

**MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
AUGUST 27, 2020
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI
5:30 O'CLOCK P.M.
LONG BEACH CITY HALL
MEETING ROOM
201 JEFF DAVIS AVENUE**

I. CALL TO ORDER

II. ROLL CALL AND ESTABLISH QUORUM

III. PUBLIC HEARINGS

- 1. Chart of Uses- Zoning Text Change.
- 2. Zone Map Change- PUD Zoning, Tax Parcels 0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, 0511N-01-004.011, Submitted by Long Beach LLC, Charles Gant.

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

- 1. August 13, 2020

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

- 1. Tree Removal (3 Live Oaks)- 18558 Ray Road, Tax Parcel 0611J-01-043.000, Submitted by Alvin Castiglia.
- 2. Planning Commission Approval- Home Occupation, 307 East 3rd Street, Tax Parcel 0612A-04-046.000, Submitted by Marcus Harris.

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 September 1, 2020.

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

Commissioner Seal read the Opening Statement for the Planning and Development Commission.

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Be it remembered that two (2) Public Hearings were heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 27TH day of August 2020, in said City, and the same being the time, date and place fixed for holding said Public Hearings.

There were present and in attendance on said Commission and at the Public Hearings the following named persons: Commission Chairman Frank Olivar, Commissioners Mark McMillan, Jeff Hansen, Eddie Seal, Larry Ward, Kevin McKenzie, Junior Husband, Marcia Kruse, City Attorney Stephen Simpson, City Consultant Bill Hessel, Building Official Mike Gundlach and Minutes Clerk Tina M. Dahl.

Absent the Public Hearings was Commissioner Shawn Barlow.

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

The first public hearing to consider a Zoning Text Change for the Chart of Uses as follows:

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

| Chart of Use | | | | | | | | | | | | | | | |
|--|----|----|----|----|----|----|------|----|-----|----|-----|-----|-----|---|--|
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WD | | |
| Agricultural | | | | | | | | | | | | | | | |
| Greenhouse Commercial | | | | R | | | | | | S | S | S | | | |
| Crops / Forestry | | | | R | | | | | | | | | | | |
| Riding Stable | | | | X | | | | | | | S | S | | | |
| Livestock | | | | X | | | | | | | S | S | | | |
| Wildlife Refuge | | | | X | | | | | | | S | S | | | |
| Forest Preserve | | | | R | | | | | | | | | | | |
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WD | | |
| Residential | | | | | | | | | | | | | | | |
| Single Family | R | R | R | R | R | X | | X | X | X | | | | | |
| Accessory Unit | X | X | X | X | X | X | | X | X | X | X | X | | | |
| Duplex / 2 Family Dwelling | | R | R | | X | | | | | | | | | | |
| Townhouse | | | R | | | X | X | X | X | X | | | | | |
| Condominium | | | R | | | X | R | X | X | X | | | | | |
| Apartment Building <i>Low Rise</i> | | | R | | | X | X | X | X | X | | | | | |
| Apartment Building <i>High Rise</i> | | | X | | | X | X | X | X | X | | | | | |
| Live-Work Unit | | | | | R | S | S | X | S | X | | | | | |
| Mobile Home Park | | | | S | | | | | | | | | | | |
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WD | | |
| Special Care Homes | | | | | | | | | | | | | | | |
| Homes for Handicapped or Infirm | | | X | X | X | | | R | | X | | | | | |
| Nursing Care, Intermediate Care Homes | | | X | X | X | | | R | | X | | | | | |
| Halfway Houses | | | | | | | | S | | | | | | | |
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD | | |
| Lodging | | | | | | | | | | | | | | | |
| Hotel / Motel (12+ rooms) | | | S | | | X | R | X | R | X | | | | | |
| Inn (up to 12 rooms) | | | | | | X | X | X | R | X | | | | | |
| Bed and Breakfast (1-5 rooms) | | X | X | | | X | | X | R | X | | | | | |
| Tourist Homes (renting by the day or week) | X | X | X | X | X | X | | X | X | X | | | | | |
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD | | |
| Office, Clerical, Research and Services (Not primarily related to goods and merchandise) | | | | | | | | | | | | | | | |
| Home Occupation (No customer/ client traffic generation) | R | R | R | R | R | R | R | R | R | R | | | | | |
| Operations designed to attract and serve customers or clients on the premises | | | | | X | R | | R | R | R | R | R | X | | |
| Operations designed to attract little or no customers or client traffic other than employees of the entity | | | | | R | R | | R | R | R | | | | | |
| Office building (multiple offices) | | | | | | X | R | R | R | X | R | R | | | |
| Operations with drive up window | | | | | | X | X | R | X | X | | | | X | |
| Work / Live Unit | | | | | R | R | | R | R | R | | | | | |
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD | | |
| Services and Enterprises Relating to Animals | | | | | | | | | | | | | | | |
| Veterinarian (small animals only) | | | | | X | X | | R | X | X | | | | | |
| Veterinarian (small / large animals) | | | | S | X | | | X | | X | X | | | | |
| Boarding Kennel | | | | S | X | | | X | S | X | X | | | | |

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| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD |
|---|----|----|----|----|----|----|------|----|-----|----|-----|-----|-----|
| Sales and Rental of Goods, Merchandise and Equipment | | | | | | | | | | | | | |
| No storage or display of goods outside fully enclosed building | | | | | | | | | | | | | |
| High volume traffic generation (more than 2,500 sq ft) | | | | | | R | R | R | R | R | | | X |
| Low volume traffic generation (up to 2,500 sq ft) | | | | | | R | R | R | R | R | | | X |
| Wholesale sale | | | | | | | | R | | | R | R | |
| Storage and display of goods outside fully enclosed building allowed | | | | | | | | | | | | | |
| High volume traffic generation (more than 2,500 sq ft) | | | | | | | X | R | X | X | R | R | |
| Low volume traffic generation (up to 2,500 sq ft) | | | | | | | X | R | X | X | R | R | |
| Wholesale sale | | | | | | | | R | X | X | R | R | |
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD |
| Manufacturing, Processing, Creating, Repairing, Painting, Renovation, Cleaning and Assembling of Goods | | | | | | | | | | | | | |
| All operations conducted entirely within fully enclosed building | | | | | | | | | | | | | |
| Majority of dollar volume of business done with walk-in trade | | | | | | X | | X | X | X | R | R | |
| Majority of dollar volume of business not done with walk-in trade | | | | | | | | X | X | X | R | R | |
| Operations conducted within or outside fully enclosed building | | | | | | | | | | | | | |
| Majority of dollar volume of business done with walk-in trade | | | | | | | | X | | | R | R | |
| Majority of dollar volume of business not done with walk-in trade | | | | | | | | X | | | R | R | |
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD |
| Regulated Businesses | | | | | | | | | | | | | |
| Check cashing, title loan or pawn | | | | | | | | R | | | X | | |
| Escort services | | | | | | | | | | | S | | |
| Lingerie modeling studio | | | | | | | | | | | S | | |
| Sex oriented cabaret, cinema, media, or sex shop with sale or rental of sex oriented merchandise | | | | | | | | | | | S | | |
| Tattoo and body piercing parlor | | | | | | | | R | | | X | | |
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD |
| Motor Vehicle Related Sales and Service | | | | | | | | | | | | | |
| Motor vehicle sales or rental | | | | | | | | R | | | X | | |
| Sales with installation of parts or accessories (tires, mufflers, etc.) | | | | | | | | R | | S | R | | |
| Motor vehicle repair and maintenance including substantial body work | | | | | | | | R | | | R | | |
| Motor vehicle repair and maintenance not including substantial body work | | | | | | | | R | | | R | R | |
| Gas Sales | | | | | | | X | R | X | X | R | R | X |
| Gas Sales with repair and maintenance services | | | | | | | | R | S | S | R | R | |
| Car Wash | | | | | | | | R | | X | R | R | |
| Scrap materials, salvage or junk yards and vehicle graveyards | | | | | | | | | | | X | R | |
| Automobile parking garages or parking lots (commercial) | | | | | | X | X | X | X | X | R | R | |
| | | | | | | | | | | | | | |

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| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD |
|---|----|----|----|----|----|----|------|----|-----|----|-----|-----|-----|
| Storage | | | | | | | | | | | | | |
| Storage rental units | | | | | | | | X | | X | R | R | |
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD |
| Entertainment, Recreation, Amusement | | | | | | | | | | | | | |
| Activity conducted entirely within building or structure | | | | | | | | | | | | | |
| Bowling alleys, skating rinks, billiard halls, indoor athletic facilities and similar uses | | | | | | X | X | R | X | X | | | |
| Movie theaters | | | | | | X | X | R | X | X | | | |
| Coliseums, stadiums and similar uses | | | | S | | | R | R | R | | | | |
| Performing arts auditorium | | | | | | R | R | R | R | X | | | |
| Activity conducted primarily outside enclosed building | | | | | | | | | | | | | |
| Privately owned outdoor recreational facilities | | | | S | | | X | X | X | | | | |
| Drive-in movies | | | | | | | | | X | | | | |
| Publicly owned and operated outdoors recreation facilities | X | X | X | X | | | X | X | X | X | X | X | X |
| Golf course | | | | S | | | | | X | | | | |
| Golf driving ranges (not accessory to golf courses) | | | | S | | | | R | X | | | | |
| Horseback riding or stables | | | | X | | | | | | | | | |
| Automobile and motorcycle racetracks | | | | S | | | | | | | | | |
| RV Park | | | | S | | | | | X | | | | |
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD |
| Food Service, Restaurants, Lounge | | | | | | | | | | | | | |
| No substantial carry-out or delivery services, no drive-in service or primary consumption outside fully enclosed building | | | | | | R | R | R | R | R | | | R |
| Restaurants with alcohol as accessory use | | | | | | R | R | R | R | R | | | R |
| Lounge for consumption of alcoholic beverages on premises | | | | | | R | R | R | R | X | | | R |
| Carry-out, delivery and drive-in services, primary consumption outside fully enclosed building | | | | | | X | X | R | X | X | | | X |
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD |
| Marine Related Facility | | | | | | | | | | | | | |
| Marina stores and supplies (up to 2,500 sq ft.) | | | | | | R | R | R | R | R | | | R |
| Live bait stores | | | | | | | | | | | | | R |
| Boat storage (indoor) | | | | | | | | R | | | R | R | X |
| Boat storage (indoor and outdoor) | | | | | | | | R | | | R | R | X |
| Boat maintenance and repair | | | | | | | | R | | | R | R | X |
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD |
| Civic and Emergency Services | | | | | | | | | | | | | |
| Community Facility | X | X | X | X | X | X | X | R | X | X | R | R | X |
| Police Stations | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Fire Station | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Rescue and ambulance | | | | | | | | R | | | R | R | |
| Infrastructure / Utilities | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD |
| Miscellaneous public and semi-public uses | | | | | | | | | | | | | |
| Post office | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Airport | | S | | | | | | | | | | | |
| Sanitary landfill | | S | | S | | | | | | | | | |
| Transit Facility | | | | | | | X | R | X | | | | X |
| Military reserve centers | | S | | | | | S | S | S | S | S | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |

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| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD |
|---|----|----|----|----|----|----|------|----|-----|----|-----|-----|-----|
| Funeral Home, Cemetery, Crematorium | | | | | | | | | | | | | |
| Funeral Home with embalming on site | | | | | | | | R | | X | | | |
| Funeral Home (visitation / services only) | | | | | | | | R | | X | | | |
| Crematorium | | | | | | | | | | | R | R | |
| Cemetery | | | | S | | | | | | | | | |
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD |
| Educational, Cultural, Religious, Philanthropic, Social, Fraternal, Child Care | | | | | | | | | | | | | |
| Child care facility (3 or fewer) | X | X | X | R | X | | | R | X | R | | | |
| Child care facility (4 or more) | | | | X | | | | R | | R | | | |
| Elementary School | X | X | X | X | | | | X | X | X | X | X | |
| Middle / High School | X | X | X | X | | | | X | X | X | X | X | |
| College / University (including dormitory) | X | X | X | X | | | | X | X | X | X | X | |
| Learning Center | | | | S | | | | R | | | R | R | X |
| Special training / Vocational | | | | S | | | | R | | | R | R | |
| Research facility | | | | S | | X | X | R | X | X | R | R | X |
| Libraries, museums, art centers and similar uses | | | | S | | X | X | R | X | X | R | R | X |
| Social, fraternal clubs and similar uses | X | X | X | X | X | | | R | X | X | | | |
| Churches, synagogues and temples | S | S | S | S | S | S | S | X | X | X | | | |
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD |
| Towers and Related Structures | | | | | | | | | | | | | |
| Towers or antennas for individual residential use (limited to district height limit) | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Towers or antennas for community or regional use | | | | | | | X | X | X | X | R | R | |
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD |
| Open air markets and horticultural sales | | | | | | | | | | | | | |
| Open air markets (farm, craft, and produce) | | | | S | | X | X | R | X | R | | | X |
| Open air flea markets | | | | S | | | | X | | X | | | |
| Horticultural sales with outdoor display | | | | X | | | | R | X | X | | | |
| | R1 | R2 | R3 | R4 | RO | C1 | C1HD | C2 | C2B | C3 | I-1 | I-2 | WFD |
| Industrial | | | | | | | | | | | | | |
| Auto related industrial | | | | | | | | X | | | R | R | |
| Communication / Transportation | | | | | | | | X | | | R | R | |
| Manufacturing / Processing | | | | | | | | X | | | R | R | |
| Marine related facility | | | | | | | | X | | | R | R | |
| Products and Services | | | | | | | | X | | | R | R | |
| Storage and Distribution | | | | | | | | X | | | R | R | |

Note: R = permitted by right
 X = permitted with Planning Commission Approval
 S = permitted as Special-use (hearing)

**MINUTES OF AUGUST 27, 2020
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that Notices were 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 and Development Commission for the City of Long Beach will hold a public hearing for the purpose of considering a **zoning text change**.

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

Amend Section 105: Chart of Uses

Change to Add:

Special Care Homes

Nursing Care, Intermediate Care Homes

| | |
|-----|------|
| C-1 | C1HD |
| X | X |

Change to Add:

Residential

Townhomes
Condominium
Zero-Lot Line

| | |
|-----|-----|
| R-2 | R-3 |
| X | |
| X | |
| X | R |

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, August 27, 2020, 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 and Development Commission

MINUTES OF AUGUST 27, 2020
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT 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 and Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

- Vol. XV No. 32 dated 7 day of August, 2020
- Vol. ___ No. ___ dated ___ day of _____, 20__
- Vol. ___ No. ___ dated ___ day of _____, 20__
- Vol. ___ No. ___ dated ___ day of _____, 20__
- Vol. ___ No. ___ dated ___ day of _____, 20__
- Vol. ___ No. ___ dated ___ day of _____, 20__
- Vol. ___ No. ___ dated ___ day of _____, 20__
- Vol. ___ No. ___ dated ___ day of _____, 20__

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 and Development Commission for the City of Long Beach will hold a public hearing for the purpose of considering a zoning text change.

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

Amend Section 105: Chart of Uses

| | | | |
|-----------------------|---------------------------------------|----------|-----------|
| Change to Add: | | | |
| Special Care Homes | | | |
| | Nursing Care, Intermediate Care Homes | C-1 X | CIHD X |
| Change to Add: | | | |
| Residential | | | |
| | Townhomes | R-2 X | R-3 |
| | Condominium | X | |
| | Zero-Lot Line | X | R |

The purpose of this proposed change is to promote uniform 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, August 27, 2020, 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 and Development Commission

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

[Signature]
Publisher

Sworn to and subscribed before me this 11th day of August, A.D. 2020



[Signature]
Notary Public

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

Commissioner Seal made motion, seconded by Commissioner McMillan and unanimously carried to close the Public Hearing.

After considerable discussion, Commissioner Ward made motion, seconded by Commissioner McMillan and unanimously carried recommending the approval of the Zoning Text Change as submitted.

**MINUTES OF AUGUST 27, 2020
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The second public hearing to consider a Zone Map Change for property located at Tax Parcels 0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, 0511N-01-004.011 , submitted by Charles Gant 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 1-31-20
Zoning R-1-C-2
Agenda Date 8-27-20
Check Number _____

I. TYPE OF CASE: ZONE CHANGE REQUEST

II. Advalorem Tax Parcel Number(s): See attached

III. Address of Property Involved: South of Pineville and west of Beatline Rd

IV. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)
Request Planned Unit Development (PUD) approval for a subdivision located on 118 acres of property

V. 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.** If the proposed amendment would require a change in the Zoning Map, 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. **Development schedule.** The time schedule for the beginning and completion of development planned by the applicant in the area, if the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage.
- D. **Effect of Amendment.** A report giving the nature, description and effect of the proposed amendment, if the proposed amendment would require a change in the Zoning Map, description of the probable effect on the surrounding land uses and properties.
- E. **Error.** The error in the Ordinance that would be corrected by the proposed amendment, if the intent is to correct an error.
- F. **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.
- G. **Fee.** Attach a check in the amount of \$100.00. 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.

VI. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING. Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned 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.

Estate of Diane Beland
Name of Rightful Owner (PRINT)

Charles Gant
Name of Agent (PRINT)

use agents
Owner's Mailing Address

14397 Creosote Rd
Agent's Mailing Address

City State Zip

Gulfport MS 39503
City State Zip

use agents
Phone

228-669-7071
Phone

[Signature]
Signature of Rightful Owner Date

[Signature]
Signature of Agent Date

**MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
C. DEVELOPMENT SCHEDULE**

The development schedule for the proposed Planned Unit Development (PUD) is as follows:

Phase 1:

Engineering/Approvals for Construction – 09/2020 to 01/2021

Construction – 01/2021 to 07/2021

Final Plat – 07/2021

Phase 2:

Engineering/Approvals for Construction – 08/2021 to 12/2021

Construction – 01/2022 to 08/2022

Final Plat – 09/2022

Phase 3:

Engineering/Approvals for Construction – 10/2022 to 02/2023

Construction – 03/2023 to 10/2023

Final Plat – 11/2023

**MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

D. Effect of Amendment

The subject property consists of multiple tax parcels totaling approximately 118 acres. It is located south of Pineville Road and west of Beatline Road and has frontage on both of these roads. This property has remained vacant while the surrounding property was developed over the years. The only known use of the subject property was the harvesting of timber. The Long Beach Industrial Park borders the property along the entire west boundary and along the south boundary. Residential property is located along all other boundaries except for a vacant commercial lot on east side fronting on Beatline Road. The current zoning is R-1 and C-2.

Potable water mains are located along both Beatline and Pineville Roads. Sanitary sewer capacity is available on Beatline Road.

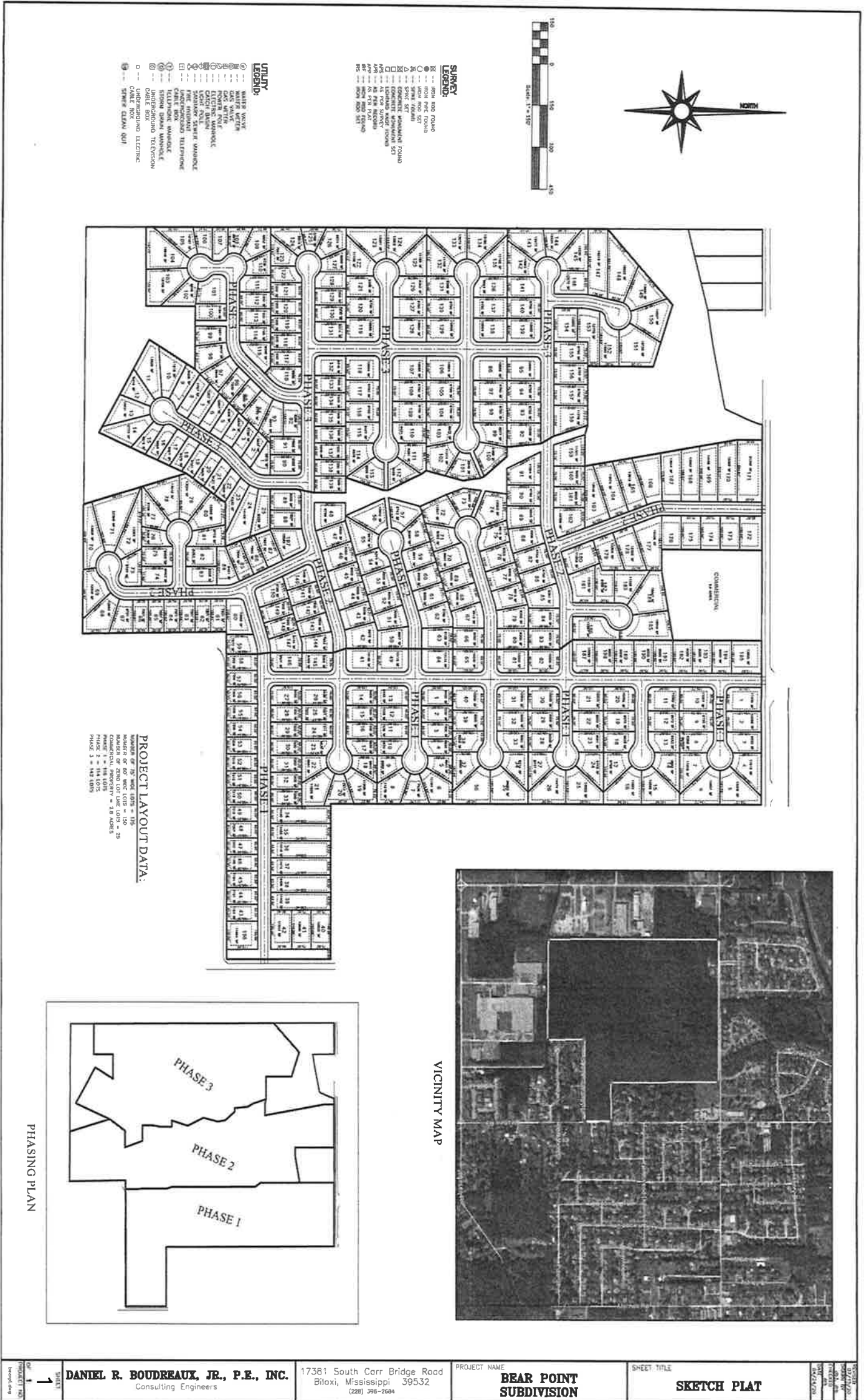
The proposed Planned Unit Development will be in harmony with the character of the area. The residential subdivision located to the north is actually in a C-2 commercial zoning district. Cul-de-sacs were specifically designed along the east boundary such that the number of lots along the existing residences could be reduced. A drainage and retention "lane" was reserved along the middle of the development for stormwater.

The subdivision has frontage on collector roads. The developer has agreed to deed an additional 35' of right-away to the City of Long Beach for planned future widening of Beatline Road.

EFFECT OF AMENDMENT:

Approval of this Planned Unit Development (PUD) will not have any adverse effects to the surrounding property. Adjacent roadways are adequate, utilities are available, and storm drainage has been positioned.

**MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

BOOK 1435 PAGE 225 United States of America
State of Mississippi Page 1 of 2
County of Harrison December 21, 1981

Deed For Transfer of Immovable Property
Sellers, Gary L Boland and Diane L Boland,
husband and wife, do hereby sell, grant, convey,
transfer, assign, set over, forever stand over, and
deliver with full warranty of title in fee
simple absolute all of their right, title,
and interest to Kurt Linn Boland, who
hereinafter is referred to as the Buyer, to
accept, pay, and acknowledge delivery
and possession thereof, all of the
following described property, to wit:
That certain piece or parcel of land
situated in the SE 1/4 of Section 9, Township
8 South, Range 12 West, First Judicial
District of Harrison County, Mississippi, lying
at the intersection of Pennington and Beatrice
Roads and being more particularly described as
follows, to wit: Two parcels of land.

Starting at a point of beginning 583 feet west of
the North-South Section line corner of the SE 1/4 of the said
Section 9, Township 8 South, Range 12 West, Harrison County,
Mississippi; thence run 700 feet South to a point of beginning;
thence run west 350 feet; thence run South 1290 feet;
thence run East 350 feet; thence run North 1290 feet to the
Point of Beginning. Also starting at a point of beginning 1690 feet
South of the North-South Section line corner of the SE 1/4 of the
said same Section, Township, Range in Harrison County said
point being the point of beginning of property conveyed, thence run
West 583 feet; thence run South 205 feet; thence run East
583 feet; thence run North 205 feet to the point of beginning."

This sale is made and accepted for
and in consideration of the price and
sum of \$ 18,150.00 Dollars, and other valuable

BOOK 1435 PAGE 226

Page 2 of 2
Last Transfer

Consideration which the Buyer has well and
truly paid, in ready and current money to the said Sellers,
who hereby acknowledge the receipt thereof and grant full
acquittance and discharge thereof. The sale is based on
fair market value of the described property determined by
independent appraiser, O. H. Barrow, SRA, Hattiesburg, Mississippi.
Mr. Barrow affirmed that he arrived at fair market value by
analyzing sales of comparable properties. He affirmed he had no interest or
future interest in the property, that he personally inspected the property,
and that his fee for the appraisal was not contingent of the value of
the property, and the fee was paid equally by the Sellers and the
Buyer.

all agreements and stipulations herein, and all the
obligations herein assumed shall inure to the benefit of and
be binding upon the heirs, successors, and assigns
of the respective parties, and the Buyer, their
heirs and assigns shall have and hold the described
property in full ownership.

Done and signed by the parties on this 21st
of December, 1981

Prepared by and

Sellers
Gary L Boland
and
Diane L Boland
5776 Longthorn Lane
Baton Rouge, La. 70807
504-766-1679

Buyer
Kurt L Boland
5776 Longthorn Lane
Baton Rouge, La. 70808
504-766-1125

STATE OF MISSISSIPPI
OFFICE OF THE CLERK
COUNTY OF HARRISON
I, the undersigned, Clerk of the Court for the County of Harrison, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this 21st day of December, 1981, at Baton Rouge, Louisiana.
Clerk of the Court
HARRISON COUNTY, MISSISSIPPI

Instrument No. 4527

STATEMENT OF FEES

Table with columns for Fee Type and Amount. Includes Recording Fee (\$6.00), Notary Fee (\$1.00), and other charges.

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT

I hereby certify that this instrument was recorded and filed for public record on this 21st day of December, 1981, at Baton Rouge, Louisiana, and accepted for recording on December 21, 1981.

Notary Public
Kurt Linn Boland
Baton Rouge, Louisiana

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**MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

United States of America
State of Mississippi
County of Harrison

1935 PAGE 227
Page 1 of 2
December 21, 1981

Deed For Transfer of Immovable Property
Sellers, Gary L. Boland and Diane L. Boland,
husband and wife, do hereby sell, grant, convey,
transfer, assign, set over, forever stand over, and
deliver with full warranty of title in fee
simple absolute all of their rights, title,
and interest to Yvonne K. Boland, who,
hereinafter is referred to as the Buyer, does
accept, pay, and acknowledge taking
and possession thereof, all of the
following described property, to wit:

"That certain piece or parcel of land
situated in the SE 1/4 of Section 9, Township
8 South, Range 12 West, First Judicial
District of Harrison County, Mississippi, lying
at the intersection of Pinerville and Beatrice
Roads and being more particularly described as
follows, to wit: Two Parcels of Land.

(1) Starting at a point of beginning 933 feet west of the
North East Section line corner of the SE 1/4 of the said
Section 9, Township 8 South, Range 12 West, Harrison County,
Mississippi thence run South 900 feet to a point of
beginning. From said point of beginning thence run West
350 feet, thence run South 1290 feet; thence run
East 350 feet, thence run North 1290 feet to the said
point of beginning. (2) Also starting at a point of
beginning 1885 feet South of the North East Section line
corner of the SE 1/4 of said SE 1/4 above said point being
the point of beginning of property conveyed, thence run
West 583 feet; thence run South 205 feet; thence run
East 583 feet; thence run North 205 feet to the
point of beginning."

This sale is made and accepted for
and in consideration of the price and
sum of \$18,150.00 dollars, and other valuable

Page 2 of 2
Cash Transfer

DEED 1435 PAGE 228

consideration which the Buyer has well and
truly paid, in ready and current money to the said Sellers,
who hereby acknowledge the receipt thereof and grant full
acquittance and discharge thereof. The sale is based on
the market value of the described property, determined by
independent appraiser, O. H. Burns, S.R.A. Shuffert, Missisipi.
Mr. Burns affirmed that he arrived at fair market value by
analyzing sales of comparable properties. He affirmed he had no interest or
future interest in the property, that he personally inspected the property,
and that his fee for the appraisal was not coming out of the value of
the property, and the fee was paid equally by the Sellers and the
Buyer.

All agreements and stipulations herein, and all the
obligations herein assumed shall inure to the benefit of and
be binding upon the heirs, successors, and assigns
of the respective parties, and the Buyer, their
heirs and assigns shall have and hold the described
property in full ownership.

Done and signed by the parties on this 21st
of December, 1981.

Prepared by and
Sellers
Gary L. Boland
and
Diane L. Boland
5776 Forey Road
Baton Rouge, La. 70808
1-504-766-1529

Buyer
Yvonne K. Boland
5776 Forey Road
Baton Rouge, La. 70808
1-504-766-1529

STATE OF MISSISSIPPI
PARISH OF EAST BAYOU BOUZE
BE IT REMEMBERED, that on this 21st day of December, 1981,
before me, the undersigned Notary, duly commissioned and
qualified, personally came and appeared the following persons,
to-wit: Gary L. Boland and Diane L. Boland, who acknowledged the above
and foregoing instrument on the day and in the year herein
mentioned and for the purposes therein stated.
WITNESSES:

[Signatures of Gary L. Boland and Diane L. Boland]
Notary Public
Diane B. Broussard

Instrument No. 9522

STATEMENT OF FEES
Recording Fee \$6.00
Notary Fee \$1.00
Mortgage Fee \$1.00
Mortgage Fee \$1.00
Mortgage Fee \$1.00
Mortgage Fee \$1.00
TOTAL FEES COLLECTED \$10.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT
I hereby certify that this instrument was received and filed for record in the
office of the Notary Public on this 21st day of December, A.D. 1981
and expires on the 22nd day of December, 1982.
Notary Public
Diane B. Broussard
1435 Page 227-228

[Signature of Notary Public]
Diane Broussard, Notary Public

MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

United States of America
State of Mississippi
County of Harrison
Page 1435 Page 227
December 21, 1981

Deed For Transfer of Unimproved Property
Sellers, Gary L Boland and Deane L Boland,
husband and wife, do hereby sell, grant, convey,
transfer, assign, set over, forever alienate, and
deliver with full warranty of title in fee
simple absolute all of their rights, title,
and interest to Yvonne K. Boland, who
hereinafter is referred to as the Buyer, who
accept, pay, and acknowledge delivery
and possession thereof, all of the
following described property, to wit:
"That certain piece or parcel of land
situated in the SE 1/4 of Section 9, Township
8 South, Range 12 West, First Judicial
District of Harrison County, Mississippi, lying
at the intersection of Pineville and Beatrice
Roads and being more particularly described as
follows, to wit: Two Points of Land.

(1) Starting at a point of beginning 933 feet west of the
North East Section line corner of the SE 1/4 of the said
Section 9, Township 8 South, Range 12 West, Harrison County,
Mississippi thence run South 900 feet to a point of
beginning. From said point of beginning thence run West
35 feet, thence run South 1290 feet, thence run
East 350 feet, thence run North 1290 feet to the said
point of beginning. (2) Also starting at a point of
beginning 1985 feet South of the North East Section line
corner of the SE 1/4 of some SE 1/4 above said point being
the point of beginning of property conveyed, thence run
West 583 feet, thence run South 205 feet, thence run
East 583 feet, thence run North 205 feet to the
point of beginning."

This sale is made and accepted for
and in consideration of the price and
sum of \$18,150.00 dollars, and other valuable

Page 2 of 2
Cash Transfer

BOOK 1435 PAGE 228

Consideration which the Buyer has well and
truly paid, in ready and current money to the said Sellers,
who hereby acknowledge the receipt thereof and grant full
acquittance and discharge thereof. This sale is based on
fair market value of the described property determined by
independent appraiser, O. H. Burns, SRA, Gulfport, Missisipi.
Mr. Burns affirmed that he arrived at fair market value by
analyzing sales of comparable properties. He affirmed he had no intention
future interest in the property, that he personally inspected the property,
and that his fee for the appraisal was not coming out of the value of
the property, and the fee was paid equally by the Sellers and the
Buyer.

all agreements and stipulations herein, and all the
obligations herein assumed shall inure to the benefit of and
be binding upon the heirs successors, and assigns
of the respective parties, and the Buyer their
heirs and assigns shall have and hold the described
property in fee simple.

Done and signed by the parties on this 21st
of December, 1981

STATE OF LOUISIANA
PARISH OF EAST BAYOU BOKE

BE IT KNOWN, that on this 14th day of November, 1981,
before me, the undersigned Notary, duly commissioned and
qualified, personally came and appeared Gary L. Boland and
Deane L. Boland, his husband, who are married and who are
and respectively represented on the day and in the first instance
mentioned and for the purposes herein stated.

Gary L. Boland
Deane L. Boland
Notary Public
Harrison County, Mississippi

Received by and
Sellers
Gary L. Boland
and
Deane L. Boland
5776 Forsyth Ave
Baton Rouge, La. 70808
1-504-766-1529
Buyer
Yvonne K. Boland
5776 Forsyth Ave
Baton Rouge, La. 70808
1-504-766-1529

Instrument No. 9528

STATEMENT OF FEES
Recording Fee \$2.00
County Clerk Fee \$1.00
Notary Fee \$1.00
Miscellaneous \$1.00
Total \$5.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:
I hereby certify that this instrument was recorded and paid for record on 11/18/81
and on 11/18/81 at 2:00 P.M. A.D. 1981
and recorded on 11/28/81 in the Office of the Clerk
Date 11/28/81 Page 227-228
JOHN MASHAM, Clerical Officer
John Masham

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**MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

United States of America
State of Mississippi
County of Harrison

Page 1 of 2
Doc# 1435

BOOK 1435 PAGE 231

Deed For Transfer of Immovable Property

Sellers, Gary F Boland and Diane L Boland, husband and wife, do hereby sell, grant, convey, transfer, assign, set over, forever release, and deliver with full warranty of title in fee simple absolute all of their rights, title, and interest to Ysande Katrin Boland, who, hereinafter is referred to as the Buyer, has accept, pay, and acknowledge delivery and possession thereof, all of the following described property, to wit:

That certain piece or parcel of land situated in the SE 1/4 of Section 9, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi, lying at the intersection of Pinville and Beatrice Roads and being more particularly described as follows, to wit:

Starting at a point of beginning 1, 283 feet west of the North East Section Line corner of the SE 1/4 of the said Section 9, Township 8 South, Range 12 West, Harrison County, Mississippi, thence run South 800 feet, thence run west 347 feet to a point of beginning of the property conveyed, thence from said point of beginning run west 347 feet, thence South 1, 290 feet, thence run East 347 feet, thence run North 1, 290 feet to the point of beginning of the property conveyed.

This sale is made and accepted for and in consideration of the price and sum of Ten Dollars \$10.00, and other valuable

Page 2 of 2
Cash Sale

BOOK 1435 PAGE 232

Consideration which the Buyer has well and truly paid, in ready and current money to the said Sellers, who hereby acknowledge the receipt thereof and grant full acquittance and discharge thereof. The sale is lawful for market value of the described property determined by independent appraiser, O. H. Burns, SRA, Gulfport, Mississippi. Mr. Burns affirmed that he arrived at fair market value by analyzing sales of comparable properties. He affirmed he had no interest or future interest in the property, that he personally inspected the property, and that his fee for the appraisal was not contingent of the value of the property, and the fee was paid equally by the Sellers and the Buyer.

All agreements and stipulations herein, and all the obligations herein assumed shall inure to the benefit and be binding upon the heirs, successors, and assigns of the respective parties, and the Buyer their heirs and assigns shall have and hold the described property in full ownership.

Done and signed by the parties on December 17, 1983

Deposited by on 1
Sellers
Diane L Boland
and
Gary F Boland
5776 Fanchina Lane
Baton Rouge, La. 70808
1-504-766-1529

Buyer
Ysande K Boland
5776 Fanchina
Baton Rouge, LA 70808
1-504-766-1529

STATE OF MISSISSIPPI
COUNTY OF HARRISON

BE IT REMEMBERED, that on this 21st day of December, 1983, before me, the undersigned authority, duly commissioned and qualified, the within and foregoing instrument was acknowledged and signed by the parties thereto, and that they executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, my hand and seal are hereunto set at Baton Rouge, Louisiana, this 21st day of December, 1983.

Notary Public

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that the foregoing was received and filed for record in 11 books and 53 pages of the public records of this county on Dec 21 AD 1983 and the same are 231 of 232 in number of Deeds.

Book 1435 Page 231-232

John Mackinnon-Clayton Clerk

John Mackinnon-Clayton Clerk

STATE OF MISSISSIPPI
COUNTY OF HARRISON

IN WITNESS WHEREOF, my hand and seal are hereunto set at Baton Rouge, Louisiana, this 21st day of December, 1983.

Notary Public

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that the foregoing was received and filed for record in 11 books and 53 pages of the public records of this county on Dec 21 AD 1983 and the same are 231 of 232 in number of Deeds.

Book 1435 Page 231-232

John Mackinnon-Clayton Clerk

John Mackinnon-Clayton Clerk

MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

BOOK 1435 PAGE 233 United States of America Page 1 of 2
State of Mississippi December 16, 1982
County of Harrison

Deed For Transfer of Inosville Property
Sellers, Gary L Boland and Deane L Boland,
husband and wife, do hereby sell, grant, convey,
transfer, assign, set over, forever shandon, and
deliver with full warranty of title in fee
simple absolute all of their rights, title,
and interest to Kurt Cameron Boland, who
hereinafter is referred to as the Buyer, who
accept, pay, and acknowledge delivery
and possession thereof, all of the
following described property, to wit:
That certain piece or parcel of land
situated in the SE 1/4 of Section 9, Township
8 South, Range 12 west, First Judicial
District of Harrison County Mississippi, lying
at the intersection of Pineville and Beatline
Roads and being more particularly described as
follows, to wit:

Starting at a point of beginning 1,977 feet west of the
North East Section line corner of the South east 1/4
of the said Section 9, Township 8 South, Range 12
west, Harrison County Mississippi thence run
South 400 feet to a point of beginning, thence
run west 438 feet; thence run South 1,690 feet,
thence run East 438 feet, thence run
North 1,690 feet to the point of beginning of the
Property conveyed."

This sale is made and accepted for
and in consideration of the price and
sum of Ten Dollars - \$10.00, and other valuable

Page 2 of 2
Cash sale

BOOK 1435 PAGE 234

Consideration which the Buyer has well and
truly paid, in ready and current money to the said Sellers,
who hereby acknowledge the receipt thereof and grant full
acquittance and discharge thereof. This sale is based on
fair market value of the described property determined by
independent appraiser, O. H. Burns, SRA Gulfport, Missisipi.
Mr Burns affirmed that he arrived at fair market value by
analyzing sales of comparable properties. He affirmed he had no interest or
future interest in the property, that he personally inspected the property,
and that his fee for the appraisal was not contingent of the value of
the property, and the fee was paid equally by the Sellers and the
Buyer.

all agreements and stipulations herein, and all the
obligations herein assumed shall inure to the benefit of and
be binding upon the heirs successors, and assigns
of the respective parties, and the Buyer their
heirs and assigns shall have and hold the described
property in full ownership.

Done and signed by the parties on 16th day
of December, 1982

STATE OF MISSISSIPPI
COUNTY OF HARRISON
BEFORE ME, Notary Public for the State of Mississippi, on this 16th day of December, 1982,
I have personally known and appointed Gary L. Boland and
Deane L. Boland, as my true and lawful agents and attorneys-in-fact,
to execute and deliver the foregoing instrument on the day and in the year therein men-
tioned and for the purposes therein stated.

Proceded by
Sellers
Gary L Boland
and
Deane L Boland
5776 Fougstad road
Baton Rouge, La. 70808
1-504-766-1509
Buyer
Kurt C. Boland
5776 Fougstad
Baton Rouge, La 70808
1-504-766-1509

Instrument No. 9581
STATEMENT OF FEES
Recording Fee \$6.00
Notary Fee \$1.00
Total \$7.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT
I hereby certify that this instrument was received and filed for record at 11:00 AM on Dec 22 1982
and recorded in Book 32-98 in Records of Deeds
Page 1435 Page 233-234
John McDermis, Notary Public

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**MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

BOOK 1435 PAGE 235 United States of America
State of Mississippi Page 1 of 2
County of Harrison Filed Date
12/15/20
Dec 15 2020

Deed For Transfer of Immoveable Property
Sellers, Gary L Boland and Diane L Boland,
husband and wife, do hereby sell, grant, convey,
transfer, assign, set over, forever stand as, and
deliver with full warranty of title in fee
simple absolute all of their right, title,
and interest to Ysande K Boland, who,
hereinafter is referred to as the Buyer, does
accept, pay, and acknowledge delivery
and possession thereof, all of the
following described property, to wit:
"That certain piece or parcel of land
situated in the SE 4 of Section 9, Township
8 South, Range 12 West, First Judicial
District of Harrison County, Mississippi, lying
at the intersection of Pineville and Beatrice
Roads and being more particularly described as
follows, to wit:

Starting at a point of beginning 1,977 feet west of
the North East Section line corner of the
South East 4 of said Section 9, Township 8
South, Range 12 West, Harrison County, Missisipi,
thence run South 400 feet; thence run west
438 feet to a point of beginning of the
property conveyed; thence commence from the
said point of beginning run west 439 feet;
thence run South 1,690 feet; thence run
East 439 feet; thence run North 1,690
feet to the point of beginning of the property
conveyed."

This sale is made and accepted for
and in consideration of the price and
sum of Ten Dollars \$10.00, and other valuable

Page 2 of 2
Cash Sale

BOOK 1435 PAGE 236
Consideration which the Buyer has well and
truly paid, in ready and current money to the said Sellers,
who hereby acknowledge the receipt thereof and grant full
acquittance and discharge thereof. This sale is based on
fair market value of the described property determined by
independent appraiser, D. H. Burns, SRA/Huffport, Missisipi.
Mr. Burns affirmed that he arrived at fair market value by
analyzing sales of comparable properties. He affirmed he had no interest or
future interest in the property, that he personally inspected the property,
and that his fee for the appraisal was not contingent of the value of
the property, and the fee was paid equally by the Sellers and the
Buyer.

All agreements and stipulations herein, and all the
obligation herein assumed shall inure to the benefit of and
be binding upon the heirs successors, and assigns
of the respective parties, and the Buyer their
heirs and assigns shall have and hold the described
property in full ownership.

Done and signed by the parties on the 14th
day of December, 1982

Witnessed by and

Sellers
Diane L Boland
and
Gary L Boland
5776 Foughton Lane
Baton Rouge, La. 70809
504-766-1529

Buyer
Ysande K. Boland
5776 Foughton Lane
Baton Rouge, La. 70808
504-766-1529

STATE OF LOUISIANA
PARISH OF EAST BAYOU BOULE
BE IT KNOWN, that on this 14th day of November, 1999,
before me, the undersigned Notary, duly commissioned and
qualified, personally came and appeared the above named
parties, who acknowledged and ratified that they executed the above
and foregoing instrument, on the day and in the year therein
mentioned and for the purposes therein stated.
WITNESSES:

[Signatures]
Diane L. Boland
Gary L. Boland
Ysande K. Boland
Diane Boland
Gary Boland

Instrument No. 4532

STATEMENT OF FEES
Recording Fee \$6.00
Notary Fee \$1.00
Abstract Fee \$1.00
Mortgage Fee \$1.00
Total Fees Collected \$9.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT,
I hereby certify that this instrument was received and filed for record at 11:00 AM
and 55 minutes P. M. on 21 day of Dec A.D. 1998
and HARRISON'S DECEASED 27 19 98 in Records of Death
Book 1435 Page 235, 236
JOHN MCALAMIS, CLERK OF COURT

MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

BOOK 1435 PAGE 237

United States of America
State of Mississippi page 1 of 2
County of Harrison December 15, 1950

Deed For Transfer of Truroville Property
Sellers, Gary L Boland and Diane L Boland,
husband and wife, do hereby sell, grant, convey,
transfer, assign, set over, forever abandon, and
deliver with full warranty of title in fee
simple absolute all of their rights, title,
and interest to Kurt Cannon Boland, who,
hereinafter is referred to as the Buyer, does
accept, pay, and acknowledge delivery
and possession thereof, all of the
following described property, to wit:
"That certain piece or parcel of land
situated in the SE 1/4 of Section 9, Township
8 South, Range 12 west, First Judicial
District of Harrison County, Mississippi, lying
at the intersection of Pineville and Beatline
Roads and being more particularly described as
follows, to wit:

Starting at a point of beginning 583 feet west of
the Northeast Section line corner of the SE 1/4 of
the said Section 9, Township 8 South, Range 12
West, Harrison County, Mississippi said point also
being the point of beginning of the property herein conveyed;
thence run west 697 feet, thence run South 800
feet, thence run East 697 feet, thence run North
800 feet to the point of beginning.

This sale is made and accepted for
and in consideration of the price and
sum of Ten Dollars + 00/100, and other valuable

BOOK 1435 PAGE 238

Page 2 of 2
Cash Sale

consideration which the Buyer has well and
truly paid, in ready and current money to the said Sellers,
who hereby acknowledge the receipt thereof and grant full
acquittance and discharge thereof. This sale is based on
fair market value of the described property determined by
independent appraiser, O. H. Burns, SRA, Gulfport, Missisipi.
Mr. Burns affirmed that he arrived at fair market value by
analyzing sales of comparable properties. He affirmed he had no interest or
future interest in the property, that he personally inspected the property,
and that his fee for the appraisal was not contingent of the value of
the property, and the fee was paid equally by the Sellers and the
Buyer. Mr. Burns appraised this property for \$17,250.00.

All agreements and stipulations herein, and all the
obligations herein assumed shall inure to the benefit of and
be binding upon the heirs successors, and assigns
of the respective parties, and the Buyer their
heirs and assigns shall have and hold the described
property in full ownership.

Done and signed by the parties on the 15th
day of December, 1950.

Witnessed

Sellers
Gary L Boland
and
Diane L Boland
5776 Longthorn Lane
Baton Rouge, La. 70808
504-766-1509
Buyer
Kurt C. Boland
5776 Brynthia Ave
Baton Rouge La. 70808
504-766-1509

STATE OF LOUISIANA
PARISH OF EAST BAYOU
On 15th day of December, 1950,
before me, the undersigned Notary, duly commissioned and
qualified, personally came and appeared Gary L Boland and
Diane L Boland, husband and wife, who acknowledged to me
the foregoing instrument, on the day and in the place therein set
forth, for the purposes therein stated.
Notary Public
Diane Boland
Gary L Boland

Instrument No. 6533

STATEMENT OF FEES
Recording Fee \$2.00
Notary Commission Fee \$1.00
Notary Public Fee \$1.00
State Seal Fee \$1.00
Total \$5.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT
I hereby certify that the instrument was filed and was filed for record in 11:00 AM
and recorded on 15th day of Dec. AD 1950
and recorded Dec 22 1950 in Parish of Harrison
Book 1435 Page 237-238
JOHN MADAME, County Clerk

**MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

United States of America
State of Mississippi
County of Harrison

Page 14 of 22
December 15, 1980

BOOK 1435 PAGE 239

WARRANT

For Transfer of Townsville Property
Sellers, Gary J. Boland and Diane L. Boland,
husband and wife, do hereby sell, grant, convey,
transfer, assign, set over, forever release, and
deliver with full warranty of title in fee
simple absolute all of their rights, title,
and interest to venditor Boland, who
hereinafter is referred to as the Buyer, do
accept, pay, and acknowledge delivery
and possession thereof, all of the
following described property, to wit:
That certain piece or parcel of land
situated in the SE 1/4 of Section 9, Township
8 South, Range 12 West, First Judicial
District of Harrison County, Mississippi, lying
at the intersection of Penville and Beatson
Roads and being more particularly described as
follows, to wit:

Starting at a point of beginning 1280 feet west
of the North east section line corner of the SE 1/4 of
the said Section 9, Township 8 South, Range 12
West, Harrison County, Mississippi and point also being
the point of beginning of the property here
conveyed, thence run west 697 feet, thence
run south 900 feet, thence run east 697 feet,
thence run North 900 feet to the point of beginning.

This sale is made and accepted for
and in consideration of the price and
sum of Ten Dollars + ⁰⁰/₁₀₀, and other valuable

consideration in
Cash Transfer

BOOK 1435 PAGE 240

consideration which the Buyer has well and
truly paid, in ready and current money to the said Sellers,
who hereby acknowledge the receipt thereof and grant full
acquittance and discharge thereof. This sale is based on
fair market value of the described property determined by
independent appraiser, O. H. Burns, SRA Gulfport, Missisipi.
Mr. Burns affirmed that he arrived at fair market value by
analyzing sales of comparable properties. He affirmed he had no interest or
future interest in the property, that he personally inspected the property,
and that his fee for the appraisal was not contingent of the value of
the property, and the fee was paid equally by the Sellers and the
Buyer. Mr. Burns appraised this property for \$11,250.00.

All agreements and stipulations herein, and all the
obligations herein assumed shall inure to the benefit of and
be binding upon the heirs successors, and assigns
of the respective parties, and the Buyer their
heirs and assigns shall have and hold the described
property in full ownership.

Done and signed by the parties on 15th day
of December, 1980.

Proposed
by

Sellers
Gary J. Boland
and
Diane L. Boland
5776 Forsythia Ave
Baton Rouge, La. 70808
504-766-1524

Buyer
Yvonne K. Boland
5776 Forsythia Ave
Baton Rouge, La
70808
504-766-1529

STATE OF MISSISSIPPI
PARISH OF EAST DIXON PARISH

BE IT KNOWN, that on this 15th day of November, 1980,
before me, the undersigned Notary, duly commissioned and
qualified, personally appeared the above named parties,
who acknowledged and ratified that they executed the above
and foregoing instrument on the day and in the year therein
mentioned and for the purposes therein stated.

WITNESSES:

[Signatures]
Notary Public
Harrison County, Mississippi

Instrument No. 4524

STATEMENT OF FEES

| | |
|---------------|--------|
| Recording Fee | \$5.00 |
| Search Fee | \$1.00 |
| Abstract Fee | \$1.00 |
| Marginal Fee | \$1.00 |
| Other | \$1.00 |

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 11 o'clock
and 57 minutes P. M. on 21 day of Dec. AD 1980
and recorded in Book 1435 Page 239, 240

JOHN MCADAMS, Clerical Clerk
[Signature] C.C.

MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

United States of America Page 1 of 2
State of Mississippi Deed 1435 PAGE 229
County of Harrison Deed 1435, 1/1993

Deed For Transfer of Immovable Property
Sellers, Gary L Boland and Diane L Boland,
husband and wife, do hereby sell, grant, convey,
transfer, assign, set over, forever alienate, and
deliver with full warranty of title in fee
single absolute all of their rights, title,
and interest to Kurt Connor Boland, who
hereinafter is referred to as the Buyer, who
accept, pay, and acknowledge delivery
and possession thereof, all of the
following described property, to wit:
"That certain piece or parcel of land
situated in the SE 1/4 of Section 9, Township
8 South, Range 12 west, First Judicial
District of Harrison County, Mississippi, lying
at the intersection of Pineville and Beatrice
Roads and being more particularly described as
follows, to wit:

Starting at a point of beginning 1,293 feet
west of the North East Section line corner of
the SE 1/4 of the said Section 9, Township 8
South, Range 12 west, Harrison County,
Mississippi, thence run South 800 feet to
a point of beginning of the property conveyed,
thence from said point of beginning run West 347
feet, thence run South 1,290 feet, thence
run East 547 feet, thence run North 1,290
feet to the said point of beginning of the
property conveyed."

This sale is made and accepted for
and in consideration of the price and
sum of Ten Dollars + $\frac{00}{100}$, and other valuable

Page 2 of 2
Cash Sale

BOOK 1435 PAGE 230

Consideration which the Buyer has well and
truly paid, in ready and current money to the said Sellers,
who hereby acknowledge the receipt thereof and grant full
acquittance and discharge thereof. This sale is based on
fair market value of the described property determined by
independent appraiser, O. H. Burns, 5 RA Huffport, Memphis.
Mr. Burns affirmed that he arrived at fair market value by
analyzing sales of comparable properties. He affirmed he had no interest or
future interest in the property, that he personally inspected the property,
and that his fee for the appraisal was not contingent of the value of
the property, and the fee was paid equally by the Sellers and the
Buyer.

All agreements and stipulations herein, and all the
obligations herein assumed shall inure to the benefit of and
be binding upon the heirs successors, and assigns
of the respective parties, and the Buyer their
heirs and assigns shall have and hold the described
property in full ownership.

Done and signed by the parties on December 27,
1993.

Proposed by and

Sellers
Diane L Boland
and
Gary L Boland
5776 Forsyth Ave
Baton Rouge, La. 70808
504-766-1529

Buyer
Kurt C Boland
5776 Forsyth
Baton Rouge, La. 70808
514-166-1529

STATE OF MISSISSIPPI
COUNTY OF HARRISON
BE IT REMEMBERED, that on this 27th day of December, 1993,
before me, the undersigned, a Notary Public duly commissioned and
qualified in and for the State of Mississippi, personally appeared
Gary L. Boland and Diane L. Boland, known to me to be the identical persons
whose names are subscribed to the foregoing instrument, and acknowledged to me
that they executed the same for the purposes therein stated.

Witnesses:
Diane Boland
Gary Boland
Kurt Boland

Instrument No. 4529

STATEMENT OF FEES
Recording Fee \$6.00
Notary Public Fee \$1.00
Mississippi State Seal Fee \$1.00
Mortgage Recording Fee \$0.00
Other \$0.00
TOTAL FEES COLLECTED

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT
I hereby certify that this instrument was received and filed for record at 11 o'clock
and 50 minutes P. M. on the 27th day of Dec A.D. 1993
and recorded on the 27th day of Dec. in the Office of the
Book 1435 Page 229, 230
JOHN MADAMAL, Secretary Com.
Publ. Sec. 11/11/93

**MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

To act on the behalf of Sellers, Charlies Gant, or his assigns for Subdivision Development Application to the City Long Beach, MS 39560.

PROPERTY DESCRIPTION:

Parcels Harrison County, MS:

0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, 0511N-01-004.011

Attached is Plat tax parcels (red mark pin)

Street Address: 0 Beatline Rd and Pineville Rd, Long Beach MS 39560

Property Agent: Charlie Gant, or his Assigns action on behalf of the Sellers

We certify that We are the Owners of the above referenced property. As such, We hereby authorizes Charlie Gant to act on our behalf and as our agent to take all actions necessary for the processing, issuance and acceptance of this application or certification and any and all standard and special conditions, Change of Use Application with the City of Long Beach Development – Planning Division.

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge for Charlies Gant, or his assigns.


Date: 4-23-20
Seller: Ysonde K. Boland, Estate of Diane L. Boland
Heirs at Law


Date: _____
Seller: Kurt Cameron Boland, Estate of Diane L. Boland
Heirs at Law

Page 1 of 2

To act on the behalf of Sellers, Charlies Gant, or his assigns for Subdivision Development Application to the City Long Beach, MS 39560.

PROPERTY DESCRIPTION:

Parcels Harrison County, MS:

0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, 0511N-01-004.011

Attached is Plat tax parcels (red mark pin)


Street Address: 0 Beatline Rd and Pineville Rd, Long Beach MS 39560

Property Agent: Charlie Gant, or his Assigns action on behalf of the Sellers

We certify that We are the Owners of the above referenced property. As such, We hereby authorizes Charlie Gant to act on our behalf and as our agent to take all actions necessary for the processing, issuance and acceptance of this application or certification and any and all standard and special conditions, Change of Use Application with the City of Long Beach Development – Planning Division.

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge for Charlies Gant, or his assigns.

Date: _____
Seller: Ysonde K. Boland, Estate of Diane L. Boland
Heirs at Law


Date: April 23, 2020
Seller: Kurt Cameron Boland, Estate of Diane L. Boland
Heirs at Law

Page 1 of 2

**MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that one hundred twenty-eight (128) 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 **ZONING MAP CHANGE**.

Long Beach, LLC, Charles Gant, 14397 Creosote Road, Gulfport, MS, 39503, has filed an application for a Zone Map Change in accordance with the Comprehensive Long Beach Unified Land Ordinance. **The applicant(s) is requesting to change the zoning classification from an R-1, Single Family Residential, and C-2, General Commercial, zones to develop A Planned Unit Development District (PUD), as described in Ordinance 598, Section 98 .** The Tax Parcel Numbers are: 0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, and 0511N-01-004.011.

Legal descriptions are as follows:

- 18 AC(C) S 550 FT OF W 1452 FT OF SE ¼ OF SEC 9-8-12
- 2.5 AC(C) BEG 1660 FT M/L S OF INTER OF W MAR OF BEATLINE RD & S MAR OF PINEVILLE RD S ALONG BEATLINE RD 205 FT M/L W 558 FT M/L N 205 FT M/L E 558 FT M/L TO POB BEING PART OF SE ¼ OF SE ¼ OF SEC 9-8-12
- 2.5 AC(C) BEG 1855 FT M/L S OF INTER OF W MAR OF BEATLINE RD & S MAR OF PINEVILLE RD S ALONG BEATLINE RD 205 FT M/L W 558 FT M/L N 205 FT M/L E 558 FT M/L TO POB BEING PART OF SE ¼ OF SE ¼ OF SEC 9-8-12
- 10 AC(C) BEG 583 FT M/L W & 800 FT S OF NE COR OF SE ¼ OF SEC 9 W 350 FT M/L S 1290 FT M/L E 350 FT M/L N 1290 FT M/L TO POB BEING PART OF E ½ OF SE ¼ OF SEC 9-8-12
- 10 AC(C) BEG 933 FT M/L W & 800 FT S OF NE COR OF SE ¼ OF SEC 9 W 350 FT M/L S 1290 FT M/L E 350 FT M/L N 1290 FT M/L TO POB BEING PART OF E ½ OF SE ¼ OF SEC 9-8-12
- 10 AC(C) BEG 1283 FT M/L W & 800 FT S OF NE COR OF SE ¼ OF SEC 9 W 347 FT M/L S 1290 FT M/L E 347 FT M/L N 1290 FT M/L TO POB BEING PART OF SE ¼ OF SEC 9-8-12
- 10 AC(C) BEG 1630 FT M/L W & 800 FT S OF NE COR OF SE ¼ OF SEC 9 W 347 FT M/L S 1290 FT M/L E 347 FT M/L N 1290 FT M/L TO POB BEING PART OF W 1/2 OF SE ¼ OF SEC 9-8-12
- 13.4 AC(C) BEG 1977 FT M/L W & 400 FT S OF NE COR OF SE ¼ OF SEC 9 W 438 FT M/L S 1690 FT E 438 FT M/L N 1690 FT TO POB BEING PART OF W ½ OF SE ¼ OF SEC 9-8-12

**MINUTES OF AUGUST 27, 2020
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

13.4 AC(C) BEG 2415 FT M/L W & 400 FT S OF NE COR OF SE ¼ OF SEC 9 W 439 FT M/L S 1690 FT E 439 FT M/L N 1690 FT TO POB BEING PART OF W ½ OF SE ¼ OF SEC 9-8-12

12.1 AC(C) BEG 583 FT W & 25 FT M/L S OF NE COR OF SE ¼ OF SEC 9 ON S MAR OF PINEVILLE RD W ALONG RD 697 FT M/L S 775 FT M/L E 697 FT M/L N 775 FT M/L TO POB BEING PART OF NE ¼ OF SE ¼ OF SEC 9-8-12

12.1 AC(C) BEG 1280 FT M/L W & 25 M/L S OF NE COR OF SE ¼ OF SEC 9 ON S MAR OF PINEVILLE RD W ALONG RD 697 FT M/L S 775 M/L E 697 FT M/L N 775 FT M/L TO POB BEING PART OF N ½ OF SE ¼ OF SEC 9-8-12

4.8 AC(C) BEG AT INTER OF W LINE OF SE ¼ OF SEC 9 & S MAR OF PINEVILLE RD S ALONG SEC LINE 375 FT M/L E 877 FT M/L N 375 FT M/L TO RD & E MAR OF BAYOU FELICE SWLY & WLY ALONG BAYOU 551.5 FT N 209.1 FT TO RD WLY ALONG RD 287 FT M/L TO POB BEING PART OF NW ¼ OF SE ¼ OF SEC 9-8-12

A Public Hearing to consider the above Zone Map Change will be held in the City of Long Beach, Mississippi 39560, Thursday, August 27, 2020 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 Commission

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the under signed legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA M DAHL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning 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 Commission;
2. That in such capacity, she is responsible for mailing Notices of Public Meeting 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, all as stipulated in Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public meetings and the business of the Planning Commission in and for the City of Long Beach;
3. That on August 5, 2020, she did cause to be mailed, Notice of Public Meeting, a copy of which is attached hereto, to 128 (one hundred twenty-eight) property owners within 160' (one hundred sixty feet), excluding rights-of-way, of Tax Parcel Numbers 0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, 0511N-01-004.011, notifying them that a Public Meeting will be held, August 27, 2020, to consider an application for a Variance filed by Long Beach, LLC, Charles Gant.

Given under my hand this the 5th of August, 2020.


STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 5th day of August 2020.


NOTARY PUBLIC

-My Commission Expires-



MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

| | | |
|--|---|--|
| AVERY 5160 Jake's Mule Barn 3160 Kutak Road Ft Myers, FL 33916 | Easy Print Address Labels Print along line to keep the top edge Olathe Safety Storage LLC ETAL 1101 Pamela Blvd Suite C Grain Valley, MO 64029 | Use Avery Template Lagniappe Real Estate Holdings, L 606 Charleston Lane Long Beach, MS 39560 |
| J Levens Builders Inc PO Box 779 Long Beach, MS 39560 | Gulf Concrete Technology LLC PO Box 1052 Sabana Seca, PR 009521052 | Harrison County 4739 West Oreck Road Long Beach, MS 39560 |
| Alexandra Land and Development LLC PO Box 6917 Metairie, LA 70002 | Harrison County Dev Comm PO Drawer 569 Gulfport, MS 39502 | Onwuzurike, Nkechi 7260 Ten Hill Drive West Bloomfield, MI 48322 |
| Spychalski, Stephen E and Elizabeth A 11501 Coleman Road Gulfport, MS 39503 | Sandoz, Rodney Leonce II and Mena Ford 127 Mt Bass Long Beach, MS 39560 | Young, Bryan K 4514 Beatline Road Long Beach, MS 39560 |
| Spence, Joseph H 5011 Plantation Drive Long Beach, MS 39560 | Jones, Jason Charles and Melissa N 5002 Plantation Drive Long Beach, MS 39560 | Hilderbrand, Gloria Harshbarger 5001 Plantation Drive Long Beach, MS 39560 |
| Coffey, Paula -Trustee- 5018 Beatline Road Long Beach, MS 39560 | Kimball, Barbara 5024 Beatline Road Long Beach, MS 39560 | Morrow, Robert V and Connie R 5028 Beatline Road Long Beach, MS 39560 |
| Hymel, Steven Joseph and Lauren Sprink 112 Yucca Drive Long Beach, MS 39560 | Riley, Michaelia and Green Lawrence J 5036 Beatline Road Long Beach, MS 39560 | Jones Builders 604 Parkwood Drive Long Beach, MS 39560 |
| Kearns, Susan and Dauenhaver, Mark PO Box 912 Long Beach, MS 39560 | Quattlebaum, Bernie J ETAL 5052 Beatline Road Long Beach, MS 39560 | Cardona, Rene M and Altagracia J 2 Northwood Drive Long Beach, MS 39560 |
| Rowell, Peggy M 4 Northwood Drive Long Beach, MS 39560 | Mauffray, Robert J and Marla G 6 Northwood Drive Long Beach, MS 39560 | Joest, James E and WF 4 Northwood Circle Long Beach, MS 39560 |
| McCaughan, Marie H 5 Northwood Circle Long Beach, MS 39560 | Loba, Sherry Lynn 6 Northwood Circle Long Beach, MS 39560 | Smith, Wayne T Jr 1 Northwood Drive Long Beach, MS 39560 |
| AVERY 5160 Harshbarger, Marie S 3 Northwood Drive Long Beach, MS 39560 | Easy Print Address Labels Print along line to keep the top edge Reid, A H Jr and Meadows J -Trustees- 5 Northwood Drive Long Beach, MS 39560 | Use Avery Template Gay, William R and Shirley M 8 Pecan Circle Long Beach, MS 39560 |
| Marotta, James and Lynne M 32 Pecan Drive Long Beach, MS 39560 | Vonderbruegge, Charles R III and Rani 4 Pecan Circle Long Beach, MS 39560 | Peak, William Anthony and Philips EMI 3 Pecan Circle Long Beach, MS 39560 |
| French, Robert L and Shelley A 1 Pecan Circle Long Beach, MS 39560 | Bosch, Brian G 26 Pecan Drive Long Beach, MS 39560 | Fitzgerald, Michael H 5124 Gates Avenue Long Beach, MS 39560 |
| Jones, Catherine 22 Pecan Drive Long Beach, MS 39560 | Jones, J P 22 Pecan Drive Long Beach, MS 39560 | Curry, Caleb Q and Taryn B Hendren 20211 Pineville Road Long Beach, MS 39560 |
| S&P Properties, Inc PO Box 1405 Long Beach, MS 39560 | Strasser, Elizabeth D -L/E- 5096 Beatline Road Long Beach, MS 39560 | Huey, Andrew K and Anita V 5092 Beatline Road Long Beach, MS 39560 |
| Peno, Gregory Paul and Sarah Jean 5090 Beatline Road Long Beach, MS 39560 | Cassibry, Ann-Marie and Mary-Ann Miller Q 2 Pecan Circle Long Beach, MS 39560 | Daniels, Karen A Dochery and Christopher Daniels 5076 Beatline Road Long Beach, MS 39560 |
| Hill, Christopher C 5072 Beatline Road Long Beach, MS 39560 | Daughdrill, Ronald E and Joane M-L/E- 5068 Beatline Road Long Beach, MS 39560 | Carrubba, John J 5066 Beatline Road Long Beach, MS 39560 |
| Johnson, Jim W ETAL 9071 Scenic River Drive Biloxi, MS 39532 | Memorial Hospital at Gulfport PO Box 1810 Gulfport, MS 39502 | Malley, Richard J and Laurel A 20168 Lovers Lane Long Beach, MS 39560 |
| Savarese, Jeff and Debra 723 Briarwood Drive Long Beach, MS 39560 | GCCC LLC 225 Cowan Road Gulfport, MS 39507 | Deen, Lori C 504 Dynsmore Place Long Beach, MS 39560 |
| Hight, Marjorie S and John L 500 Dynsmore Place Long Beach, MS 39560 | Duke, John S 506 Dynsmore Place Long Beach, MS 39560 | Verboom, Ronald Albert 535 Dynsmore Place Long Beach, MS 39560 |

MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AVERY 5160

Patterson, Charles T Jr and Mary Ann
531 Dynsmore Place
Long Beach, MS 39560

Easy Print Address Labels
 Bead, White Ink, 100 Sheets, 36-1/2" x 5-1/2"

Pumford, David A and Victoria
538 Dynsmore Place
Long Beach, MS 39560

COVID-19 Contact Tracing
 Use Anytime, Anywhere

Crosby, Jason Matthew and Shea W
536 Dynsmore Place
Long Beach, MS 39560

McNamara, David and Joan
534 Dynsmore Place
Long Beach, MS 39560

Schultz, Theresa Clea and Ryan J
532 Dynsmore Place
Long Beach, MS 39560

Rodriguez, Krystal Lynn and Victor G
530 Dynsmore Place
Long Beach, MS 39560

Kirkpatrick, Randy
21074 Pineville Road
Long Beach, MS 39560

Redo, William E and WF
21078 Pineville Road
Long Beach, MS 39560

Bonney, Linda R
21082 Pineville Road
Long Beach, MS 39560

Shaver, Anna L
21086 Pineville Road
Long Beach, MS 39560

Bissell, John and Mary S
647 Pass Road
Long Beach, MS 39560

Taquino, Linda N -Trustee-
775 Moanna Lua Way
Diamondhead, MS 39525

Davis, Keith O and Anne C -Trustees-
5015 Live Oak Drive
Long Beach, MS 39560

Little, Michael J E and Luz, Maria
508 Mockingbird Drive
Long Beach, MS 39560

Bass, Lynda L
PO Box 837
Long Beach, MS 39560

White, Gerald G and WF
512 Mockingbird Drive
Long Beach, MS 39560

McCormick, Joseph A and WF
21098 Pineville Road
Long Beach, MS 39560

Sisters of Mercy of St. Louis Region
101 Mercy Drive
Belmont, NC 28012

McCarthy, Constance W
21106 Pineville Road
Long Beach, MS 39560

Yarbrough, Joshua Lee
21108 Pineville Road
Long Beach, MS 39560

Wedworth, James Q III and Sandra E
21110 Pineville Road
Long Beach, MS 39560

Orozco, Benito and Amber Lowe
578 Mockingbird Drive
Long Beach, MS 39560

May, Betty Roy
582 Mockingbird Drive
Long Beach, MS 39560

Purcell, Mary T Byrnes
584 Mockingbird Drive
Long Beach, MS 39560

Vogt, Lawrence J and Deanna
21093 Pineville Road
Long Beach, MS 39560

Joplin, Donna E
21085 Pineville Road
Long Beach, MS 39560

Boisvenue, Joseph M and Bonita F
21081 Pineville Road
Long Beach, MS 39560

Hancock Bank
11700 Preston Road
Suite 660 # 193
Dallas, TX 75230

KGS Investments -H LLC and BTS
Investments LLC
2304 Boradmoor Place
Gulfport, MS 39501

Ward, Lynn -Trustees-
43 Shoreline Lane
Gulfport, MS 39503

AVERY 5160

Gatian, H Neal and Ann Thomas
5061 Mitchell Road
Long Beach, MS 39560

Easy Print Address Labels
 Bead, White Ink, 100 Sheets, 36-1/2" x 5-1/2"

Lott, Bobby G and Sandra K
5075 Beatline Road
Long Beach, MS 39560

COVID-19 Contact Tracing
 Use Anytime, Anywhere

Daughdrill, Ronald and Joane -Trustee-
5068 Beatline Road
Long Beach, MS 39560

Rutledge, Ronald L and WF
5065 Beatline Road
Long Beach, MS 39560

Woodfield, John V and Virginia L
5059 Beatline Road
Long Beach, MS 39560

Browne, Lance and Kristi L
5053 Beatline Road
Long Beach, MS 39560

Searcy, Gloria Urrutia
C/O Don Kingsbury
PO Box 900
Corpus Christi, TX 78403

Heinrichs, Jacob E and Sherri E
5043 Beatline Road
Long Beach, MS 39560

Burwell, Susan M
7372 Live Oak Way
Pass Christian, MS 39560

Klemm, Dale
PO Box 547
Pass Christian, MS 39571

Lofin, David and Lindy
5002 Live Oak Drive
Long Beach, MS 39560

Spieles, David A and Pamela L
5003 Live Oak Drive
Long Beach, MS 39560

Guinther, Joyce -L/E-
5004 Live Oak Drive
Long Beach, MS 39560

Abrams, Natalie -EST-
14 Pecan Drive
Long Beach, MS 39560

Dykes, David H and Karen L
5006 Live Oak Drive
Long Beach, MS 39560

Dana Donald M Jr and Ola Mae
5007 Live Oak Drive
Long Beach, MS 39560

Walters, Kim C and Klemm, Dale L
PO Box 547
Pass Christian, MS 39571

Craig, Steven and Rachel H
5009 Live Oak Drive
Long Beach, MS 39560

Flanary, Kelly Anne and Gary Shawn
5021 Beatline Road
Long Beach, MS 39560

Dulaney, Timothy G and Sandi Sawyer
5023 Beatline Road
Long Beach, MS 39560

Sawyer, Lenwood S III and Heather L
5027 Beatline Road
Long Beach, MS 39560

Simon, Steven R and Rachel M
5010 Live Oak Drive
Long Beach, MS 39560

Smith, Donald G
5011 Live Oak Drive
Long Beach, MS 39560

Lansford, Thomas M and Gina L
5012 Live Oak Drive
Long Beach, MS 39560

Nazaretian, George L -L/E-
5013 Live Oak Drive
Long Beach, MS 39560

Heath, Donna J
5014 Live Oak Drive
Long Beach, MS 39560

Davis, Keith O and Anne C -Trustees-
5015 Live Oak Drive
Long Beach, MS 39560

Fox, Bardo N and Stacey F
5016 Live Oak Drive
Long Beach, MS 39560

Carpenter, Thomas L Jr and Michelle L
5017 Live Oak Drive
Long Beach, MS 39560

Hughey, Robert C and Johanna D
5019 Live Oak Drive
Long Beach, MS 39560

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AVERY 5160
Shores, Jennifer
5018 Live Oak Drive
Long Beach, MS 39560

Thurtell, Daniel D and Penney A
5003 Oak Court
Long Beach, MS 39560

Larosa, David Sr and Doris P
5004 Live Oak Drive
Long Beach, MS 39560

Hillman, James Burton Sr and Shirley A
5005 Oak Court
Long Beach, MS 39560

Bricker, Bruce B and Cynthia M
5006 Oak Court
Long Beach, MS 39560

Long, John A and Amanda H
5007 Oak Court
Long Beach, MS 39560

Clark, David L and Diane P -Trustees-
5008 Oak Court
Long Beach, MS 39560

Bradway, JanaLuisa L and Tonie L Sr
4511 Beatline Road
Long Beach, MS 39560

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

Proof of Publication

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

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

No. 33 dated 7 day of August, 2020

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__

No. ___ dated ___ day of ___, 20__

Witness my hand and subscribed before me this 14th day of August, A.D. 2020

[Signature]
Notary Public

[Signature]
Publisher

**STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 57872
LEWIE G. NEGROTTO IV
Commission Expires
Oct. 25, 2022
HARRISON COUNTY**

After recognizing Mr. Charles Gant for clarification of his application, Commission Chairman Olaivar asked for anyone speaking in favor or opposition of the request and the following residents came forward:

- Pat Patterson, Dynsmore Place, spoke in favor of the development. He is concerned of watershed and burning of debris.
- Lela Weems, 534 Mockingbird Drive, spoke with concerns of flooding and the amount of substandard lots. She does not believe this development meets the

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definition of a PUD according to Ordinance 598. She would like to see green space added to the development.

- Kristi Brown, 5053 Beatline Road, spoke with concerns of the pace of the development. She is worried the development will move too quickly and not consider the current surrounding existing residents.
- Lance Brown, 5053 Beatline Road, spoke with concerns about parking. He asked if there has been a study on the impacts of the increased in traffic for the intersection at Beatline Road and Pineville Road.
- Jake Heinrichs, 5043 Beatline Road, spoke with concerns regarding flooding. He stated his back half acre of property already floods. He has had water up to his slab in the past. Mr. Heinrichs asked if the proposed property is wetlands. He also requested that someone with the development meets him on site to discuss the water issues at his property. He stated he would like to see a privacy fence installed along the perimeter of the development. He asked that the builder limit to single story homes around the perimeter of the development.
- Linda Bass, 510 Mockingbird Drive, requested that the developer would leave empty lots for ponds to hold rainwater and storm water drain off.
- Keith Chappell, 7 Partridge Place, spoke with concerns regarding the amount of traffic that will be created with a development of this size. He asked if the City is concerned about the intersection of Pineville Road and Beatline Road. He also is concerned how this development will affect the school system.
- John Long, 5007 Oak Court, spoke with concerns regarding the City's infrastructure. Mr. Long asked if the City has any compelling reasons to allow a zone map change for this development.
- Ryan Glass, 523 Dynsmore Place, asked where residents may look for the drainage plans for the development. He stated he can not speak in favor or opposition of this development; his attendance was to gather the facts.
- Shelda Jones, 11 Partridge Place, believes that it is great for Mr. Gant to hear how this development may impact our City. She believes that the City may be setting a precedence to let this development create substandard lots.
- Scott St. John, spoke as council on behalf of Doug St. John, 514 Mockingbird Drive, he stated he does not see where Long Beach Holdings, LLC, exists with the state as a legal business. He is concerned that there is not any green space labeled in

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the development. He also stated there was no evidence that a development like this one is needed.

- Joe Flemming, 503 Evergreen Drive, asked who approves the development for school bus access on the streets. He also asked why does the City always speak of the fire department access and never the school bus access.
- Randy Kirkpatrick, 21079 Pineville Road, spoke with concerns of flooding. His yard already gets water and floods. He would like to know where all of this water going to go.
- Pete Ball, 522 Mockingbird Drive, requested that Pineville Road be widened and that sidewalks be installed to connect Pecan Park 5, Dynsmore Place and the proposed development together. Mr. Ball then asked that the commercial development be limited to businesses that reflect a residential development.

At this time Mr. Gant gave the following responses regarding residents concerns:

- He will widen Pineville Road.
- He would be happy to lose 10 lots of the development to hold water run off. He plans to let engineers make the decisions for drainage.
- There are no plans to install sidewalks along Pineville Road.
- He is giving a 30 foot buffer on Beatline Road.
- There will be 350 lots in the development. He will be losing lots due to the lay out of roads and trees.
- He believes there is a 55 foot buffer behind the existing homes on Beatline Road.

Commission Chairman Frank Olaivar asked if there has been a study for the need of this type of market. Mr. Gant stated this is a 5-8 year development. He has done studies to support this development.

Mr. Gant then continued to address the concerns of the residents by stating:

- Homes will be valued at \$225,000 to \$450,000
- Not sure if the homes will be one story or two stories
- Not sure if a Home Owners Association will be established.
- There will not be a wall around the development like Dynsmore Place.

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- He has not considered any thought of adding a privacy fence of any kind along the perimeter of the development.

- Mr. Gant stated there is high demand by the older community for 60 foot lots and they are easy to sell.

Mr. Stephen Simpson, City of Long Beach Attorney, raised the question as to why Mr. Gant would go through rezoning for a PUD instead of requesting variances for substandard lots. Bill Hessell clarified the proper steps of the Board and stated that he believes this development meets the requirements of a PUD.

Commissioner Seal made motion, seconded by Commissioner Hansen and unanimously carried to make the following letters received a part of the record as follows:

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John Long
5007 Oak Court
Long Beach, MS 39560
July 16, 2020

Long Beach Planning Commission
PO BOX 929
201 Jeff Davis Avenue
Long Beach, MS 39560

RE: Opposition to the Request for Zoning Map Change for a PUD requested by Charles Gant

Dear members of the Long Beach Planning Commission:

I request that the Long Beach Planning Commission deny the current request for a Zoning Map Change made by Charles Gant and retain the existing Zoning for this property. The information that has been presented by Mr. Gant does not support a change, and I would like to add further information that support the position of denying this request, summarized below:

- The Ad Valorem impact of the requested zoning Change may be overstated.
- The Current Zoning is appropriate for the proposed development.
- Increasing Density greatly benefits the developer, to the detriment of neighboring property owners.
- The increased load on infrastructure: schools, water/sewer, traffic, stormwater runoff should not be overlooked by the Planning Commission
- The Planning Commission proposed and negotiated a smaller number of small lots after public comments were closed.

Overview

There is no doubt that a development of any kind would seem to be a fortunate thing for the city. I am not arguing whether to allow Mr. Gant to develop the property responsibly. I support the existing rights of property owners, both for the developer and the surrounding property owners, and I encourage the economic development of the city and the region. Those rights, however, are based on current laws and ordinances, including the requirements for requesting changes to those laws and ordinances. Developing this land within the existing R-1 and C-2 designations is not what I am opposing. However, changing the EXISTING Zoning that creates a concentrated benefit for the developer while adversely affecting the neighboring property owners is not a basis for changing the Zoning.

Ad Valorem impact of the requested zoning Change may be overstated.

When considering ad valorem tax impacts, a decision to change zoning should weigh the incremental ad valorem revenue that comes solely from the decision to change the zoning from R-1 and C-2 designation, not necessarily the total ad valorem potential of the project as presented. While the increase in density may also increase the ad valorem taxes from this parcel of land, it must be weighed

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against the degradation in valuations that is feared to occur the neighboring properties surrounding the PUD.

So, while the city tax coffers may be indifferent or may have some net increase in ad valorem revenues caused by the increased density over a "straight R1 and C2" development, there may be a broader impact on the valuation of existing homes.

The reduced ad valorem taxes collected by the city from degraded values of individual existing homes may be considered small since it is a small percentage of the home valuation, however the impact on the total value of the surrounding homes is much, much greater and is shouldered by individual homeowners, not the city.

The current zoning is appropriate for the proposed development.

The land is zoned R1 and C2 already. Based on Mr. Gant's description, it appeared that the commercial section of the proposed PUD was in the area that is already zoned C2. So, the variance to create a PUD is not supported since the existing zoning appears to be more than adequate for whatever commercial development is planned. At a minimum, the proposed PUD does not appear to "improve" or enhance the commercial prospects of the land and based on what was described in the meeting, the plans appeared to reduce the amount of "commercial" land use available in the area in exchange for MORE residential. If true, I don't think the Planning strategy for Long Beach should encourage the reduction in available commercial properties, especially near major roadways like Pineville Road and Beatline Road.

The predominance of the PUD plan for the residential area appears to already be zoned R-1. The land under consideration for the change in zoning seems to already be correctly zoned, EXCEPT that the developer wants to increase the density of the lots by reducing the size of the lots considerably by offering 60 ft lots and even smaller zero-lot-line lots, apparently. Increasing density is not a rationale for approving a change in zoning.

My decision to purchase my home, and remain there, incorporates my expectations of the community now and in the future. That expectation is not just based on an assessment of the existing conditions: community, the schools, the traffic, but also an impression of where the city might go in the future. The zoning ordinance should be one source of guidance for the future state of Long Beach. For example, if my home is surrounded by R-1, I should have a reasonable expectation that it will remain that way, unless there is a compelling reason to change that zoning. If that's not a reasonable expectation, then what is the zoning ordinance for?

Even if I decide to move, how could I select another home in Long Beach with confidence, if I cannot trust that the existing zoning rules and regulations won't be changed on a whim, or on little substance.

Increasing Density greatly benefits the developer, to the detriment of neighboring property owners

Obviously, by increasing the number of permissible, Mr. Gant can create more homes on the same plot of land.

I expect that purchasing generic, undeveloped R-1 land at the prices of R-1 land would be less expensive than procuring land that is already zoned for higher density. One could argue that the effect of this

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zoning variance request is that it provides somewhat of a windfall to the developer by increasing the inherent development value of the land, to the detriment of the property owners who purchased their properties with the expectations of living adjacent to the current R1 zoning. It seems unfair to adversely affect the established neighboring properties by lowering the development requirements of the neighborhood.

Increasing density as proposed does not conform to the R-1 designation, so a reason should be provided to alter the already established zoning that determined that this zone should be R-1. No reason was provided except for Mr. Gant's opinion that homebuyers want smaller lots than the MINIMUM that R1 allows.

If what Mr. Gant claims is a true reflection of the "market", then why wasn't that apparent when the current zoning map was created? The current zoning is not very old. It appears to have been approved in 2013. If the intent of the planning commission was to allow additional residential neighborhoods with higher density, why did that not get incorporated into what was likely a very arduous process of determining the current zoning? I suspect that it was not the desire of the planning commission, or the citizens of Long Beach, to create additional areas of higher density. In the absence of a compelling argument, the current R-1 zoning should stand.

No supporting reason was given except that Mr. Gant claims that homebuyers don't want R-1-sized lots. No evidence to support this was provided to the commission other than Mr. Gant's verbal opinion. This argument should not be accepted on his opinion alone and should carry no weight.

Mr. Gant also pointed out that whether the commission allows a 60 or 75ft lot line constraint, it would allow the same maximum size house to be built. That argument carries no weight in this situation. That could only be a valid point if EVERY lot builds the MAXIMUM allowable house size, and no evidence suggests that. In short, smaller lot sizes only means that more houses will be built in that development.

The prices projected for these homes were projected to range in high \$200k range to well over \$400k per home. A casual search on realtor.com suggests that his expectations are much higher than existing listings, except if compared to those properties close to the beach. Larger, new homes are already listed below \$200k... While I do not dispute that Mr. Gant builds very nice homes, his valuation does not seem credible based on casual research. He provided no evidence that would support why these homes would sell for MUCH higher than other recent residential developments.

Without any evidence or analysis, one could also argue that the homes could sell only at \$100k. There are no guarantees. Any argument based on Mr. Gant's future valuation is simply speculation and cannot be used to support a variance without any evidence.

The increased load on infrastructure: schools, water/sewer, traffic, stormwater runoff should not be overlooked by the Planning Commission.

I do not think that the impact on schools, traffic, water/sewer, stormwater runoff are necessarily a consideration whether to for approving a development that meets the existing Zoning, unless the city has not planned adequately for the future state of the city already based on these expected uses.

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The current zoning areas would logically have been used in planning potential future impacts on infrastructure, hopefully. When changes to the zoning occur, the CHANGES to the long-term impacts must be considered on traffic, schools, water/sewer, police, fire, and especially stormwater runoff. This development promises to exacerbate those impacts beyond the current plans and projections baked in for an R1 and C2 development. In other words, I imagine any "future projection" for infrastructure like traffic, water and sewer, schools, flooding, was based on the future "loads" caused by an R1 and C2 development, not the impacts of a PUD with (380?) heavily concentrated residential homes and streets. The costs and quality of life impacts from this increased density do not appear to be adequately weighed. It is much less expensive to prevent infrastructure problems early with rational and intentional planning, rather than to deal with them afterwards.

My neighbors and I do have reasonable and serious concerns on stormwater runoff, particularly, because, since 2003 when we moved to our current home, the flooding impacts from heavy rains have been worsening. We have had several rain events in recent years that have not only resulted in severe flooding along the entrance, but also prevented the entrance and exit of cars from the Live Oaks Estates neighborhood for hours. One rain event resulted in electrical damage to my car when I attempted to drive into the neighborhood, and another car stalled out and had to be pushed out of the way after entering the waters at the entrance to the neighborhood. A rain event later that same year compelled me to park at Hancock Bank and ask my neighbor to bring me the rest of the way home with his 4WD truck.

So, while stormwater retention plans and mitigation are not necessarily the purview of the Planning commission, I do think increasing the density of homes will amplify any miscalculation or under-planning for stormwater runoff impacts, and should be recognized as a serious risk to existing homeowners that are already experiencing unresolved flooding issues. Those concerns should not simply be dismissed and passed down the line to the city engineering to resolve. The planning commission should think holistically and not simply pass the buck. "An ounce of prevention...."

The Planning Commission proposed and negotiated a smaller number of small lots after public comments were closed.

After public comments were closed, there was what seemed to be an arbitrary suggestion to compromise and a suggestion was made to Mr. Gant that he reduce the number of small lots to some arbitrary number and have Mr. Gant re-submit his plans. This doesn't seem fair to the affected citizens, nor to Mr. Gant. There was no basis in the counter-proposed number of small lots, and even if Mr. Gant goes to the expense of re-designing his development, there is no guarantee it would be acceptable to the commission. The public was NOT allowed to comment on this off-the-cuff proposal, and no details were presented, other than it was apparent that it STILL would not meet the current zoning.

I can expect this kind of approach to an unfavorable request for zoning map change just sets the groundwork for future developers to simply "ask for the moon" in a variance, and they may still get something that is better than the current zoning allows. I would expect that a request for a change to zoning be based on inadequacies or shortcomings of the existing Zoning ordinance, and that those arguments would be presented transparently and with basis and evidence. Decisions should be based on the evidence that is presented, not what "might be presented".

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The current situation seems to be that Mr. Gant is asking for something like, say, 200% of the density that should be allowed, and the Commission is conceding to something like 150% of what the current zoning allows, with no basis other than trying to "meet in the middle" following the initial "low-ball" offer. The commission further seemed to be almost ready to accept a verbal proposal, sight unseen. At a minimum, a request for Zoning Map Change should be reviewed based on written and detailed information to avoid any misunderstandings of what it under consideration.

I have no evidence to suggest that Mr. Gant is doing any more than what I would do: making his case to the city in his own self-interest, which includes the interest of his successful business as a high-quality real estate developer. He is a fine home builder. However, he is in a competitive business, and I suspect that he must push the limits of what the existing regulations will allow in order to maximize the chances of success in his business. The planning commission should recognize that his request comes from this perspective. Concerning this project, I am not convinced that his interests and the interests of the citizens Long Beach are aligned when it comes to his request for variance to increase the density of homes in that parcel of land.

In summary, I believe my arguments are reasonable and it appears that they align with the opinions of many of my neighbors and the sustainable long-term plans for the future of Long Beach. To be clear, I do not envy the Commission's role in having to weigh the potential benefits that developments can bring that also may go against the interests of the citizens. However, I believe that the current zoning for that parcel of land is appropriate, and a development within the parameters of the existing zoning can become a valuable addition to the city. That property is already zoned properly and adequately for the for development. I chose my home based on the current state and future expectations of my neighborhood and the existing zoning, and I have an expectation that those will not be adversely changed by the city government. As a long-time Long Beach resident, taxpayer, and voter, I respectfully ask that you deny this request for a Zoning Map Change.

Respectfully,



John Long

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Good Morning George,

One of my neighbors in the Pecan Park 5 subdivision just made me aware of the development being started across from our subdivision. I'm sorry I wasn't aware of this sooner. A 300 unit subdivision would be disasterous. Let me explain.

1. Traffic at the intersection of Pineville and Beatline would back up worse than it currently does. The volume of on Traffic on Beatline would increase with dangerous culverts on either side of the road would prevent emergency vehicles to pass. There was a vehicle at Beatline and Daughtery Road only last week that went in the ditch with a trailer because the road and the surrounding areas are insufficient to make turns. Every day on the way to work, I have to stop way back from the Stop sign to allow a School bus to make a turn or a large truck.
2. Existing businesses will have drivers cutting through their parking lots and service stations more than they already do. These drivers are usually driving too fast and cause near missing with patrons that are backing up not suspecting through traffic.
3. Dynsmore subdivision's wall has created a dangerous whirlpool at the end of their wall and the open culvert that could easily suck in a child or pet. The wall causes the water to backs up dangerously over Pineville Road.
4. The area between Pecan Park and Pineville was a lake back in the 70's and was done away with when flooding to the homes off Pineville became a frequent occurrence. Nature wants to fill up that area, but now we've got subdivisions that aren't allowing natural drainage. Homes in the Pecan Park subdivision have been flooding because the canal behind us can't keep up on a hard rain. This is happening more and more.
5. 300 hundred units on smaller than normal lots would create a low-income housing area and devalue the homes on Mockingbird.
6. The city hasn't kept up with the sunken drainage culverts or road repairs in the Pecan Park subdivision, now we want to place an even greater demand on thin city resources, placing us further down the list of "To Do's."
7. No sidewalks for individuals to walk or ride a bicycle safely.
8. With an industrial park for a backyard, we are creating a situation where companies will be reluctant to move in because of the encroachment of homes, devaluing the industrial park and limiting possible city revenues. Also, how many probable lawsuits will happen when residents of this new subdivision don't like hearing the noise from the industrial park? It happened with the gravel plant, it can happen again. How many new businesses will the industrial park lose because of it?
9. The Mississippi Gulf Coast Community College has not been as busy since Carolyn Hamilton ended the secondary school programs, but if proposed utilization changes go through with the college, traffic back at MGCCC will increase. They are already utilizing that campus as an 18-wheeler driving school. Add a student truck driver to the mix of everything!

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10. With over 300 units the volume of traffic on already stressed Pineville Road and Beatline will be astronomical. Trying to turn out of our subdivision and other major streets on to Pineville is already very hazardous. In order to see safely down the road at any of the subdivision entrances, drivers have to pull up to the intersection and block turning traffic coming the other way. Our existing infrastructure simply can not handle the additional burden!

11. Speaking of city infrastructure, can our police and fire departments handle the additional burden? With lower income housing, I'm sure the crime rates will be going up and that will overflow into the Pecan Park subdivisions.

Please reconsider this subdivision. Why are we sacrificing long time residents for the sake of new revenue? Existing citizens deserve more from our city government! I understand there will be a city hearing this week, but I plan on leaving with hurricanes in the gulf and will miss the meeting, but I would certainly like my comments to be read into the minutes.

Thank you for your consideration,
Lynn Deegen
528 Mockingbird Drive
Long Beach, MS
228-297-5708

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

My name is Shelda Jones and I live on Partridge Place (off of Mockingbird Drive). My neighborhood is across the street from the new proposed development that borders Pineville Road and Beatline Road. Several neighbors in my development have expressed concerns with this new development. Listed below are some issues that we have:

1. This neighborhood is a proposed PUD (Planned Urban Development). A PUD requires a Home Owners Association (HOA). Who will enforce this requirement? How long will the HOA be in existence?
2. Will the property on Pineville Road and Beatline Road have sidewalks? Does the neighborhood have sidewalks?
3. Will the neighborhood have street lights?
4. Is the neighborhood a gated community? If it is gated who maintains the property outside of the fenced area? Who will maintain the fence? The Dynsmore development fence is falling apart (looks horrible) and the grass is not mowed (except what utilities partners maintains). In addition, there are trees that are in dire need of maintenance (several have fallen).
5. Does the neighborhood have retention ponds? Flooding and drainage are an issue in this area since Dynsmore has been developed. The stream that runs beside the houses on the north and south side of the road now floods Pineville Road. Does the stream on the south side of Pineville Road continue south?
6. Pineville Road is very narrow west of Beatline Road. If an 18 wheeler is traveling on this portion of the road then oncoming traffic has to move over off the road. With approximately over 300 houses and two entrance/exits onto this stretch of road, what are the plans for maintenance and widening of this portion of Pineville Road?
7. Does the new subdivision have green space and parks? Who would maintain these areas?
8. We have zoning for a reason. 75' frontage is not big! Why do you want to make an exception and make 60' frontage.
9. Road maintenance is a huge concern for our neighborhood because our road infrastructure has failed. The pipes under the roads are cracked or broken. Filling the sink holes with asphalt does not work.....the holes sink within a week. Can the city take on any more road maintenance?
10. Has this neighborhood taken in consideration that Beatline Road is to be 4-laned?

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11. The general concensus is that over 300 houses is too many for this area. The city has already bought out one neighborhood because of flooding and lack of adequate maintenance on canals and ditches. Can the city afford to buy out another group of houses?

12. Will Phase One be completed before Phase Two is started? What are the plans for completion of each phase?

13. Are the schools equipped to take on these additional children that will be moving into the area?

Thank you,
Shelda Jones

Lawrence and Deanna Vogt
21093 Pineville Road
Long Beach, MS 39560

August 23, 2020

Long Beach Planning Commission
PO BOX 929
201 Jeff Davis Avenue
Long Beach, MS 39560

RE: Opposition to the Request for Zoning Map Change for a PUD requested by Charles Gant

Dear members of the Long Beach Planning Commission:

We request that the Commission deny the request for a Zoning Map Change, which has been made by Charles Gant.

We have reviewed the comments to the Commission by other neighboring property owners and concur with their concerns and their support for a denial of the zoning map change. Numerous of these statements address the concern that water drainage would be impacted and flooding would worsen if the zoning map change and subsequent development is allowed to proceed as proposed.

The draining/flooding issue is our biggest concern. Over the 23 years that we have lived at this address, we have seen a worsening of water encroachment on our property that occurs not only from tropical events but also at times from prolonged heavy downpours. We believe that the effect of water runoff from the proposed development area would cause the water encroachment to worsen further still and could put our property structures at risk of water damage.

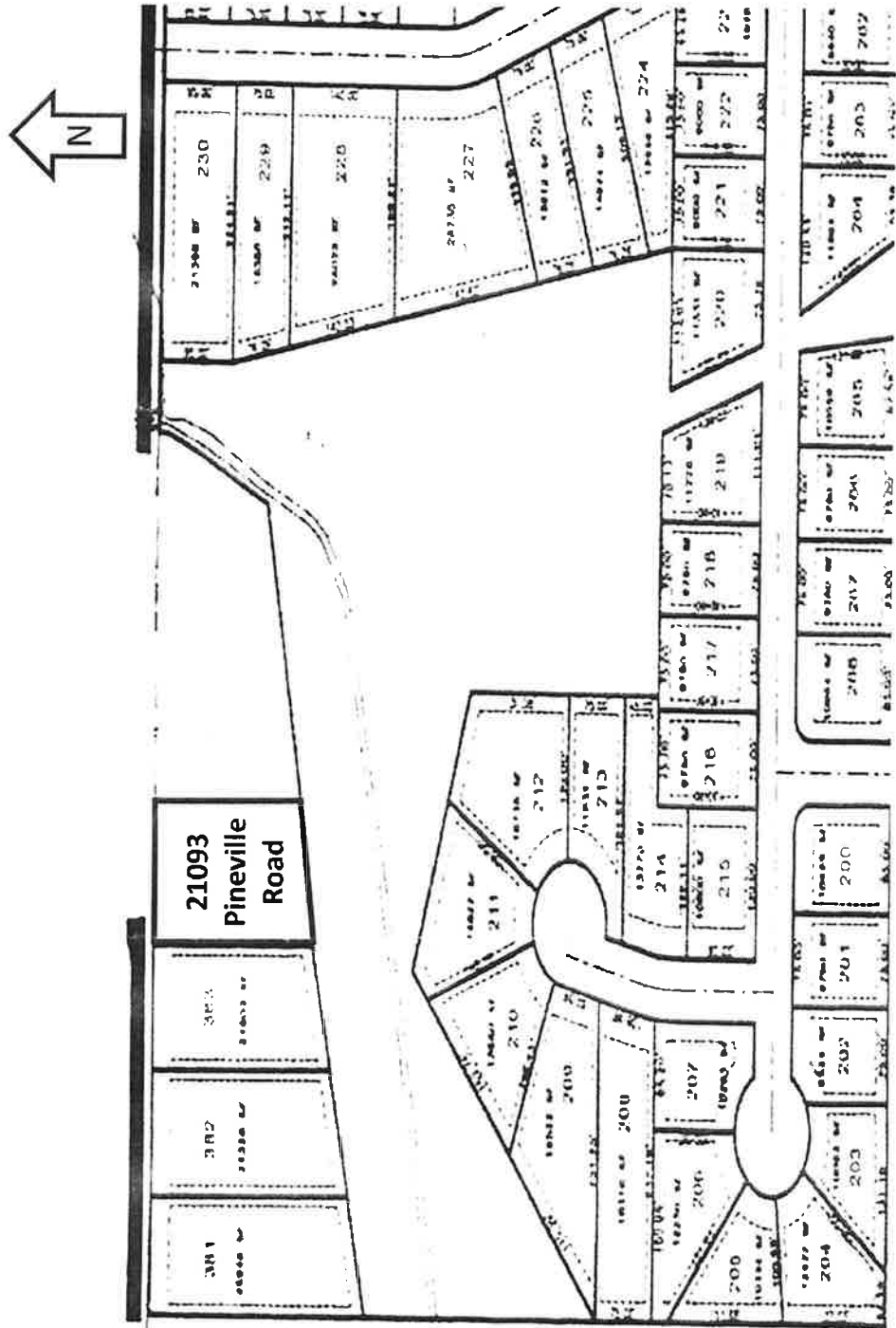
To further illustrate this concern, we have attached pictures showing the property flooding situation that we experience today. The first attachment shows the location of our property with respect to the proposed development project. The other two attachments provide an example of the water encroachment that occurs today as a result of heavy rain events.

We respectfully ask you to consider this evidence as you move forward with your investigation and ruling on the zoning map change request.

Sincerely,



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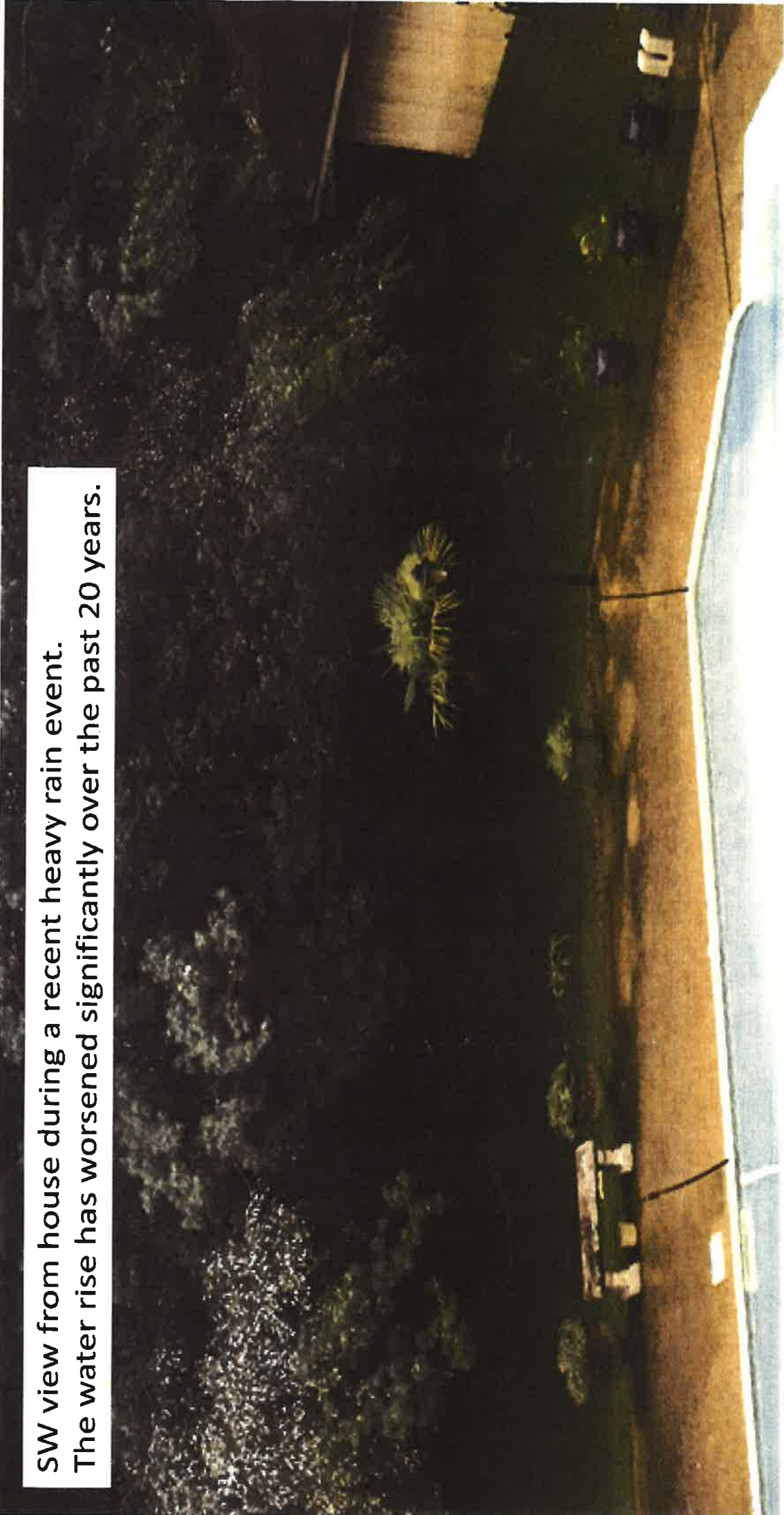
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SE view from house during a recent heavy rain event. The water rise has worsened significantly over the past 20 years



LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SW view from house during a recent heavy rain event.
The water rise has worsened significantly over the past 20 years.



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August 24, 2020

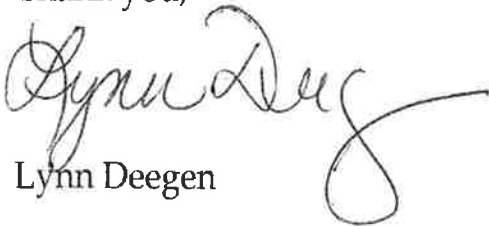
Lynn Cannon Deegen
Margaret Cannon
Dr. Frederick Deegen
528 Mockingbird Drive
Long Beach, MS 39560
lynndeegen@gmail.com
(228)297-5708 (cell)

Ms. Tina Dahl
Planning & Development
City of Long Beach
P. O. Box 929
201 Jeff Davis Ave.
Long Beach, MS 39560

Dear Ms. Dahl,

It is my understanding that a Public Hearing is to be held this week regarding the new Bear Point Subdivision on Pineville Road near the Pecan Park Part 5 subdivision. I am unable to attend this meeting but wish for my comments to be read into the minutes. My family has been residents of Long Beach since 1977 and we are opposed to such a development in an already over stressed area.

Thank you,


Lynn Deegen

Attachment

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from Lynn Deegen

OBJECTIONS TO THE BEAR POINT SUBDIVISION

1. Traffic at the intersection of Pineville and Beatline would back up worse than it currently does. The volume of on Traffic on Beatline would increase with dangerous culverts on either side of the road would prevent emergency vehicles to pass. There was a vehicle at Beatline and Daughtery Road only last week that went in the ditch with a trailer because the road and the surrounding areas are insufficient to make turns. Every day on the way to work, I have to stop way back from the Stop sign to allow a School bus to make a turn or a large truck.
2. Existing businesses will have drivers cutting through their parking lots and service stations more than they already do. These drivers are usually driving too fast and cause near missing with patrons that are backing up not suspecting through traffic.
3. Dynsmore subdivision's wall has created a dangerous whirlpool at the end of their wall and the open culvert that could easily suck in a child or pet. The wall causes the water to backs up dangerously over Pineville Road.
4. The area between Pecan Park and Pineville was a lake back in the 70's and was done away with when flooding to the homes off Pineville became a frequent occurrence. Nature wants to fill up that area, but now we've got subdivisions that aren't allowing natural drainage. Homes in the Pecan Park subdivision have been flooding because the canal behind us can't keep up on a hard rain. This is happening more and more.
5. 300 hundred units on smaller than normal lots would create a low-income housing area and devalue the homes on Mockingbird.
6. The city hasn't kept up with the sunken drainage culverts or road repairs in the Pecan Park subdivision, now we want to place an even greater demand on thin city resources, placing us further down the list of "To Do's."
7. No sidewalks for individuals to walk or ride a bicycle safely.
8. With an industrial park for a backyard, we are creating a situation where companies will be reluctant to move in because of the encroachment of homes, devaluing the industrial park and limiting possible city revenues. Also, how many probable lawsuits will happen when residents of this new subdivision don't like hearing the noise from the industrial park? It happened with the gravel plant, it can happen again. How many new businesses will the industrial park lose because of it?
9. The Mississippi Gulf Coast Community College has not been as busy since Carolyn Hamilton ended the secondary school programs, but if proposed utilization changes go through with the college, traffic back at MGCCC will increase. They are already utilizing that campus as an 18-wheeler driving school. Add a student truck driver to the mix of everything!
10. With over 300 units the volume of traffic on already stressed Pineville Road and Beatline will be astronomical. Trying to turn out of our subdivision and other major streets on to Pineville is already very hazardous. In order to see safely down the road at any of the

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From Lynn Deegen

OBJECTIONS TO THE BEAR POINT SUBDIVISION

subdivision entrances, drivers have to pull up to the intersection and block turning traffic coming the other way. Our existing infrastructure simply can not handle the additional burden!

11. Speaking of city infrastructure, can our police and fire departments handle the additional burden? With lower income housing, I'm sure the crime rates will be going up and that will overflow into the Pecan Park subdivisions.

Please reconsider this subdivision. Why are we sacrificing long time residents for the sake of new revenue? Existing citizens deserve more from our city government!

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Dear Planning and Development Commission Members,

**Below please find Issues and Questions Concerning the Proposed Bear Point Subdivision
by Lela Weems, Shelda Jones and other residents of Mockingbird Drive, Long Beach**

Due to the huge scope of the project, the following issues should be addressed, and questions should be answered before variances should be approved for this subdivision:

1. Timeline for completion – stepwise, continuous, intermittent? What are projected completion dates for each phase?

2. Flooding a. Canal #3 – Corp of Engineers

1. Has the Corp of Engineers been made aware of or approved of this project?

2. Canal behind houses on east side of Mockingbird fills often

3. Stream on south side of Pineville frequently floods the road and residents' yards on the north side of Pineville.

b. Wetlands

1. Are there wetlands?

2. Has mitigation been completed?

3. Will retention ponds be included?

c. Geological survey

1. Has a survey been done?

2. Are copies available to the public?

3. Safety a. Fire

1. Streets appear too narrow for firetrucks to navigate, i.e. cul de sacs

2. Will a new fire station be built to meet the potential demands?

b. Police

1. Will more police officers be hired to meet the demand?

2. Will there be a satellite station built since this number of people will be similar to a small town? (372 total lots X 4.5 [average per household] = 1674 residents)

c. Ingress/Egress

1. Will Pineville and Beatline be widened and include turning lanes to accommodate the increase in traffic? (Note-Completion of the widening of Beatline Road is scheduled for August, 2025)

2. Will traffic lights be installed?

4. Infrastructure – will our taxes go up to pay for all of this?

a. Drainage

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- b. Sewer
- c. Water
- d. Roads – 700+ additional vehicles

5. Schools - How will the school district meet the demands of an additional 700+ potential children? Will new schools be built?

6. Jobs - where will the residents work?

7. Composition of Subdivision – Planned Urban Development

1. Variance for lot lines-lots seem too many in number and many are too small

- a. # of single family homes
- b. # of duplexes
- c. # of triplexes
- d. # of fourplexes
- e. # of apartment buildings/total apartments
- f. greenspace
- g. retention ponds
- h. covenants
 - 1. HOA
 - 2. gated community
 - 3. property maintenance
- g. sidewalks & streetlights
- h. plans for commercial development

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

514 Mockingbird Drive
Long Beach, MS 39560

August 27, 2020

Via Electronic Mail

Long Beach Planning and Development Commission
201 Jeff Davis Avenue
P.O. Box 929
Long Beach, MS 39560

tina@cityoflongbeachms.com

Commissioners and Ms. Dahl:

I live in the Mockingbird Drive subdivision near the development proposed by Mr. Gant, Mr. Boland, and Ms. Boland. My wife and I purchased our home nearly thirty years ago because we liked the community, the character of our neighborhood, and the quality of Long Beach schools, each of which will be seriously and adversely impacted by the proposed rezoning.

Additionally, as detailed below, a narrow drainage path leads north from the proposed development. I am seriously concerned that the proposed rezoning and high-density development will result in flooding along that drainage path, resulting in harm to my property and the public fisc.

I accordingly oppose the rezoning application submitted in connection with the proposed development.

The Rezoning Application is Facially Deficient

As an initial matter, the rezoning application is facially deficient.

First, the June 15, 2020, application identifies “Long Beach LLC” as the “rightful owner” of the parcels for which rezoning is sought. But no limited liability company with the name “Long Beach LLC” is registered with the Mississippi Secretary of State. Moreover, the documents submitted with the application establish Kurt Boland and Ysonde Boland as the owners of those parcels, and that the Bolands designated Charles Gant as their agent, not “Long Beach LLC.” Indeed, the role of this apparently fictitious entity is unclear, but there is no evidence it has authority to act on behalf of the parcel’s owners.

Second, the application “request[s] PUD zoning for subject property.” The public notice states that Long Beach LLC “is requesting to change the zoning classification from R-1, Single Family Residential . . . to develop a Planned Unit Development District (PUD) as described in Ordinance 598, Section 98.” But in addition to numerous technical requirements, a PUD requires “open space for the purpose of providing recreational facilities and pedestrian circulation.” Ordinance 598, Art. II, Sec. 14(180). The plan submitted to the Commission contains no such set aside open space. Rather, reference to USGS topographic maps and FEMA’s Flood Insurance Rate

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Map makes clear the developer is setting aside only unusable swampland that cannot be developed for “recreational facilities or pedestrian circulation” without significant fill. Exhs. 1-4.

Third, the preliminary plans for the proposed subdivision fail to identify flood hazard areas, contrary to Art. 5 Sec. F of Flood Plain Ordinance No. 642 (effective February 18, 2019) and Art. 5 Sec. F of Flood Plain Ordinance No. 652 (effective September 7, 2020). Accordingly, neither the public nor the Commission can adequately and fully evaluate the impact of the proposal on flood risks.

The Rezoning Application Is A Naked Attempt to Circumvent the Zoning Ordinance

At least since the City’s adoption of a Comprehensive Zoning Map in 2013, the parcels underlying the proposed development have been zoned R-1. There is no suggestion that classification was mistaken or incorrect. And there is no suggestion that the character of the neighborhood has changed to such an extent as to justify rezoning. Rather, for the past fifty years, the area has consisted of middle class and professional class housing on substantial lots, with a handful of small commercial establishments.

Further, there is no public need for the proposed development, let alone a change in zoning to accommodate its unusual density. The similarly-priced, small Dynsmore Place development across the street from the proposed development took many years to sell and build-out, and the adjacent Canterbury Lane and Oak Haven developments still have not been completed. Exhs. 5, 6. There is similarly no need for additional commercial space: the small shopping center on the corner of Beatline Road and Pineville Road has a constant cycle of small businesses that open and close, the most recent vacancy being from a failed drug store. Just east of the proposed development is the vacant shell of a former Family Dollar; that business closed after only a few years of operation.

The record makes clear precisely why the zoning change is sought. The developer “wants to build a residential subdivision that would incorporate small lots (60 feet fronts)” rather than satisfy the R-1 requirement for 75 feet of frontage. *See* Dahl Email to Hessel (June 19, 2020). Of course, large scale, naked circumvention of zoning requirements is no basis for a change in a comprehensive zoning plan. That is particularly true here, where the proposed high density development is inconsistent with the surrounding neighborhood and poses a serious flood risk.

Rezoning Will Worsen Flooding

A significant portion of the proposed development consists of wetlands. A review of topographic maps show indicates those wetlands have drained north to Canal No. 3 since at least 1955. Exhs. 1-3. On the ground, that drainage takes the form of a consistent, north-flowing stream that flows under – and sometimes across – Pineville Road, then parallels the east side of what is now the Mockingbird Drive subdivision. The north-flowing stream discharges into a series of small ponds, which in turn discharge into Canal No. 3, and thereby to Bayou Portage and other navigable waters. The path of that drainage is readily apparent in the Flood Insurance Rate Map. Exh. 4.¹

¹ The 1955 and 1987 Pass Christian Quadrangles show a local peak just south of the proposed development, suggesting the drainage pattern for much or all of the proposed development is to the north.

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At some point between 1955 and 1987, portions of the wetlands between the proposed development and Canal No. 3 were developed. The houses built in those wetland areas have repeatedly flooded, even in non-hurricane conditions. The construction of the Dynsmore subdivision in recent years added yet more houses and impermeable surface adjacent to the wetlands and constraining the drainage from the proposed development to a single narrow floodway. Now that those developers have taken their profits, the City of Long Beach is spending millions of dollars in an attempt to rectify the flooding problems north of the proposed development. Exh. 7.

The proposed development will only worsen the flooding problem. Particularly given the request for density in excess of R-1 standards, a vast area of land would be covered with impermeable surfaces, channeling dozens of acres of rainfall into the narrow drainage system leading north. Compounding the problem, the proposal calls for development up to the edge of the floodzone on the northwest side of the project. Channelling dozens of acres of catchment into such a narrow drainage will enlarge the floodzone, both in the proposed development and downstream into the Mockingbird Drive and Dynsmore neighborhoods. Surrounding property owners and taxpayers should not be forced to bear that burden.

The Existing Physical Infrastructure Is Inadequate to Support the Proposed Development

The proposed 372-unit development includes two exits on two-lane Pineville Road, and a third exit on two-lane Beatline Road. Assuming two cars per unit, that will yield 744 additional cars regularly travelling the existing narrow roads. The proposal notably does not include any traffic study, nor does it include any contractual commitment by the developer to upgrade the surrounding infrastructure to accommodate the burdens the proposal places on it. Presumably, the cost of improving the surrounding roads will fall on the City of Long Beach.

Also absent from the proposal is any study of impacts to the water and sewerage system from the massive new development. 372 residential units will doubtlessly require additional water and sewer services. Again, the proposal does not include any study of water and sewer demand. Once again, the cost of improving that infrastructure will presumably fall on the City of Long Beach.

The Proposed Development will Adversely Impact Schools

The proposed 372-unit development will undoubtedly add additional pupils to Long Beach Schools. The citizens of Long Beach recently approved a \$20,000,000 bond issue to rebuild the city's high school. Yet again, the proposal does not include any study of impact on schools, and the cost of enlarging the city's schools will fall on the citizens.

Conclusion

Relying on the current zoning, I and other citizens have invested a substantial portion of our lifetime earnings to purchase our homes. Changes to zoning must take into account that reliance. Moreover, significant zoning changes should not be easy, lest the city's zoning map be reduced to a meaningless scrap of paper.

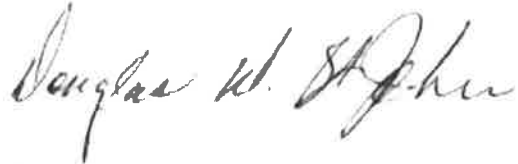
Here, there is no suggestion the existing R-1 zoning was erroneous or mistaken, that the neighborhood has changed so as to justify rezoning, or that there is any public need for the rezoning. To the contrary, there is every indication that there is no need for the proposed

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development or a change in zoning to facilitate additional density, and that a more dense development will adversely affect surrounding property owners and the City of Long Beach. Granting the zoning change would merely be an arbitrary disregard of the city's comprehensive zoning map.

Respectfully,

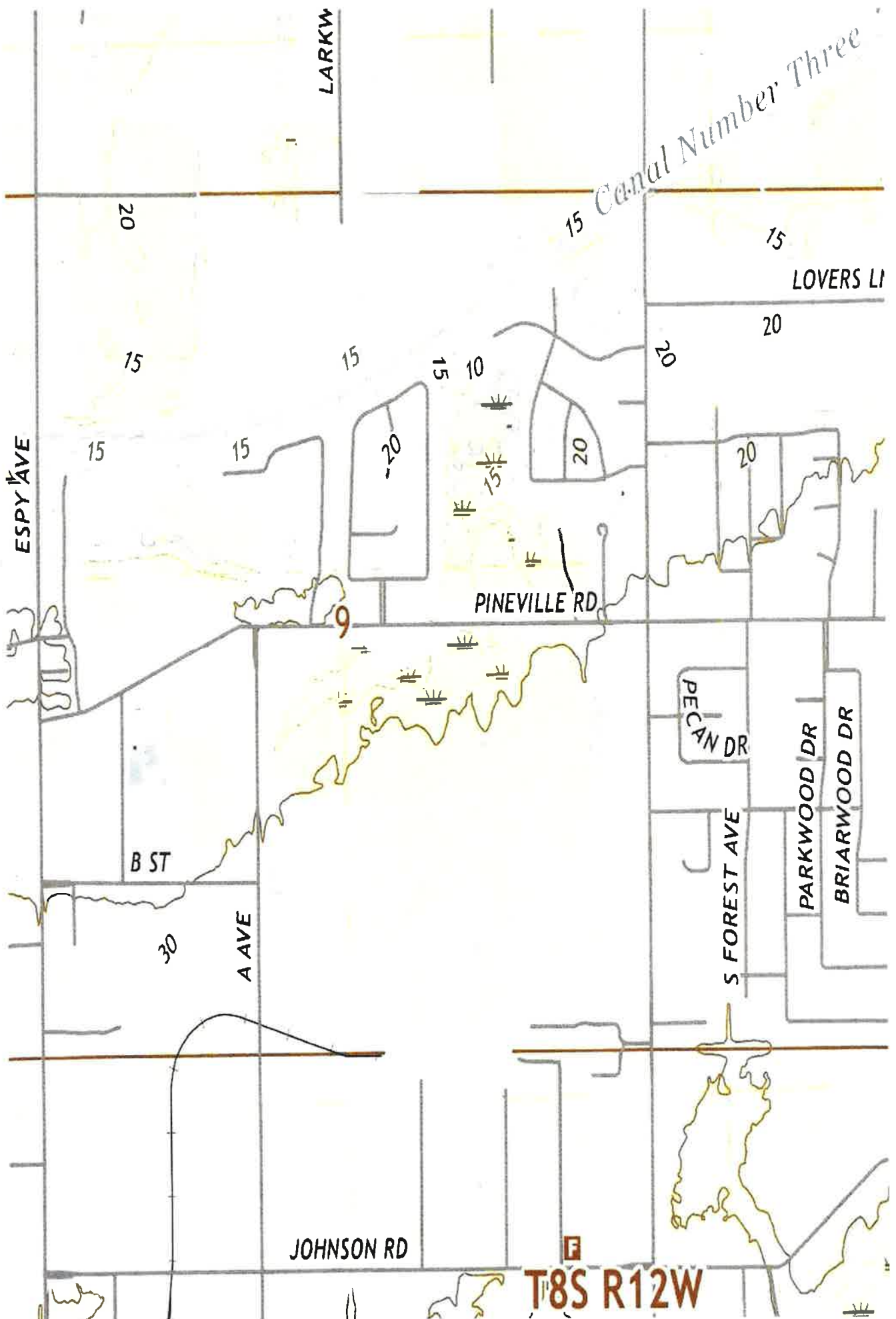


Douglas W. St. John

Enclosures: Exhibits

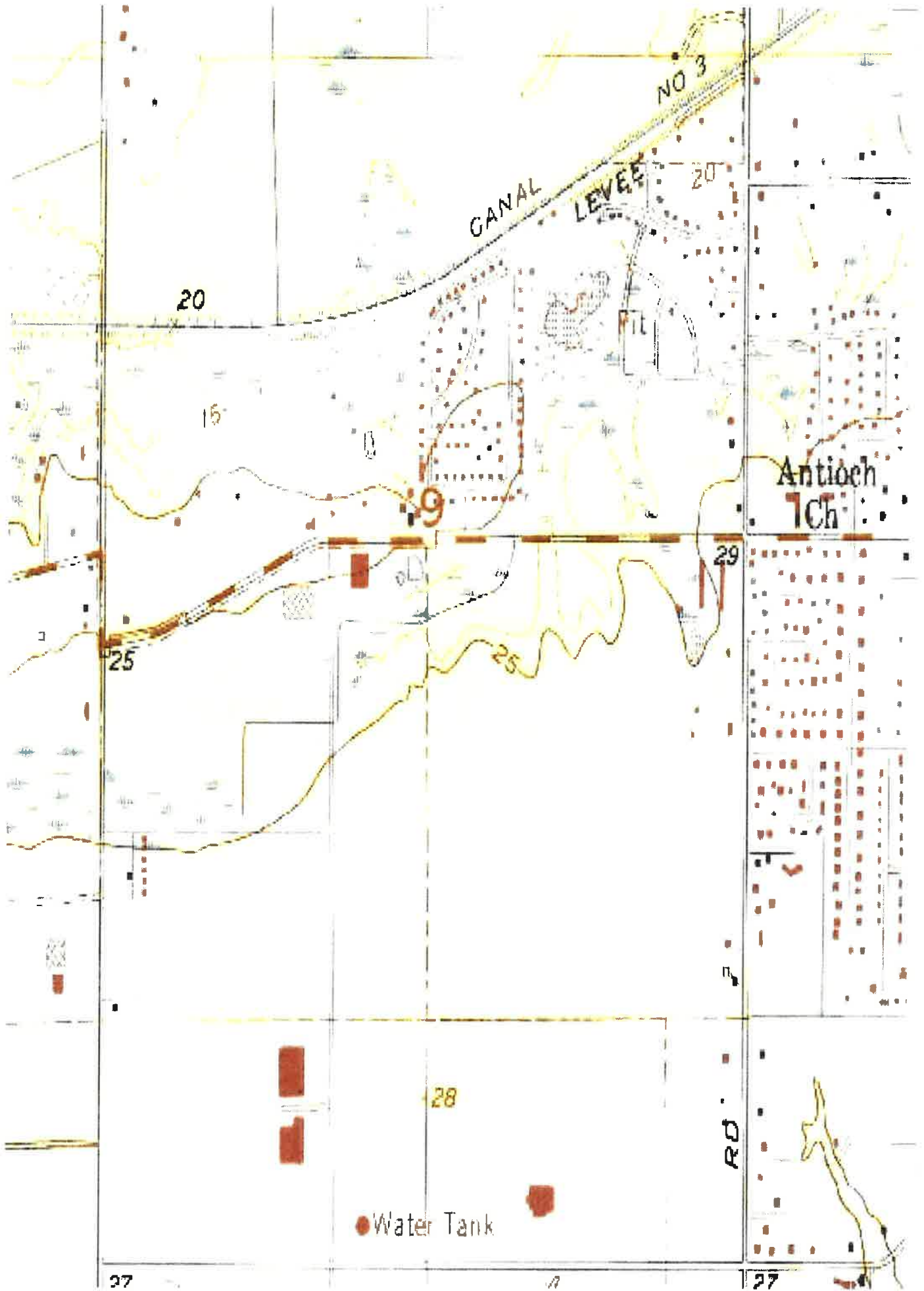
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EXHIBIT 1

2018 USGS Pass Christian Quadrangle Excerpt



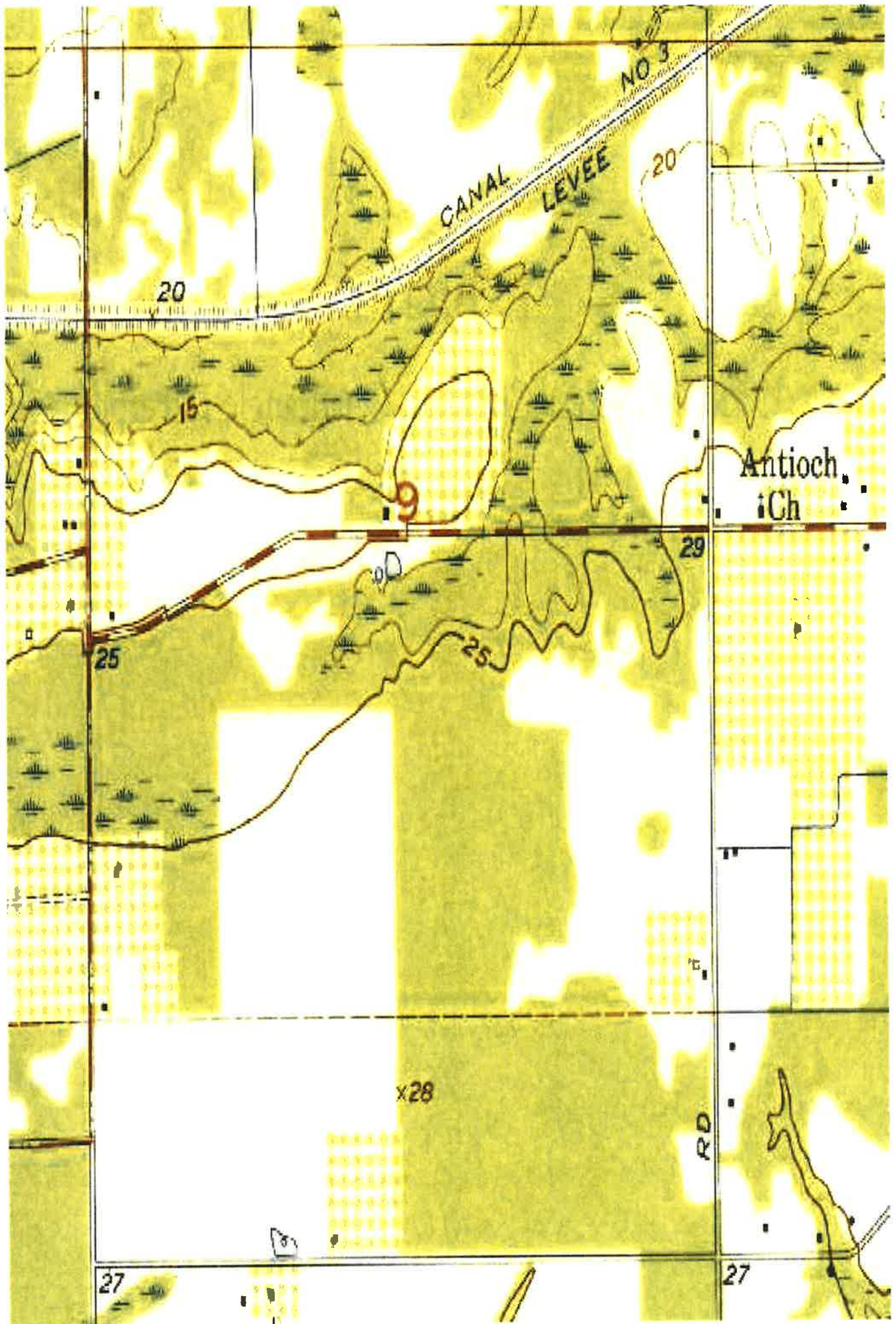
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EXHIBIT 2

1987 USGS Pass Christian Quadrangle Excerpt



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EXHIBIT 3

1955 USGS Pass Christian Quadrangle Excerpt



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 EXHIBIT 4

Flood Insurance Rate Map

National Flood Hazard Layer FIRMette



Legend

SEE HIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, X199
- With BFE or Depth Zone AE, AO, AH, VE, AP
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/26/2020 at 3:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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COMPOSITE EXHIBIT 5

Photographs of Canterbury Lane

Taken Aug. 26, 2020



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COMPOSITE EXHIBIT 6

Photographs of Oak Haven Taken Aug. 26, 2020



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EXHIBIT 7

News Article re Drainage Program



\$40 million drainage project to prevent flooding underway in Long Beach

By Hugh Keeton | May 10, 2019 at 9:20 PM CDT - Updated May 11 at 8:05 AM

LONG BEACH, MS (WLOX) - When storms dropping heavy rain move across South Mississippi, some residents in Long Beach brace for flooding. But work is underway right now in the city to ease those flooding fears.

"A few times we've had four or five inches of rain in an hour, and when that happens the water runs like a river," said resident Donald Daquin.

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The road in front of Daquin's home is Lovers Lane. He said on a handful of occasions, water has risen from the street to his front door.

To prevent future flooding in the Daugherty Road area, work is underway to install new drainage piping along Lovers Lane.

"It will just help relieve all the areas and keep the water moving to get out faster," said Jenny Levens, Long Beach Community Affairs Director.

This work is just the beginning of drainage improvements across Long Beach. According to Levens, the \$40 million project will be completed in five phases over the next few years.

"We walked all the ditches, we checked all the areas and we identified five different basins in the town," Levens said. "We started off with what we could do to make the biggest impacts everywhere, so we started with the Lovers Lane basin."

Even though the drive on Lovers Lane is bumpy for now during the drainage work, residents aren't complaining, especially if they won't have to worry about flooding during future downpours.

"I'm sure the city is not spending all this money and not expecting it to be solved and we're hopeful," Daquin said.

No timetable was given for the project completion. Parts of Lovers Lane will be closed to traffic during the drainage work in the area.

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From: Clint Edrington <cedrin1@gmail.com>

Sent: Thursday, August 27, 2020 3:45 PM

To: Mark Lishen <mlishen@egh.ms>

Subject: Concerns from Dynsmore about the proposed PUD development

Hi, Mr. Lishen.

I live on Dynsmore Street, across Pineville Street from the proposed PUD development. Unfortunately, I will not be able to make this evening's hearing, but I would like to express my position to you, my alderman, before tonight's hearing. I am not sure how Long Beach public hearings work, but if an opportunity allows perhaps you could read it for me.

First, I should say that I support the "smart" development of Long Beach, and in spirit I support this proposed PUD development – if done "smartly." New homes supposedly starting in the \$260s (I can't remember exactly) going up to the \$400s can't be bad for Long Beach. For me personally, the proposed development would likely (1) raise my own property value and (2) give my son more kids to grow up with / to play with. Great, I welcome both outcomes.

All that said, I am very concerned about storm runoff from this proposed PUD development, and the potential flooding of the Dynsmore neighborhood including my own home as a direct consequence of this development – be it 3 years from today or 10 years. My father has lived in Long Beach for almost 50 years. During these years, he says he has seen two storms bring 18 inches of rain in 18 hours. But his home in Pecan Park never flooded. Such rain events will surely happen again. I lived in Houston during Hurricane Harvey, where more than 40 inches of rain fell. That too will happen again, perhaps the next time on the MS Gulf Coast. Sure, some of Long Beach already floods during heavy rain events. But right now, Dynsmore does not flood, and we want to keep it that way.

How many homes are the developers proposing, around 300? Tightly spaced houses (small yards; I think some with no yard), meaning more runoff / less green to soak up some of the rain. And I understand the city wants to drain the proposed PUD development to the north to Canal # 3. Situated between Canal # 3 and the proposed PUD development is the Dynsmore neighborhood. Is the city proposing to go through Dynsmore with the drainage to get to Canal # 3? Or through Mockingbird?

Perhaps I am getting ahead of myself, as the city engineers, if I understand the city process correctly, must present their design for drainage to the board of aldermen, and that has not yet happened. But I think I can safely say on behalf of most if not all residents of Dynsmore, Mockingbird, and the other streets/neighborhoods to our immediate north that building culverts underneath Pineville Street and draining the water into the wetlands bordering Dynsmore would be unacceptable to us homeowners. Such a scenario would surely flood us out – even in relatively modest rain events. The wetlands behind our homes at Dynsmore are not large, but they are large enough to handle the runoff of the small Dynsmore neighborhood. Our wetlands would not be able to handle the additional runoff from the proposed PUD development.

So this gets back to developing this area "smartly." To me, that would mean piping the PUD development runoff directly to Canal # 3, not the alternative of overwhelming existing neighborhood drainage systems. Also, a series of retention and/or detention ponds should be integrated into the drainage design for the PUD development. And perhaps there are other engineering solutions that I am not aware of but should also be considered.

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Again, perhaps I am getting ahead of myself. But I wanted to put my thoughts and position in an email for the record, as I unfortunately cannot make my position public at tonight's hearing. But I intend to stay informed and engaged in this proposed PUD development. Again, I support this development in spirit – that is, if it is done smartly. To put it in different words, I support it, but I do not intend to take one for the team.

I look forward to meeting you, Mr. Lishen, listening to you, and discussing this matter with you in person.

Thank you for your time.

Best regards,

Clint Edrington

Hey Tina, these pics are the drainage pipes that come out from under Pineville Rd into Gene Bass residence at 510 Mockingbird Dr. It had not rained when I took these pictures but it was still strongly flowing. It shows in the last pic. Thanks for getting these to the Board!!
Lela



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

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After considerable discussion, Commissioner Seal made motion, seconded by Commissioner McMillan and unanimously carried to approve the application as submitted, the question being put to a roll call vote, the result was as follows:

| | | |
|-----------------------|-------|-----|
| Commissioner McMillan | Voted | Yay |
| Commissioner Hansen | Voted | Yay |
| Commissioner Seal | Voted | Yay |
| Commissioner Ward | Voted | Yay |
| Commissioner McKenzie | Voted | Yay |
| Commissioner Husband | Voted | Nay |
| Commissioner Kruse | Voted | Nay |

The vote having received the affirmative vote of a majority of the Commissioners present and voting, Commission Chairman Olaivar declared the motion carried.

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 27th day of August 2020, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Commission Chairman Frank Olaivar, Commissioners Mark McMillan, Jeff Hansen, Eddie Seal Larry Ward, Kevin McKenzie, and Junior Husband, Marcia Kruse, City Attorney Stephen Simpson, City Consultant Bill Hessell, Building Official Mike Gundlach and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting was Commissioner Shawn Barlow.

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

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REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Commissioner Seal made motion, seconded by Commissioner Ward and unanimously carried to approve the Regular Meeting minutes of August 13, 2020, as submitted.

It came on for discussion under New Business, a Tree Removal Application for 3 Live Oaks for property located at 18558 Ray Road, Tax Parcel 0611J-01-043.000, Submitted by Alvin Castiglia, as follows:

**MINUTES OF AUGUST 27, 2020
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

APPLICATION FOR TREE PERMIT

| | |
|-----------------|---------|
| OFFICE USE ONLY | |
| Date Received | 8-13-20 |
| Zoning | R-1 |
| Agenda Date | 8-27-20 |
| Check Number | 1340 |

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

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

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

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

TODAY'S DATE: 4 Aug 2020

PROPERTY INFORMATION

TAX PARCEL # 0611J-01-043.000
Address of Property Involved: 18558 Ray rd.
Property owner name: Alvin Castiglia
Are you the legal owner of the above property? Yes No If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.
Property owner address: 18558 Ray rd.
Phone No. (228) 263-0320

CONTRACTOR OR APPLICANT INFORMATION

Company Name: _____
Phone No. _____ Fax: _____
Name _____
Address _____

PERMIT INFORMATION

Permit for: Removal Trimming Pruning

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

(use separate sheet if needed)

NEW Construction. 2 trees are where the home needs to be built, one of which has a hole in it half way up the tree and is a hazard, the other is leaning, the third is at back of property leaning so bad roots are showing

Number of Trees: 3
X Live Oak _____ Southern Magnolia

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

AK Castiglia 4 Aug 2020
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

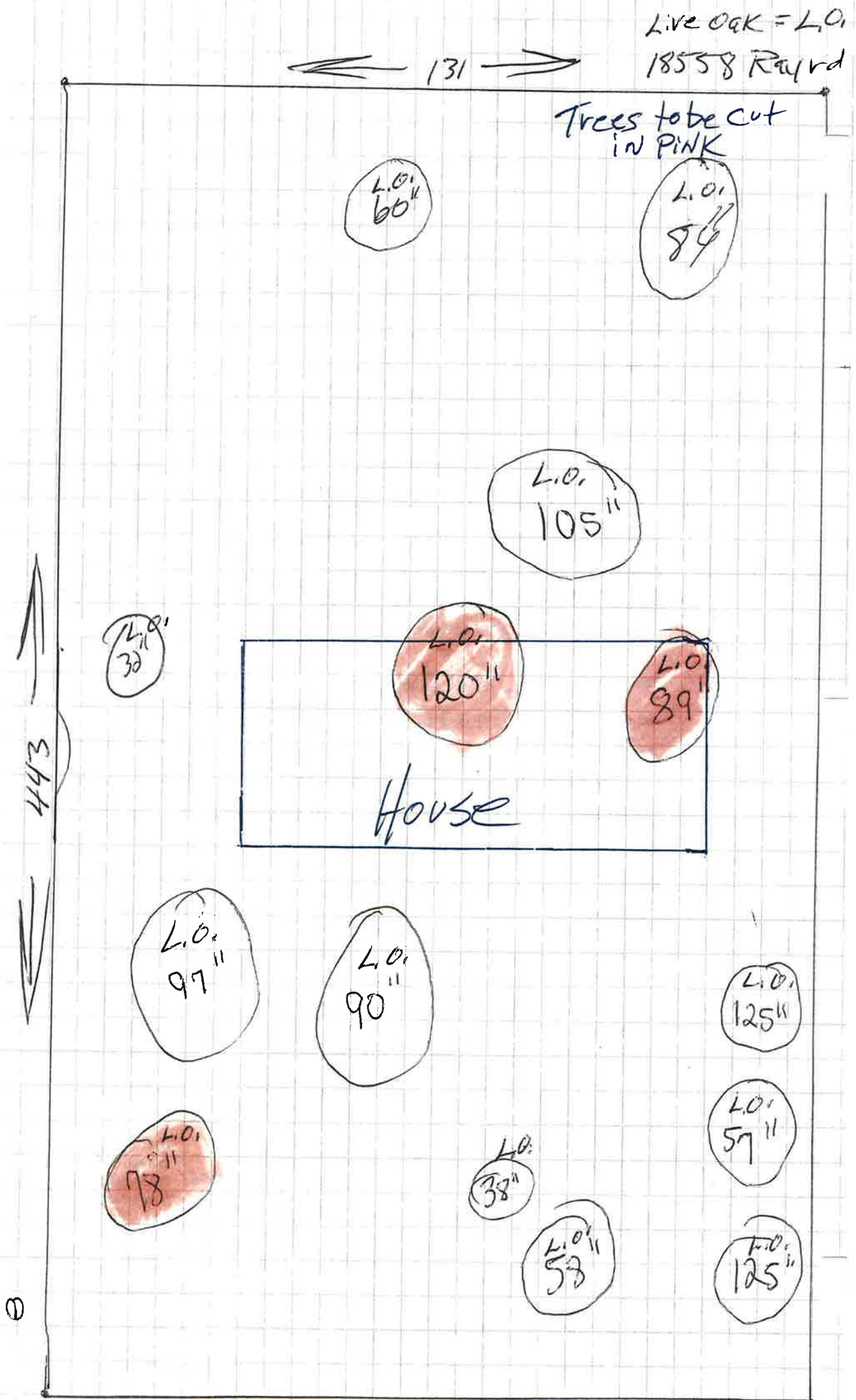
AK OWNERSHIP: Please provide a recorded warranty deed.

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

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

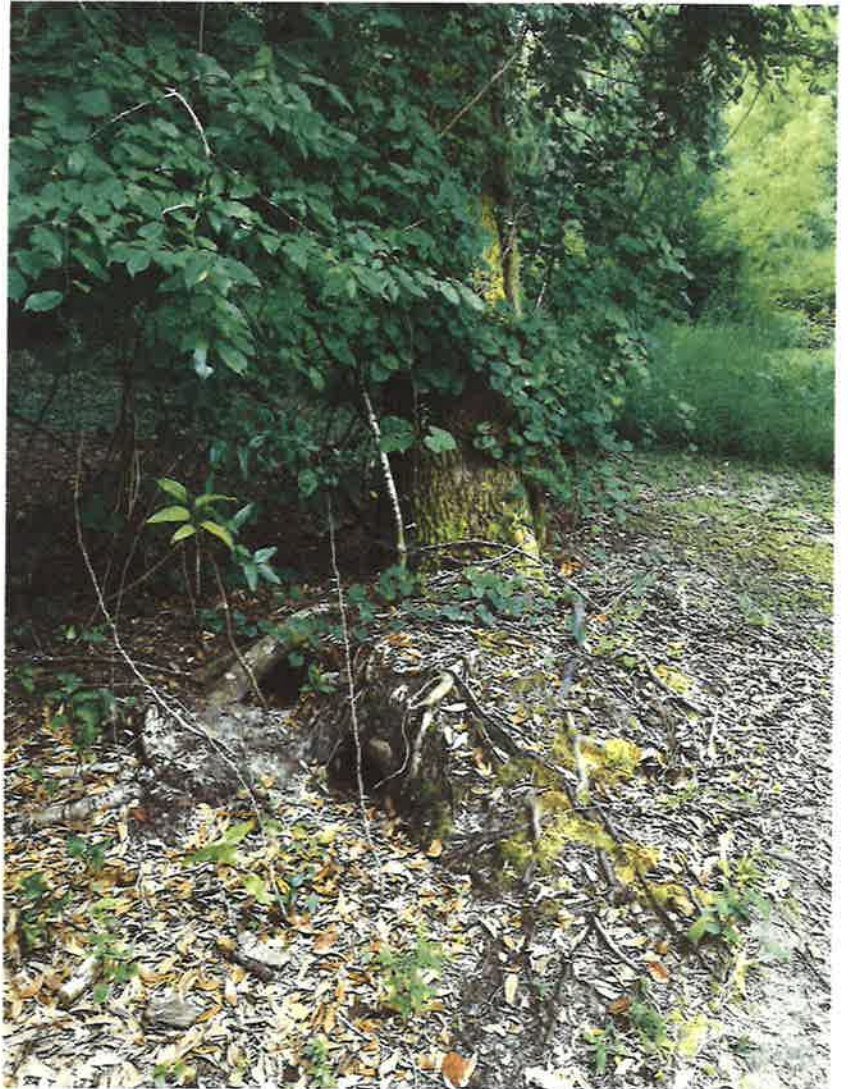
AK MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

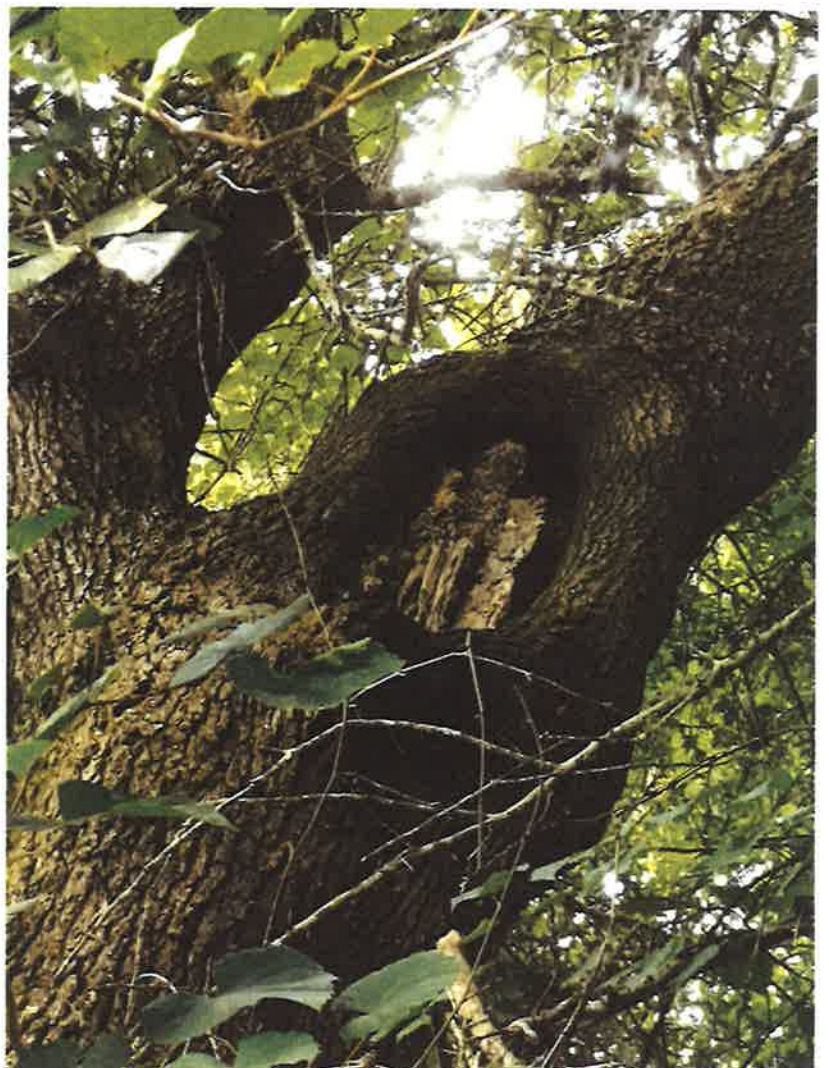


MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

1st page of
78" tree



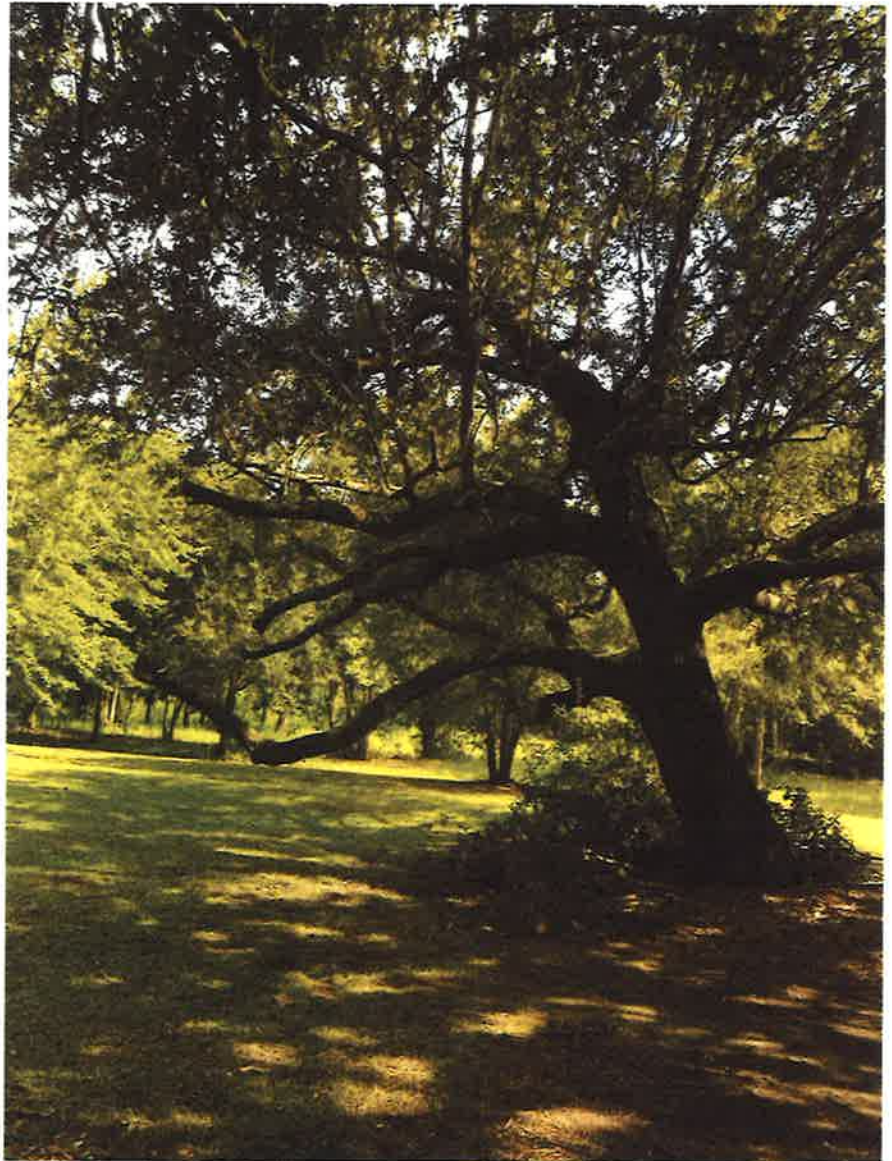
2nd page of
78" tree



**MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



89" tree



120" tree

73

**MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SCANNED
REVIEWED



1st Judicial District
Instrument 2020 8559 D - J1
Filed/Recorded 7/20/2020 08:55 A
Total Fees \$ 26.00
3 Pages Recorded

INDEXING INSTRUCTIONS: Part of the NE/14 of NW ¼ of Sec12-8-12, First Judicial District of Harrison County Mississippi

This instrument prepared by and return to:
Joel Blackledge
Blackledge Law Firm, PA
PO Box 8155
Gulfport, MS 39506
(228) 669-6254

STATE OF MISSISSIPPI
COUNTY OF HARRISON

QUITCLAIM DEED

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

Alvin E. Castiglia and Donna Castiglia Hudson
18574 Ray Rd
Long Beach, MS 39560
(228) 363-0320 383-4708

do hereby sell, convey and quitclaim unto

Alvin E. Castiglia and Laura Demetz Castiglia
18558 Ray Rd
Long Beach, MS 39560
(228) 263-0320 234-8689

as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in Harrison County, State of Mississippi, being more particularly described as follows, to-wit:

Page 1 of 3

TITLE NOT EXAMINED

SEE EXHIBIT "A" ATTACHED HERETO

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

WITNESS MY SIGNATURE, on this the 17 day of JULY, 2020.

Alvin E. Castiglia

Donna Castiglia Hudson

STATE OF MISSISSIPPI
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 17 day of May, 2020, within my jurisdiction, the within named Alvin E. Castiglia, who acknowledged that he executed the above and foregoing instrument.

GIVEN under my hand and official seal of office, on the day and date aforesaid.



NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 17 day of May, 2020, within my jurisdiction, the within named Donna Castiglia Hudson, who acknowledged that she executed the above and foregoing instrument.

GIVEN under my hand and official seal of office, on the day and date aforesaid.



NOTARY PUBLIC

My Commission Expires:

Page 2 of 3

TITLE NOT EXAMINED

**MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Memo

To: City of Long Beach Planning Board

From: Ginger Wentz, member of Tree Board

Date: August 19, 2020

Re: Tree Removal Application In re: 18558 Ray Rd

It is the recommendation of the Tree Board that the Tree Removal application for the property located at 18558 Ray Rd. be approved as to Trees 1 and 2, but denied as to Tree 3 based on the following:

1. The 1+ acre property where the trees are located has an existing home structure at the rear of the lot that has fire damage. The property owner indicates that structure is going to be torn down and a new home constructed more centrally on the property;
2. Trees 1 and 2 are live oaks situated very close to where the planned home footprint will be located. The owner has had one of the trees trimmed in an effort to determine whether the planned home could be located in a way to keep that tree, but to no avail;
3. There are other live oaks on the property and the property owner is amenable to planting two (2) 15 gallon live oaks in a more suitable location on the property if required to do so;
4. Tree 3 is a live oak located at the rear of the property and poses no impediment to construction of the new home. It is located near a natural water drainage site and is leaned over with various vines covering it and some roots exposed. The tree is otherwise healthy. The property owner indicates he is just trying to be proactive in the event some future storm might make it necessary to have it removed.

Therefore, it is the recommendation of the members of the Tree Board that the Tree Removal Application be approved as to Trees 1 and 2 located near the proposed future home site and that the homeowner plant two 15 gallon live oaks at least 25 feet away from the house. It is further recommended that the application for the removal of Tree 3 located at the rear of the property be denied.

**MINUTES OF AUGUST 27, 2020
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion, and upon a City of long Beach Tree Board Member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Seal made motion, seconded by Commissioner Ward and unanimously carried to approve the application as submitted.

It came for discussion under new business, Planning Commission Approval for property located at 307 East 3rd Street, Tax Parcel 0612A-04-046.000, submitted by Marcus Harris, as follows:

**MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

| CITY OF LONG BEACH, MISSISSIPPI | | |
|---|---|---|
| APPLICATION FOR CASE REVIEW | | |
| PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560 | PHONE: (228) 863-1554 FAX: (228) 863-1558 | MAILING ADDRESS POST OFFICE BOX 929 LONG BEACH, MS 39560 |
| <p>I. TYPE OF CASE: <input checked="" type="checkbox"/> PLANNING COMMISSION APPROVAL <input type="checkbox"/> DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR <input type="checkbox"/> INTERPRETATION OF THE ZONING ORDINANCE</p> | | |
| <p>II. Address of Property Involved: <u>307 E. 3rd Street</u> <u>0612A-04-046.000</u> Tax Parcel Number</p> | | |
| <p>III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) <u>one wrecker vehicle used for business</u></p> | | |
| <p>IV. REQUIRED ATTACHMENTS:</p> <p>A. Interest and Ownership. <u>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.</u></p> <p>B. Survey and/or Site Plan. <u>A site plan showing the land area which would be affected, if required a general layout drawing of the development, 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;</u></p> <p>C. Recorded Warranty Deed. <u>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.</u></p> <p>D. Fee. <u>Attach a check in the amount of \$50.00. 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.</u></p> <p>***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.</p> | | |
| <p>V. OWNERSHIP AND CERTIFICATION:</p> <p>READ BEFORE EXECUTING. Attendance by the applicant(s) at the public hearing (IF REQUIRED) and/or meeting is mandatory; however, the applicant may designate a representative to attend the public hearing and/or meeting on their 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. 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 and/or meeting. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application. The completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.</p> <p>Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.</p> | | |
| <p><u>Marcus Harris</u> Name of Rightful Owner (PRINT)</p> <p><u>307 E. 3rd St.</u> Owner's Mailing Address</p> <p><u>Long Beach, ms 39500</u> City State Zip</p> <p><u>228-860-3897</u> Phone</p> <p><u>Shonufftowing@gmail.com</u> Email address</p> <p><u>Marcus Harris 8-14-20</u> Signature of Rightful Owner Date</p> | <p>_____ Name of Agent (PRINT)</p> <p>_____ Agent's Mailing Address</p> <p>_____ City State Zip</p> <p>_____ Phone</p> <p>_____ Email Address</p> <p>_____ Signature of Agent Date</p> | |
| OFFICE USE ONLY | | |
| <p>Date Received <u>8-14-20</u> Zoning <u>R-1</u> Agenda Date <u>8-27-20</u> Check Number <u>CC</u></p> | | |

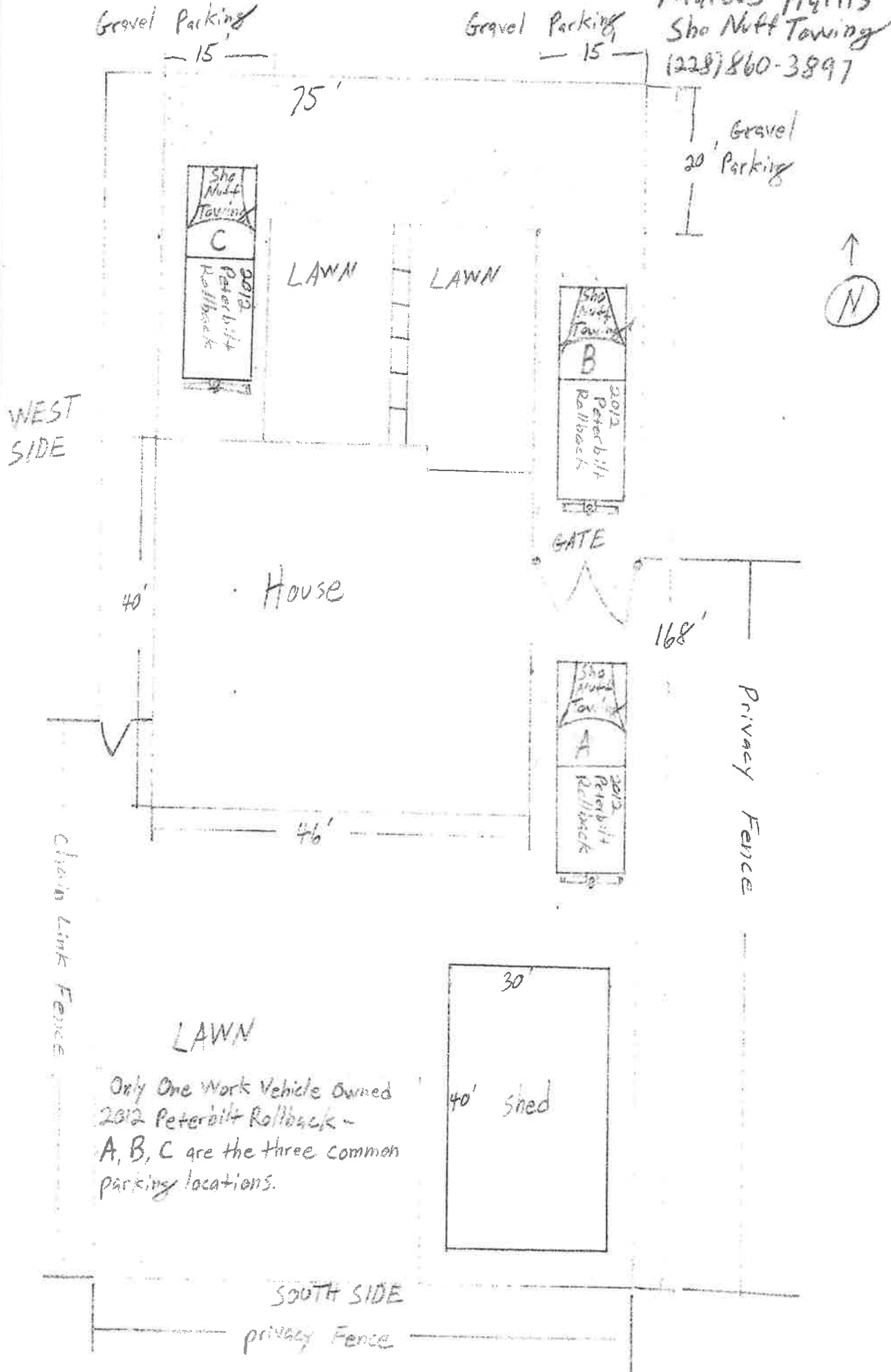
MINUTES OF AUGUST 27, 2020
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

307 Third St East

Roadway NOT TO SCALE!

Marcus Harris
Sho Nutt Towing
(229) 860-3897



LAWN
Only One Work Vehicle Owned
2012 Peterbilt Rollback -
A, B, C are the three common
parking locations.

MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
LETTER OF CONSENT

I Shannon Harris, owner of said property,
307 East 3rd St. Long Beach MS 39560, give consent to
Marcus Harris, owner and operator of
Sho Nuff Towing, to park work vehicle on property and to run
business from, 307 East 3rd St. Long Beach MS 39560, as long as
the business conforms to City of Long Beach rules and
regulations.

Property Owner: Shannon Harris
Physical Address: 307 East 3rd St Long Beach MS 39560
Business Owner: Marcus Harris
Business Name: Sho Nuff Towing
Business Start Date: 9-1-2012
Business Address: 307 East 3rd St Long Beach MS
39560

STATE OF MISSISSIPPI
COUNTY OF HARRISON

BOOK 1025 PAGE 21

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand
paid and other good and valuable considerations, the receipt and sufficiency of all
of which is hereby acknowledged, Michael J. McDonald and Frankie S.
McDonald do hereby sell, convey and warrant unto
Ernest A. Harris and Shannon R. Harris, as joint tenants with full right of survivorship
and not as tenants in common,
the following described land and property:

Situated in the First Judicial District of Harrison County, Mississippi:

The East One-Half (½) of Lot 2, Block 11, of Original Long Beach; and also,
a triangular parcel of land described as beginning at a point located at the
Northwest corner of Lot 3, Block 11, Original Long Beach, and thence running
East along the North line of Lot 3 a distance of 12 feet to a stake; thence
Southerly to the Southwest corner of Lot 3; thence Northerly along the West
line of Lot 3 to the POINT OF BEGINNING, as per the official map or plat
thereof on file and of record in the office of the Chancery Clerk of said
county and state.

**MINUTES OF AUGUST 27, 2020
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Ad valorem taxes for the current year have been prorated between the Grantor and the Grantee herein for the current year and the Grantee herein hereby agree to pay same when they shall become due and payable.

Excepted from the warranty hereof are all restrictive covenants, rights of way, easements, mineral reservations and mineral conveyances which affect the real property described above.

WITNESS OUR SIGNATURES on this the 31st day of October, 1985

Michael J. McDonald
Michael J. McDonald

Frankie S. McDonald
Frankie S. McDonald

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

Personally appeared before me the undersigned authority in and for the jurisdiction aforesaid, the within named Michael J. McDonald and Frankie S. McDonald who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year mentioned therein.

WITNESS MY HAND AND OFFICIAL SEAL on this the 31st day of October, 1985

My Commission Expires:
11-27-85

NOTARY PUBLIC
SEAL

STATEMENT OF FEES

First Page 3.00 \$2.00
Add. Page at \$1.00
Abstracting Section at \$1.00
Marginal Entry at .50
Other
Total Fees 3.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 11:00 o'clock and 22 minutes A M. on 31st day of October, A.D. 1985 and recorded Nov 5, 1985 in Records of Deeds Book 085 Pages 21
G. N. CREEL, Chancery Clerk
S: Creel Dept D.C.

After considerable discussion, Commissioner Husband made motion, seconded by Commissioner Hansen and unanimously carried to approve the application as submitted.

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

**MINUTES OF AUGUST 27, 2020
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

APPROVED:

Commission Chairman Frank Olaiivar

DATE: _____

ATTEST:

Tina M. Dahl, Minutes Clerk