

MINUTES OF MARCH 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
AGENDA
MARCH 25, 2021
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. Zoning Text Change- Ordinance 598, Section 90: Abandonment and Discontinuance of Nonconforming Situations.

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

- 1. February 25, 2021

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

- 1. Certificate of Resubdivision- 5543 and 5545 Daugherty Road, Tax Parcel 05111-02-033.000, Submitted by Henry C. Odenwald, Jr.

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 April 7, 2021.

**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 McKenzie read the Opening Statement for the Planning and Development Commission.

**MINUTES OF MARCH 25, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Due to the anticipated length of the scheduled public hearing, Commissioner Ward made motion seconded by Commissioner Husband and unanimously carried to move the Certificate of Resubdivision for property located at 5543 and 5545 Daugherty Road, submitted by Henry C. Odenwald to this point in the meeting.

It came for discussion under New Business, a Certificate of Resubdivision for property located at 5543 and 5545 Daugherty Road, Tax Parcel 0511I-02-033.000, submitted by Henry C. Odenwald, Jr, as follows:

	<p>CITY OF LONG BEACH PLANNING DEPARTMENT 201 JEFF DAVIS AVENUE PO BOX 929 LONG BEACH, MS 39560 (228) 863-1554 (228) 863-1558 FAX</p>	<p style="text-align: center; margin: 0;">Office use only</p> <p>Date Received <u>3-25-21</u> Zoning <u>R-1</u> Agenda Date <u>3-25-21</u> Check Number <u>1047</u></p>
<p><u>APPLICATION FOR CERTIFICATE OF RESUBDIVISION</u></p>		
<p>I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION</p>		
<p>II. ADVALOREM TAX PARCEL NUMBER(S): <u>0511I-02-033.000</u></p>		
<p>III. GENERAL LOCATION OF PROPERTY INVOLVED: <u>Daugherty Road</u> <u>near Mossy Oaks Subdivision</u></p>		
<p>IV. ADDRESS OF PROPERTY INVOLVED: <u>5543 DAUGHERTY RD, LONG BEACH, MS.</u></p>		
<p>V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of <u>make one parcel</u> Into <u>two parcels of land.</u></p>		
<p>VI. REQUIRED ATTACHMENTS:</p> <p>A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.</p> <p>B. Cash or Check payable to the City of Long Beach in the amount of \$250.00</p> <p>C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.</p> <p>***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.</p>		
<p>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.</p>		
<p>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.</p>		
<p><u>HENRY C ODENWALD, JR</u> Name of Rightful Owner (PRINT)</p>	<p>_____ Name of Agent (PRINT)</p>	
<p><u>5545 DAUGHERTY RD</u> Owner's Mailing Address</p>	<p>_____ Agent's Mailing Address</p>	
<p><u>LONG BEACH, MS 39560</u> City State Zip</p>	<p>_____ City</p>	<p>_____ State</p>
<p><u>228-864-2024</u> Phone</p>	<p>_____ Zip</p>	
<p><u>Henry C Odenwald Jr</u> Signature of Rightful Owner</p>	<p>_____ Phone</p>	
<p>_____ Date</p>	<p>_____ Signature of Applicant</p>	
<p>_____ Date</p>		

MINUTES OF MARCH 25, 2021
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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) HENRY C ODENWALD JR
ADDRESS (STREET, CITY, STATE, ZIP CODE) 5545 DAUGHERTY RD LONG BEACH, CA 90801
PHONE # (H) 228-864-2024 (C) 228-326-2809
TAX PARCEL NUMBER(S) OWNED 05111-02-033.000
SIGNATURE Henry C Odenwald Jr.

NAME OF OWNER (PRINT) GAIETANA B. ODENWALD
ADDRESS (STREET, CITY, STATE, ZIP CODE) 5545 DAUGHERTY RD LONG BEACH, CA 90801
PHONE # (H) 228-864-2024 (C) 228-326-3129
TAX PARCEL NUMBER(S) OWNED 05111-02-033.000
SIGNATURE Gaietana B. Odenwald

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: _____

**MINUTES OF MARCH 25, 2021
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

EXISTING

A RESUBDIVISION OF A 4.776 ACRE PARCEL LOCATED IN THE CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO PARCELS "A" AND "B". SAID PARCEL BEING REFERRED TO AS TAX PARCEL NUMBER 05111-02-033.000. 5543 DAUGHERTY ROAD

