

**MINUTES OF SEPTEMBER 22, 2022**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**  
**AGENDA**  
**SEPTEMBER 22, 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- 20030 Pineville Road, Tax Parcel 05111-01-039.000, Submitted by Danny Leggett.

**IV. ANNOUNCEMENTS**

**V. APPROVE MINUTES**

- 1. September 8, 2022

**VI. UNFINISHED BUSINESS**

**VII. NEW BUSINESS**

- 1. Certificate of Resubdivision- 20030 Pineville Road, Tax Parcel 05111-01-039.0 Submitted by Danny Leggett.
- 2. Certificate of Resubdivision- 0 South Nicholson Avenue, Tax Parcel 0612A-03-007.002, Submitted by Vision Painting & Coast.

**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 October 4, 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 Michael Levens read the Opening Statement for the Planning and Development Commission.

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**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that one (1) public hearing was heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 22nd day of September 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 Hearing the following named persons: Vice Chairman Shawn Barlow, Commissioners Michael Levens, Chris Fields, Jennifer Glenn and Marcia Kruse, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the public hearing were Chairman Frank Olaivar, Commissioners Sawyer Walters, Billy Suthoff, Justin Shaw, City Advisor Bill Hessell and Building Official Mike Gundlach.

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

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The first public hearing to consider a Variance for property located at 20030 Pineville Road, Tax Parcel 0511I-01-039.000, submitted by Danny Leggett, as follows:

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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	8-29-22
Zoning	R-1
Agenda Date	9-22-22
Check Number	1664

**VARIANCE REQUEST**

- I. Tax Parcel Number(s): 0511 I-01-039.000
- II. Address of Property Involved: 20030 Pineville Road
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)  
asking for a 5' variance for a driveway entrance. Driveway entrance will be 30' wide and 275' long.

**\*\*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? We are not wanting to cut the line oak trees that are in the 35' footprint of the driveway and there is already a fence constructed on the property.
- 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. The Line Oaks are large and have been there for many years.
- 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? We would have to cut down line oak trees, remove the fence and spend more money to widen the driveway the extra 5'.
- 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. Other properties in the area have various size of driveway widths.

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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 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.

<u>Danny Leggett</u> Name of Rightful Owner (PRINT)	<u>[Signature]</u> Name of Agent (PRINT)
<u>20030 Pineville Road</u> Owner's Mailing Address	<u>[Signature]</u> Agent's Mailing Address
<u>Long Beach</u> City <u>CA</u> State <u>90801</u> Zip	<u>[Signature]</u> City <u>CA</u> State <u>90801</u> Zip
<u>228-365-1801</u> Phone	<u>[Signature]</u> Phone
<u>[Signature]</u> Signature of Rightful Owner	<u>[Signature]</u> Signature of Applicant
<u>08-26-22</u> Date	<u>[Signature]</u> Date

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STATE OF MISSISSIPPI  
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN E. GUIER and DOROTHY M. GUIER, do hereby sell, convey and warrant unto DANNY R. LEGGETT and wife, WILMA M. LEGGETT, as joint tenants, not as tenants in common, but with survivorship to either, the following described property, together with the improvements situated thereon, being located in the First Judicial District of Harrison County, Mississippi, to-wit:

A parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi, better described as:

Beginning at the Southwest corner of the said Southeast Quarter of the Northeast Quarter of Section 10, run East along the half section line 440 feet, thence North 20 feet to the North margin of Pineville Road for Point of Beginning, thence North 501.4 feet, thence North 89° East along a fence line 220 feet thence South 505.2 feet to the North margin of Pineville Road thence West along said roadway 220 feet to the Point of Beginning.

The above described property is subject to any restrictive covenants, mineral reservations and easements of record.

Ad Valorem taxes for the current year are prorated as of the date of this deed and are assumed by the Grantees herein.

WITNESS our signatures, this the 15th day of March, A.D., 1988.

*John E. Guier*  
JOHN E. GUIER  
*Dorothy M. Guier*  
DOROTHY M. GUIER

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the above mentioned state and county, the within

named, JOHN E. GUIER and DOROTHY M. GUIER, who acknowledged that they signed and delivered the above and foregoing instrument on the day and in the year therein mentioned.

WITNESS my signature and official seal of office, this the 15th day of March, A.D., 1988.

*Joseph J. Smith*  
NOTARY PUBLIC

My Commission Expires:  
1-17-90

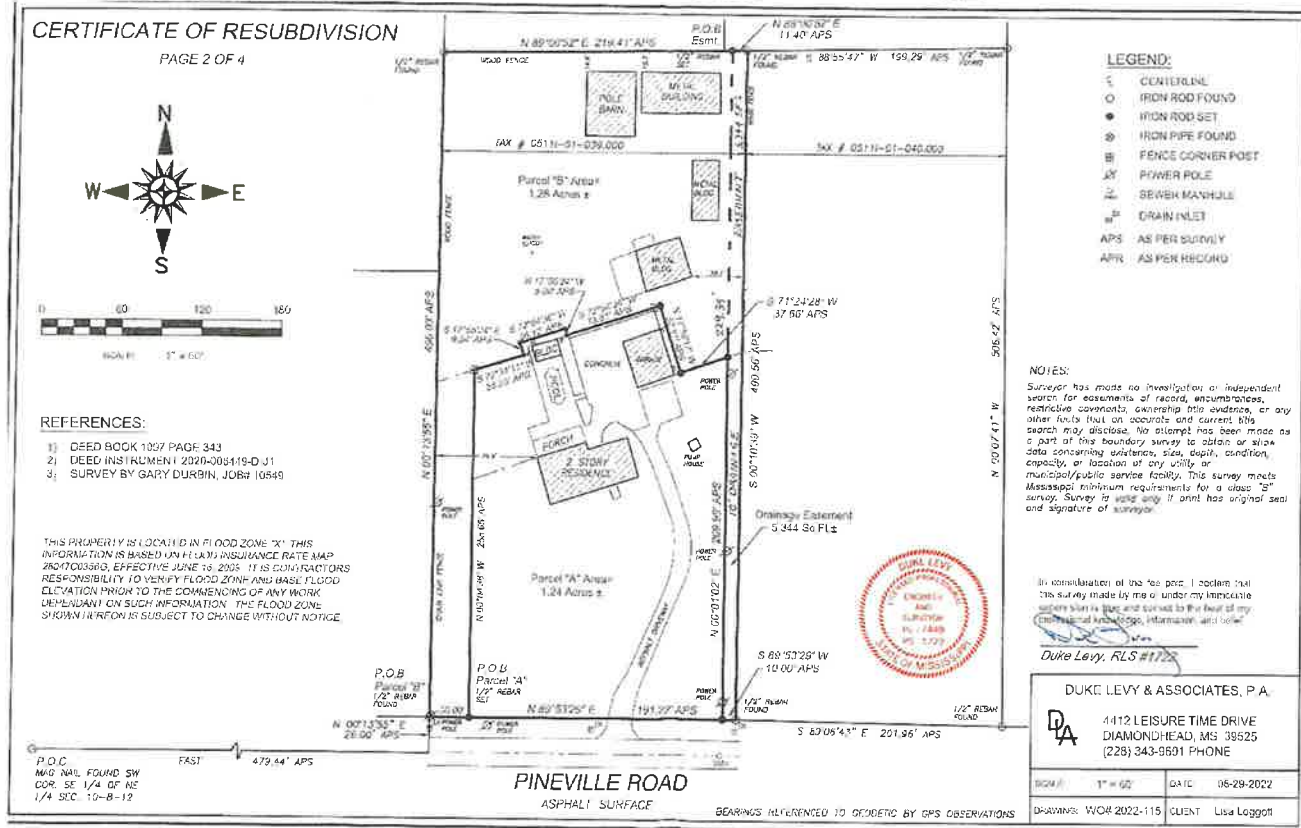
Grantors:  
GUIER  
607 Hancock Road  
Fairhope, Alabama 36532  
601-863-8678

Grantees:  
LEGGETT  
30 Pineville Road  
Long Beach, MS 39566  
601-664-3111

STATEMENT OF FEES  
Fees Paid \$2.00  
L.S. Paper \$1.00  
Abstract Section \$10.00  
Mortgage Entry \$0.00  
Total Fees \$13.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT  
I hereby certify that the foregoing was prepared and filed in record of Deeds and 48-117-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-24

MINUTES OF SEPTEMBER 22, 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 HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Variance.

Danny Leggett, 20030 Pineville Road, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is "requesting a 5' variance of road frontage entrance for a driveway. The driveway entrance will be 30' wide and 275' long". The City's requirement states that every lot shall have access to it that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles, as well as, for all those likely to need or desire access to the property in its intended use. However, no lot shall have less than thirty-five (35) front feet on a street. The location of the request is 20030 Pineville Road, Tax Parcel 05111 01-039.000. The legal description is as follows:

2.7 AC(C) BEG 480 FT E OF SW COR OF SE 1/4 OF NE 1/4 OF SEC 10-B-12 ON N MAR OF PINEVILLE RD N 501.4 FT E 220 FT N 88 DG L 11.4 FT S 499.9 FT TO PINEVILLE RD W 10 FT ALONG RD W 221.2 FT ALONG RD TO POB PART OF SE 1/4 OF NE 1/4 OF SEC 10-B-12

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, September 22, 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 petition.

/s/ signed  
 Chairman  
 Planning and Development Commission



MINUTES OF SEPTEMBER 22, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Bend along line to expose Pop-up Edge Use Avery Template 5160

Daniels Karen and Christopher  
20020 Pineville Road  
Long Beach, MS 39560

Marie Wayne A and Margaret P  
20025 Patton Road  
Long Beach, MS 39560

Fayard David and Elise Hayes  
700 Old Savannah Drive  
Long Beach, MS 39560

Fayard Godfrey F Jr -L/E-  
20041 Patton Road  
Long Beach, MS 39560

Smith Melvin L Jr and Jo Ann C  
PO Box 473  
Long Beach, MS 39560

Keel Stephen M  
579 Royal Oak Drive  
Pass Christian, MS 39571

Carrubba Stephen G  
20036 Pineville Road  
Long Beach, MS 39560

Robateau Allan and Enid  
20031 Pineville Road  
Long Beach, MS 39560

Johnson Newton G Jr and Tekla C  
502 Old Savannah Drive  
Long Beach, MS 39560

Hansen Amanda M and Dustin B  
20053 Pineville Road  
Long Beach, MS 39560

Gardner Richard Norbert and Carolyn A  
501 Old Savannah Drive  
Long Beach, MS 39560

Val's Property Development LLC ETAL  
PO Box 2863  
Gulfport, MS 39505

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 DAIL, 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 one hundred sixty feet (160') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, as stipulated in the Zoning Ordinance Number 598 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 August 29, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twelve (12) property owners within 160' of 20030 Pineville Road, Tax Parcel 05111-01-039.000, notifying them that a public meeting will be held, September 22, 2022, to consider an application for a Variance submitted by Danny Leggett.

Given under my hand this the 25th of August 2022.

*Stacey Dail*  
STACEY DAIL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 25th day of August 2022.

*Kini Gonsoulin*  
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:

MINUTES OF SEPTEMBER 22, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION  
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 in the following numbers and on the following dates of such paper:

Vol. XCVI No. 35 dated 14 day of August, 2022  
 Vol. XCVI No. 35 dated 14 day of September, 2022  
 Vol.      No.      dated      day of     , 20      
 \_\_\_\_\_ dated      day of     , 20      
 \_\_\_\_\_ dated      day of     , 20      
 \_\_\_\_\_ dated      day of     , 20      
 \_\_\_\_\_ dated      day of     , 20      
 \_\_\_\_\_ dated      day of     , 20      
 \_\_\_\_\_ dated      day of     , 20    

LEGAL NOTICE  
PUBLIC HEARING

In accordance with Article VII of the Comprehensive Long Beach Unified Land Ordinance of the City of Long Beach, Mississippi (2012) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Variance.

Debbie Leggett, 22010 Pineville Road, Long Beach, MS, 39090, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is "requesting a 3' increase of front setbacks (minimum) for a driveway. The driveway entrance will be 30' wide and 22' long". The City's requirements states that every lot shall have access to its street sufficient to afford a reasonable means of ingress and egress for emergency vehicles, as well as, for all those shall be road or driveway access to the property in its intended use. However, no lot shall have less than thirty-five (35) feet of access to a street. The location of the property is 22010 Pineville Road, Tax Parcel 0531-00-000,000. The legal description is as follows:

0.2 ACRES (EG 480 FT E OF SW COR OF SE 1/4 OF NE 1/4 OF SEC. 10 & 13 ON N 1/2 OF RANGE 30 N 30' & 14 FT. E 220 FT. TO S&S COR. 15.4 FT S 89.8 FT TO PINEVILLE RD W 10 FT ALONG RD W 221.2 FT ALONG RD TO TOP COR PART OF SE 1/4 IN NE 1/4 OF SEC. 10 & 13

or states on oath that said newspaper published and published continuously in \_\_\_\_\_ or period of more than twelve months first publication of said notice.

\_\_\_\_\_ Publisher

Sworn to and subscribed before me this 31 day of Aug, A.D. 2022.

\_\_\_\_\_  
Notary Public

DEBBIE A. ORR  
Commission Expires  
08-27-2024  
NOTARY  
PUBLIC  
10 8908  
HARRISON COUNTY  
STATE OF MISSISSIPPI

As signed  
Chairman  
Planning and Development Commission

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

Commissioner Fields made motion, seconded by Commissioner Glenn and unanimously carried to close the public hearing.

After considerable discussion, Commissioner Levens made motion, seconded by Commissioner Glenn and unanimously carried recommending the approval of the Variance as submitted.

\*\*\*\*\*

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 22nd day of September 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, Michael Levens, Chris Fields, Jennifer Glenn and Marcia Kruse, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.



**MINUTES OF SEPTEMBER 22, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Absent the regular meeting were Chairman Frank Olaivar, Commissioners Sawyer Walters, Billy Suthoff, Justin Shaw, City Advisor Bill Hessell and Building Official Mike Gundlach.

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

\*\*\*\*\*

Commissioner Glenn made motion, seconded by Commissioner Fields and unanimously carried to approve the Regular Meeting minutes of September 8, 2022, as submitted.

\*\*\*\*\*

It came for discussion under New Business a Certificate of Resubdivision for the property of 20030 Pineville Road, Tax Parcel 0511I-01-039.000, submitted by Danny Leggett, as follows:

MINUTES OF SEPTEMBER 22, 2022  
REGULAR MEETING

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 8-9-22  
Zoning R-1  
Agenda Date 8-25-22  
Check Number 1908

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

- ADVALOREM TAX PARCEL NUMBER(S): 0511I-01-039.000
- I. GENERAL LOCATION OF PROPERTY INVOLVED: ALONG PINEVILLE ROAD, BETWEEN DAUGHERTY ROAD & McCARTER LANE
- V. ADDRESS OF PROPERTY INVOLVED: 20030 PINEVILLE RD
- GENERAL DESCRIPTION OF REQUEST: Resubdivision of TAX PARCEL # 0511I-01-039.000  
Into PARCEL A, B, & C

- 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.

Danny Leggett  
Name of Rightful Owner (PRINT)

20030 Pineville Rd  
Owner's Mailing Address

Long Beach MS 39560  
City State Zip

(228) 365-1801  
Phone

Danny Leggett 8-8-22  
Signature of Rightful Owner Date

Same  
Name of Agent (PRINT)

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

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

\_\_\_\_\_  
Phone

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

MINUTES OF SEPTEMBER 22, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN E. GUIER and DOROTHY M. GUIER, do hereby sell, convey and warrant unto DANNY R. LEGGETT and wife, WILMA M. LEGGETT, as joint tenants, not as tenants in common, but with survivorship to either, the following described property, together with the improvements situated thereon, being located in the First Judicial District of Harrison County, Mississippi, to-wit:

A parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi, better described as:

Beginning at the Southwest corner of the said Southeast Quarter of the Northeast Quarter of Section 10, run East along the half section line 440 feet, thence North 20 feet to the North margin of Pineville Road for Point of Beginning, thence North 501.4 feet, thence North 89° East along a fence line 220 feet thence South 505.2 feet to the North margin of Pineville Road thence West along said roadway 220 feet to the Point of Beginning.

The above described property is subject to any restrictive covenants, mineral reservations and easements of record.

Ad Valorem taxes for the current year are prorated as of the date of this deed and are assumed by the Grantees herein.

WITNESS OUR signatures, this the 15th day of March, A.D., 1988.

*John E. Guier*  
JOHN E. GUIER  
*Dorothy M. Guier*  
DOROTHY M. GUIER

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the above mentioned state and county, the within

named, JOHN E. GUIER and DOROTHY M. GUIER, who acknowledged that they signed and delivered the above and foregoing instrument on the day and in the year therein mentioned.

WITNESS my signature and official seal of office, this the 15th day of March, A.D., 1988.

*John J. Keith*  
NOTARY PUBLIC

My Commission Expires:  
1-17-90

Grantors:  
GUIER  
607 Hancock Road  
Parche, Alabama 36532  
601-863-8478

Grantees:  
LEGGETT  
17030 Pineville Road  
Long Beach, MS 39506  
601-864-8011

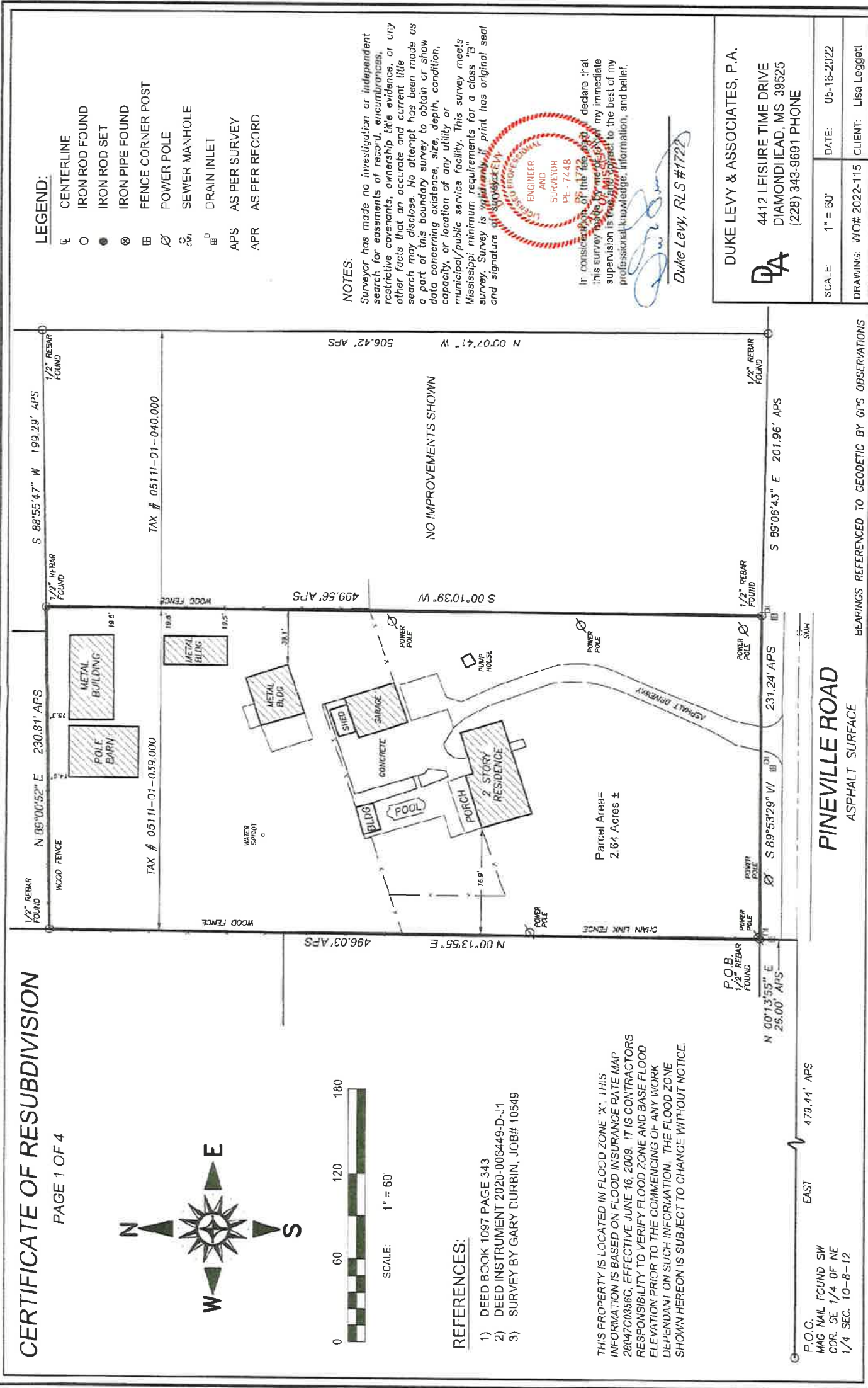
STATE NOTARIES  
Notary Public \$2.00  
Notary Seal \$1.00  
Notary Commission \$1.00  
Notary Renewal \$1.00  
Notary Renewal \$1.00  
Notary Renewal \$1.00  
Total Fees

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT  
I hereby certify that the foregoing instrument was acknowledged and subscribed to by the persons named and received in my presence on this 15th day of March, A.D. 1988.  
Notary Public  
John J. Keith

**MINUTES OF SEPTEMBER 22, 2022  
REGULAR MEETING**

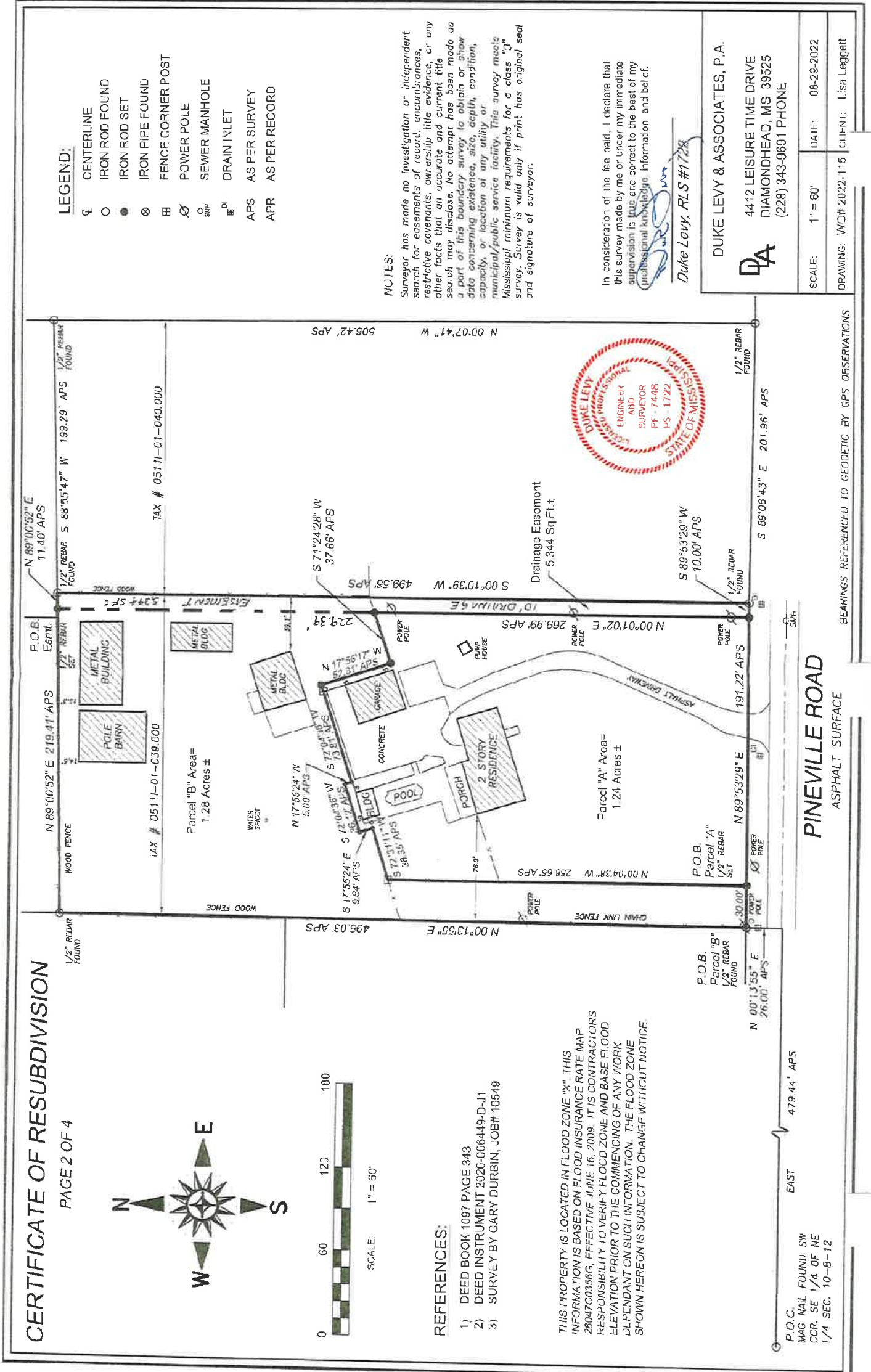
**483**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF SEPTEMBER 22, 2022  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION





MINUTES OF SEPTEMBER 22, 2022  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

PAGE 3 OF 4

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 as valorem tax parcel # 05111-01-039,000 into 2 new parcels. The subject property is generally described as being located #20030 Pineville Road.

LEGAL DESCRIPTION: (PRIOR TO RECONFIGURATION)

A parcel of land situated and being located in the SE 1/4 of the NE 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a mag nail found at the southwest corner of said SE 1/4 of the NE 1/4 of Section 10; thence East 479.44 feet to a point; thence N 00°13'55" E 26.00 feet to a 1/2" rebar found on the north margin of Pineville Road and being the Point of Beginning; thence continue N 00°13'55" E 496.03 feet to a 1/2" rebar found; thence N 89°00'52" E 230.81 feet to a 1/2" rebar found; thence S 00°10'39" W 499.56 feet to a 1/2" rebar found on the north margin of Pineville Road; thence S 89°53'29" W 231.24 feet along said north margin of Pineville Road to the Point of Beginning. Said parcel of land contains 2.64 acres, more or less.

LEGAL DESCRIPTION: Parcel 'A' (AS PER SURVEY)

A parcel of land situated and being located in the SE 1/4 of the NE 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a mag nail found at the southwest corner of said SE 1/4 of the NE 1/4 of Section 10; thence East 479.44 feet to a point; thence N 00°13'55" E 26.00 feet to a 1/2" rebar found on the north margin of Pineville Road; thence N 89°53'29" E 30.00 feet to a 1/2" rebar set and being the Point of Beginning; thence N 00°04'38" W 253.65 feet to a fence corner post found; thence N 72°31'11" E 38.35 feet to a 1/2" rebar set; thence N 17°55'24" W 9.84 feet to a 1/2" rebar set; thence N 72°04'36" E 36.12 feet to a 1/2" rebar set; thence S 17°55'24" E 5.00 feet to a 1/2" rebar set; thence N 72°04'36" E 73.81 feet to a 1/2" rebar set; thence S 17°55'24" E 5.00 feet to a 1/2" rebar set; thence N 71°24'28" E 37.66 feet to a 1/2" rebar set; thence S 00°10'102" W 269.99 feet to a 1/2" rebar set on the north margin of Pineville Road; thence S 89°53'29" W 191.22 feet to the Point of Beginning. Said parcel of land contains 1.24 acres, more or less.

LEGAL DESCRIPTION: Parcel 'B' (AS PER SURVEY)

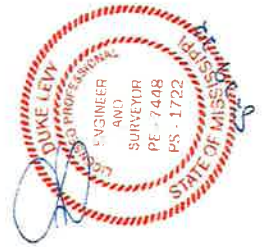
A parcel of land situated and being located in the SE 1/4 of the NE 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a mag nail found at the southwest corner of said SE 1/4 of the NE 1/4 of Section 10; thence East 479.44 feet to a point; thence N 00°13'55" E 26.00 feet to a 1/2" rebar found on the north margin of Pineville Road and being the Point of Beginning; thence continue N 00°13'55" E 496.03 feet to a 1/2" rebar found; thence N 89°00'52" E 219.41 feet to a 1/2" rebar found; thence S 00°10'102" W 229.39 feet to a 1/2" rebar set in a fence line; thence S 71°24'28" W 37.66 feet to a 1/2" rebar set; thence N 17°55'24" W 52.81 feet to a 1/2" rebar set; thence S 72°04'36" W 73.81 feet to a 1/2" rebar set; thence N 17°55'24" W 5.00 feet to a 1/2" rebar set; thence S 72°04'36" W 36.12 feet to a 1/2" rebar set; thence S 17°55'24" E 9.84 feet to a 1/2" rebar set; thence S 72°31'11" W 38.35 feet to a fence post found; thence S 00°04'38" E 258.65 feet to a 1/2" rebar set on the north margin of said Pineville Road; thence S 89°53'29" W 30.00 feet along said north margin to the Point of Beginning. Said parcel of land contains 1.28 acres, more or less.

LEGAL DESCRIPTION: Drainage Easement

A parcel of land situated and being located in the SE 1/4 of the NE 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a mag nail found at the southwest corner of said SE 1/4 of the NE 1/4 of Section 10; thence East 479.44 feet to a point; thence N 00°13'55" E 26.00 feet to a 1/2" rebar found on the north margin of Pineville Road; thence continue N 00°13'55" E 496.03 feet to a 1/2" rebar found; thence N 89°00'52" E 219.41 feet to a 1/2" rebar found and being the Point of Beginning; thence continue N 89°00'52" E 11.40 feet to a 1/2" rebar found; thence S 00°10'39" W 499.56 feet to a 1/2" rebar found on the north margin of Pineville Road; thence S 89°53'29" W 10.00 feet along said north margin of Pineville Road; thence N 00°01'02" E 269.99 feet to a 1/2" rebar set; thence continue N 00°01'02" E 229.39 feet to the Point of Beginning. Said parcel of land contains 5.344 square feet, more or less.



DUKE LEVY & ASSOCIATES, P.A.

4412 LEISURE TIME DRIVE  
DIAMONDHEAD, MS 39525  
(228) 343-9691 PHONE



SCALE: 1" = 60'

DATE: 08-29-2022

DRAWING: WOH 2022-115 CLIENT: Lisa Leggett



MINUTES OF SEPTEMBER 22, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

PAGE 4 OF 4

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.

*Danny Leggett*  
Signature of Owner or Owner's Agent

9-2-22  
Date

Subscribed and sworn to before me, in the presence this 2nd day of Sept 2022, a Notary Public in and for the County of Harrison, State of Mississippi.



SEAL  
My commission expires: 4/21/26

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 Deed Instrument 2020-0006449-D-11 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 8th day of AUGUST, 2022.



*Duke Levy*  
Registered Land Surveyor

PS-1722  
Registration Number

Subscribed and sworn to before me, in my presence this the 8th day of August, 2022, a Notary Public in and for the County of Harrison, State of Mississippi.

*Jangy Kelley*  
Notary Public

My Commission expires: 2-15-2026



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.

Planning Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

PLANNING COMMISSION

Submitted to and approve 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 \_\_\_\_\_

DUKE LEVY & ASSOCIATES, P.A.

4412 LEISURE TIME DRIVE  
DIAMONDHEAD, MS 39525  
(228) 343-9691 PHONE



SCALE 1" = 60' DATE: 05-16-2022

DRAWING: WO# 2022-115 DRAWN BY: Lisa Leggett

**MINUTES OF SEPTEMBER 22, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

<b>Special Tap Fee: 20030 Pineville Rd.</b>				
<b>Date: 08-12-22</b>				
<b>*2" Water and Sewer Tap</b>				
<b>MATERIALS:</b>				
<b>QTY.</b>		<b>ITEM</b>	<b>PRICE</b>	<b>TOTAL</b>
1	EA	8"x2" Tap Saddle	\$41.33	\$41.33
2	EA	2" Gate Valve	\$217.45	\$434.90
2	EA	2"CTS x Mac	\$80.94	\$161.88
2	EA	2" meter coupl.	\$21.73	\$43.46
40	FT	2" Roll Tube	\$1.94	\$77.60
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	Meter Box	\$37.00	\$37.00
1	EA	Road Detour	\$200.00	\$200.00
3	TONS	TEMP. ASPHALT	\$63.00	\$189.00
3	TONS	LIMESTONE	\$28.50	\$85.50
1	EA	PERM. ASPHALT	\$2,000.00	\$2,000.00
			<b>TOTAL MATERIAL COST</b>	<b>\$3,578.92</b>
<b>EQUIPMENT:</b>				
<b>QTY.</b>		<b>ITEM</b>	<b>PRICE</b>	<b>TOTAL</b>
16	HRS	161-TRACK HOE	\$22.00	\$352.00
16	HRS	DUMP TRUCK/ Trailer	\$45.00	\$720.00
16	HRS	CREW TRUCK	\$10.00	\$160.00
4	HRS	ASPHALT TRUCK	\$43.00	\$172.00
4	HRS	ROLLER	\$21.00	\$84.00
			<b>TOTAL EQUIPMENT COST</b>	<b>\$1,488.00</b>
<b>LABOR:</b>				
			<b>LABOR</b>	<b>TOTAL</b>
				<b>\$2,493.66</b>
			<b>TOTAL LABOR COST</b>	<b>\$2,493.66</b>
<b>FUEL:</b>				
			<b>TOTAL MATERIAL COST</b>	<b>TOTAL</b>
			<b>\$3,578.92</b>	<b>\$3,578.92</b>
			<b>TOTAL EQUIPMENT COST</b>	<b>\$1,488.00</b>
			<b>\$1,488.00</b>	
			<b>TOTAL LABOR COST</b>	<b>\$2,493.66</b>
			<b>\$2,493.66</b>	
			<b>TOTAL</b>	<b>\$7,560.58</b>
			<b>12% FUEL COST</b>	<b>\$907.27</b>
			<b>\$907.27</b>	
<b>PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:</b>				<b><u>\$5,066.92</u></b>
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
<b>PLEASE REMIT LABOR &amp; FUEL COST TO:</b>				<b><u>\$3,400.93</u></b>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
			<b>TOTAL WATER TAP FEE COST</b>	<b><u>\$8,467.85</u></b>
*This area may require a sewer grinder system. Have to go over HUCA FM.				

**MINUTES OF SEPTEMBER 22, 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

September 20, 2022

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

**RE: Certificate of Subdivision - Tax Parcel No. 0511I-01-039.000**

Ladies and Gentlemen:

We have received a resubmitted Certificate of Subdivision for the referenced property, which is generally described as being located at #20030 Pineville Rd. Proposed Parcel "A" will be nearly 1.24 acres in size, with 191 feet of frontage on Pineville Rd. Parcel "B" will be approx. 1.28 acres with 30 feet of frontage. The proposed "Drainage Easement" will be roughly 0.12 acres with 10 feet of frontage.

The Certificate itself has all appropriate certifications and information. However, we do see a few issues which are itemized below:

1. Parcel B:
  - a. The proposed "flagstaff" parcel is only 30 feet wide at Pineville Rd., which doesn't meet the ordinance requirements of 35 feet.
2. Drainage Easement:
  - a. The proposed parcel area does not meet the ordinance requirements of 7,500 sq. ft.
  - b. The proposed parcel is only 10 feet wide, which doesn't meet the ordinance requirements. Although this is described as a separate parcel, it is also noted as a drainage easement.

As always, we have done our best to describe any deficiencies depicted on the proposed subdivisions. The decision to accept or reject this subdivision ultimately resides with the City. We are aware that the developer has already applied for a variance, so perhaps the noted concerns are acceptable to the City under that variance process.

If acceptable, 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

**REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, and upon recommendation of a City Engineer, Commissioner Glenn made motion, seconded by Commissioner Kruse and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

It came for discussion under New Business a Certificate of Resubdivision for property located at 0 Nicholson Avenue, Tax Parcel 0612A-03-007.002, submitted by Vision Painting & Construction, as follows:

MINUTES OF SEPTEMBER 22, 2022  
REGULAR MEETING  
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 8-30-22  
Zoning R-1  
Agenda Date 9-22-22  
Check Number 4805

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0612A-03-007.002
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Corner of Nicholson Ave. & Hwy 90 on the west side
- IV. ADDRESS OF PROPERTY INVOLVED: 0 Nicholson Ave.
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 1 Property  
Into 2 property

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 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 agree to pay all fees and charges as stated.

Vision Painting & Const.  
Name of Rightful Owner (PRINT)

4528 Gaudier-Vancouver Rd  
Owner's Mailing Address

Gaudier, MS 39553  
City State Zip

228-249-6773  
Phone

[Signature]  
Signature of Rightful Owner

8/25/22  
Date

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

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

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

\_\_\_\_\_  
Phone

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



MINUTES OF SEPTEMBER 22, 2022  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

*I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.*

NAME OF OWNER (PRINT) Vision Painting & Construction LLC

ADDRESS (STREET, CITY, STATE, ZIP CODE) 4528 Gautier/Vancouver Rd

PHONE # (O) 228-497-4146 (C) 228-249-6773

TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_

SIGNATURE Aurora York

NAME OF OWNER (PRINT) \_\_\_\_\_

ADDRESS (STREET, CITY, STATE, ZIP CODE) \_\_\_\_\_

PHONE # (H) \_\_\_\_\_ (C) \_\_\_\_\_

TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_

SIGNATURE \_\_\_\_\_

NAME OF OWNER (PRINT) \_\_\_\_\_

ADDRESS (STREET, CITY, STATE, ZIP CODE) \_\_\_\_\_

PHONE # (H) \_\_\_\_\_ (C) \_\_\_\_\_

TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_

SIGNATURE \_\_\_\_\_

NAME OF OWNER (PRINT) \_\_\_\_\_

ADDRESS (STREET, CITY, STATE, ZIP CODE) \_\_\_\_\_

PHONE # (H) \_\_\_\_\_ (C) \_\_\_\_\_

TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_

SIGNATURE \_\_\_\_\_

**(Use additional forms as needed)**

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: \_\_\_\_\_







LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION  
NICHOLSON AVENUE  
SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST  
LONG BEACH, MISSISSIPPI  
PARCEL #0612A-03-007.002

NOW OR FORMERLY  
TOM FRICKS  
35986 AL HWY 75 S  
FYFFE AL 35971  
0612A-03-007.001

S 28°00'00" E (D)  
S 32°50'54" E (M)  
7.95' (M)  
7.85' (D)

S 54°43'00" W (D)  
S 58°06'30" W (M)  
10.84' (M)  
10.00' (D)

NOW OR FORMERLY  
STEPHEN NICOSIA  
515 GULFVIEW AVENUE  
LONG BEACH, MS 39560  
0612A-03-008.001

NOW OR FORMERLY  
FRANK SMITH SR  
500 E BEACH BLVD  
LONG BEACH, MS 39560  
0612A-03-008.000

SCALE: 1" = 40'

IRF 1/2" IRON ROD FOUND  
IPF 3/4" IRON PIPE FOUND  
IRS 1/2" IRON ROD SET  
PKF PK NAIL FOUND  
P=PLAT OF RECORD  
M=MEASURED  
D=DEED

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

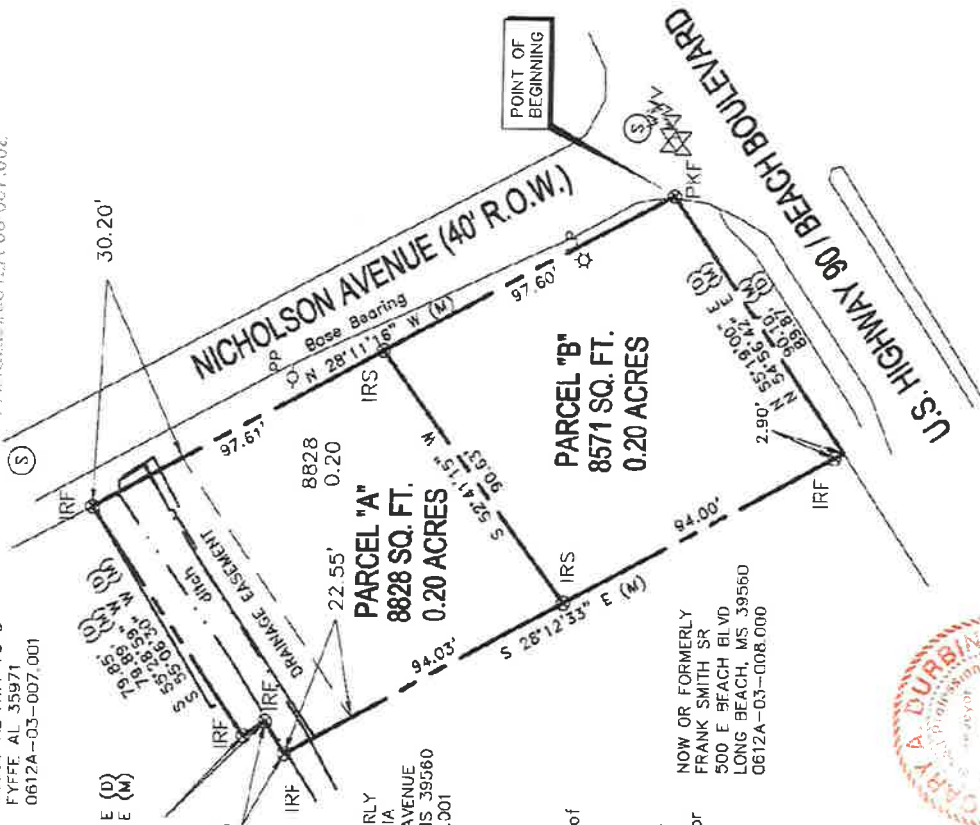
This is a Class "B" survey per "The Standards of Practice for Land Surveying in the State of Mississippi".

Bearings based on GPS Observation of the west margin of Nicholson Avenue, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "VE-21" per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-0357-C, Revised: 6/16/09.

This is to CERTIFY that this plat or map and the survey on which it is based were made in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi".

Gary A. Durbin, P.L.S. 2401  
August 24, 2021



LEGAL DESCRIPTION OF LOTS CREATED BY THIS SUBDIVISION  
PARCEL "A"  
(PER SURVEY)

A parcel of land situated and being located in a part of Block 19 of the Plat of Original Long Beach (Plat Book 11, Page 6) and in a part of Lot 15, Block 1 of Resurvey of Gulf View Court (Plat Book 15, Page 41), City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a PK nail at the intersection of the northerly right-of-way of U.S. Highway 90 (Beach Boulevard) with the westerly right-of-way of Nicholson Avenue, thence run N 28°11'16" W 97.60 feet along the westerly right-of-way of Nicholson Avenue to an iron rod and the Point of Beginning, thence continue N 28°11'16" W 97.61 feet along said West margin to an iron rod, thence run S 55°06'30" W 79.89 feet to an iron rod, thence run S 32°50'54" E 7.95 feet to the Southeast corner of Lot 14, Block 1, Resurvey of Gulf View Court, thence run S 58°06'30" W 10.64 feet along the south line of said Lot 14, thence run S 28°12'33" E 94.03 feet to an iron rod, thence N 52°41'15" E 90.63 feet to the west margin of Nicholson Avenue and the Point of Beginning. Said parcel contains 8828 square feet or 0.20 acres.

PARCEL "B"  
(PER SURVEY)

A parcel of land situated and being located in a part of Block 19 of the Plat of Original Long Beach (Plat Book 11, Page 6) and in a part of Lot 15, Block 1 of Resurvey of Gulf View Court (Plat Book 15, Page 41), City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at a PK nail at the intersection of the northerly right-of-way of U.S. Highway 90 (Beach Boulevard) with the westerly right-of-way of Nicholson Avenue, thence run N 28°11'16" W 97.60 feet along the westerly right-of-way of Nicholson Avenue to an iron rod, thence run S 52°41'15" W 90.63 feet to an iron rod on the easterly boundary of the Resurvey of Gulf View Court, thence run S 28°12'33" E 94.00 feet to a point on the north margin of said U.S. Highway 90, thence N 54°56'42" E 90.10 feet to a PK nail on the west margin of Nicholson Avenue and the Point of Beginning. Said parcel contains 8571 square feet or 0.20 acres.

11021

GARY A. DURBIN, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
13018 RIVERWALK CIRCLE, DIBBSVILLE, MS. 39540  
PH. (228) 365-3632 [Tevilsr@gmail.com](mailto:Tevilsr@gmail.com)

MINUTES OF SEPTEMBER 22, 2022  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF APPROVAL

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public street, or any change in existing public streets, the extension of public water or sewer 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 thereof 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.

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 \_\_\_\_\_

CERTIFICATE OF RESUBDIVISION  
NICHOLSON AVENUE  
SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST  
LONG BEACH, MISSISSIPPI  
PARCEL #0612A-03-007-002

Sheet 3 of 3  
11021  
GARY A. DURBIN, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39510  
Ph. (228) 365-3632 Telexg@aol.com

CERTIFICATE OF OWNERSHIP

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

OWNER: Anthony York  
ANTHONY YORK  
DATE: 8/30/22

Subscribed and sworn to before me, in my presence this 30th day of Aug 2022, at Long Beach, Mississippi in and for the County of Harrison, State of Mississippi.

SEAL  
MY COMMISSION EXPIRES 06-28-2026  
RIKKI L. MACON  
NOTARY PUBLIC  
Gary A. Durbin

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision form an actual survey made by me or under my supervision and a deed description recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ in accordance with the applicable codes and ordinances. Witness my original signature, registration number and seal this the 24 day of Aug 2022.

SEAL OR STAMP  
GARY A. DURBIN, P.L.S. 2401  
Gary A. Durbin  
GARY A. DURBIN, P.L.S. 2401

Subscribed and sworn to before me, in my presence this 24 day of Aug 2022, at Long Beach, Mississippi in and for the County of Harrison, State of Mississippi.

SEAL  
MY COMMISSION EXPIRES September 30th 2022  
TAMOTH J. MCGILVER  
NOTARY PUBLIC  
ID No. 118278  
Commission Expires 9-30-2022  
Tamoth J. McGilver  
NOTARY PUBLIC

**MINUTES OF SEPTEMBER 22, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Special Tap Fee: Nicholson and HWY 90				
Date: 09-21-22				
SEWER AND WATER TAP				
<b>MATERIALS:</b>				
QTY.		ITEM	PRICE	TOTAL
1	EA	6" wye	\$34.23	\$34.23
2	EA	6" FERNCO	\$11.77	\$23.54
2	EA	6" CAPS	\$8.52	\$17.04
14	FT	6" SDR 26	\$6.81	\$95.34
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
20	FT	Roll Tube	\$0.56	\$11.20
1	EA	Meter Box	\$37.00	\$37.00
<b>TOTAL MATERIAL COST</b>				<b>\$343.98</b>
<b>EQUIPMENT:</b>				
QTY.		ITEM	PRICE	TOTAL
8	HRS	161-TRACK HOE	\$22.00	\$176.00
8	HRS	DUMP TRUCK/ Trailer	\$45.00	\$360.00
8	HRS	CREW TRUCK	\$10.00	\$80.00
<b>TOTAL EQUIPMENT COST</b>				<b>\$616.00</b>
<b>LABOR:</b>				
			<b>LABOR</b>	<b>TOTAL</b>
				\$911.95
<b>TOTAL LABOR COST</b>				<b>\$911.95</b>
<b>FUEL:</b>				
			<b>TOTAL MATERIAL COST</b>	<b>\$343.98</b>
			<b>TOTAL EQUIPMENT COST</b>	<b>\$616.00</b>
			<b>TOTAL LABOR COST</b>	<b>\$911.95</b>
			<b>TOTAL</b>	<b>\$1,871.93</b>
			<b>12% FUEL COST</b>	<b>\$224.63</b>
<b>PLEASE REMIT MATERIAL AND EQUIPMENT COST TO:</b>				<b><u>\$959.98</u></b>
City of Long Beach				
P.O. Box 591				
Long Beach, MS 39560				
<b>PLEASE REMIT LABOR &amp; FUEL COST TO:</b>				<b><u>\$1,136.58</u></b>
H2O Innovation				
P.O. Box 591				
Long Beach, MS 39560				
<b>TOTAL WATER TAP FEE COST</b>				<b><span style="border: 1px solid black; padding: 2px;">\$2,096.56</span></b>



MINUTES OF SEPTEMBER 22, 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

August 31, 2022

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

RE: Certificate of Subdivision - Tax Parcel No. 0612A-03-007.002

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located in a part of Block 19 of the Plat of Original Long Beach. Proposed Parcel "A" will be 0.2 acres in size, with nearly 98 feet of frontage on Nicholson Ave. Parcel "B" will be 0.2 acres with just short of 98 feet of frontage on Nicholson Ave. 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 recommendation of a City Engineer, Commissioner Fields made motion, seconded by Commissioner Levens and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

**REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

There being no further business to come before the Planning and Development at this time, Commissioner Glenn made motion, seconded by Commissioner Kruse 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