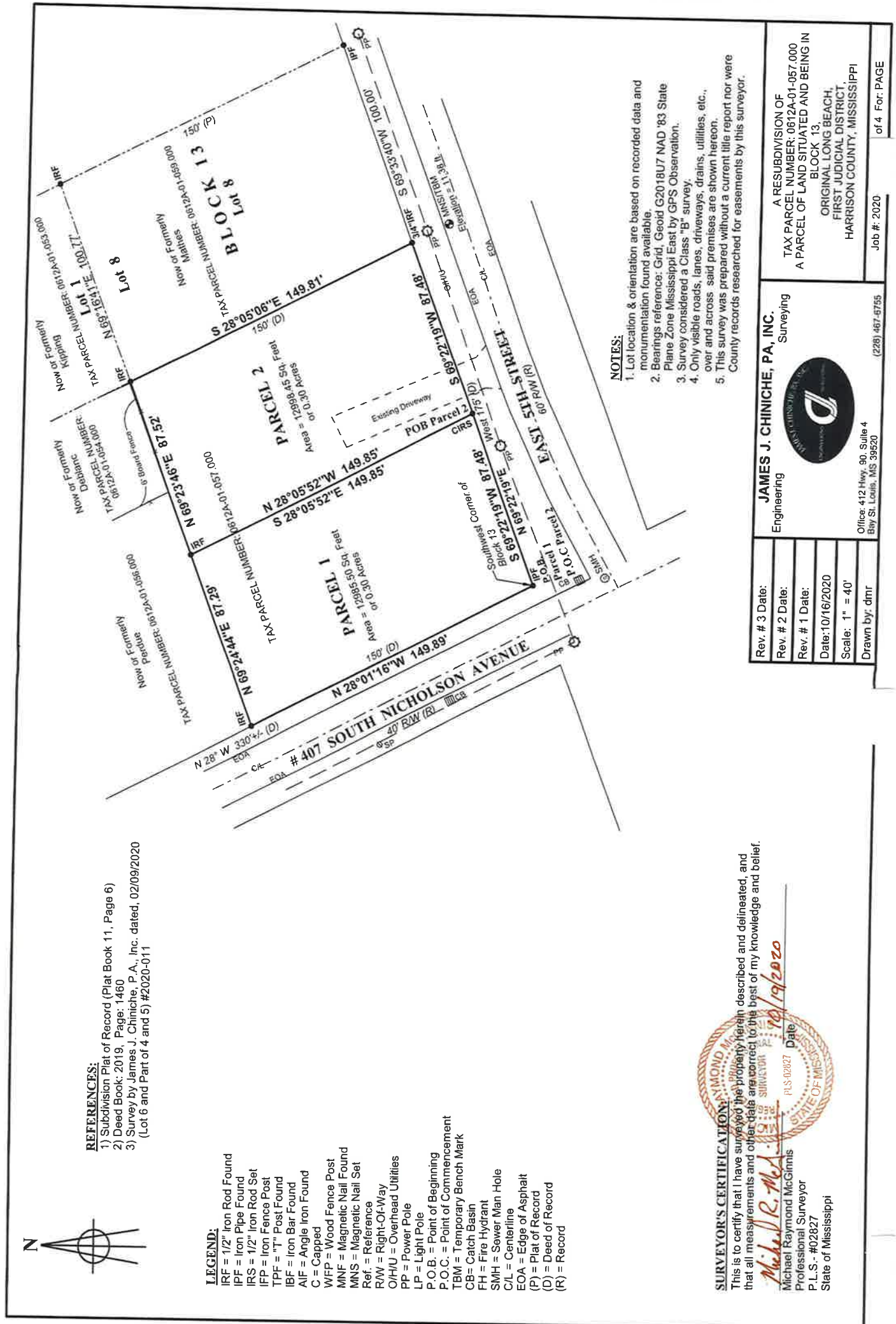
*Michael R. McNeil* Date: 10/16/2020  
Michael Raymond McGirthis  
Professional Surveyor  
P.L.S. - #02827  
State of Mississippi


**NOTES:**

1. Lot location & orientation are based on recorded data and monumentation found available
2. Bearings reference: Grid, Geoid G2018U7 NAD '83 State Plane Zone Mississippi East by GPS Observation.
3. Survey considered a Class "B" survey.
4. Only visible roads, lanes, driveways, drains, utilities, etc., over and across said premises are shown hereon.
5. This survey was prepared without a current title report nor were County records researched for easements by this surveyor.