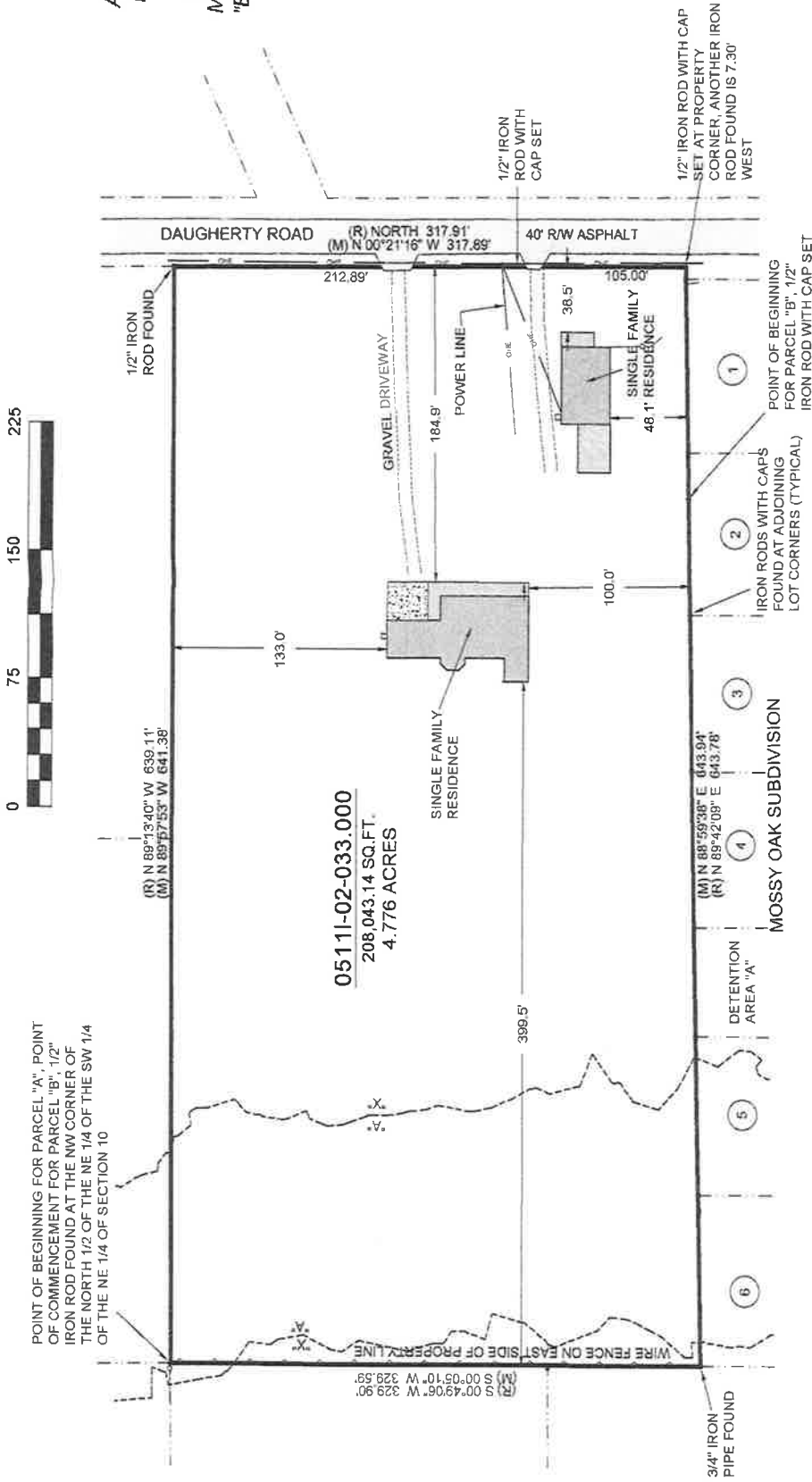
MINIMUM BUILDING SETBACKS:
THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1, SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.
FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 15 FEET

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "X" AND "A" ACCORDING TO MAP NUMBER 28047C03566G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

GPS OBSERVATION NOTE

DATE OF FIELD WORK: 03/03/2021
TOPCON HIPER VR RECEIVER WAS USED FOR GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

- NOTES:**
- 1.) FIELD SURVEY PERFORMED WITH A TOPCON HIPER VR GPS RECEIVER.
 - 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 M.S.E.).
 - 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
 - 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
 - 5.) THIS IS A CLASS "B" SURVEY.
 - 6.) BEARINGS SHOWN HEREON ARE DERIVED BY:
GRID NORTH BY GPS OBSERVATION. ALL LINES RELATIVE TO.



- LEGEND:**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - IRON ROD SET
 - CONCRETE MONUMENT FOUND
 - STONE CORNER
 - CONCRETE MONUMENT SET
 - LIQUID (NOT FOUND)
 - AS PER RECORD
 - AS PER PLAT
 - AS PER RECORD
 - IRON ROD SET

- REFERENCE MATERIALS:**
- 1.) HARRISON COUNTY GIS WEBSITE
 - 2.) HARRISON COUNTY TAX MAPS
 - 3.) DEED BOOK 087, PAGES 338
 - 4.) DEED BOOK 087, PAGES 338
 - 5.) RECORDED PLAT OF MOSSY OAK SUBDIVISION

SCALE 1" = 75'
REFERENCE: GRID NORTH BY GPS OBSERVATION (DATUM=NAD 83)

NOTE:
PROPERTY IS SERVICED BY CITY OF LONG BEACH WATER AND SEWER AT THIS TIME.

CLIENT: HENRY C. ODENWALD, JR. AND WIFE,
GAETANA B. ODENWALD
DATE OF FIELD SURVEY: 03/03/2021
DRAWN BY: CAC
JOB NUMBER: 21062.dwg

PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

MINUTES OF MARCH 25, 2021
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PROPOSED

A RESUBDIVISION OF A 4.776 ACRE PARCEL LOCATED IN THE CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, INTO PARCELS "A" AND "B". SAID PARCEL BEING REFERRED TO AS TAX PARCEL NUMBER 05111-02-033.000. 5543 DAUGHERTY ROAD

MINIMUM BUILDING SETBACKS:
THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1, SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.
FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 15 FEET

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN THE FIRM ZONES "X" AND "A" ACCORDING TO MAP NUMBER 28047C03566, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

GPS OBSERVATION NOTE

DATE OF FIELD WORK: 03/03/2021
TOPCON HIPER VR RECEIVER WAS USED FOR GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK.

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A TOPCON HIPER VR GPS RECEIVER.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC., RTK NETWORK, AND ARE BASED ON SPC (2011 MSEL).
- 3.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-237-6477.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
- 5.) THIS IS A CLASS "B" SURVEY.
- 6.) BEARINGS SHOWN HEREON ARE DERIVED BY:
GRID NORTH BY GPS OBSERVATION. ALL LINES RELATIVE TO.

- LEGEND:**
- IRON ROD FOUND
 - IRON PIPE FOUND
 - IRON ROD SET
 - IRON PIPE SET
 - SPIKE SET
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - AS PER SURVEY
 - AS PER RECORD
 - AS PER PLAN
 - IRON ROD SET



SCALE 1" = 75'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

NOTE:
PROPERTY IS SERVICED BY CITY OF LONG BEACH WATER AND SEWER AT THIS TIME.

- REFERENCE MATERIALS:**
- 1.) HARRISON COUNTY GIS WEBSITE
 - 2.) DEED BOOK 1483, PAGE 245
 - 3.) DEED BOOK 1483, PAGE 245
 - 4.) DEED BOOK 1483, PAGE 245
 - 5.) RECORDED PLAT OF MOSSY OAK SUBDIVISION

CLIENT: HENRY C. ODENWALD, JR. AND WIFE,
GAETANA B. ODENWALD
DATE OF FIELD SURVEY: 03/03/2021
DRAWN BY: CAC
JOB NUMBER: 21062.dwg

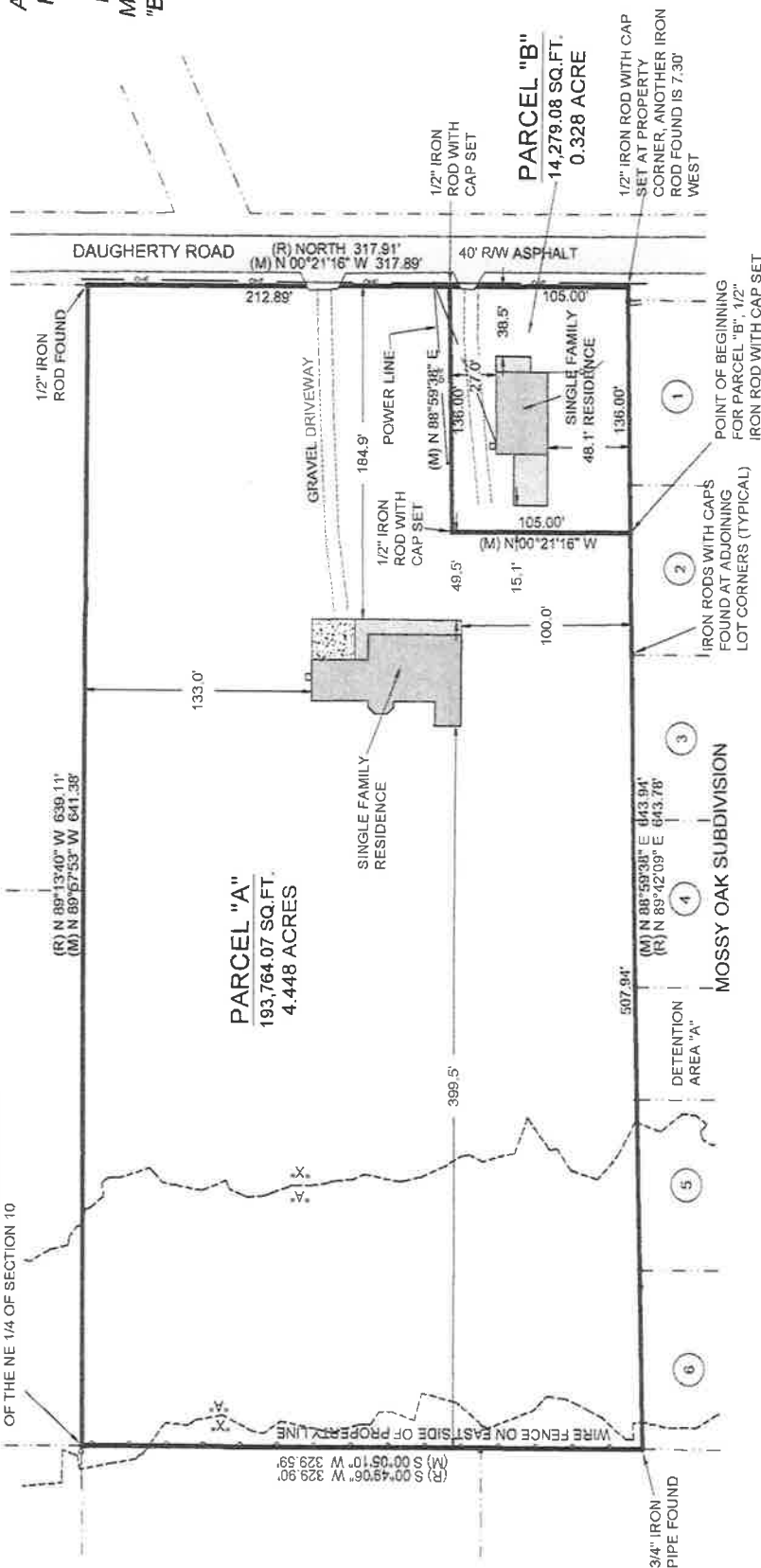
PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649



POINT OF BEGINNING FOR PARCEL "A", POINT OF COMMENCEMENT FOR PARCEL "B", 1/2" IRON ROD FOUND AT THE NW CORNER OF THE NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 10



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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

LONG BEACH PLANNING 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 (05111-02-033.000) into (two) parcels. The subject property is generally described as being located (5543 Daugherty Road, Long Beach, MS).

The Case File Number is: _____

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED):

DEED BOOK 1493, PAGE 245

Beginning at an iron rod found at the Northwest corner of the North one-half of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 10, Township 8 South, Range 12 West; thence South 00 degrees 49 minutes 06 seconds West 329.90 feet, along the West line of the North one-half of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of said Section 10 to an iron pipe found; thence North 89 degrees 42 minutes 09 seconds East 508.78 feet along an old fence line to an iron rod set; thence North 105.00 feet to an iron rod set; thence North 89 degrees 42 minutes 09 seconds East 135.00 feet to an iron rod set on the Westerly margin of Daugherty Road as presently monumented; thence North 212.91 feet along said Westerly margin to an iron rod found in an old fence line; thence North 89 degrees 13 minutes 40 seconds West 639.11 feet along an old fence line and along the North line of said North one-half of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of said Section 10, to the Point of Beginning. Said parcel containing 4.44 acres, more or less.

DEED BOOK 687, PAGE 358

The North One-half (1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi, LESS the South 15 feet, as per survey of John W. Smith, C.E., dated September 23, 1968, and recorded in Deed Book 633, at Pages 54-55.

LEGAL DESCRIPTIONS OF THE TWO PROPOSED PARCELS:

LEGAL DESCRIPTION of (Parcel "A"):

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 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 WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE S00°05'10"W 329.59' TO A 3/4" IRON PIPE FOUND; THENCE N88°59'38"E 507.94' TO A 1/2" IRON ROD WITH CAP SET; THENCE N00°21'16"W 105.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE N88°59'38"E 136.00' TO A 1/2" IRON ROD WITH CAP SET ON THE WEST MARGIN OF DAUGHERTY ROAD; THENCE ALONG SAID WEST MARGIN, N00°21'16"W 212.89' TO A 1/2" IRON ROD FOUND; THENCE N89°57'53"W 641.38' TO THE POINT OF BEGINNING, CONTAINING 4.448 ACRES.

LEGAL DESCRIPTION of (Parcel "B"):

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 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 WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE S00°05'10"W 329.59' TO A 3/4" IRON PIPE FOUND; THENCE N88°59'38"E 507.94' TO A 1/2" IRON ROD WITH CAP SET AT THE POINT OF BEGINNING; THENCE N00°21'16"W 105.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE N88°59'38"E 136.00' TO A 1/2" IRON ROD WITH CAP SET ON THE WEST MARGIN OF DAUGHERTY ROAD; THENCE ALONG SAID WEST MARGIN, S00°21'16"E 105.00' TO A 1/2" IRON ROD WITH CAP SET; THENCE S88°59'38"W 136.00' TO THE POINT OF BEGINNING, CONTAINING 14,279.08 SQUARE FEET.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

SHEET 3 OF 4

MINUTES OF MARCH 25, 2021
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP

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

Henry C. Odewald 3-4-21
HENRY C. ODEWALD, JR. DATE



Subscribed and sworn to before me, in my presence this 4th day of March 2021, a Notary Public in and for the County of Harrison, State of Mississippi.
Rikki L. Macon
NOTARY PUBLIC
My Commission Expires: 06/28/2022

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.

Gaetana B. Odewald 3-4-21
GAETANA B. ODEWALD DATE



Subscribed and sworn to before me, in my presence this 4th day of March 2021, a Notary Public in and for the County of Harrison, State of Mississippi.
Rikki L. Macon
NOTARY PUBLIC
My Commission Expires: 06/28/2022

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.

ADMINISTRATOR _____ DATE _____

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 book 687 on page 358 and in deed book 1493 on page 245 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 3rd day of MARCH, 2021.

Clifford A. Crosby, P.L.S.
2539
MS P.L.S. NO.



PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the _____ day of _____, 2021.

Planning Commission Chairman _____ Date _____

ACCEPTANCE

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 _____, 2021.

ADOPT: _____ ATTEST: _____

MAYOR _____ CITY CLERK _____

PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

**MINUTES OF MARCH 25, 2021
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Joe Culpepper <joeculpepper@cableone.net>
Sent: Wednesday, March 10, 2021 8:34 AM
To: 'Tina Dahl'; david@overstreeteng.com
Cc: 'Jan Berry'; jamie@cityoflongbeachms.com; sbowes@cityoflongbeachms.com
Subject: RE: Certificate of Resubdivision

Tina,

The residence involved in this Subdivide are already served with separate water and sewer services. Therefore there is no need for a Special Tap Fee.

Joe Culpepper, P.E.
Project Manager



Trusted Utility Partners

Office # (228) 863-0440
 881 Kohler Street Long Beach, MS 39560
 P.O. Box 591 Long Beach, MS 39560
joeculpepper@h2oinnovation.com | www.h2oinnovation.com

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

March 15, 2021

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

RE: Certificate of Subdivision – Tax Parcel No. 05111-02-033.000

Ladies and Gentlemen:

We have received the referenced Certificate of Subdivision and reviewed it for compliance with the City's ordinances. The proposed subdivision proposes to subdivide an existing parcel with frontage along the west side of Daugherty Rd. which now has two existing single family residences into two separate parcels. Each proposed parcel appears to meet City requirements for frontage, size, setbacks, etc. and the Certificate itself appears to contain all appropriate certifications.

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,

David Ball, P.E.

DB:539

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

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 25TH day of March 2021, in said City, and the same being the time, date and place fixed for holding said Public Hearing.

There were present and in attendance on said Commission and at the Public Hearing the following named persons: Chairman Frank Olaivar, Commissioners Mark McMillan, Junior Husband, Larry Ward, Kevin McKenzie, Jennifer Glenn and City Advisor Bill Hessel, Building Official Mike Gundlach and Minutes Clerk Tina M. Dahl.

Absent the Public Hearing were Commissioners Shawn Barlow, Jeff Hansen and Marcie Kruse.

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

The public hearing to consider a Zoning Text Change- Ordinance 598, Section 90: Abandonment and Discontinuance of Nonconforming Situations, as follows:

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION
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 **zoning text change**.

Long Beach Planning Commission has filed an application for a change to the zoning text in accordance with the Comprehensive Long Beach Unified Land Ordinance. The City proposes to amend the following Section as shown below.

Delete

Section 90: Abandonment and Discontinuance of Nonconforming Situations.

Replace with the following:

Section 90: Discontinuance of Nonconforming Uses and Situations.

- (a) When a nonconforming use is
 - (1) discontinued for any period of time without a continuance of intention to reinstate the nonconforming use, the property involved may thereafter be used only for conforming purposes, or
 - (2) complies with (d) below.
- (b) If the principal activity on property where a nonconforming situation other than nonconforming use exists is
 - (1) discontinued for any period of time without a continuance of intention of resuming that activity, then the property may thereafter be used only in conformity with all of the regulations applicable to the preexisting use unless the entity with authority to issue a permit for the intended use issues a permit to allow the property to be used for this purpose without correcting the nonconforming situations, or
 - (2) complies with (d) below.
- (c) For purposes of determining whether a right to continue a nonconforming situation is lost pursuant to this section, all of the buildings, activities and operations maintained on a parcel are generally to be considered as a whole. For example, the failure to rent one apartment in a nonconforming apartment building for any period

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

of time shall no result in a loss of the right to rent that apartment thereafter so long as the apartment building as a whole is continuously maintained.

- (d) When a discontinued use or situation exists on a legally preexisting nonconforming parcel, the owner shows that there was no intent to abandon the property, and there is no reasonable way to utilize the parcel as it exists, the City may grant by Special Exception Use a change from one nonconforming use to another nonconforming use.
- (1) If the issuing authority finds that the existing structures must be removed or substantially altered to allow for a more compatible change in nonconforming use, such changes shall be permitted at time of approval of Special Exception Use. All new construction and substantial alterations shall comply with this ordinance.
- (2) Said change shall be good for six months from the date of final approval. Failure to obtain a permit within the six months from approval will cause the property to revert back to the original nonconforming status.
- (3) If the change in use is granted, the owner of the property may sell or lease said property and all approvals, restrictions and regulations shall pass to the new owners.
- (e) When a structure or operation made nonconforming by this ordinance is vacant or discontinued at the effective date of this ordinance, the discontinued period for purposes of this section begins to run on the effective date of this ordinance.

The purpose of this proposed change is to promote uniformed development and encourage public safety, thereby enhancing the quality of life for all Long Beach residents. A public hearing to consider the above zoning text change will be held in the City of Long Beach, Mississippi 39560, Thursday, March 25, 2021, at 5:30 p.m., in the Long Beach City Hall located on 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 Commission

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:

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**MINUTES OF MARCH 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Proof of Publication**

Public 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 zoning text change.

Long Beach Planning Commission has filed an application for a change to the zoning text in accordance with the Comprehensive Long Beach Unified Land Ordinance. The City proposes to amend the following Section as shown below.

Delete

Section 90: Abandonment and Discontinuance of Nonconforming Situations.

Replace with the following:

Section 90: Discontinuance of Nonconforming Uses and Situations.

- (a) When a nonconforming use is
 - (1) discontinued for any period of time without a continuance of intention to reinstate the nonconforming use, the property involved may thereafter be used only for conforming purposes, or
 - (2) complies with (d) below.
- (b) If the principal activity on property where a nonconforming situation other than nonconforming use exists is
 - (1) discontinued for any period of time without a continuance of intention of resuming that activity, then the property may thereafter be used only in conformity with all of the regulations applicable to the preexisting use unless the entity with authority to issue a permit for the intended use issues a permit to allow the property to be used for this purpose without correcting the nonconforming situations, or
 - (2) complies with (d) below.
- (c) For purposes of determining whether a right to continue a nonconforming situation is lost pursuant to this section, all of the buildings, activities and operations maintained on a parcel are generally to be considered as a whole. For example, the failure to rent one apartment in a nonconforming apartment building for any period of time shall no result in a loss of the right to rent that apartment thereafter so long as the apartment building as a whole is continuously maintained.
- (d) When a discontinued use or situation exists on a legally preexisting nonconforming parcel, the owner shows that there was no intent to abandon the property, and there is no reasonable way to utilize the parcel as it exists, the City may grant by Special Exception Use a change from one nonconforming use to another nonconforming use.
 - (1) If the issuing authority finds that the existing structures must be removed or substantially altered to allow for a more compatible change in nonconforming use, such changes shall be permitted at time of approval of Special Exception Use. All new construction and substantial alterations shall comply with this ordinance.
 - (2) Said change shall be good for six months from the date of final approval. Failure to obtain a permit within the six months from approval will cause the property to revert back to the original nonconforming status.
 - (3) If the change in use is granted, the owner of the property may sell or lease said property and all approvals, restrictions and regulations shall pass to the new owners.
- (e) When a structure or operation made nonconforming by this ordinance is vacant or discontinued at the effective date of this ordinance, the discontinued period for purposes of this section begins to run on the effective date of this ordinance.

The purpose of this proposed change is to promote uniformed development and encourage public safety, thereby enhancing the quality of life for all Long Beach residents. A public hearing to consider the above zoning text change will be held in the City of Long Beach, Mississippi 39560, Thursday, March 25, 2021, at 5:30 p.m., in the Long Beach City Hall located on 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 Commission

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 ZEBO 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 on the following dates of such paper:

- XVI No. 10 dated 5 day of March, 2021
- _____ No. _____ dated _____ day of _____, 20____
- _____ No. _____ dated _____ day of _____, 20____
- _____ No. _____ dated _____ day of _____, 20____
- _____ No. _____ dated _____ day of _____, 20____
- _____ No. _____ dated _____ day of _____, 20____
- _____ No. _____ dated _____ day of _____, 20____
- _____ No. _____ dated _____ day of _____, 20____

and 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.

[Signature]

Publisher

Witnessed and subscribed before me this 8 day of March, A.D. 2021.

[Signature]

Notary Public



**MINUTES OF MARCH 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

PUBLIC COMMENTS <u>IN OPPOSITION OF</u>	
SUBJECT MATTER: <u>Zoning Text Change</u> ADDRESS: _____ Tax Parcel(s): _____ APPLICANT(S): <u>City of Long Beach</u>	
	PLEASE PRINT NAME / ADDRESS / PHONE
1	5583 DAUGHERTY RD, LB 601-862-0294 NOEL RODRIGUEZ JR
2	
3	
4	
5	
6	
7	
8	
9	
10	

City of Long Beach
 Planning and Development Commission – Public Hearing

Date: March 25, 2021

Page ___ of ___

Commission Chairman Olaivar asked for anyone speaking in favor and no one came forward.

Commission Chairman Olaivar asked for anyone speaking in opposition and the following citizens came forward.

Malcolm Jones, attorney representing Stephen McNally, stated his client is concerned about the vacant property located at 5557 Daugherty Road, currently zoned R-1, Single Family Residential. This property will be affected by the proposed ordinance

**MINUTES OF MARCH 25, 2021
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

change. Mr. Jones then gave examples of properties that were annexed in the past and the negativity these properties have posed. He would like more clarification in the use changes and would like more standards to protect the adjacent property owners. Mr. Jones asked the Commissioners what is the City's intent for the proposed changes and would they be better for the City? He stated the proposed changes would not be the best move for the residents and the City should be cautious of having an ordinance that is so vague and unclear. At this time Mr. Jones presented pictures to the Commissioners for review. He then stated the International Building Code should be used for the purpose of these older nonconforming buildings within the City. He asked to consider all of the comments from citizens and hold the ordinance to stricter standards and be more clear on standards.

Mr. Stephen McNally, 20073 Commission Road, spoke regarding the petition that he submitted to each Commissioner. He explained his interest in 5557 Daugherty Road should not be discussed because the special use for that property ended in 2012 when the property became vacant. Mr. McNally stated that he went door to door to obtain signatures on a petition opposing proposed amendment to Ordinance 598 and he believes 90% of the residents that he approached signed said petition. He then explained that the petition shows people in his area are against the proposed ordinance change. Mr. McNally believes the proposed changes will weaken the City's ordinance and the City should be working to strengthen the ordinance to protect the City's citizens.

Mr. Malcolm Jones then spoke and stated that he is going on record saying this is his objection to spot zoning.

Commissioner Husband made motion, seconded by Commissioner Ward and unanimously carried to close the Public Hearing.

Commissioner Glenn made motion, seconded by Commissioner McMillan and unanimously carried to accept the following document of listed questions submitted by Stephen McNally as part of the record.

**MINUTES OF MARCH 25, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

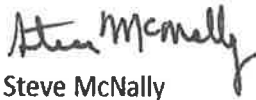
March 12, 2021

To whom it may concern,

The Unified Development Ordinance adopted in March of 2013 states on page 43 under the Enforcement and Review section that: "whenever the administrator receives a written, signed complaint that a violation of this ordinance, he shall investigate, take what ever action is warranted, and inform the complainant in writing what actions will be taken."

I am filing a complaint of the nonenforcement of the Unified Development Ordinance in relation to the nonconforming use status not being revoked from the old skating rink/school/church located on Daugherty Road. This property stopped being a school in 2008 and a church in 2011. During the past 10 year period the only business operated at this location was the acme fun center and I do not believe that this enterprise was active for even one year. This would mean that the City of Long Beach administrator or zoning officer should have revoked the nonconforming status of this property at least on eight different occasions related to Section 90 of the code (page 40). Section 90: Abandonment and Discontinuance of Nonconforming Situations Section "(a) When a nonconforming use is (1) discontinued for a consecutive period of 365 days" or (2) discontinued for any period of time without a present continuance or intention to reinstate the nonconforming use, the property involved may thereafter be used only for the conforming purposes."

I read the public notice published in the Gazebo Gazette on March 5th 2021 about changing section 90 of the zoning ordinance by removing the 365 day requirement. Is this change necessary when the City of Long Beach has refused to enforce the zoning statute that is currently in place? If this proposed change to section 90 is enacted will it be retroactive and if it is how will this impact the nonconforming use properties that lost their nonconforming status over the last 20 to 40 years?



Steve McNally

RECEIVED MAR 12 2021

**MINUTES OF MARCH 25, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

March 12, 2021

The public notice published in the March 5, 2021 Gazebo Gazette pertaining to changing the zoning text related to Nonconforming Uses and situations encouraged all citizens to ask questions concerning this petition. I have been following this proposed change in the Zoning Ordinance for several months. During the discussions of this change at the Planning and Development Commission meetings, the general public was not encouraged to ask questions or comment about this change. I would like to have the following questions answered before the Public Hearing scheduled for March 25 at 5:30 in City Hall. I am dropping this letter off at the building department office and I would like to pick up the answers before the March 25 meeting. My phone number is 228-365-8356.

Questions:

1. The zoning ordinance that is currently in place has the goal of eliminating Nonconforming Uses after they stop conducting business for 365 days. The previous ordinance and the altered ordinance in 2013, I believe, both shared this goal because commercial businesses in Residential Zones violates the zoning ordinance. Why is this fundamental change that weakens the Zoning Ordinance being proposed at this time?
2. When I ask about the Nonconforming properties that this ordinance would affect, I am only provided with two: the old skating rink/church school on Daugherty Road and the Kelinski Spa on Magnolia Street. How many other nonconforming properties would this change apply to and where are they located?
3. The Nonconforming Use Ordinance that is currently in place protects property owners that are close to these commercial properties and limits the sale of these nonconforming properties to conforming uses in the residential zoning of the areas where they exist. When new nonconforming business are allowed under this proposed change, is the City of Long Beach not contributing to "Spot Zoning." Is this proposed change legal as it appears to violate the purpose of the existing zoning ordinance?
4. Using the property on Daugherty Road as an example if a PEP Boys franchise wanted to purchase the property and operate an auto parts store and repair shop with multiple bays, who would decide if this new commercial business would be embedded in a Residential R-1 Zone? Would the City of Long Beach make this decision or the neighbors who would be negatively impacted by the noise, traffic, and other aspects of a new commercial business in a residential zone?
5. Typically the residential homeowner has one major investment, their home. Should the homeowners in the areas surrounding these problematic non-conforming uses expect some remedy for their loss of home value due to this zoning change which erases the expectation of protection that Section 90 previously gave them?
6. Since this change in the zoning code increases the longevity of any non-conforming use given in the future, will the city be placing any new guidelines or requirements before granting them?
7. If a residentially zoned property is in the vicinity of a non-conforming use property favored/protected with this new zoning language will those residential owners be favored also and allowed to change their property to non-conforming use if a commercial use for their property arises?

Steve McNally
Steve McNally

RECEIVED MAR 12 2021

Commissioner Glenn made motion, seconded by Commissioner McMillan and unanimously carried to accept the following document submitted by the City Consultant Bill Hessell as part of the record.

MINUTES OF MARCH 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Thoughts on McNally questions.

1. The City is always reviewing and seeking ways to improve the ordinance. Updating and amending sections has been done since the zoning ordinance was created. This amendment to the text is just another effort to assist the City in developing a unified and fair ordinance that allows all property owners a reasonable use of their land.
2. I do not know the answer to this one, but it would treat all non-conforming properties equally.
3. The legality of any amendment is ultimately up to the courts. But the City has the right to review and change the ordinance as long as it follows the law.
4. The City interprets and determines what uses are appropriate for each parcel based on the ordinance.
5. Can't answer since this is all speculation. No one knows what a property will be used for until a permit is requested. This is an ordinance amendment not permit request. The owners of these nonconforming properties may use their property as a conforming use.
6. As of this hearing only the ones being proposed. If a request to re-establish a nonconforming use is granted to a property in the future, the City can place any reasonable restrictions the City feels are necessary to protect the area. If more amendments are necessary than the City will hold more hearings and consider them.
7. Any individual can request a zoning change. Information obtained at the hearing would assist in determining the outcome of the hearing.

In addition to the above, we must remember that this is a hearing to amend the ordinance. No property or use has been proposed or is in consideration at this time. A hearing does not mean a change will happen. It is to gain input from all interested parties and then determine if any change is warranted.

Commissioner McMillan made motion, seconded by Commissioner Husband and unanimously carried to accept the following petition submitted by Stephen McNally as part of the record.

MINUTES OF MARCH 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
PLANNING AND DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI

PETITION OPPOSING PROPOSED AMENDMENT TO ORDINANCE 598 §90

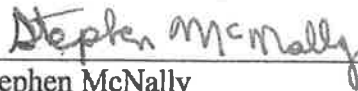
COMES NOW, the undersigned property owners, and do file their Petition Opposing Proposed Amendment to Ordinance 598 §90, and would show as follows:

1. The text amendment proposed to Appendix 1, Article VIII, ¶90 is for the primary purpose of assisting the owner(s) of 5557 Daugherty Road (the “Property”). The nonconforming use for the Property lapsed several years ago, and the City is seeking to maximize the value of Property at the expense of the adjacent homeowners by rewriting the Long Beach Code to favor non-conforming uses over conforming uses.
2. The homeowners on Schedule “A” own property as set out in Long Beach Code Article XIX §222(c)(1) and equal or exceed the 20 percent requirement set out therein, requiring an increase in the threshold to pass the proposed amendment to a two-thirds threshold.
3. The homeowners on Schedule “B” own property near the 5557 Daugherty Road and may be eligible for consideration under §222(c)(1).
4. All signers on Schedule “A” and “B” join in this petition and protest the proposed amendment.
5. The homeowners in Schedule “A” and “B” believe the value of their residential property will decrease if the text amendments are passed, allowing commercial use in an area zoned residential. They further believe their quiet use and enjoyment of their properties for residential purposes will be negatively affected by the creation and expansion of a commercial enterprise; that their health, safety and welfare will be at risk.

**MINUTES OF MARCH 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

6. The proposed amendments are for the purpose of correcting what the City feels is a disadvantage for the owner(s) of the Property, having lost its nonconforming status due to its abandonment for over 365 days. This is the controlling consideration. This is impermissible pursuant to ¶221(2) and even if passed, will be illegal, as it is to the detriment of the public health, safety, and welfare of the surrounding residential area, as represented by the homeowners joined in opposing the amendment.

RESPECTFULLY SUBMITTED this the 25 day of March 2021.



Stephen McNally
20073 Commission Rd.
Long Beach, MS 39560

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCHEDULE "A"

PRINTED NAME	SIGNATURE	ADDRESS
NOEL RODRIGUEZ JR	<i>Noel Rodriguez Jr</i>	5563 DAUGHERTY RD
Ingrid Moran	<i>Ingrid Moran</i>	5562 Daugherty Rd
ARCHIE CAPPILL	<i>Archie Cappill</i>	20042 WIL ST
Harvey Winkler	<i>HARVEY WINKLER</i>	20045 WIL ST
RICKY NGO	<i>Ricky</i>	5558 Daugherty RD.
STEPHANIE MATHES	<i>Smathes</i>	20079 LOWERS LN
Rebecca Vassallo	<i>RVassalle</i>	5164 Mitchell rd
Greg Cuevas	<i>Greg Cuevas</i>	5542 Daugherty Rd.
DALLAS MEGIE	<i>Dallas Megie</i>	5566 DAUGHERTY RD
Richard Bruce	<i>Richard Bruce</i>	20048 WIL ST.





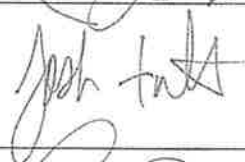


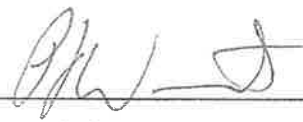

**MINUTES OF MARCH 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
SCHEDULE "A"**

Print Name	Signature	Address
AUBREY ELADARR		5146 BIRCHHILL RD LB.
Edip Aziz		20050 WATER

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCHEDULE "B"

PRINTED NAME	SIGNATURE	ADDRESS
Conzuela Holmes		560 3/2 Dougherty Rd Long Beach, MS 39560
Julie Lyon		5603 Dougherty Rd Long Beach, MS 39560
Thomas Jones		5603 Dougherty Rd Long Beach, MS, 39560
RICHARD J. HARRISON		4 Mossy Oaks Ln Long Beach, MS 39560
Josh Fulton		6 Mossy Oak Long Beach, MS 39560
Lori Davis		7 Mossy Oaks Ln Long Beach, MS 39560
TISH FLEMING		10 Mossy Oaks Ln Long Beach, MS 39560
Philip Wright		11 Mossy Oaks Long Beach MS 39560
Trinh Weatherly		1 Mossy Oaks Ln LB, MS 39560

MINUTES OF MARCH 25, 2021
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

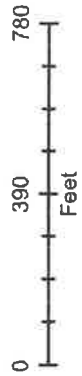
Commissioner McMillan made motion, seconded by Commissioner Glenn and unanimously carried to accept the following pictures submitted by Attorney Malcolm Jones on behalf of Stephen McNally.



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
TAL FLURRY, TAX ASSESSOR.

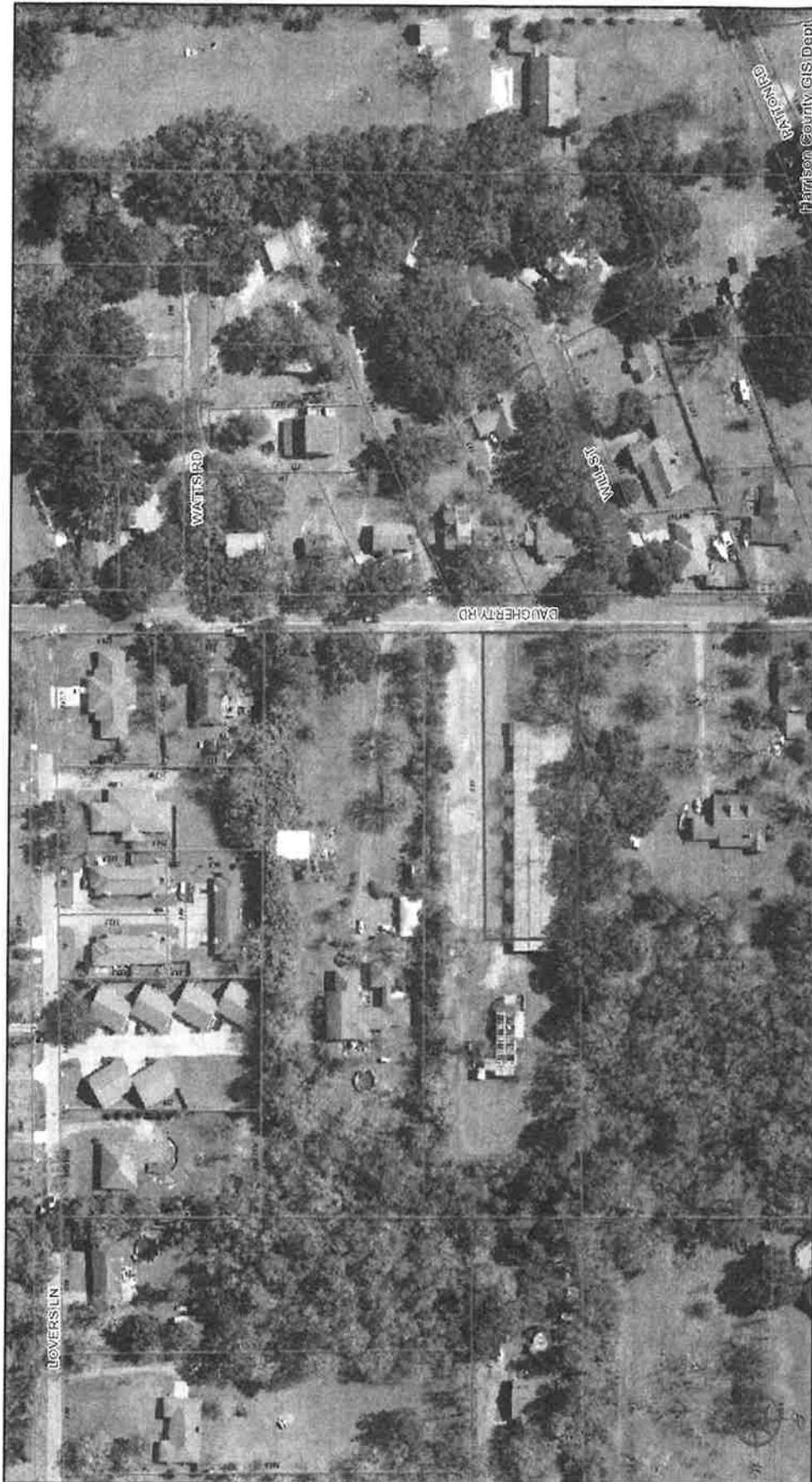
MAP DATE: March 25, 2021



MINUTES OF MARCH 25, 2021
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

5557 Daugherty Rd.



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: March 25, 2021

After considerable discussion, it was consensus of the Commission to request the Board to direct Attorney Steve Simpson to review this matter before any formal action will be taken.

**MINUTES OF MARCH 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 25th day of March 2021, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Chairman Frank Olaivar, Commissioners Mark McMillan, Junior Husband, Larry Ward, Kevin McKenzie, and Jennifer Glenn, Advisor Bill Hessell, Building Official Mike Gundlach and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting were Commissioners Shawn Barlow, Jeff Hanse and Marcia Kruse.

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

Commissioner McKenzie made motion, seconded by Commissioner McMillan and unanimously carried to approve the Regular Meeting minutes of February 25, 2021, as submitted.

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

APPROVED:

Chairman Frank Olaivar

**MINUTES OF MARCH 25, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk