

MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
AGENDA
JULY 28, 2022
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

1. Variance- 4300 Beatline Road, Tax Parcel 0512B-01-028.002, Submitted by David W. Powell.
2. Variance- 407 South Nicholson Avenue, Tax Parcel 0612A-01-057.000, Submitted by Jason and Brandy White.

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

1. July 14, 2022

VI. UNFINISHED BUSINESS

1. Certificate of Resubdivision- 5535 Gates Avenue, Tax Parcel 0611J-01-011.001, Submitted by Kathleen G. Fayard.

VII. NEW BUSINESS

1. Tree Removal- 122 Oak Gardens Avenue, Tax Parcel 0612E-02-045.000, Submitted by Charles and Judy Strong.
2. Certificate of Resubdivision- 20531 Johnson Road, Tax Parcel 0512B-01-009.002, Submitted by Anthony Dilorenzo.
3. Final Plat Approval- Castine Pointe, Phase 6, Tax Parcel 0611C-01-002.000, Submitted by Jared Riecke (owner) and Steve Drown (agent).
4. Discussion- Ordinance 231, Subdivision Regulations, Ingress/Egress Major Subdivisions.

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 August 2, 2022.

**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 Sawyer Walters read the Opening Statement for the Planning and Development Commission.

**MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Vice Chairman Barlow announced that item number 3 under new business was removed from the agenda at the recommendation of the City Engineer.

Be it remembered that two (2) public hearings were heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 28th day of July 2022, in said City, and the same being the time, date and place fixed for holding said public hearings.

There were present and in attendance on said Commission and at the Public Hearings the following named persons: Vice Chairman Shawn Barlow, Commissioners Sawyer Walters, Justin Shaw, Chris Fields, Jennifer Glenn and Marcia Kruse, City Advisor Bill Hessell, Building Official Mike Gundlach, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the public hearings were Commission Chairman Frank Olaivar, Commissioners Michael Levens and William Suthoff.

There being a quorum present and sufficient to transact the business of the public hearings, the following proceedings were had and done.

The first public hearing to consider a Variance for property located at 4300 Beatline Road, Tax Parcel 0512B-01-028.002, submitted by David W. Powell, as follows:

MINUTES OF JULY 28, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH
201 Jeff Davis Avenue/ PO BOX 929
Long Beach, MS 39560
(228) 863-1554 office
(228) 863-1558 fax

Office use only	
Date Received	7-22
Zoning	R-1
Agenda Date	7-28-22
Check Number	140

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0512B-01-028.002
- II. Address of Property Involved: 4300 Beatline Road
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Requesting to please remove the sidewalk requirement for a new home.

****PLEASE COMPLETE THE FOLLOWING:**

- A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement?
All the properties on the East side of Beatline, that are south of Johnson Road, are established with no sidewalks.
- B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request.
All properties mentioned above were established before we built.
- C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request?
Subject area is a drainage ditch maintained by Long Beach.
- D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable.
None of the surrounding properties that face Beatline have sidewalks.

MINUTES OF JULY 28, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IV. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$200.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

V. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING. Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. 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 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of 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.

David W. Powell

Name of Rightful Owner (PRINT)

4300 Beatline Road

Owner's Mailing Address

Long Beach, Ms 39560

City State Zip

901-246-8845

Phone

D Powell 06-29-22

Signature of Rightful Owner

Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant

Date

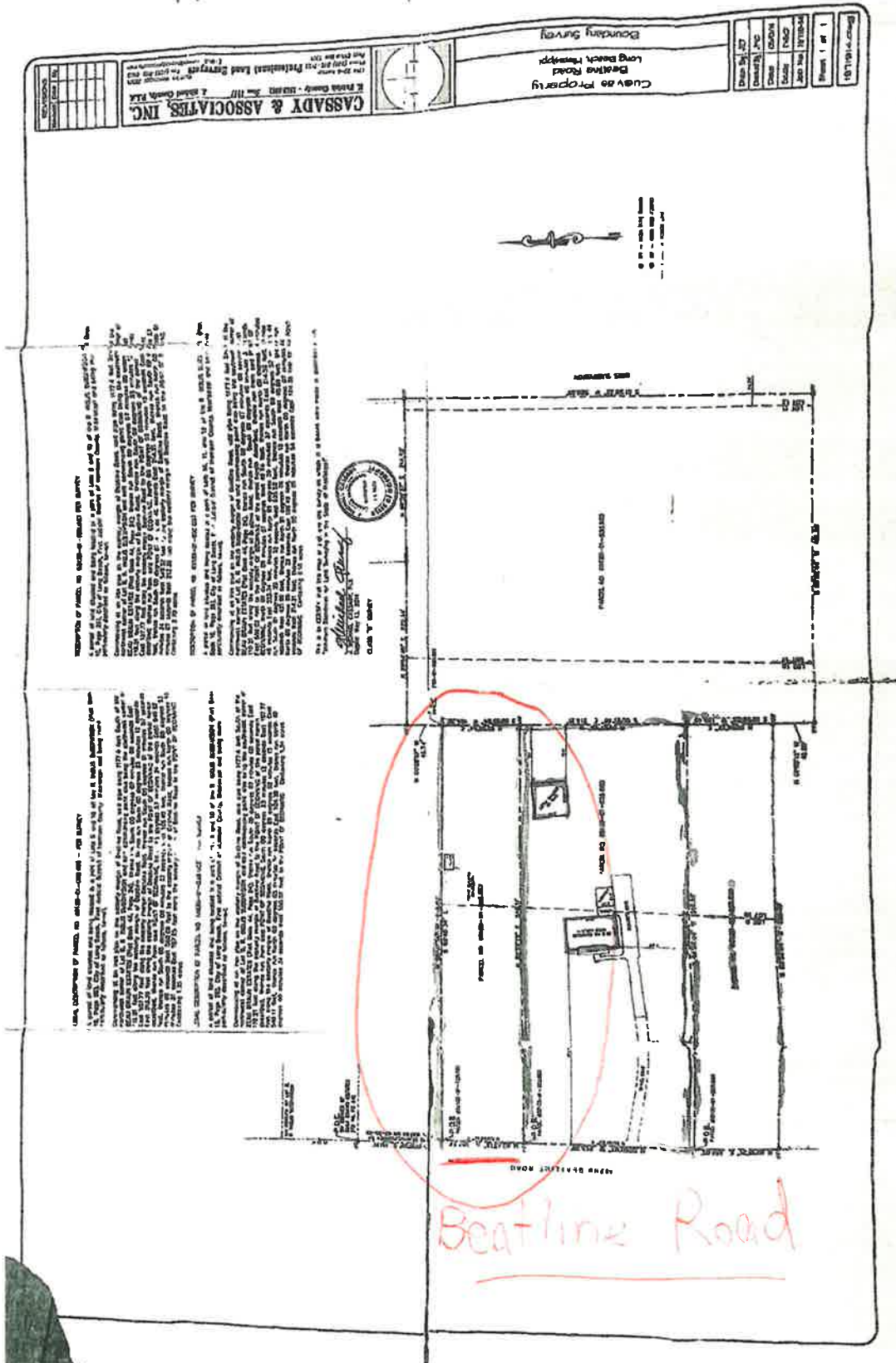
MINUTES OF JULY 28, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

David W Powell

4300 Beatline Road
Long Beach, Ms. 39560

Linda H Powell
4300 Beatline Road
Long Beach, Ms. 39560

JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON



MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #215104

Return to:
Donald R. Jones
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, BARLOW BUILDERS, INC., P. O. Box 3296, Gulfport, MS 39505, 228-297-1744, does hereby sell, convey and warrant unto DAVID W. POWELL and wife, LINDA H. POWELL, 4366 Beatline Road, Long Beach, MS 39560, 901-246-8845, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

A parcel of land situated and being located in a part of Lots Nine (9) and Ten (10), R. INGLIS SUBDIVISION, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 10 at Page 26 (Copy Book 4A at Page 323) thereof, reference to which is hereby made in aid of and as a part of this description; said parcel being more particularly described as follows, to-wit:

Commencing at an iron pipe on the easterly margin of Beatline Road, said pipe being 1,177.4 feet South of the Northwest corner of Lot 8, R. Inglis Subdivision and said commencing point also being the Southwest corner of Beau Braun Estates (Plat Book 44, at Page 24); thence run South 00 degrees 07 minutes 00 seconds East a distance of 110.21 feet along the easterly margin of Beatline Road to the Point of Beginning of the parcel herein described; thence run from said Point of

Beginning South 00 degrees 23 minutes 12 seconds East a distance of 107.77 feet along the easterly margin of Beatline Road; thence run North 89 degrees 52 minutes 15 seconds East a distance of 549.11 feet; thence run North 00 degrees 05 minutes 54 seconds East a distance of 104.38 feet; thence run North 89 degrees 46 minutes 34 seconds West a distance of 550.02 feet to the Point of Beginning. Containing 1.34 acres, more or less.

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

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantees herein.

IN WITNESS WHEREOF, BARLOW BUILDERS, INC., has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 11th day of June, 2021.

BARLOW BUILDERS, INC.

BY: 
MARK C. BARLOW, President

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, MARK C. BARLOW, who acknowledged that he is President of BARLOW BUILDERS, INC., and as its act and deed, signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 11th day of June, 2021.


NOTARY PUBLIC

My Commission Expires:



**MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that twelve (12) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE
PUBLIC MEETING

In accordance with Section 4 of the City of Long Beach Sidewalk Ordinance 587 as amended by Ordinance 615, 616 and 647, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Meeting for the purpose of considering a Variance.

David W. Powell, 4300 Beatline Road, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Long Beach Sidewalk Ordinance. The applicant is requesting a Variance from the placement of a sidewalk on a newly developed lot. The location of the requested Variance is 4300 Beatline Road, Tax Parcel 0512B-01-028.002. The legal description is as follows:

1.3 AC ON E SIDE OF BEATLINE RD IN SW 1/4 OF NW 1/4 SEC 15-8-12

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, July 28, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the Variance.

/s/ signed
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 863-1556 • FAX (228) 865-0822
www.cityoflongbeachms.com



Burns Clinton Steve and Sarah H
4284 Beatline Road
Long Beach, MS 39560



Ward Steven W and Sonia L
25429 Pecan Road
Pass Christian, MS 39571



Ladner Lisa R
4325 Beatline Road
Long Beach, MS 39560

Nguyen Minh Van and Tran Minh Thu
11 Beau Braun Drive
Long Beach, MS 39560

Gomila Deborah
10 Beau Braun Drive
Long Beach, MS 39560

Appleyard Sean B
9 Beau Braun Drive
Long Beach, MS 39560

Hardy Jon Mark and April A
8 Beau Braun Drive
Long Beach, MS 39560

Waguespack Kalli Monique and Ryan N
7 Beau Braun Drive
Long Beach, MS 39560

Carothers Jeremy Paul and Janel Lamar
6 Beau Braun Drive
Long Beach, MS 39560

Lasher Dawn B
12 Southern Oaks Lane
Long Beach, MS 39560

Donald Richard M and Barbara J
14 Southern Oaks Drive
Long Beach, MS 39560

Schmidt Frank L Jr and Alice N
625 East 2nd Street
Pass Christian, MS 39571

MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA M DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.

2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within two hundred feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 538 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;

3. That on July 5, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twelve (12) property owners within 100' of 4300 Beathline Road, Tax Parcel 0512P-01-028,002, notifying them that a public meeting will be held, July 28, 2022, to consider an application for a Variance submitted by David W. Powell.

Given under my hand this the 5th of July 2022.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 5th day of July 2022.

Kini Gonsdulin
NOTARY PUBLIC

-My Comities on Expires-



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

LEGAL NOTICE
PUBLIC MEETING

In accordance with Sections 4 of the City of Long Beach Subcompact Ordinance 587 as amended by Ordinance 615, 616 and 647, notice is hereby given that the Planning and Development Commission for the City of Long Beach will hold a Public Meeting for the purpose of considering a Variance.

David W. Powell, 4300 Beathline Road, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Long Beach Subcompact Ordinance. The applicant is requesting a Variance from the placement of a sidewalk on a newly developed lot. The location of the requested Variance, 4300 Beathline Road, Tax Parcel 0512P-01-028,002. The legal description is as follows:

1.2 AC ON E SIDE OF BEATHLINE RD. IN SW 1/4 OF NW 1/4 SEC. 15 R. 17

A public meeting to consider this above Variance will be held in the City of Long Beach, Missis. pda 39560, Thursday, July 28, 2022, at 5:30 p.m. in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning this Variance.

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

Vol. 201 No. 27 dated 8 day of July, 2022

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

As Signed: _____
Chairman
Planning Commission

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

Sworn to and subscribed before me this 11 day of JULY, A.D. 2022

Hunter Dawkins
Publisher

Debbie A. O'Neil
NOTARY PUBLIC
ID #9098
HARRISON COUNTY
STATE OF MISSISSIPPI

MINUTES OF JULY 28, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Vice Chairman Shawn Barlow asked for anyone speaking in favor or opposition and no one came forward.

Commissioner Walters made motion, seconded by Commissioner Shaw and unanimously carried to close the public hearing.

After considerable discussion, Commissioner Walters made motion, seconded by Commission Shaw and unanimously carried recommending to approve the variance, as submitted.

The second public hearing to consider a Variance for property located at 407 South Nicholson Avenue, Tax Parcel 0612A-01-057.000, submitted by Jason and Brandy White, as follows:

MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH
201 Jeff Davis Avenue/ PO BOX 929
Long Beach, MS 39560
(228) 863-1554 office
(228) 863-1558 fax

Office use only
Date Received 6-30-22
Zoning R-1
Agenda Date 7-28-22
Check Number 425

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0612A-01-057.000
- II. Address of Property Involved: 407 S Nicholson Dr
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
This is a request to not install sidewalks on property.

****PLEASE COMPLETE THE FOLLOWING:**

- A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement? Properties near and around 407 S Nicholson do not have sidewalks.
- B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request. Homes built previous to 407 S Nicholson do not have sidewalks therefore it would not serve the purpose of having a continuous sidewalk.
- C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request? The inflation of building materials and interest rates maxed out financial budget.
- D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. Properties along S Nicholson do not have sidewalks.

MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IV. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$200.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

V. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING, Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. 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 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned due 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.

Jason and Brandy White

Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

123 West Avenue

Owner's Mailing Address

Agent's Mailing Address

Long Beach MS 39560

City State Zip

City State Zip

228-861-5450

Phone

Phone

Brandy White 6/30/22

Signature of Rightful Owner

Date

Signature of Applicant

Date

MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 211021

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

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

does hereby sell, convey and warrant unto

**Jason T White and wife Brandy White,
as joint tenants with full rights of survivorship and not as tenants in common
123 West Avenue
Long Beach, MS 39560
228-861-5450**

the following described land and property being located in the First Judicial District Harrison County, Mississippi, being more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT " A "

THE ABOVE described property is no part the homestead of the Grantor herein.

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

TAXES for the current year have been pro-rated as of this date and are hereby assumed

executed by its duly authorized officer, having first been duly authorized to do so, on this 7th day of May, 2021.

PX3 INVESTMENTS, LLC


By: **Johnnie Page, Sole Managing Member**

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Johnnie Page, who acknowledge that he is the Sole Managing Member of PX3 INVESTMENTS, LLC, and as its act and deed, signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 7th day of May, 2021.


NOTARY PUBLIC

My Commission Expires:



The Clerk reported that eighteen (18) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long

**MINUTES OF JULY 28, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



**LEGAL NOTICE
PUBLIC MEETING**

In accordance with Section 4 of the City of Long Beach Sidewalk Ordinance 587 as amended by Ordinance 615, 616 and 647, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Meeting for the purpose of considering a Variance.

Jason and Brandy White, 123 West Avenue, Long Beach, MS, 39560, have filed an application for a Variance in accordance with the Long Beach Sidewalk Ordinance. The applicant is requesting a Variance from the placement of a sidewalk on a newly developed lot. The location of the requested Variance is 407 South Nicholson Avenue. The legal description is as follows:

BEG AT THE INTER ON N MAR OF E 5TH ST & E MAR OF S NICHOLSON AVE N 69 DG E 87.5 FT TO POB N 25 DG W 150 FT N 69 DG E 87.5 FT S 28 DG E 149.8 FT ALONG NF MAR OF E 5TH ST S 69 DEG W 87.5 FT TO POB IN BLOCK 13 ORIGINAL LONG BEACH

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, July 28, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the Variance.

/s/ signed
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 863-1556 • FAX (228) 865-0822
www.cityoflongbeachms.com

5160	Easy Peel Address Labels Bend along line to expose Pop-up Edge	Go to avery.com/template Use Avery Template 51
Mathes Mary E S 2409 State Street New Orleans, LA 70118	Kipping Kenneth Ray and Judith Lyons 85 Oak Drive Perkinston, MS 77479-2410	Deblanc Elliott Robert and Susan T 401 East 4 th Street Long Beach, MS 39560
Perdue Samuel Clayton and Joseph Darr 4376 Sharon Road Laurel, MS 39443	Woodward Lorena Catherine 410 East 4 th Street Long Beach, MS 39560	McNulty Phillip A and Ellen W 350 East 4 th Street Long Beach, MS 39560
Newman Jerry L 401 Gulf View Avenue Long Beach, MS 39560	Fricks Tommy and Carolyn 35986 Alabama Hwy 75 Fyffe, AL 35971	Legette Jane L 408 South Nicholson Avenue Long Beach, MS 39560
Scheib Julie A 406 South Nicholson Avenue Long Beach, MS 39560	Taylor Katherine D 500 South Nicholson Avenue Long Beach, MS 39560	Henderson Charles Keeler -Trustee- 4476 Beatline Road Long Beach, MS 39560
Hallmark Land LLC 1657 Sheffield Drive Jackson, MS 39211	Hogue Bonk and Elfe -Trust- PO Box 664 Tehachapi, CA 93581	Eads Michael L and Mary E 3079 Jenny Lind Road Amelia, OH 45102
Newman Jerry L 401 Gulf View Avenue Long Beach, MS 39560	Welch Family LTD Partnership NO 9 910 M Street NW Suite 1130 Washington, DC 20001	Bergeron Everett and Linda 601 South Nicholson Avenue Long Beach, MS 39560

MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA M DAIH, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

- 1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within two hundred feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 576 of the City of Long Beach and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach.
3. That on July 5, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto to eighteen (18) property owners within 160' of 407 South Nicholson Avenue, Tax Parcel 0612A-01-057,000, notifying them that a public meeting will be held, July 28, 2022, to consider an application for a Variance submitted by Jason and Brandy White.

Given under my hand this the 5th of July 2022.

[Signature]
S. ACEY DAIH, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 5th day of July 2022.

[Signature]
NOTARY PUBLIC

-My Commission Expires-



The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON
PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication weeks to the following numbers and on the following dates of such paper:
Vol. No. 27 dated 9 day of July, 2022
Vol. No. dated day of , 20
Vol. No. dated day of , 20
Vol. No. dated day of , 20
Vol. No. dated day of , 20
Vol. No. dated day of , 20
Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.
Sworn to and subscribed before me this 11 day of July, A.D. 2022.
[Signature]
Notary Public

**MINUTES OF JULY 28, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Vice Chairman Shawn Barlow asked for anyone speaking in favor or opposition and no one came forward.