Rev. # 3 Date:	<b>JAMES J. CHINICHE, PA, INC.</b> Engineering	A RESUBDIVISION OF TAX PARCEL NUMBER: 0612A-01-057.000 A PARCEL OF LAND SITUATED AND BEING IN BLOCK 13, ORIGINAL LONG BEACH, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI
Rev. # 2 Date:	Surveying	
Rev. # 1 Date:		
Date: 10/16/2020		
Scale: 1" = 40'		
Drawn by: dmr	Office: 412 Hwy. 90, Suite 4 Bay St. Louis, MS 39520	Job #: 2020-310 Sht. 1 of 4 For: PAGE

**MINUTES OF DECEMBER 10, 2020  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Rev. # 3 Date:	 <b>JAMES J. CHINICHE, PA, INC.</b> Surveying Office: 412 Hwy. 90, Suite 4 Bay St. Louis, MS 39520 (228) 467-5755	A RESUBDIVISION OF TAX PARCEL NUMBER: 0612A-01-057.000 A PARCEL OF LAND SITUATED AND BEING IN BLOCK 13, ORIGINAL LONG BEACH, FIRST JUDICIAL DISTRICT HARRISON COUNTY, MISSISSIPPI	Job #: 2020 of 4 For: PAGE
Rev. # 2 Date:			
Rev. # 1 Date:			
Date: 10/16/2020			
Scale: 1" = 40'			
Drawn by: dmr			

**MINUTES OF DECEMBER 10, 2020  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**CERTIFICATE OF RESUBDIVISION**  
IN ACCORDANCE WITH ARTICLE II, SECTION 3 OF THE CODE OF ORDINANCE (SUBDIVISION REGULATIONS) OF THE CITY OF LONG BEACH AS AMENDED, IT IS HEREBY CERTIFIED THAT THE LONG BEACH PLANNING COMMISSION CHAIRMAN AND LONG BEACH MAYOR AND BOARD OF ALDERMAN HAVE REVIEWED AND APPROVED THE ATTACHED FINAL PLAT. THE FOLLOWING PROPERTY HAS BEEN SUBDIVIDED FROM HARRISON COUNTY AD VALOREM TAX PARCEL NUMBER: 0612A-01-057.000 INTO TWO NEW PARCELS. THE SUBJECT PROPERTIES ARE GENERALLY DESCRIBED AS BEING LOCATED ON EAST 5TH STREET.

**RECORD DEED DESCRIPTION: DEED BOOK: 2019, PAGE: 1460  
EXHIBIT A**

**LEGAL DESCRIPTION OF LANDS PRIOR TO THIS RESUBDIVISION:**

The South 150 feet of that property described as follows: Beginning at a stake in the East side of Nicholson Avenue and twenty (20) feet North of the property of J. J. Griffin as a point of beginning, from said point of beginning run North twenty-eight (28) degrees West along the East side of Nicholson Avenue three hundred and thirty (330) feet, more or less, to a stake in the South side of Fourth Street, thence East along Fourth Street a distance of one hundred and seventy five (175) feet to a stake, thence south twenty-eight (28) degrees East and parallel with Nicholson Avenue three hundred and thirty (330) feet, more or less, to a stake, thence West parallel with Fourth Street one hundred and seventy five (175) feet to the place of beginning, being bounded as follows, to wit: On the South by Fifth Street; on the West by Nicholson Avenue; on the North by Fourth Street; and on the East by Lots 1 and 8 in Block 13 of Long Beach. Together with all improvements, buildings and structures situated thereon.

**LEGAL DESCRIPTION OF LANDS PRIOR TO THIS RESUBDIVISION (AS PER SURVEY)**


A PARCEL OF LAND SITUATED AND BEING IN BLOCK 13, ORIGINAL LONG BEACH, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI and being more particularly described as follows: BEGINNING at a found iron pipe for the southwest corner of Block 13 at the intersection of the northerly margin of East 5 th Street with the easterly margin of South Nicholson Avenue; thence along the said easterly margin of South Nicholson Avenue, N 28°01'16"W 149.89 ft. to a found iron rod for the southwest corner land now or formerly owned by Perdue; thence along the southerly line of said Perdue, N 69°24'44"E 87.29 ft. to a found iron rod; thence continuing along said line and the southerly line of DeBlanc, N 69°23'46"E 87.52 ft. to a found iron rod for the southwest corner of Lot 1 of said Block 13 also being the northwest corner of Lot 8 of said Block 13; thence along the westerly line of said Lot 8, S 28°05'06"E 149.81 ft. to a found 3/4" iron pipe on the said northerly margin of East 5 th Street; thence along said margin, S 69°22'19"W 174.96 ft. to the POINT OF BEGINNING; Containing 25983.95 square feet or 0.60 acres, more or less.

**LEGAL DESCRIPTION OF PARCEL 1:**

A PARCEL OF LAND SITUATED AND BEING IN BLOCK 13, ORIGINAL LONG BEACH, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI and being more particularly described as follows: BEGINNING at a found iron pipe for the southwest corner of Block 13 at the intersection of the northerly margin of East 5 th Street with the easterly margin of South Nicholson Avenue; thence along the said easterly margin of South Nicholson Avenue, N 28°01'16"W 149.89 ft. to a found iron rod for the southwest corner land now or formerly owned by Perdue; thence along the southerly line of said Perdue, N 69°24'44"E 87.29 ft. to a found iron rod; thence S 28°05'52"E 149.85 ft. to a set capped 1/2" iron rod on the said northerly margin of East 5 th Street; thence along said margin, S 69°22'19"W 87.48 ft. to the POINT OF BEGINNING; Containing 12985.50 square feet or 0.30 acres, more or less.

**LEGAL DESCRIPTION OF PARCEL 2:**

A PARCEL OF LAND SITUATED AND BEING IN BLOCK 13, ORIGINAL LONG BEACH, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI and being more particularly described as follows: COMMENCING at a found iron pipe for the southwest corner of Block 13 at the intersection of the northerly margin of East 5 th Street with the easterly margin of South Nicholson Avenue; thence along the said northerly margin of East 5 th Street, N 69°22'19"E 87.48 ft. to a set capped 1/2" iron rod for the POINT OF BEGINNING; thence S 28°05'52"W 149.85 ft. to a found iron rod on the southerly line of land now or formerly owned by Perdue; thence along the southerly line of said Perdue and the southerly line of land now or formerly owned by DeBlanc, N 69°23'46"E 87.52 ft. to a found iron rod for the southwest corner of Lot 1 of said Block 13 also being the northwest corner of Lot 8 of said Block 13; thence along the westerly line of said Lot 8, S 28°05'06"E 149.81 ft. to a found 3/4" iron pipe on the said northerly margin of East 5 th Street; thence along said margin, S 69°22'19"W 87.48 ft. to the POINT OF BEGINNING; Containing 12998.45 square feet or 0.30 acres, more or less.

<p>Rev. # 3 Date:</p> <p>Rev. # 2 Date:</p> <p>Rev. #1:</p> <p>Date: 10/16/2020</p> <p>Scale: 1" = N/A</p> <p>Drawn by: dmr</p>	<p align="center"><b>JAMES J. CHINICHE, PA, INC.</b> Engineering Surveying</p>  <p>Office: 412 Hwy. 90, Suite 4 Bay St. Louis, MS 39520 (228) 467-6756</p>	<p>A RESUBDIVISION OF TAX PARCEL NUMBER: 0612A-01-057.000 A PARCEL OF LAND SITUATED AND BEING IN BLOCK 13, ORIGINAL LONG BEACH, FIRST JUDICIAL DISTRICT, HARRISON COUNTY, MISSISSIPPI</p> <p>Job #: 2020-310 Sht. 3 of 4 For: PAGE</p>
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MINUTES OF DECEMBER 10, 2020  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**Certificate of Ownership:**

I hereby certify that I am the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

*James J. Chiniche, PA, Inc.*  
Owner

11-6-20  
Date

SUBSCRIBED AND SWORN TO BEFORE ME, IN MY PRESENCE THIS 6th DAY OF November, 2020 A NOTARY PUBLIC IN AND FOR THE COUNTY OF Hancock, STATE OF Mississippi.



*Jeanne Pressgrove*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 02-16-2024

**Certificate of Survey and Accuracy:**

I hereby certify that this map drawn under my supervision from an actual survey made under my supervision from a deed description recorded in Deed Book 2019, Page: 1460 in the Harrison County Courthouse, was prepared in accordance with all applicable codes and ordinance. Witness my original signature, registration number and seal this 19th day of October, 2020



*Michael R. Mad*  
Registered Land Surveyor  
PLS-2827  
Registration Number

**Certificate of Approval:**

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public streets or any change in existing public streets. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that therefore this Certificate has been approved by the Mayor and Board of Alderman subject to it being recorded in the Harrison County Courthouse within 60 days of the date below.

\_\_\_\_\_  
Date  
\_\_\_\_\_  
Mayor, City of Long Beach

**PLANNING COMMISSION:**

SUBMITTED TO AND APPROVED BY THE CITY OF LONG BEACH PLANNING COMMISSION AT THE REGULARLY SCHEDULED MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

**APPROVAL:**

SUBMITTED TO AND ACCEPTED BY THE CITY OF LONG BEACH, BOARD OF ALDERMAN, AT THE REGULARLY SCHEDULED MEETING OF SAID BOARD OF ALDERMAN HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

**ATTEST:**

\_\_\_\_\_  
PLANNING COMMISSION CHAIRMAN

**ADOPT:**

\_\_\_\_\_  
CITY CLERK  
\_\_\_\_\_  
MAYOR

Rev. # 3 Date:	
Rev. # 2 Date:	
Rev. # 1:	
Date:	10/16/2020
Scale:	N/A
Drawn by:	dmr

**JAMES J. CHINICHE, PA, INC.**  
Engineering  
Surveying

Office: 412 Hwy. 90, Suite 4  
Bay St. Louis, MS 39520  
(228) 467-6755

A RESUBDIVISION OF  
TAX PARCEL NUMBER: 0612A-01-057,000  
A PARCEL OF LAND SITUATED AND BEING IN  
BLOCK 13,  
ORIGINAL LONG BEACH,  
FIRST JUDICIAL DISTRICT,  
HARRISON COUNTY, MISSISSIPPI

Job #: 2020 \_\_\_\_\_ of 4 For: PAGE

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Special Tap Fee: 407 South Nicholson

Date: 12-03-2020

WATER TAP

MATERIALS:

QTY.		ITEM	PRICE	TOTAL
1	EA	Curb Stop	\$29.40	\$29.40
40	FT	Roll Tube	\$0.33	\$13.20
1	EA	Meter Box	\$39.90	\$39.90
1	EA	wye	\$31.25	\$31.25
<b>TOTAL MATERIAL COST</b>				<b>\$113.75</b>

EQUIPMENT:

QTY.		ITEM	PRICE	TOTAL
4	HRS	161-TRACK HOE	\$21.00	\$84.00
4	HRS	DUMP TRUCK/ Trailer	\$45.00	\$180.00
4	HRS	CREW TRUCK	\$10.00	\$40.00
<b>TOTAL EQUIPMENT COST</b>				<b>\$304.00</b>

LABOR:

	LABOR	TOTAL
		\$303.49
<b>TOTAL LABOR COST</b>		<b>\$303.49</b>

FUEL:

	TOTAL
<b>TOTAL MATERIAL COST</b>	\$113.75
<b>TOTAL EQUIPMENT COST</b>	\$304.00
<b>TOTAL LABOR COST</b>	\$303.49
<b>TOTAL</b>	<b>\$721.24</b>
<b>5% FUEL COST</b>	<b>\$36.06</b>

**PLEASE REMIT MATERIAL AND EQUIPMENT COST TO: \$417.75**

City of Long Beach  
 P.O. Box 929  
 Long Beach, MS 39560

**PLEASE REMIT LABOR & FUEL COST TO: \$339.55**

Utility Partners, LLC  
 P.O. Box 591  
 Long Beach, MS 39560

**TOTAL WATER TAP FEE COST \$757.30**

**MINUTES OF DECEMBER 10, 2020  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

161 Lameuse St., Suite 203  
Biloxi, MS 39530  
228-967-7137



**OVERSTREET  
& ASSOCIATES  
CONSULTING ENGINEERS**

630 Delmas Ave., Suite B  
Pascagoula, MS 39567  
228-967-7137

December 3, 2020

City of Long Beach  
P.O. Box 929  
Long Beach, MS 39560

**RE: Certificate of Resubdivision – Tax Parcel Nos. 0612A-01-057.000**

Ladies and Gentlemen:

We have received the referenced Certificate of Resubdivision and reviewed it for compliance with the City's ordinances. This subdivision proposes to subdivide an existing parcel on the northeast corner of the intersection of S. Nicholson Ave. and E. 5<sup>th</sup> St. into two parcels. Each proposed parcel appear to have appropriate street frontage and conforming lot sizes, widths, etc., and the form and verbiage of the subdivision document itself appears appropriate.

Approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

David Ball, P.E.

DB:539

**MINUTES OF DECEMBER 10, 2020  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Commissioner Barlow made motion, seconded by Commissioner Husband and unanimously carried recommending approval of the resubdivision in accordance with the Subdivision Regulation, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS.

\*\*\*\*\*

There being no further business to come before the Planning and Development Commission at this time, Commissioner Barlow made motion, seconded by Commissioner Husband and unanimously carried to adjourn the meeting until the next regular scheduled meeting in due course.

APPROVED:

\_\_\_\_\_

Chairman Frank Olaivar

DATE: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

Charlene Stogner, Secretary