Commissioner Walters made motion, seconded by Commissioner Shaw and unanimously carried to close the public hearing.

After considerable discussion, Commissioner Walters made motion, seconded by Commissioner Shaw to approve the application as submitted. The question being put to a roll call vote, the result was as follows:

Commissioner Walters	Voted	Yay
Commissioner Shaw	Voted	Yay
Commissioner Fields	Voted	Nay
Commissioner Glenn	Voted	Yay
Commissioner Kruse	Voted	Yay

The vote having received the affirmative vote of a majority of the Commissioners present and voting, Vice Chairman Shawn Barlow declared the motion carried.

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 28th day of July 2022, 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: Vice Chairman Shawn Barlow, Commissioners Sawyer Walters, Justin Shaw, Chris Fields, Jennifer Glenn and Marcia Kruse, City Advisor Bill Hessel, Building Official Mike Gundlach, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the regular meeting were Commission Chairman Frank Olaiivar, Commissioners Michael Levens and William Suthoff.

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

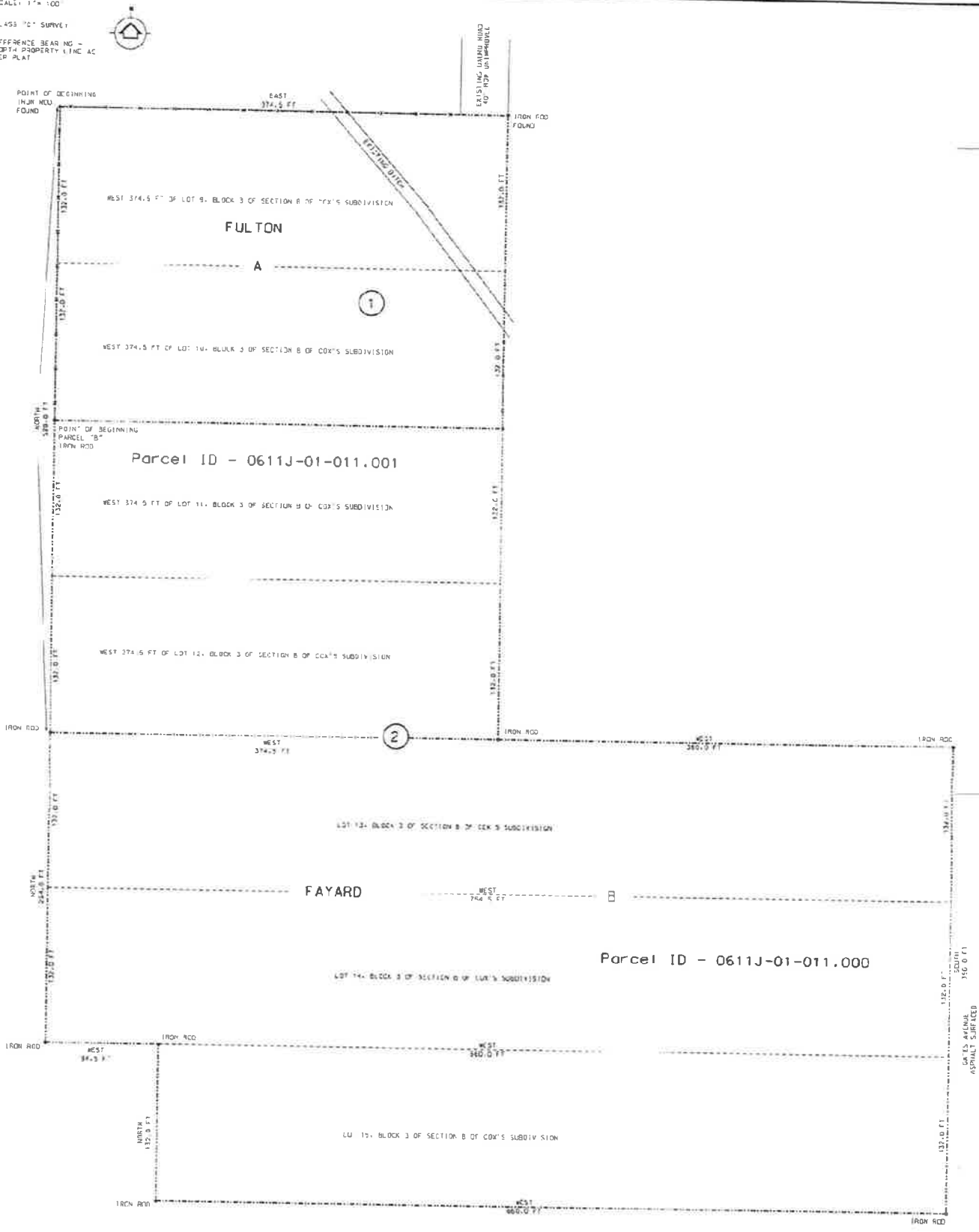
Commissioner Shaw made motion, seconded by Commissioner Walters and unanimously carried to approve the Regular Meeting minutes of July 14, 2022, as submitted.

MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

It came for discussion under Unfinished Business, Changes, Certificate of Resubdivision for property located at 5535 Gates Avenue, Tax Parcel 0611J-01-011.001, submitted by Kathleen G. Fayard, as follows:

**MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SCALE: 1" = 100'
CLASS: 70' SURVEY
REFERENCE BEARING - NORTH PROPERTY LINE AS PER PLAT



INFORMATION PROVIDED BY CLIENT
SURVEY PERFORMED WITHOUT BENEFIT OF CURRENT TITLE EXAM
BY GRAPHIC PLOTTING ONLY

REFERENCE - 2012-0005304-D-1, PLAT OF SECTION "B" OF COX'S SUBDIVISION

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESCRIPTION:

PARCELS OF PROPERTY LOCATED AT THE SOUTH END OF DAURO ROAD, HARRISON COUNTY, LONG BEACH, MS, Parcel ID'S 0611J-01-011.001 AND 0611J-01-011.000, SECTION 12, TOWNSHIP 08 SOUTH, RANGE 12 WEST.



FRED C. BARNES, P.L.S., P.O. BOX 7269, D'IBERVILLE, MS 39540, PH 228-435-5590

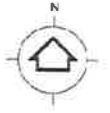
P.L.S. # 2904

...Yosh-dauro-subdivision.dgn Jul, 18, 2022 09:07:16

**MINUTES OF JULY 28, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

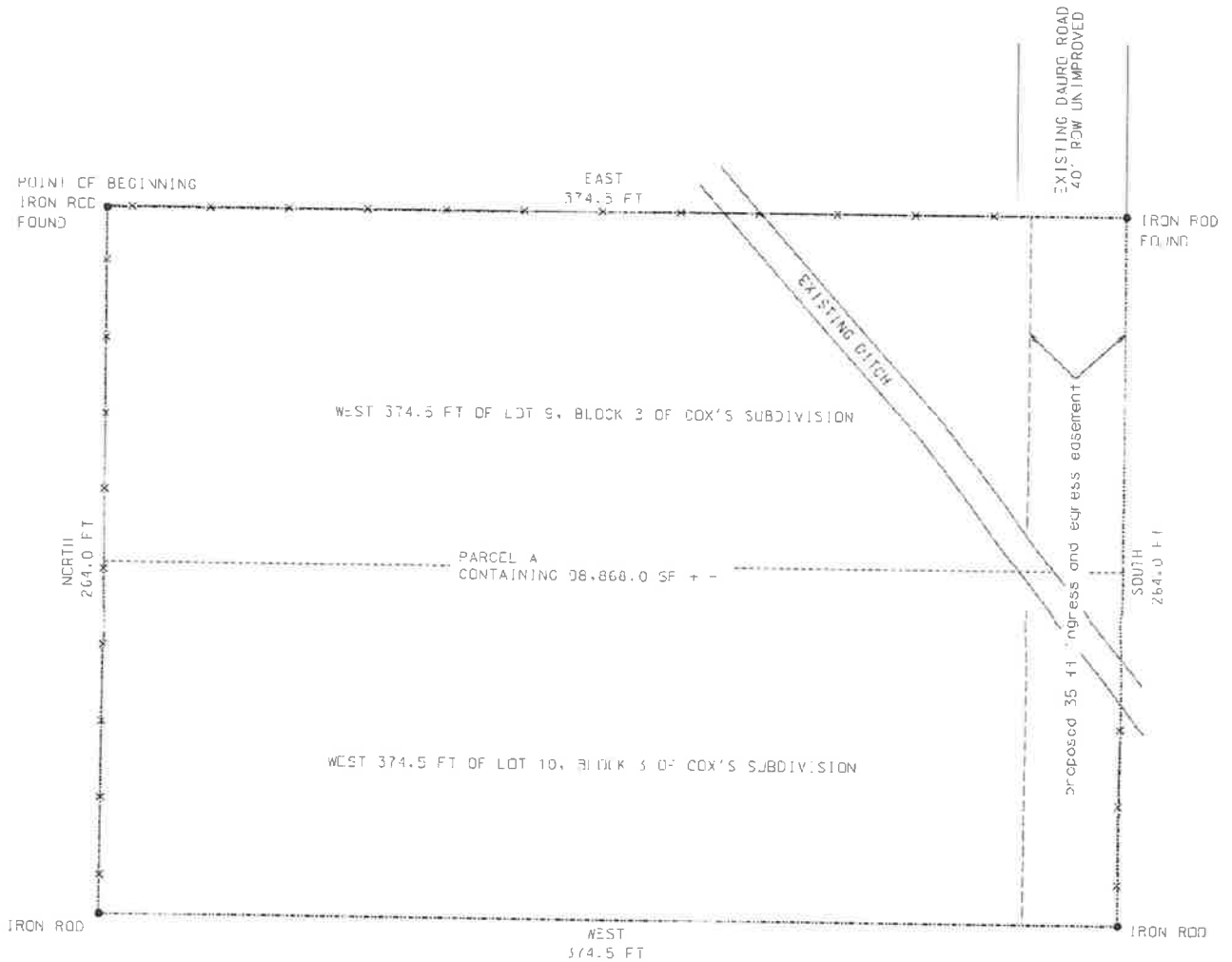
PROPOSED PARCEL "A"



SCALE: 1" = 50'

CLASS "C" SURVEY

REFERENCE BEARING -
NORTH PROPERTY LINE AS
PER PLAT



INFORMATION PROVIDED
BY CLIENT
SURVEY PERFORMED WITHOUT
BENEFIT OF CURRENT TITLE EXAM
BY GRAPHIC PLOTTING ONLY

REFERENCE - 2012-0005304-D J1, PLAT OF SECTION "B" OF COX'S SUBDIVISION

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESCRIPTION:

PROPOSED SUBDIVISION OF PROPERTY LOCATED AT THE SOUTH END OF DAURO ROAD, HARRISON COUNTY, LONG BEACH, MS, Part of Parcel ID 0617J-01-011.001, SECTION 12, TOWNSHIP 08 SOUTH, RANGE 12 WEST.

FRED C. BARNES, PLS, P.O. BOX 7769, DIBERVILLE, MS 39540, PH 228-435-5590

...yosh-cauro-subdivision.dgn Jul. 18, 2022 09:05:34



MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESURVEYING

In accordance with Article II, Section 3 of the Code of Ordinances (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 Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel # 0611J-01-011.001 into two new parcels. The subject property is generally described as being located at the south end of Dauro Road in the City of Long Beach, Harrison County, Mississippi.

Legal Description of Parent Property:

A parcel of land situated and being located in Section B of Cox's Subdivision, City of Long Beach, Harrison County, Mississippi, Section 12, Township 08 South, Range 12 West, more particularly described as:

Beginning at iron rod found at the Northwest corner of Lot 9, in Section B of Cox's Subdivision in the City of Long Beach, Harrison County, Mississippi, Section 12, Township 08 South, Range 12 West, thence run East a distance of 374.5 feet to an iron rod; thence run South a distance of 528.0 feet to an iron rod; thence run West a distance of 374.5 feet to an iron rod; thence run North a distance of 528.0 feet to the Point of Beginning. Containing 197,736 square feet ±.

Legal Description of Parcel "A":

A parcel of land situated and being located in Section B of Cox's Subdivision, City of Long Beach, Harrison County, Mississippi, Section 12, Township 08 South, Range 12 West, more particularly described as:

Beginning at iron rod found at the Northwest corner of Lot 9, in Section B of Cox's Subdivision in the City of Long Beach, Harrison County, Mississippi, Section 12, Township 08 South, Range 12 West, thence run East a distance of 374.5 feet to an iron rod; thence run South a distance of 264.0 feet to an iron rod; thence run West a distance of 374.5 feet to an iron rod; thence run North a distance of 264.0 feet to the Point of Beginning. Containing 98,868.0 square feet ±.

Legal Description of Parcel "B":

A parcel of land situated and being located in Section B of Cox's Subdivision, City of Long Beach, Harrison County, Mississippi, Section 12, Township 08 South, Range 12 West, more particularly described as:

Beginning at iron rod found at the Northwest corner of Lot 11, in Section B of Cox's Subdivision in the City of Long Beach, Harrison County, Mississippi, Section 12, Township 08 South, Range 12 West, thence run East a distance of 374.5 feet to an iron rod; thence run South a distance of 264.0 feet to an iron rod; thence run East a distance of 380.0 feet to an iron rod; thence run South a distance of 396.0 feet to an iron rod; thence run West a distance of 660.0 feet to an iron rod; thence run North a distance of 132.0 feet to an iron rod; thence run West a distance of 94.5 feet to an iron rod; thence run North a distance of 528.0 feet to an iron rod and the Point of Beginning. Containing 385,176.0 square feet ±.

INFORMATION PROVIDED BY CLIENT
SURVEY PERFORMED WITHOUT BENEFIT OF CURRENT TITLE EXAM BY CLIENT

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESCRIPTION:
PROPOSED SUBDIVISION OF PROPERTY LOCATED AT THE SOUTH END OF DAURO ROAD, HARRISON COUNTY, LONG BEACH, MS. Parcel ID 0611J-01-011.001, SECTION 12, TOWNSHIP 08 SOUTH, RANGE 12 WEST.



FRED C. BARNES, PLS., P.O. BOX 7269, D'IBERVILLE, MS 39540, PH 228-435-6590

...josh-dauro-subdivision.dgn Jul. 18, 2022 09:12:51

MINUTES OF JULY 28, 2022
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 regulatory jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

Kathleen Steward
OWNER

3/21/22
DATE

Subscribed and sworn to before me, in my presence this _____ day of _____ 2022, a Notary Public in and for the County of Harrison, State of Mississippi.

Amber Allen
NOTARY PUBLIC

My Commission Expires: Aug 22, 2022



CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me from actual survey made by me and a deed description recorded in Book _____ Page _____ in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the _____ day of _____, 2022.

Fred C. Barnes 1627494
Registered Land Surveyor and Registration Number

Subscribed and sworn to before me, in my presence this 22nd day of March 2022, a Notary Public in and for the County of Harrison, State of Mississippi.

Amber Allen
NOTARY PUBLIC

My Commission Expires: Aug 22, 2022



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, the extension of public water or sewer system or the installation of drainage improvements through one or more lots to serve one or more lots. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that therefore this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within (60) days of the date below.

Tham Cole
ADMINISTRATOR

7-14-22
DATE

PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the 14 day of July 2022.

[Signature]
Planning Commission Chairman

7/14/22
DATE

ACCEPTANCE

Submitted to and approved by the City of Long Beach Board of Aldermen, at the regular meeting of said Board of Aldermen held on the 19th day of July 2022.

[Signature]
MAYOR

ATTEST:
[Signature]
CITY CLERK

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DESCRIPTION:

PROPOSED SUBDIVISION OF PROPERTY LOCATED AT THE SOUTH END OF DAURO ROAD, HARRISON COUNTY, LONG BEACH, MS. Parcel ID: 0611J-01-01-001, SECTION 13, TOWNSHIP 03 SOUTH, RANGE 12 WEST.

FRED C. BARNES, PLS., P.O. BOX 7259, D'IBERVILLE, MS 39540. PH 228-435-5590
l:\osh-dauro-subdivision.dgn Mar. 18, 2022 10:18:55

PLS # 2304

0611J-01-01.001 & 0611J-01-01.006

MINUTES OF JULY 28, 2022
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

July 19, 2022

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

RE: Certificate of Re-Subdivision – Tax Parcel No. 0611J-01-011.000 & 0611J-01-011.001

Ladies and Gentlemen:

The owner of the referenced subdivision has submitted revised documents with nearly all the corrections detailed in our letter of July 14, 2022. However, on the "certification" page, the tax parcel ID number is still listed incorrectly. If it pleases the City, it seems that we could accept the document as submitted but with a simple handwritten correction of the tax parcel ID number.

Sincerely,

David Ball, P.E.

DB:539

After considerable discussion, Commissioner Walters made motion, seconded by Commissioner Glenn and unanimously carried to approve the changes made as submitted.

It came for discussion under New Business a Tree Removal for property located at 122 Oak Gardens Avenue, Tax Parcel 0612E-02-045.000, submitted by Charles and Judy Strong, as follows:

MINUTES OF JULY 28, 2022
REGULAR MEETING
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 7-5-22
Zoning R-1
Agenda Date 7-28-22
Check Number 704

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

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.

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 crowned.

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: 7-5-22

PROPERTY INFORMATION

TAX PARCEL # 002E-02-045.000
Address of Property Involved: 122 Oak Gardens Ave
Property owner name: Charles/Judy Strong
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: 122 Oak Gardens Ave
Phone No. (228) 369-0099

CONTRACTOR OR APPLICANT INFORMATION

Company Name: _____
Phone No. 228-369-0099 Fax: _____
Name Charles Strong
Address 122 Oak Gardens Ave

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.:

Diseased Tree - Large Wounded
AT BASE OF TREE DANGER OF
FALLING

Number of Trees:

____ Live Oak 1 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

Signature Charles Strong Date 7/05/2022

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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.

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

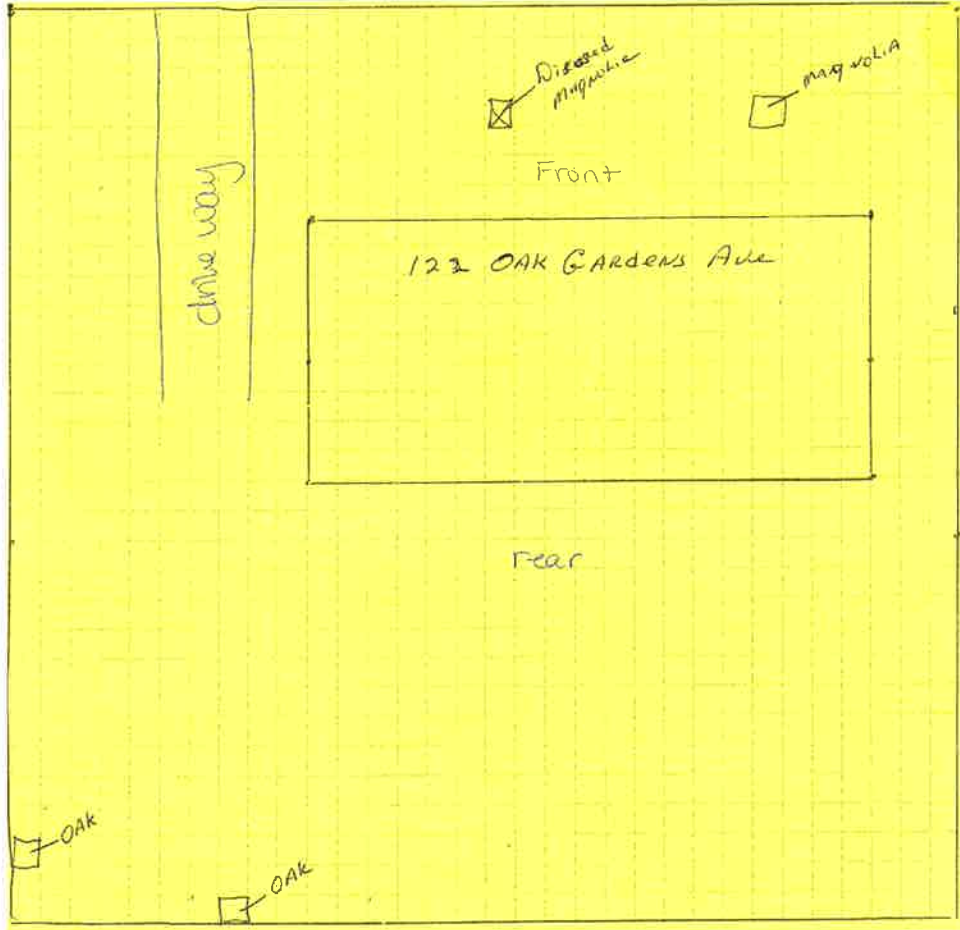
OWNERSHIP: Please provide a recorded warranty deed.

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.

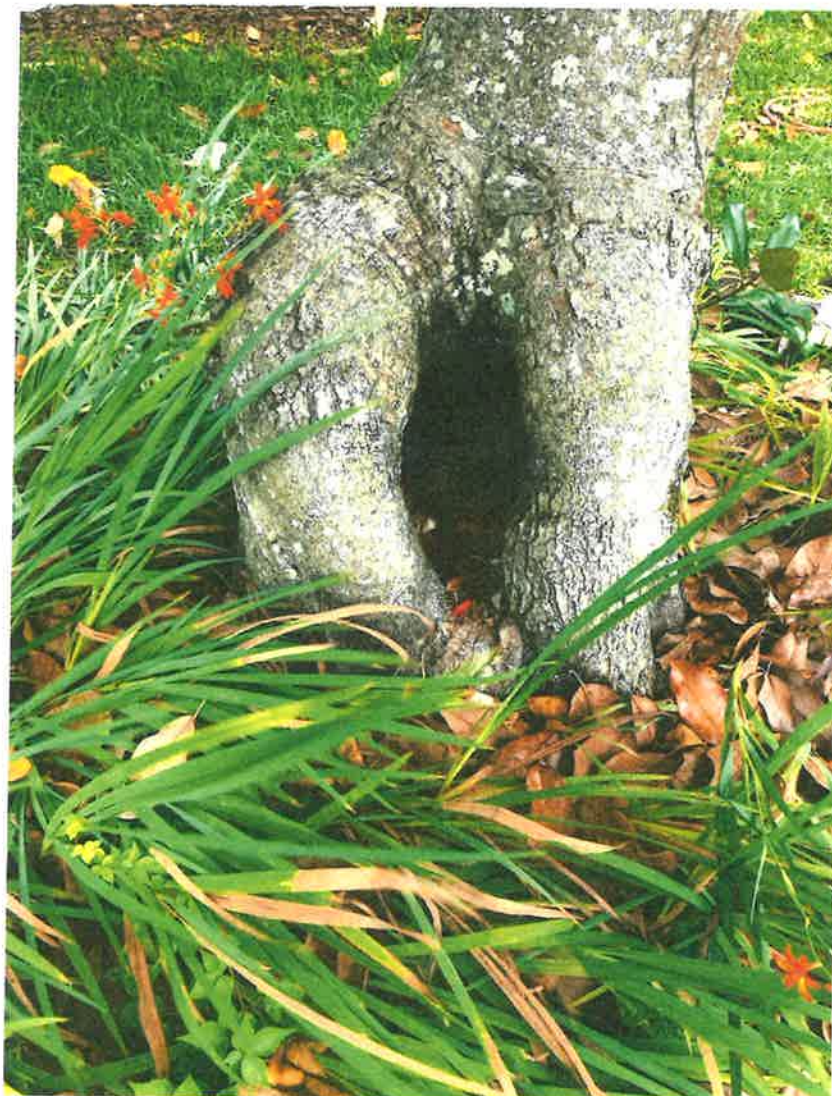
REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed;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

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

MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Prepared by:
David B. Hilger
Attorney at Law
1406 Blarville Blvd., Suite 107
Ocean Springs, MS 39564
(228) 215-4011

Return To:
David B. Hilger
Attorney at Law
1406 Blarville Blvd., Suite 107
Ocean Springs, MS 39564
(228) 215-4011

File No. 2210442N

INDEXING INSTRUCTIONS: Lot 19, Blk 1, Oak Gardens 2D, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), such in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Gulf Coast Rental Homes Inc., a Mississippi Corporation**, whose identity shall remain the same as **Charles B. Strong and Judy T. Strong**, as joint tenants in Mississippi, do hereby warrant, defend, and defend in court, all of most certain tract, parcel or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, and appurtenances thereto belonging, and being more particularly described as follows, to-wit:

Lot 19 herein (SE Block One (1), Oak Gardens 2D) herein, a subdivision according to a map map at thereof which is on file of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 15, v. Page 24, reference in which is hereby made in and as a part of this description.

The being the same property as that conveyed to Gulf Coast Rental Homes Inc., a Mississippi Corporation, by Quitclaim Deed recorded in instrument No. 2017-465-Dist. Land Deed Records of Harrison County, Mississippi.

Charter:
Gulf Coast Rental Homes Inc., a Mississippi Corporation
3576 Miles Ave
Pearl, MS 39208
(800) 213-3837

Grantees:
Charles B. Strong
Judy T. Strong
122 Oak Springs Ave
Long Beach, MS 39560
(228) 386-0004

If this property is transferred by deed, the conveyance shall include any natural accretion, and is subject to any easement due to the action of the elements. Such riparian and tidal rights to be used are conveyed herewith to the transferee, subject to the usual exceptions. If the center of the property is below the mean high tide water level, or is coastal wetlands as defined by the Mississippi Coastal Wetlands Protection Act, it is conveyed by subaqueum only.

Grantor(s) irrevocably and absolutely, hereafter irrevocably, hereby, his/her/its, jointly, severally, and in severalty, do hereby warrant, defend, and defend in court, all of most certain tract, parcel or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, and appurtenances thereto belonging, and being more particularly described as follows, to-wit:

This conveyance is subject to any and all laws, ordinances, rights of way, easements, restrictions and encumbrances of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been prepaid as of the date hereof, and that said taxes were actually determined of the present as of the date hereof, and that the grantor(s) hereby agrees to make all necessary adjustments on the date of the actual payment.

WITNESSED MY SIGNATURE on this the _____ day of _____, 2021.

Gulf Coast Rental Homes Inc., a Mississippi Corporation

By **David Roberts, President**

CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME and acknowledged publicly in said for the UNDERSIGNED, **David Roberts, President of Gulf Coast Rental Homes Inc., a Mississippi Corporation**, who acknowledged before me that he signed the above and foregoing instrument on the day and year therein set forth for the use and purpose therein mentioned, for and on behalf of the above named company, after first being solemnly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the _____ day of _____, 2021.

(AFFIX SEAL)

NOTARY PUBLIC

My commission expires: _____

DEED ACCEPTED BY:

Charles B. Strong

Judy T. Strong

MEMORANDUM

Date: July 20, 2022
To: City of Long Beach Planning Commission
From: Long Beach Tree Board
Re: Tree Removal 122 Oak Gardens Ave

The Magnolia tree is diseased and rotting at its base causing potential instability. The tree is in danger of falling causing damage to the home. The tree board has no objection to its removal.

**MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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 Walters made motion, seconded by Commissioner Shaw and unanimously carried to approve the application as submitted.

It came for discussion under new business, a Certificate of Resubdivision for property located at 20531 Johnson Road, Tax Parcel 0512B-01-009.002, submitted by Anthony Dilorenzo, as submitted:

MINUTES OF JULY 28, 2022
REGULAR MEETING

221

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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 6/30/22
Zoning R-1
Agenda Date 7-28-22
Check Number 1357

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0512B-01-009.002
- III. GENERAL LOCATION OF PROPERTY INVOLVED: North side of Johnson Rd east of Penny Ln.
- IV. ADDRESS OF PROPERTY INVOLVED: 20531 Johnson Rd
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 1 parcel
Into 2 parcels
- VI. 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 \$375.00
 - 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 2nd or 4th 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 agree to pay all fees and charges as stated.

Anthony DiLorenzo
Name of Rightful Owner (PRINT)

1025 Pino St.
Owner's Mailing Address

Long Beach MS 39560
City State Zip

228-547-9851
Phone

Anthony DiLorenzo 6/6/22
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SEARCHED



Prepared by:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408
Mississippi Bar Number: 7654

Return to:
Julien K. Byrne III
Attorney at Law
311 East Second St.
Pass Christian, MS 39571
(228) 452-9408

INDEX AS FOLLOWS: Part of Lot 4, R. INGLIS SUBDIVISION, Harrison Co., 1st Jud. Dist., MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, CRAVIS W. ALEXANDER, III and JOEL F. ALEXANDER, of 6326 Ironwood Drive, Orange, TX 77632, (409) 673-0568, do hereby sell, convey and warrant unto ANTHONY RYAN DILORENZO and wife, ELIZABETH STADE DILORENZO, of 326 Lynwood Circle, Long Beach, MS 39560, (228) 596-2250, as joint tenants with full rights of survivorship and not as tenants in common, the following described real property situated in Harrison County, State of Mississippi, described as:

File No.: 21-24734 DILORENZO

Page 1

Witness the signature of the Grantor this 1 day of May, 2021.

Gravis W. Alexander III
GRAVIS W. ALEXANDER, III

STATE OF TEXAS
COUNTY OF Orange

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named GRAVIS W. ALEXANDER, III, who acknowledged that he executed the above and foregoing instrument on the day and in the year therein written.

Given under my hand and official seal of office this 1 day of May, 2021.

Christina M. Wright
NOTARY PUBLIC
My Commission Expires: 09/17/2022

AFFIX SEAL



File No.: 21-24734 DILORENZO

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Photo: walter by St Stallings



Added by St Stallings

Gravis Wilton Alexander Sr.

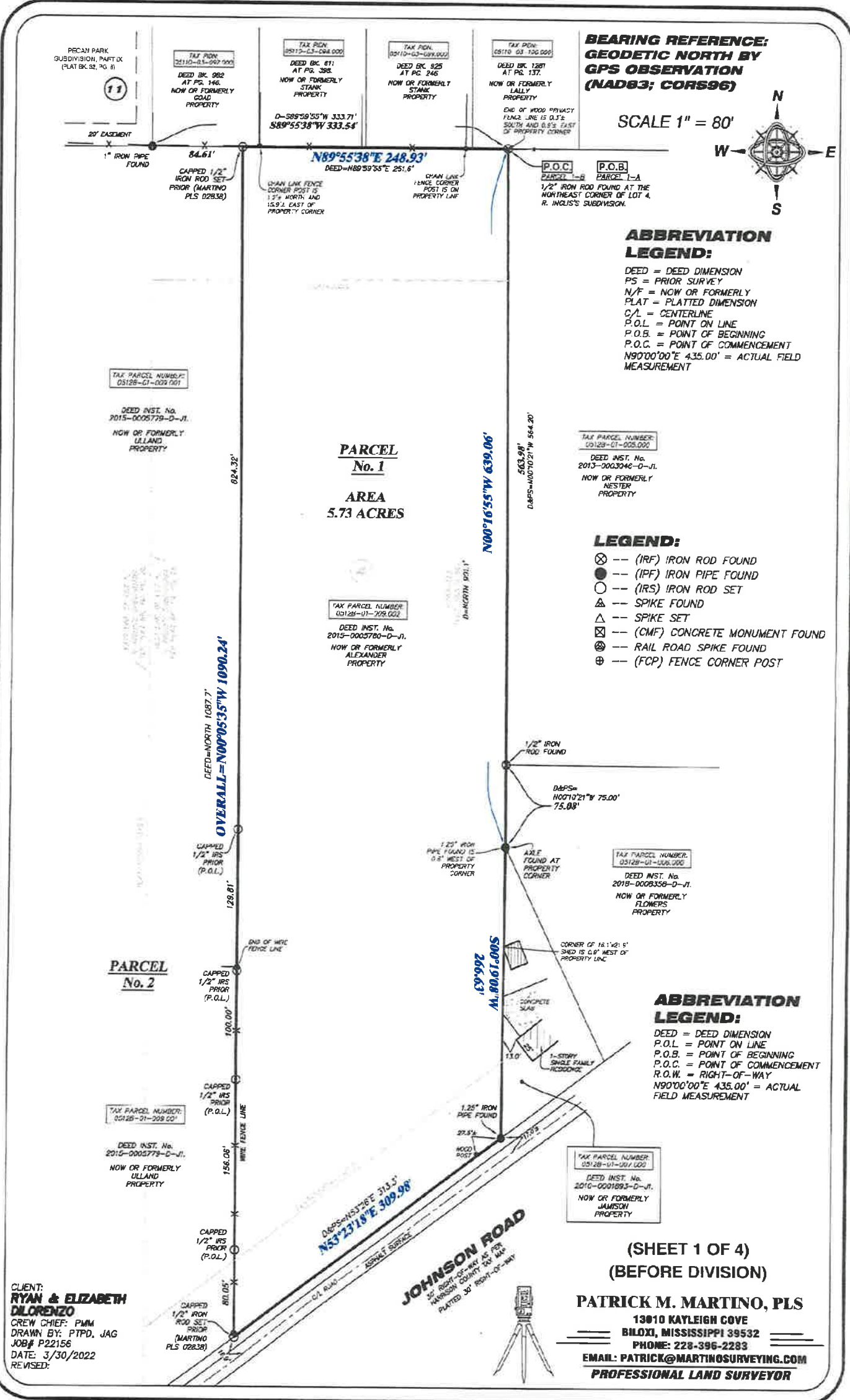
BIRTH 25 Jan 1916
DEATH 12 Jul 1984 (age 68)
BURIAL Allen Cemetery
Long Beach, Harrison County, Mississippi,
USA
MEMORIAL ID 75301859

The Sun, 14th, 1984, 14 Jul 1984 - Gravis Alexander Sr., Long Beach, Gravis W. Alexander Sr., 68, Route 1, Long Beach, died Thursday in Gulfport. Visitation may call tonight from 6:00 until 9 at Riemann Funeral Home in Long Beach. The body will be taken to Antioch Baptist Church in Long Beach Sunday where visitors may call from 1 p.m. until service time at 2 p.m. Burial will follow in the Allen Cemetery in Long Beach. Mr. Alexander was a native of Kila and was a lifelong resident of the Coast. He was retired from American Lumber Supply Co. and was a member of Antioch Baptist Church. Survivors include his wife, Mrs. Leona Beach Alexander of Long Beach, as well as Gravis W. Alexander Jr., of Silsbee, Texas, two daughters, Mrs. Carolyn Jean Wright of Lumberton, La. and Mrs. Linda Ulland of Ocean Springs, two brothers, Lee Alexander and Salvador Alexander, two sisters, Mrs. Fannie Sellers and Mrs. Mag Woodcock, all of Long Beach, and six grandchildren.
Courtesy of Alice-Kira Nara (866657173)

Family Members

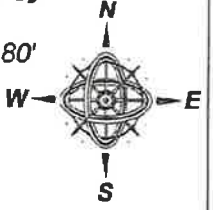
- Parents: David Alexander (1886-1922), Leona C. Beach Alexander (1912-2021)
- Siblings: William Byrne Alexander (1900-1967), Gravis Wilton Alexander (1940-2007)

MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



BEARING REFERENCE:
GEODETIC NORTH BY
GPS OBSERVATION
(NAD83; CORS96)

SCALE 1" = 80'



ABBREVIATION
LEGEND:

- DEED = DEED DIMENSION
- PS = PRIOR SURVEY
- N/F = NOW OR FORMERLY
- PLAT = PLATTED DIMENSION
- C/L = CENTERLINE
- P.O.L. = POINT ON LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT

LEGEND:

- ⊗ -- (IRF) IRON ROD FOUND
- ⊙ -- (IFP) IRON PIPE FOUND
- -- (IRS) IRON ROD SET
- △ -- SPIKE FOUND
- △ -- SPIKE SET
- ⊠ -- (CMF) CONCRETE MONUMENT FOUND
- ⊕ -- RAIL ROAD SPIKE FOUND
- ⊕ -- (FCP) FENCE CORNER POST

ABBREVIATION
LEGEND:

- DEED = DEED DIMENSION
- P.O.L. = POINT ON LINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT-OF-WAY
- N90°00'00"E 435.00' = ACTUAL FIELD MEASUREMENT

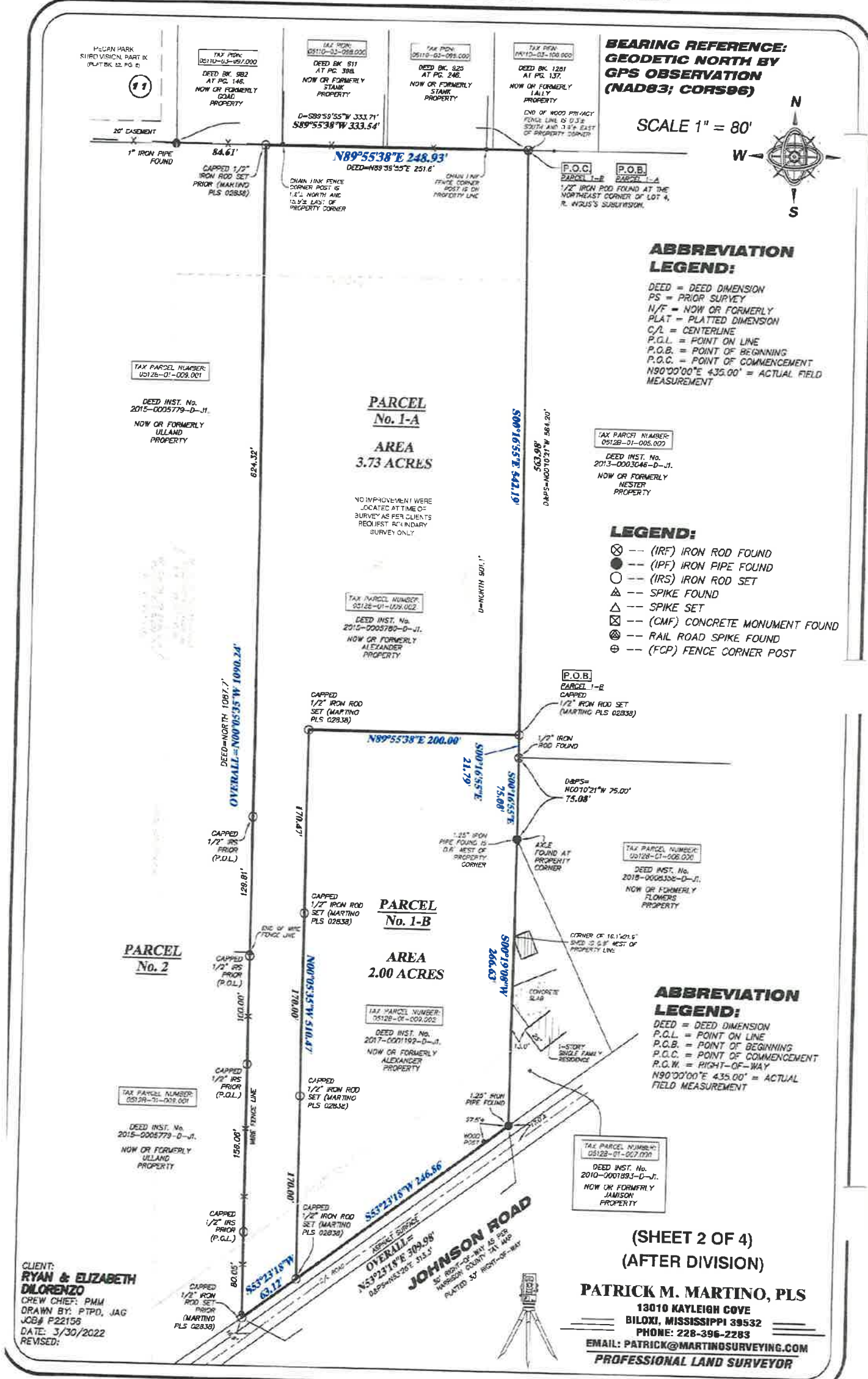
CLIENT:
**RYAN & ELIZABETH
DILCRENZO**
CREW CHIEF: PMM
DRAWN BY: PTPD, JAG
JOB# P22156
DATE: 3/30/2022
REVISED:

JOHNSON ROAD
30' RIGHT-OF-WAY AS SHOWN
HARRISON COUNTY TAX MAP
PLATTED 30' RIGHT-OF-WAY

(SHEET 1 OF 4)
(BEFORE DIVISION)

PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

**MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF JULY 28, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**DEED DESCRIPTION:
AS PER DEED INSTRUMENT 2021-6044-D-J1.**

BEGINNING AT THE NE CORNER OF SAID LOT 4, R. INGLIS SUBDIVISION, HARRISON COUNTY, FIRST JUDICIAL DISTRICT, MISSISSIPPI, RUN THENCE WEST 251.6 FEET; RUN THENCE SOUTH 1087.7 FEET TO THE NORTH MARGIN OF JOHNSON ROAD; RUN THENCE NORTH 53 DEGREES 26 MINUTES EAST ALONG SAID NORTH MARGIN 313.3 FEET TO THE EAST LINE OF SAID LOT 4; RUN THENCE NORTH ALONG SAID EAST LINE 901.1 FEET TO THE POINT OF BEGINNING, BEING MORE FULLY SHOWN AND IDENTIFIED AS "PAR. 1" ON PLAT OF RECORD IN QUITCLAIM DEED DATED FEBRUARY 16, 2017 AND OF RECORD AS DEED INSTRUMENT 2017 1192 D-JL, IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, FIRST JUDICIAL DISTRICT, MISSISSIPPI.

**LEGAL DESCRIPTION: PARCEL '1-A'
(AS PER SURVEY DIMENSION)**

A PARCEL OF LAND BEING A PORTION OF LOT 4, R. INGLIS'S SUBDIVISION BEING RECORDED IN PLAT BOOK 10 AT PAGE 26 AS PER THE OFFICIAL PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, AND BEING LOCATED WITHIN SECTION 15, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MISSISSIPPI, AS SHOWN ON THE SURVEY PERFORMED BY PATRICK MARTINO PLS INC. DATED MARCH 30, 2022 (GEODETIC BEARINGS USED DURING SURVEY BASED ON RTK GPS OBSERVATION-NAD83; CORS96) AND DESCRIBED IN PARTICULAR AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 4, OF SAID R. INGLIS'S SUBDIVISION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY OF NESTER, AS DESCRIBED IN DEED INSTRUMENT #2013-0003046-D-J1; THENCE ALONG THE WEST LINE OF SAID NESTER PROPERTY, S00°16'55"E 542.19 FEET TO A CAPPED 1/2" IRON ROD SET (STAMPED MARTINO PLS 02838); THENCE S89°55'38"W 200.00 FEET TO A CAPPED 1/2" IRON ROD SET (STAMPED MARTINO PLS 02838); THENCE S00°05'35"E 510.47 FEET TO A CAPPED 1/2" IRON ROD SET (STAMPED MARTINO PLS 02838), SAID POINT LYING ON THE NORTH MARGIN OF JOHNSON ROAD; THENCE ALONG SAID NORTH MARGIN, S53°23'18"W 63.12 FEET TO A CAPPED 1/2" IRON ROD SET PRIOR (STAMPED MARTINO PLS 02838), SAID POINT LYING AT THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY OF ULLAND, AS DESCRIBED IN DEED INSTRUMENT #2015-0005779-D-J1; THENCE LEAVING SAID NORTH MARGIN AND ALONG THE EAST LINE OF SAID ULLAND PROPERTY, N00°05'35"W 1090.24 FEET TO A CAPPED 1/2" IRON ROD SET PRIOR (STAMPED MARTINO PLS 02838), SAID POINT LYING AT THE NORTHEAST CORNER OF SAID ULLAND PROPERTY; THENCE N89°55'38"E 248.93 FEET TO THE POINT OF BEGINNING, CONTAINING 3.73 ACRES.

**LEGAL DESCRIPTION: PARCEL '1-B'
(AS PER SURVEY DIMENSION)**

A PARCEL OF LAND BEING A PORTION OF LOT 4, R. INGLIS'S SUBDIVISION, R. INGLIS'S SUBDIVISION BEING RECORDED IN PLAT BOOK 10 AT PAGE 26 AS PER THE OFFICIAL PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, AND BEING LOCATED WITHIN SECTION 15, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MISSISSIPPI, AS SHOWN ON THE SURVEY PERFORMED BY PATRICK MARTINO PLS INC. DATED MARCH 30, 2022 (GEODETIC BEARINGS USED DURING SURVEY BASED ON RTK GPS OBSERVATION-NAD83; CORS96) AND DESCRIBED IN PARTICULAR AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 4, OF SAID R. INGLIS'S SUBDIVISION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY OF NESTER, AS DESCRIBED IN DEED INSTRUMENT #2013-0003046-D-J1; THENCE ALONG THE WEST LINE OF SAID NESTER PROPERTY, S00°16'55"E 21.79 FEET TO A CAPPED 1/2" IRON ROD SET (STAMPED MARTINO PLS 02838), SAID IRON ROD BEING THE POINT OF BEGINNING; THENCE CONTINUE S00°16'55"E 21.79 FEET TO A 1/2" IRON ROD FOUND LYING AT THE NORTHWEST CORNER OF PROPERTY NOW OR FORMERLY OF FLOWERS, AS DESCRIBED IN DEED INSTRUMENT #2018-0008358-D-J1; THENCE CONTINUE ALONG THE WEST LINE OF SAID FLOWERS PROPERTY, S00°16'55"E 75.08 FEET TO AN AXLE FOUND LYING AT THE NORTHERNMOST CORNER OF PROPERTY NOW OR FORMERLY OF JAMISON, AS DESCRIBED IN DEED INSTRUMENT #2010-0001893-D-J1; THENCE ALONG THE WEST LINE OF SAID JAMISON PROPERTY, S00°19'08"W 266.63 FEET TO A 1.25" IRON PIPE FOUND LYING ON THE NORTH MARGIN OF JOHNSON ROAD; THENCE ALONG SAID NORTH MARGIN, S53°23'18"W 246.86 FEET TO A CAPPED 1/2" IRON ROD SET (STAMPED MARTINO PLS 02838); THENCE LEAVING SAID NORTH MARGIN, N00°05'35"W 510.47 FEET TO A CAPPED 1/2" IRON ROD SET (STAMPED MARTINO PLS 02838); THENCE N89°55'38"E 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES.

REFERENCE MATERIALS:

- 1.) HARRISON COUNTY GIS WEBSITE AND TAX MAP, CURRENT EDITION.
- 2.) PLAT OF R. INGLIS'S SUBDIVISION, BEING RECORDED IN PLAT BOOK 10 AT PAGE 26.
- 3.) PLAT OF PECAN PARK SUBDIVISION, PART IX, BEING RECORDED IN PLAT BOOK 32 AT PAGE B.
- 4.) DEEDS DESCRIBED AND SHOWN HEREON.
- 5.) INFORMATION PROVIDED BY CLIENT.
- 6.) DEED INSTRUMENT 2021-6044-D-J1.

NOTES:

- 1.) THIS SURVEY AND PLAT WERE PREPARED ONLY FOR THE CLIENT NAMED HEREON AND NO THIRD PARTY CERTIFICATION IS EXPRESSED OR IMPLIED.
- 2.) A COPY OF THIS PLAT IS VALID ONLY IF IT IS COMPLETE AND INTACT, HAS AN ORIGINAL SIGNATURE AND DATE, AND HAS THE ORIGINAL EMBOSSED OR COLORED (NOT BLACK) STAMPED SURVEYOR'S SEAL.
- 3.) THIS SURVEY IS SUBJECT TO ALL APPLICABLE GOVERNMENTAL REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, AND RIGHTS-OF-WAY OF RECORD.
- 4.) REDIVISION OF THIS PROPERTY IS SUBJECT TO CURRENT SUBDIVISION AND ZONING REGULATIONS AND ET CETERA. APPROVAL NEEDS TO BE OBTAINED FROM THE APPROPRIATE GOVERNING BODIES.

BOUNDARY NOTE:

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISIONS LOTS. BOUNDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. EASEMENTS, SERVITUDES, BUILDING ORDINANCES, ZONING, AND OTHER LEGAL ENCUMBERMENTS MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBERMENTS ATTACHED TO ANY PROPERTY.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Patrick M. Martino
PATRICK M. MARTINO, P.L.S.

10/28/2020

DATE OF FIELD SURVEY

(SHEET 3 OF 4)



THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR AN ENVIRONMENTAL STUDY.

NO FLOOD ZONE DETERMINATION WAS PERFORMED AS A PART OF THIS SURVEY. AN ACCURATE DETERMINATION CAN BE MADE BY ORDERING A FEMA ELEVATION CERTIFICATE.

CLIENT: RYAN & ELIZABETH DILORENZO	
PARCEL JOHNSON ROAD ADDRESS: LONG BEACH, MS 39560	
INGLIS'S SUB'D; SECTION 15 - T8S - R12W	
TAX PARCEL ID NO.: 0512B-01-009.002	
CREW CHIEF: P/M	DRAWN BY: P/TPD, JAG
DATE: 3/30/2022	JOB#: P22156
REVISED:	OLD JOB#: P17612



PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE/FAX: 228-396-2283
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PROFESSIONAL LAND SURVEYOR

MINUTES OF JULY 28, 2022
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 ALDERMEN HAVE REVIEWED AND APPROVED THE ATTACHED FINAL PLAT. THE FOLLOWING PROPERTY HAS BEEN SUBDIVIDED FROM HARRISON COUNTY AD VALOREM TAX PARCEL # 0512b-01-009.002 INTO TWO (2) NEW PARCELS. THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING BOUNDED ON THE SOUTH BY JOHNSON ROAD, BOUNDED ON THE WEST BY THE PROPERTY NOW OR FORMERLY OF ULLAND, BOUNDED ON THE NORTH BY PECAN PARK SUBDIVISION, AND BOUNDED ON THE EAST BY THE PROPERTIES NOW OR FORMERLY OF NESTER, FLOWERS, AND JAMISON.

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HERON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF LONG BEACH, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

WITNESS MY SIGNATURE ON THIS 30 DAY OF JUNE 2022.

BY: Anthony Ryan Dilorenzo
OWNER

SUBSCRIBED AND SWORN TO BEFORE ME, IN MY PRESENCE THIS 30 DAY OF JUNE 2022, A NOTARY PUBLIC IN AND FOR THE COUNTY OF HARRISON, STATE OF MISSISSIPPI.



Shelby Yarbrough
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/20/2023

CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP DRAWN BY ME OR DRAWN UNDER MY SUPERVISION FROM ACTUAL SURVEY MADE BY ME OR ACTUAL SURVEY MADE UNDER MY SUPERVISION AND

A DEED DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2021 6044 D-J1,

IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND

SEAL THIS THE 28TH DAY OF OCTOBER 2021,



Patrick M. Martino
PATRICK M. MARTINO, PROFESSIONAL LAND SURVEYOR

02838
REGISTRATION NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME, IN MY PRESENCE THIS _____ DAY OF _____, 2022, A NOTARY PUBLIC IN AND FOR THE COUNTY OF HARRISON, STATE OF MISSISSIPPI.

NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: _____

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, THE EXTENSION OF PUBLIC WATER OR SEWER SYSTEM OR THE INSTALLATION OF DRAINAGE IMPROVEMENTS THROUGH ONE OR MORE LOTS TO SERVE ONE OR MORE LOTS. THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE CITY ORDINANCES OF LONG BEACH AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE ADMINISTRATOR SUBJECT TO ITS BEING RECORDED IN THE HARRISON COUNTY COURTHOUSE WITHIN (60) DAYS OF THE DATE BELOW.

ADMINISTRATOR _____ DATE _____

PLANNING COMMISSION

APPROVED BY THE CITY OF LONG BEACH PLANNING COMMISSION AT THE REGULAR MEETING OF SAID COMMISSION HELD ON THE _____ DAY OF _____, 2022.

BY: _____
PLANNING COMMISSION CHAIRMAN DATE _____

ACCEPTANCE

SUBMITTED TO AND APPROVED BY THE CITY OF LONG BEACH, BOARD OF ALDERMEN, AT THE REGULAR MEETING OF SAID BOARD OF ALDERMEN HELD ON THE _____ DAY OF _____, 2022.

ADOPT: _____ ATTEST: _____
MAYOR CITY CLERK



(SHEET 4 OF 4)

CLIENT:
**RYAN & ELIZABETH
DIORENZO**
CREW CHIEF: PMM
DRAWN BY: PTPD, JAC
JOB# P22156
DATE: 3/30/2022
REVISED:



PATRICK M. MARTINO, PLS
13010 KAYLEIGH COVE
BILOXI, MISSISSIPPI 39532
PHONE/FAX: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

**MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee: 20531 Johnson Rd				
Date: 07-20-22				
*SEWER AND WATER TAP				
MATERIALS:				
QTY.		ITEM	PRICE	TOTAL
1	EA	8X6" T wye	\$42.76	\$42.76
1	EA	6" wye	\$34.23	\$34.23
2	EA	8" FERNCO	\$11.77	\$23.54
2	EA	6" CAPS	\$8.52	\$17.04
28	FT	6" SDR 26	\$6.81	\$190.68
1	EA	8"x1" Tap Saddle	\$32.63	\$32.63
1	EA	1" Corp Stop	\$42.21	\$42.21
1	EA	1" Curb Stop	\$50.79	\$50.79
30	FT	Roll Tube	\$0.56	\$16.80
1	EA	Meter Box	\$37.00	\$37.00
2	TONS	ASPHALT	\$58.75	\$117.50
2	TONS	LIMESTONE	\$27.00	\$54.00
TOTAL MATERIAL COST				\$659.18
EQUIPMENT:				
QTY.		ITEM	PRICE	TOTAL
12	HRS	161-TRACK HOE	\$22.00	\$264.00
12	HRS	DUMP TRUCK/ Trailer	\$45.00	\$540.00
12	HRS	CREW TRUCK	\$10.00	\$120.00
4	HRS	ASPHALT TRUCK	\$43.00	\$172.00
4	HRS	ROLLER	\$21.00	\$84.00
TOTAL EQUIPMENT COST				\$1,180.00
LABOR:				
				TOTAL
LABOR				\$1,385.57
TOTAL LABOR COST				\$1,385.57
FUEL:				
				TOTAL
TOTAL MATERIAL COST				\$659.18
TOTAL EQUIPMENT COST				\$1,180.00
TOTAL LABOR COST				\$1,385.57
TOTAL				\$3,224.75
12% FUEL COST				\$386.97
PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:				<u>\$1,839.18</u>
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
PLEASE REMIT LABOR & FUEL COST TO:				<u>\$1,772.54</u>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
TOTAL WATER TAP FEE COST				\$3,611.72
*This area may require a sewer grinder system.				

MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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



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

July 5, 2022

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

RE: Certificate of Subdivision - Tax Parcel No. 0512B-01-009.002

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which lies on the east side of Johnson Road. Proposed Parcel "1-A" will be nearly 3.73 acres in size, with 63 feet of frontage on Johnson Road. Parcel "1-B" will be approx. 2 acres with just short of 247 feet of frontage. The Certificate itself has all appropriate certifications and information. If granted, City 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,

Billy Swort

BS:539

After considerable discussion and upon a letter of recommendation from the City Engineer, Commissioner Walters made motion, seconded by Commissioner Shaw and unanimously carried to approve the application as submitted.

Item, Final Plat Approval, Castine Pointe, Phase 6, Tax Parcel 0611C-01-002.000, submitted by Jared Riecke (owner) and Steve Drown (agent), was removed from the agenda at the request of the city engineer.

MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

It came for discussion under new business, a discussion of Ordinance 231, Subdivision Regulations, Ingress/Egress Major Subdivisions, as follows:

MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Minutes of July 19, 2022
Mayor and Board of Aldermen

ADDITIONAL SERVICES

Additional services consist of professional services provided which are not described specifically above but are mutually agreed upon between the Client and the Landscape Architect. This may include, but is not limited to, multiple revisions of approved drawings, or more design concepts than described in the scope above. Additional Services will be performed at the appropriate hourly rate, with estimates of time requirements first presented to you for approval.

Mayor Boss, we are grateful to be considered for this project. Please let me know if you need any additional information to assist you at this time.

Sincerely,

CHRISTIAN PREUS LANDSCAPE ARCHITECTURE, PLLC


BY: Christian H. Preus, ASLA 07.14.22
Date


Client 7-19-22
Date



There came on for discussion Ingress/Egress Major Subdivisions; whereupon Alderman Brown made motion seconded by Alderman Frazer and unanimously carried to direct the Planning & Development Commission in conjunction with City Engineer David Ball to review the City's sub-division ordinance, and draft an amendment addressing developer's contributions to off-site improvements such as turning and storage lanes, water/sewer and drainage.

M.B. 99
07.19.22 Reg

MINUTES OF JULY 28, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion, Commissioner Walters made motion, seconded by Commissioner Shaw and unanimously carried to schedule a work session after the regular scheduled meeting on August 11, 2022, at 5:30.

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

APPROVED:

Vice Chairman Shawn Barlow

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk