

**MINUTES OF FEBRUARY 28, 2019  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

233

**AGENDA  
FEBRUARY 28, 2019  
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION  
CITY OF LONG BEACH, MISSISSIPPI  
5:30 O'CLOCK P.M.  
LONG BEACH CITY HALL  
MEETING ROOM  
201 JEFF DAVIS AVENUE**

**I. CALL TO ORDER**

**II. ROLL CALL AND ESTABLISH QUORUM**

**III. PUBLIC HEARINGS**

**IV. ANNOUNCEMENTS**

**V. APPROVE MINUTES**

1. February 14, 2019

**VI. UNFINISHED BUSINESS**

**VII. NEW BUSINESS**

1. Tree Removal- 113 West 4<sup>th</sup> Street, Tax Parcel 0612G-02-004.000, submitted by Alan Dale Stennett.
2. Tree Removal- 244 Reinike Road, Tax Parcel 0612D-01-106.000, submitted by Mike Wilson.
3. Case Review/Planning Commission Approval- 4007 Beatline Road, Tax Parcel 0512F-01-022.000, submitted by Micah McNally.
4. Case Review/Planning Commission Approval- 113 West 4<sup>th</sup> Street, Tax Parcel 0612G-02-004.000, submitted by Alan Dale Stennett and Michael J. Bohlke.

**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 March 5, 2019.**

**\*\*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.**

**MINUTES OF FEBRUARY 28, 2019**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 28th day of February 2019, 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 the following named persons: Commission Chairman Frank Olaivar, Commissioners Shawn Barlow, Mark McMillan, Jeff Hansen, Larry Ward, and Randy Fischer, Building Official Mike Gundlach and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting were Commissioners Eddie Seal, Judy Wood, Chris Carrubba and Consultant Bill Hessell.

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

\*\*\*\*\*

Commissioner Ward made motion, seconded by Commissioner McMillan and unanimously carried to approve the Regular Meeting minutes of February 14, 2019, as submitted.

\*\*\*\*\*

It came for discussion under New Business a Tree Removal for property located at 113 West 4<sup>th</sup> Street, Tax Parcel 0612G-02-004.000, submitted by Alan Dale Stennett, as follows:

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**MINUTES OF FEBRUARY 28, 2019  
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   | 2-19-19 |
| Zoning          | C-1     |
| Agenda Date     | 2-28-19 |
| Check Number    | 3334    |

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

DS 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.

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

DS 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: 2/19/19

**PROPERTY INFORMATION**

TAX PARCEL # 06126-02-004.000

Address of Property Involved: 113 W 4th ST

Property owner name: Alan D. Stennett

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: 211 Magnolia ST

Phone No. 228 324-8911

**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.:

Requesting the removal of  
one tree on the lot so  
we can build single family  
home

Number of Trees:

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

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

Alan Stennett 2/19/19  
Signature Date

**ADDITIONAL INFORMATION REQUIRED  
FROM APPLICANT**

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

DS 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 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.

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

DS OWNERSHIP: Please provide a recorded warranty deed.

DS 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.

DS 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.

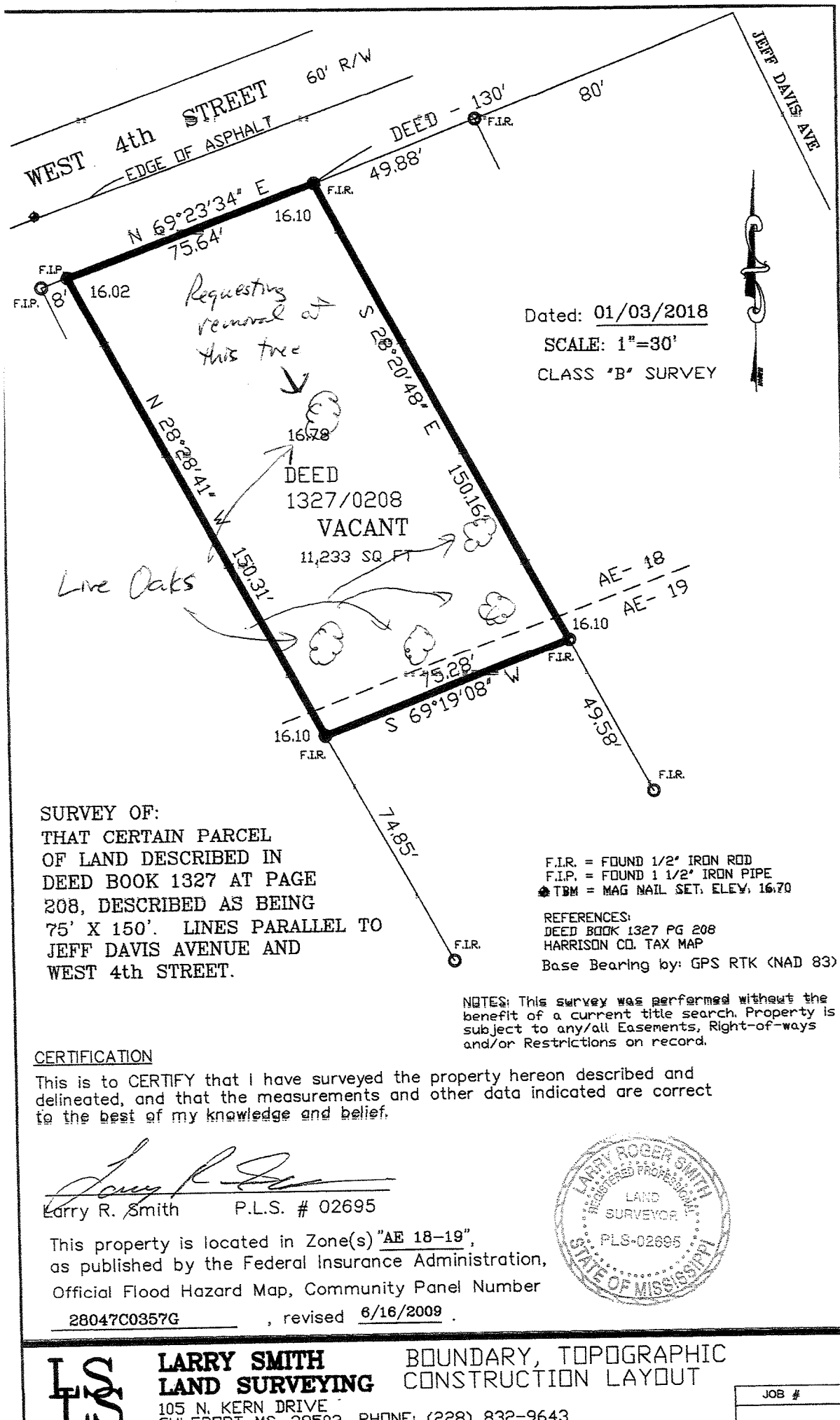
DS MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

MINUTES OF FEBRUARY 28, 2019  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF FEBRUARY 28, 2019  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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**MINUTES OF FEBRUARY 28, 2019  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



SCANNED



*John* 1st Judicial District  
Instrument 2017 6090 D - J1  
Filed/Recorded 9/ 6/2017 03:37 P  
Total Fees \$ 12.00  
3 Pages Recorded

Prepared by:  
Andrew Marion, PLLC  
Attorney-at-Law  
1919 23<sup>rd</sup> Ave.  
P.O. Box 863  
Gulfport, MS 39502  
(228)-865-9047  
MS Bar # 1866

Return to:  
Andrew Marion, PLLC  
Attorney-at-Law  
1919 23<sup>rd</sup> Ave.  
P.O. Box 863  
Gulfport, MS 39502  
(228)-865-9047  
File # 17-192

STATE OF MISSISSIPPI  
HARRISON COUNTY  
FIRST JUDICIAL DISTRICT

**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 which is hereby acknowledged, **WE**

**Eric T. Deitrick and Stephanie R. Deitrick, formerly Stephanie R. Girard**  
424 Pinecrest Circle  
Long Beach, Mississippi 39560  
228-617-6006

do hereby sell, convey and warrant unto

**Alan D. Stennett, 211 Magnolia Street, Long Beach, MS 39560, 228-324-8911**

and

**Michael J. Bohlke, 13 Southern Oaks Lane, Long Beach, MS 39560, 228-860-3005**

that certain tract, piece or parcel of land situated and being located in **First Judicial District of Harrison County, State of Mississippi**, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS:

~~EXEMPT~~ Long Beach Sec. B1K 15

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

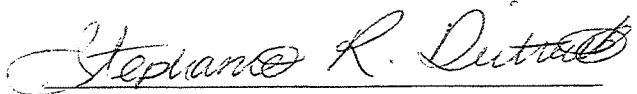
2

THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easement restrictions, reservations and covenants of record.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of the date is incorrect, then the Grantor(s) agrees to pay the Grantee(s), or its assigns, any deficit on an actual proration, and likewise, the Grantee(s) agrees to pay the Grantor(s), or its assigns, any amount overpaid by it.

WITNESS OUR SIGNATURES, this the 6<sup>th</sup> day of September, 2017.

  
Eric T. Deitrick

  
Stephanie R. Deitrick

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named **Eric T. Deitrick** and **Stephanie R. Deitrick** who acknowledged that they signed and delivered the foregoing Warranty Deed on the day and year therein written as their own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 6<sup>th</sup> day of September, 2017.

MY COMMISSION EXPIRES:

10-18-19



NOTARY PUBLIC



**MINUTES OF FEBRUARY 28, 2019  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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**Exhibit "A"**

That certain tract or parcel of land more particularly described as beginning at a point on the South side of 4<sup>th</sup> Street in the City of Long Beach, which point is 180 feet West of the West margin of Jeff Davis Avenue, and from said point run thence Southerly parallel to the West line of Jeff Davis Avenue a distance of 150 feet to a point, run thence Westerly parallel to the South line of 4<sup>th</sup> Street and along the North line of the property conveyed to Ward, a distance of 75 feet to a point, run thence Northerly parallel to Jeff Davis Avenue a distance of 150 feet to the South margin of 4<sup>th</sup> Street, run thence Easterly along the South margin of 4<sup>th</sup> Street a distance of 75 feet to the point of beginning. Being the same property conveyed by Schultz to Girard by Deed recorded in Book 998, Page 299, of the Deed Records, First Judicial District, Harrison County, Mississippi.

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**241**

**MEMORANDUM**

Date: February 21, 2019

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal Application -113 West 4<sup>th</sup> St

.....

The Tree Board does not object to the removal of one Live Oak Tree to accommodate new construction. The four remaining Live Oak Trees are sufficient to maintain the local canopy.

After discussion, and upon the City of Long Beach Tree Board's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Fischer made motion, seconded by Commissioner McMillan and unanimously carried approving the removal of the Live Oak Tree.

\*\*\*\*\*

It came for discussion under New Business a Tree Removal for property located at 244 Reinike Road, Tax Parcel 0612D-01-106.000, submitted by Mike Wilson, as follows:

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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 2-13-19  
Zoning R-1  
Agenda Date 2-28-19  
Check Number CC

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

MW 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.

MW 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.

MW 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: 1/20/2019

**PROPERTY INFORMATION**

TAX PARCEL # 0692D-01-106.000

Address of Property Involved: 244 REINIKE RD

Property owner name: MIKE WILSON / REBECCA CURRIER  
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: 244 REINIKE RD

Phone No. ( ) 228-863-3388

**CONTRACTOR OR APPLICANT INFORMATION**

Company Name: MIKE WILSON

Phone No. 228-863-3388 Fax: \_\_\_\_\_

Name \_\_\_\_\_

Address 244 REINIKE RD.

**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.: TREES HAVE FUNGUS ROT

PUSHING GAS LINES & WATER LINES OUT OF GROUND, DAMAGE TO VEHICLES

HOUSE, ROOT SYSTEM HAS CAUSED

INJURIES TO FAMILY & GUESTS TO INSTALL PORCH & RAMP ROOT SYSTEM IS IN PATH

Number of Trees: 2 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.

Signature Melissa Wilson Date 1/20/2019  
Rebecca A Currier 1/20/2019

**ADDITIONAL INFORMATION REQUIRED FROM APPLICANT**

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

MW 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 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.

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

MW OWNERSHIP: Please provide a recorded warranty deed.

MW 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.

MW 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.

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

**MINUTES OF FEBRUARY 28, 2019**  
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**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**243**

February 20, 2019

I, Rebecca Currier give permission to Mike Wilson to remove 2 Live Oak Trees from the property located at 244 Reinike Road, Tax Parcel 0612D-01-106.000.

Thank you,

*Rebecca A Currier*

Rebecca Currier

**MINUTES OF FEBRUARY 28, 2019  
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THOUGHTS ON TELEVIEWING  
IN THE PROCESS  
ROOMS + ACCESS  
PART BUILD OUT  
HOUSE  
+ FIRST FLOOR  
HOUSE PAPER OR  
HOUSE PAPER



WATER WIRE  
PUSHED OUT  
6F 6ROUND

**MINUTES OF FEBRUARY 28, 2019**  
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**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**245**

SEWER SYSTEM  
DAMAGED BY ROOTS  
UNDERGROUND

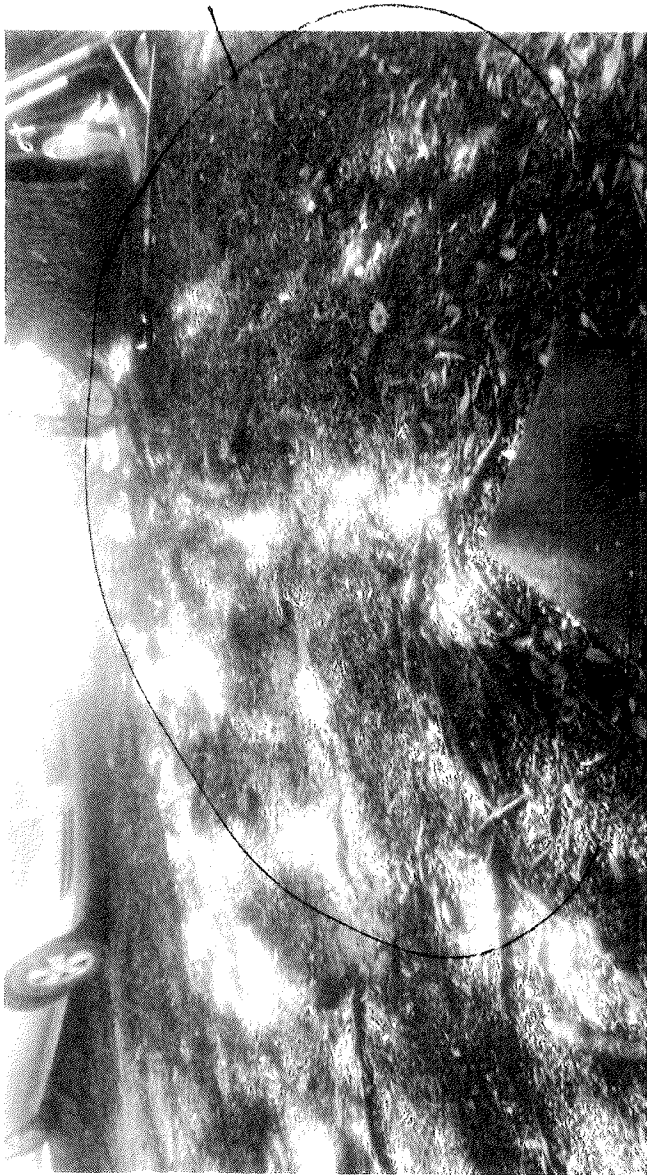


ROOF REPAIR  
FROM BRANCH  
THAT FELL



MINUTES OF FEBRUARY 28, 2019  
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TRIPPING  
HAZARD  
TO FRONT  
DOOR



DYING  
BRANCH  
THAT DAMAGED  
ROOF





MINUTES OF FEBRUARY 28, 2019  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

247

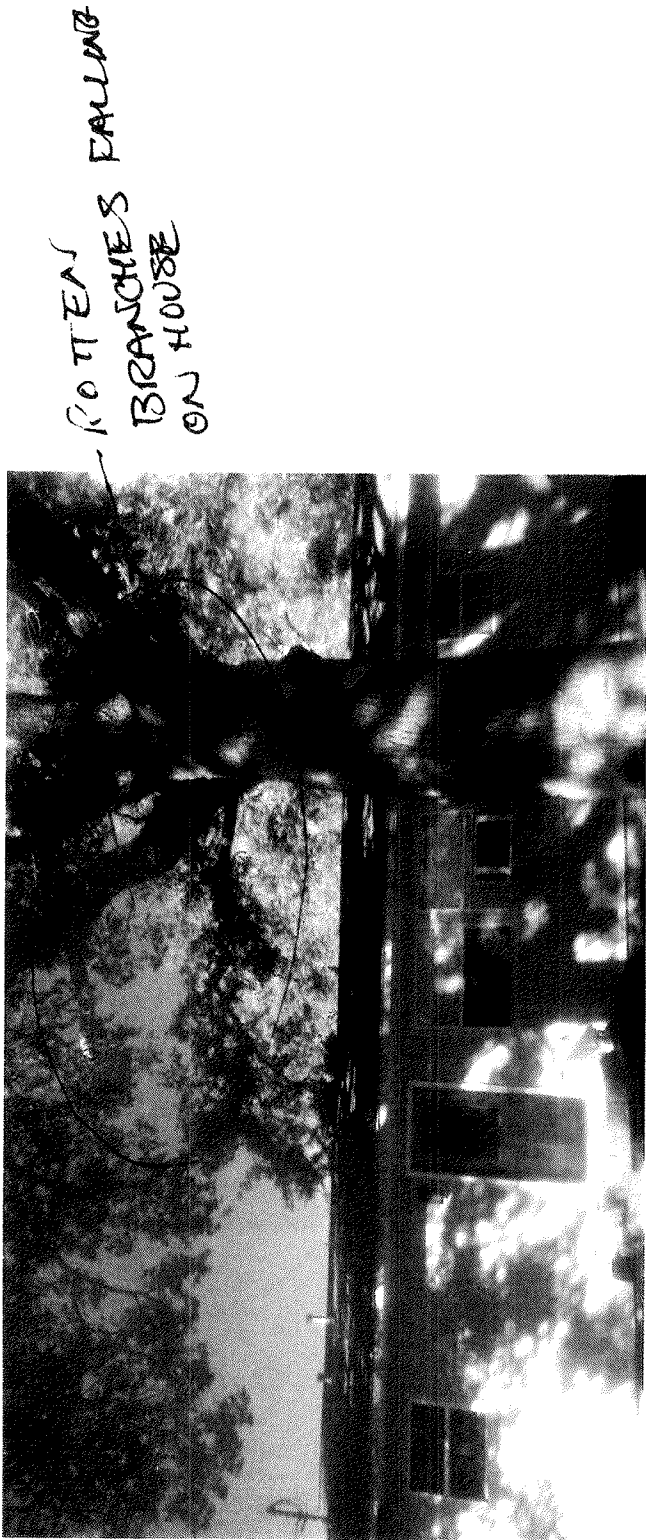


DYING BRANCHES FALLING  
ON HOUSE



ROOT SYSTEM IN WALK  
TO FRONT DOOR THAT  
HAS CAUSED FALLING INJURIES

MINUTES OF FEBRUARY 28, 2019  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



ROTTEN  
BRANCHES FALLING  
ON HOUSE



DAMAGED  
WINDSHIELD FROM  
FALLEN BRANCH



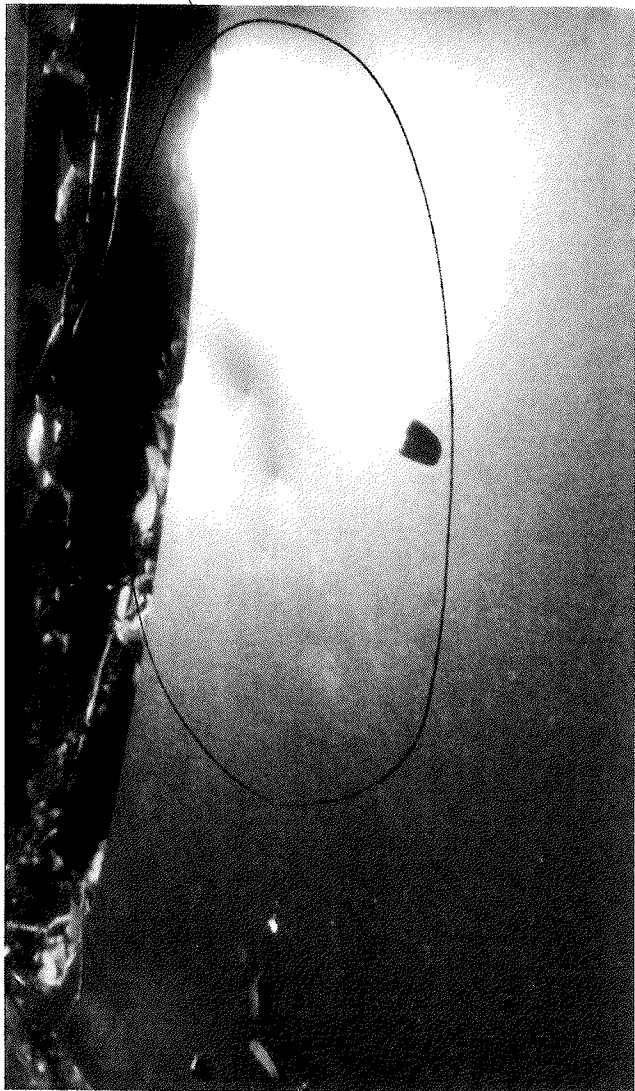
MINUTES OF FEBRUARY 28, 2019  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

249

CLEANOUTS  
BEING PUSHED  
OUT OF GROUND



DAMAGE TO  
VEHICLES





**MINUTES OF FEBRUARY 28, 2019**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

251

STATE OF MISSISSIPPI

COUNTY OF HARRISON



1st Judicial District  
Instrument 2006 2988 D -J1  
Filed/Recorded 4 5 2006 9 25 A  
Total Fees 12.00  
3 Pages Recorded

REVIEWED

**WARRANTY DEED**

SCANNED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid this date, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, JOSHUA E. DIBBLE and wife, EILEEN DIBBLE formerly known as EILEEN McINTYRE, do hereby sell, convey, and warrant a life estate unto REBECCA CURRIER, and a remainderman interest unto MELISSA ANN WILSON and JOHN MICHAEL WILSON, Grantees, MELISSA ANN WILSON and JOHN MICHAEL WILSON shall be joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

A parcel of land situated in Lot Fifty-three (53) of the HENDERSON SHIPMAN-HUGHES SURVEY, in Section 14, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as: Beginning at a point on the North margin of Reinike Road which point of 800.00 feet West of the West margin of Alexander Road; thence run North and perpendicular to the said North margin of Reinike Road a distance of 230.0 feet; thence run West and parallel to the said North margin to the East margin of Shady Lane; thence run South along the said East margin of Shady Lane a distance of 230.0 feet to the said North margin of Reinike Road; thence run East along said margin a distance of 75.0 feet to the POINT OF BEGINNING.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis and are assumed by the Grantees. When said taxes are

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actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of an actual proration.

This conveyance is made expressly subject to any and all restrictive covenants, rights-of-way, easements, and mineral reservations and any other rights now of record which effect the above described property.

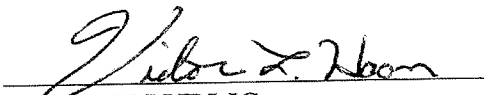
WITNESS MY SIGNATURE, this the 4 day of March, 2006.

  
JOSHUA DIBBLE

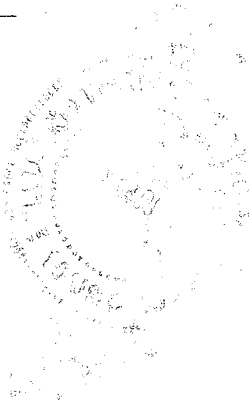
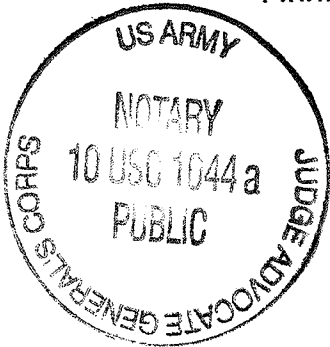
STATE OF LSA Anacanda  
COUNTY OF Baalad, Iraq

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, JOSHUA DIBBLE who acknowledged that he signed and delivered the foregoing instrument on the day and year therein stated.

Given under my hand and seal, this the 4<sup>th</sup> day of March, 2006.

  
NOTARY PUBLIC  
VICTOR L. HAAN  
SFC, US ARMY  
PARALEGAL NCO

My Commission Expires:  
N/A



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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

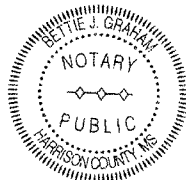
WITNESS MY SIGNATURE, this the 28th day of March, 2006.

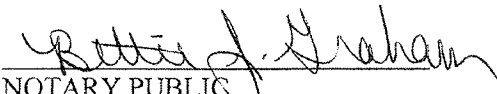
  
EILEEN DIBBLE

STATE OF Mississippi  
COUNTY OF Harrison

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, EILEEN DIBBLE who acknowledged that she signed and delivered the foregoing instrument on the day and year therein stated.

Given under my hand and seal, this the 28th day of March, 2006.



  
NOTARY PUBLIC

MY COMMISSION EXPIRES  
February 19, 2009

My Commission Expires:  
\_\_\_\_\_

Index as follows: Lot Fifty-three (53) of the HENDERSON SHIPMAN-HUGHES SURVEY, in Section 14, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi

GRANTOR ADDRESS:  
244 Reinike Road  
Long Beach, Mississippi 39560  
228-424-4952

GRANTEES ADDRESS:  
244 Reinike Road,  
Long Beach, Mississippi 39560

PREPARED BY:  
Law Offices of  
LAURA F. PAULK, PLLC  
16127 ORANGE GROVE ROAD  
GULFPORT, MS 39503  
228-831-1818

LFP FILE NO.: 0602238

2019 FEB 28 PM 4:00  
LFP FILE NO. 0602238  
6151-123 (002)

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

memo

LONG BEACH TREE BOARD

To: City of Long Beach Planning Board  
From: Ginger Wentz, member of Tree Board  
Date: February 17, 2019  
Re: Tree Removal Application In re: Mike and Rebecca Wilson 244 Reinike Rd.

Comments: It is the recommendation of the Tree Board that the Wilson's Tree Removal application be approved based on the following:

1. The trees in question are two live oaks approximately 100+ years old, located at 244 Reinike Rd, Long Beach with an expansive root system within 10ft of the front door;
2. Unfortunately, the home was built in such proximity to these trees that did not account for the eventual maturity and grandeur of the trees, or the potential property damage that would result from their location;
3. The tree roots and canopy have begun to encroach and damage the homeowner's foundation blocks, gas and water lines, and, due to the trees' vast root system, prevent the homeowner's from making improvements for safe entry into the home;
4. The homeowners have attempted to preserve and accommodate the trees' expansive root systems by making repairs to the home's foundation and relocating a busted water line caused by root growth;
5. Although we believe it would be possible to build a raised deck/ramp into the home above the root system, relocate the gas line and provide covered parking at the rear of the home to protect vehicles, such measures would be short term and put an unreasonable financial burden on the homeowners;
6. **Therefore, we recommend the application be approved with the following conditions:**
  - a. The application will need to be approved in writing by Rebecca Currier, the Life Estate Holder/mortgagee, mother/mother-in-law of applicants, in accordance with Ord. 364, Section 5(b), para. (3) before tree removal be granted by the Planning Board.
  - b. The homeowners provide a site plan specifying the methods to be used to preserve the remaining live oak at the front of the house near the proposed driveway and the means of providing water and nutrients to its root system. Specifically, the Tree Board is concerned about the type of material (permeable vs. impermeable) to be used on the driveway to be constructed and the potential for harm to the roots of the only remaining live oak in the front yard if approval is granted (See Ord. 364, Section 5 (c), para. (1).

**MINUTES OF FEBRUARY 28, 2019  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**255**

After considerable discussion, Commissioner Barlow made motion, seconded by Commissioner McMillan and unanimously carried recommending the removal of the two Live Oak Trees.

\*\*\*\*\*

It came for consideration, an application for Case Review, Planning Commission Approval to construct an additional self-storage building in a C-3, Neighborhood Commercial Zone District for property located at 4007 Beatline Road, Tax Parcel 0512F-01-022.000, submitted by Micah McNally, as follows:

MINUTES OF FEBRUARY 28, 2019  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

| CITY OF LONG BEACH, MISSISSIPPI   |   |   |
|---|---|---|
| APPLICATION FOR CASE REVIEW   |   |   |
| <b>PHYSICAL ADDRESS:</b><br>201 JEFF DAVIS AVENUE<br>LONG BEACH, MS 39560   | <b>PHONE: (228) 863-1554</b><br><b>FAX: (228) 863-1558</b>  | <b>MAILING ADDRESS</b><br>POST OFFICE BOX 929<br>LONG BEACH, MS 39560 |
| I. TYPE OF CASE: <u>  X  </u> PLANNING COMMISSION APPROVAL<br><u>          </u> DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR<br><u>          </u> INTERPRETATION OF THE ZONING ORDINANCE   |   |   |
| II. Address of Property Involved: <u>4007 Beatline Road</u>   |   | <u>0512F-01-022.000</u><br>Tax Parcel Number                          |
| III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) <u>* Seeking Planning Commission Approval to construct an additional self-storage building in a C-3 zone.</u>   |   |   |
| IV. REQUIRED ATTACHMENTS:<br>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><br>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><br>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><br>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> |   |   |
| <b>***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.</b>  |   |   |
| V. <b>OWNERSHIP AND CERTIFICATION:</b><br><u>READ BEFORE EXECUTING.</u> Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2 <sup>nd</sup> or 4 <sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.   |   |   |
| <b>Ownership:</b> 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.   |   |   |
| <u>Beatline Road Mini-Storage, LLC</u><br>Name of Rightful Owner (PRINT)<br><u>P.O Box 28</u><br>Owner's Mailing Address<br><u>Long Beach, MS 39560</u><br>City State Zip<br><u>228-864-9730</u><br>Phone<br><u>BeatlineStorage@cableone.net</u><br>Email address<br><u>Micah McNally 2/12/19</u><br>Signature of Rightful Owner Date   | <u>Micah McNally</u><br>Name of Agent (PRINT)<br><u>Same</u><br>Agent's Mailing Address<br><u>Same</u><br>City State Zip<br><u>228-365-8511</u><br>Phone<br><u>M McNally BRMS@gmail.com</u><br>Email Address<br><u>Micah McNally 2/12/19</u><br>Signature of Agent Date |   |
| OFFICE USE ONLY   |   |   |
| Date Received <u>2-13-19</u>  | Zoning <u>C-3</u>   | Agenda Date <u>2-28-19</u> Check Number <u>16455</u>                  |



**MINUTES OF FEBRUARY 28, 2019  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**257**

**Applicant:**

Beatline Road Mini-Storage, LLC

4007 Beatline Road

Long Beach, MS 39560

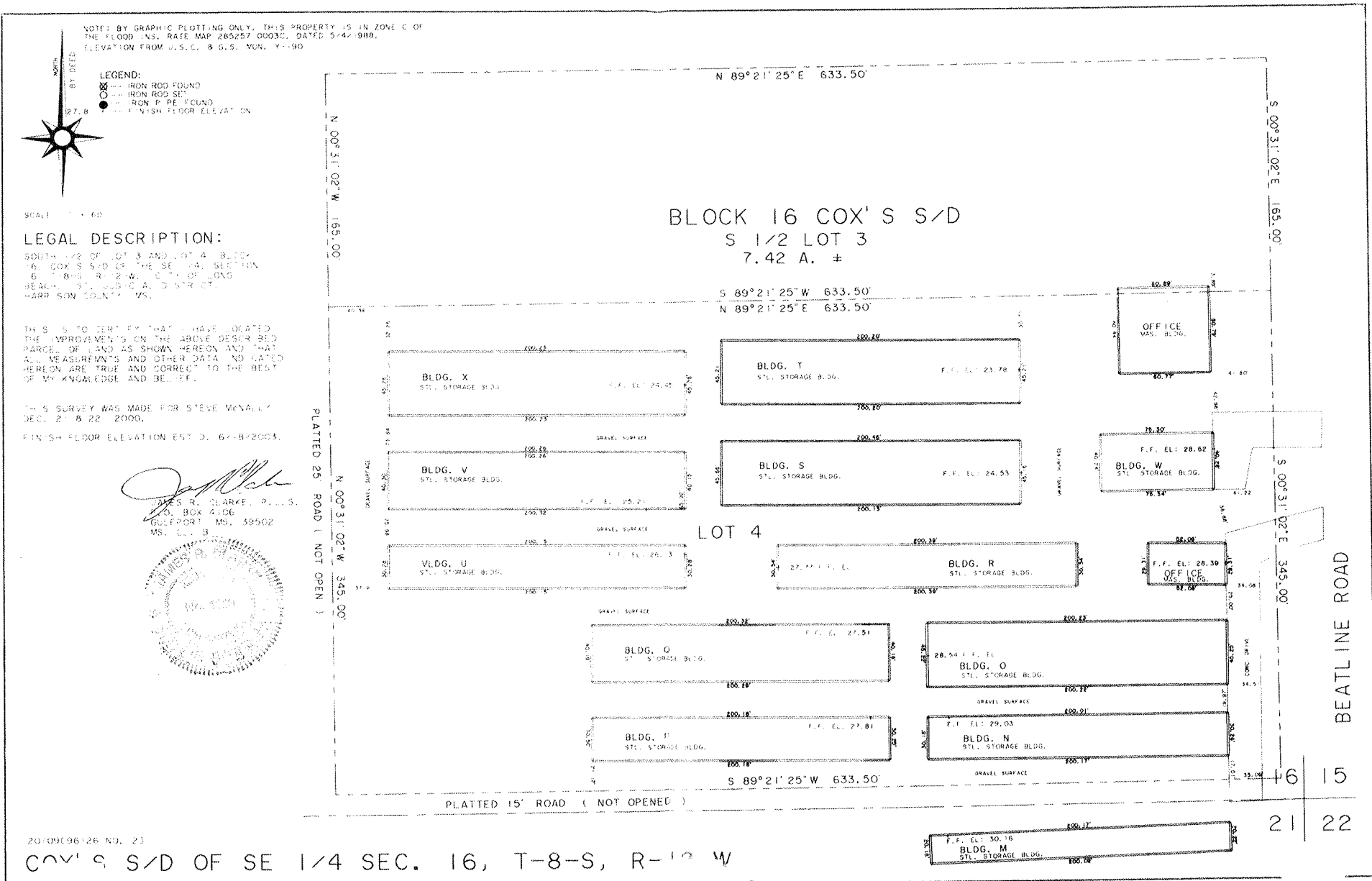
**Owners:**

Steve & Sarah McNally

20073 Commission Road

Long Beach, MS 39560

MINUTES OF FEBRUARY 28, 2019  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



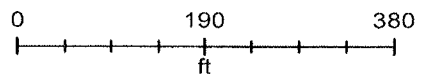
My Map



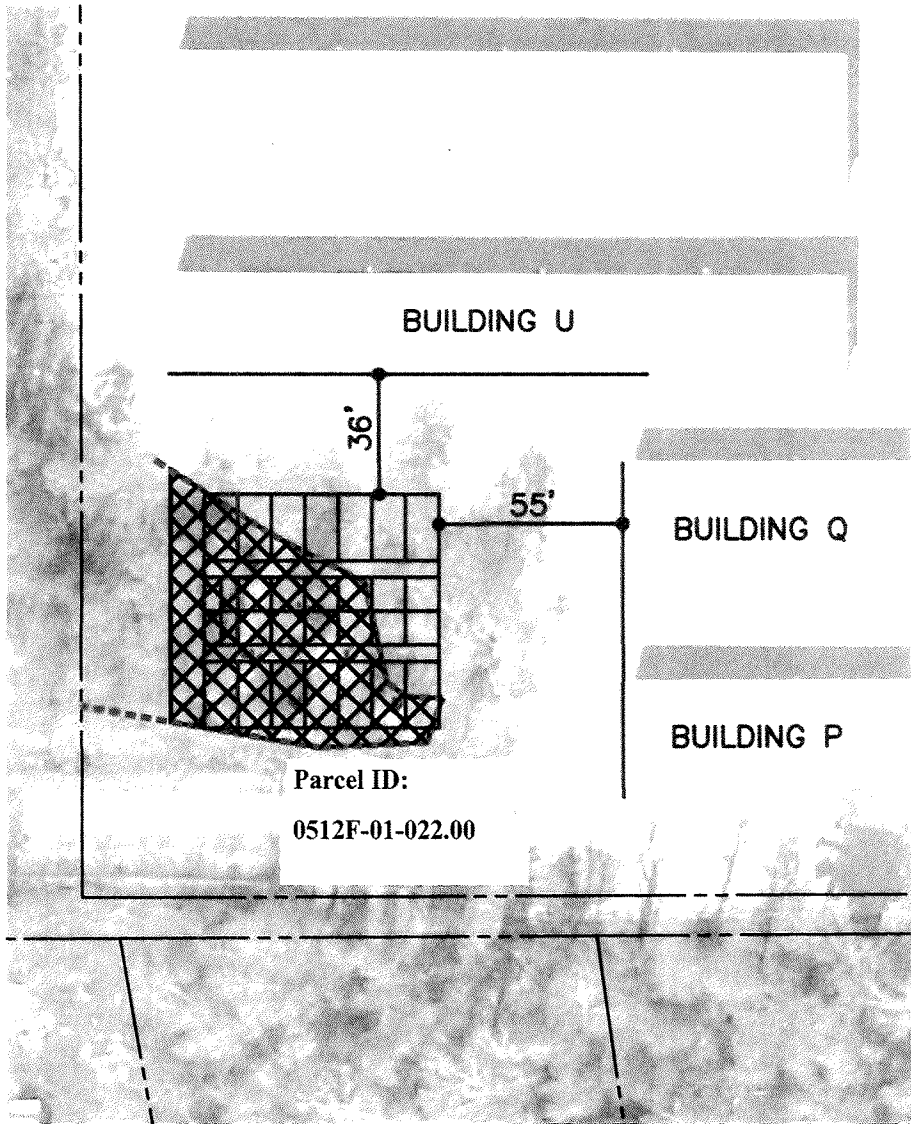
**HARRISON COUNTY, MISSISSIPPI**

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

MAP DATE: February 12, 2019



MINUTES OF FEBRUARY 28, 2019  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



\_\_\_\_\_

This Site Plan was used for wetlands mitigation, please disregard the green outline and blue crosshatching. Building outline is in red.



\_\_\_\_\_

BEATLINE ROAD MINI STORAGE  
LONG BEACH, MISSISSIPPI

**MINUTES OF FEBRUARY 28, 2019  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

261

BOOK 1439 PAGE 452

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

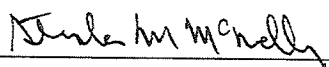
**QUITCLAIM DEED**

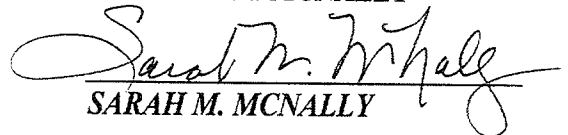
FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WE, **STEPHEN M. MCNALLY and wife, SARAH M. MCNALLY**, do hereby sell, convey and quitclaim unto **BEATLINE ROAD MINI-STORAGE, LLC**, that certain tract, piece or parcel of land situated in **Harrison** County, First Judicial District, State of Mississippi, described as follows, to-wit:

The South One-half (S 1/2) of Lot Three (3), all of Lot Four (4), Block Sixteen (16), Cox Subdivision, of the Southeast One-Fourth (SE 1/4) of Section 16, Township 8 South, Range 12 West, according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 10 at Page 19 (Copy Book 6A at Page 572) thereof, reference to which is hereby made in aid of and as a part of this description.

THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easement restrictions, reservations and covenants of record.

WITNESS OUR SIGNATURES, this the 1<sup>st</sup> day of October, 1998.

  
STEPHEN M. MCNALLY

  
SARAH M. MCNALLY

TITLE NOT EXAMINED

MINUTES OF FEBRUARY 28, 2019  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

BOOK 1439 PAGE 453

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named, **STEPHEN M. MCNALLY and wife, SARAH M. MCNALLY**, who acknowledged that they signed and delivered the foregoing Quitclaim Deed on the day and year therein written as their own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 8th day of January, 1999.

*Maria Hall*  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
5-9-2000

GRANTOR'S ADDRESS: 4000 Beatline Road, Long Beach, MS 39560  
GRANTOR'S TELEPHONE: (228)-864-9730

GRANTEE'S ADDRESS: 4000 Beatline Road, Long Beach, MS 39560  
GRANTEE'S TELEPHONE: (228)-864-9730

This Document Prepared By and Return To:

ANDREW MARION  
Attorney-at-Law  
1919 23<sup>rd</sup> Ave.  
P.O. Box 863  
Gulfport, MS 39502  
Telephone (228)-865-9047  
Beatline2.wd

Index as follows: The South ½ of Lot 3, all of Lot 4, Block 16, Cox Subdivision, First Judicial District of Harrison County, MS

TITLE NOT EXAMINED

**MINUTES OF FEBRUARY 28, 2019  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

263

After review and discussion, Commissioner Fischer made motion, seconded by Commissioner Barlow and unanimously carried recommending the approval of the Case Review Application.

\*\*\*\*\*

Commissioner Hansen was preliminarily absent the meeting and arrived at this time.

\*\*\*\*\*

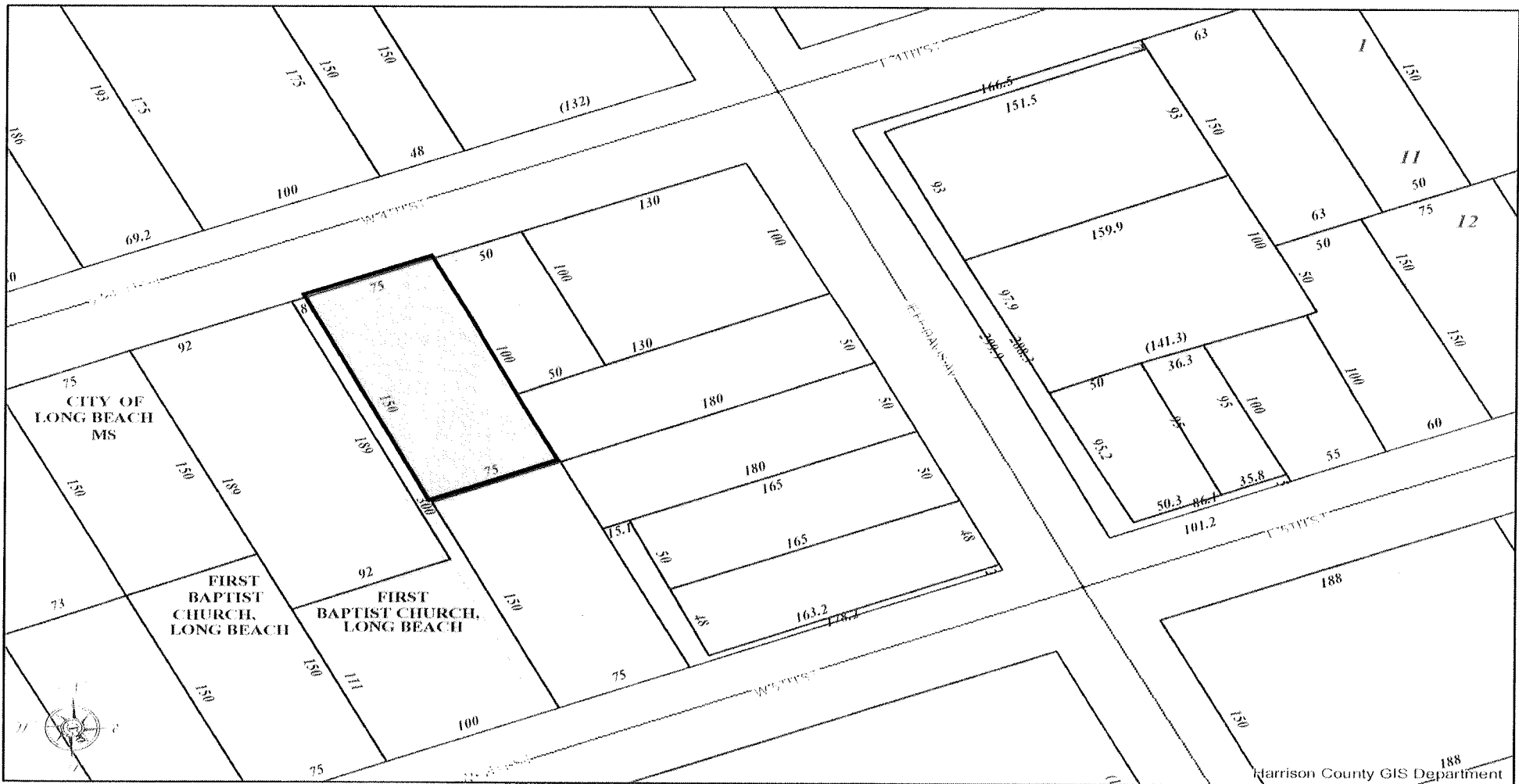
It came for consideration, an application for Case Review, Planning Commission Approval to build a R-1, Single Family Residential Home in a C-1, Central Business Commercial Zone District for property located at 113 West 4<sup>th</sup> Street, Tax Parcel 0612G-02-004.000, submitted by Alan Dale Stennett and Michael J. Bohlke, as follows:

MINUTES OF FEBRUARY 28, 2019  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

| CITY OF LONG BEACH, MISSISSIPPI  |  |  |
|--|--|--|
| APPLICATION FOR CASE REVIEW  |  |  |
| PHYSICAL ADDRESS:<br>201 JEFF DAVIS AVENUE<br>LONG BEACH, MS 39560   | PHONE: (228) 863-1554<br>FAX: (228) 863-1558 | MAILING ADDRESS<br>POST OFFICE BOX 929<br>LONG BEACH, MS 39560 |
| I. TYPE OF CASE: <input checked="" type="checkbox"/> PLANNING COMMISSION APPROVAL<br><input type="checkbox"/> DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR<br><input type="checkbox"/> INTERPRETATION OF THE ZONING ORDINANCE   |  |  |
| II. Address of Property Involved: 113 W. 4 <sup>th</sup> ST  |  | 06126-02-004.000<br>Tax Parcel Number                          |
| III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)<br>requesting approval to build single family home in<br>C1 zoning   |  |  |
| IV. REQUIRED ATTACHMENTS:<br>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.<br>B. Survey and/or Site Plan. 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;<br>C. Recorded Warranty Deed. A deed which includes a legal description of the specific piece of property involved in the request. If several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.<br>D. Fee. 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.<br><br>***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS. |  |  |
| V. OWNERSHIP AND CERTIFICATION:<br><u>READ BEFORE EXECUTING.</u> 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 2 <sup>nd</sup> or 4 <sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.<br><br>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.<br>Alan Dale Stennett<br>Michael J Bohlke<br>Name of Rightful Owner (PRINT)<br>211 Magnolia ST<br>Owner's Mailing Address<br>Long Beach MS 39560<br>City State Zip<br>228-324-8911<br>Phone<br>DStennett49@Cableone.net<br>Email address<br>Alan Stennett 2/19/19<br>Signature of Rightful Owner Date  |  |  |
| Name of Agent (PRINT)<br><br>Agent's Mailing Address<br><br>City State Zip<br><br>Phone<br><br>Email Address<br><br>Signature of Agent Date  |  |  |
| OFFICE USE ONLY<br>Date Received 2-19-19 Zoning C1 Agenda Date 2-28-19 Check Number 3336   |  |  |



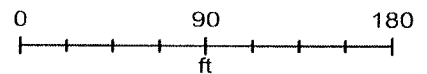
0612G-02-004.000, 113 West 4th Street



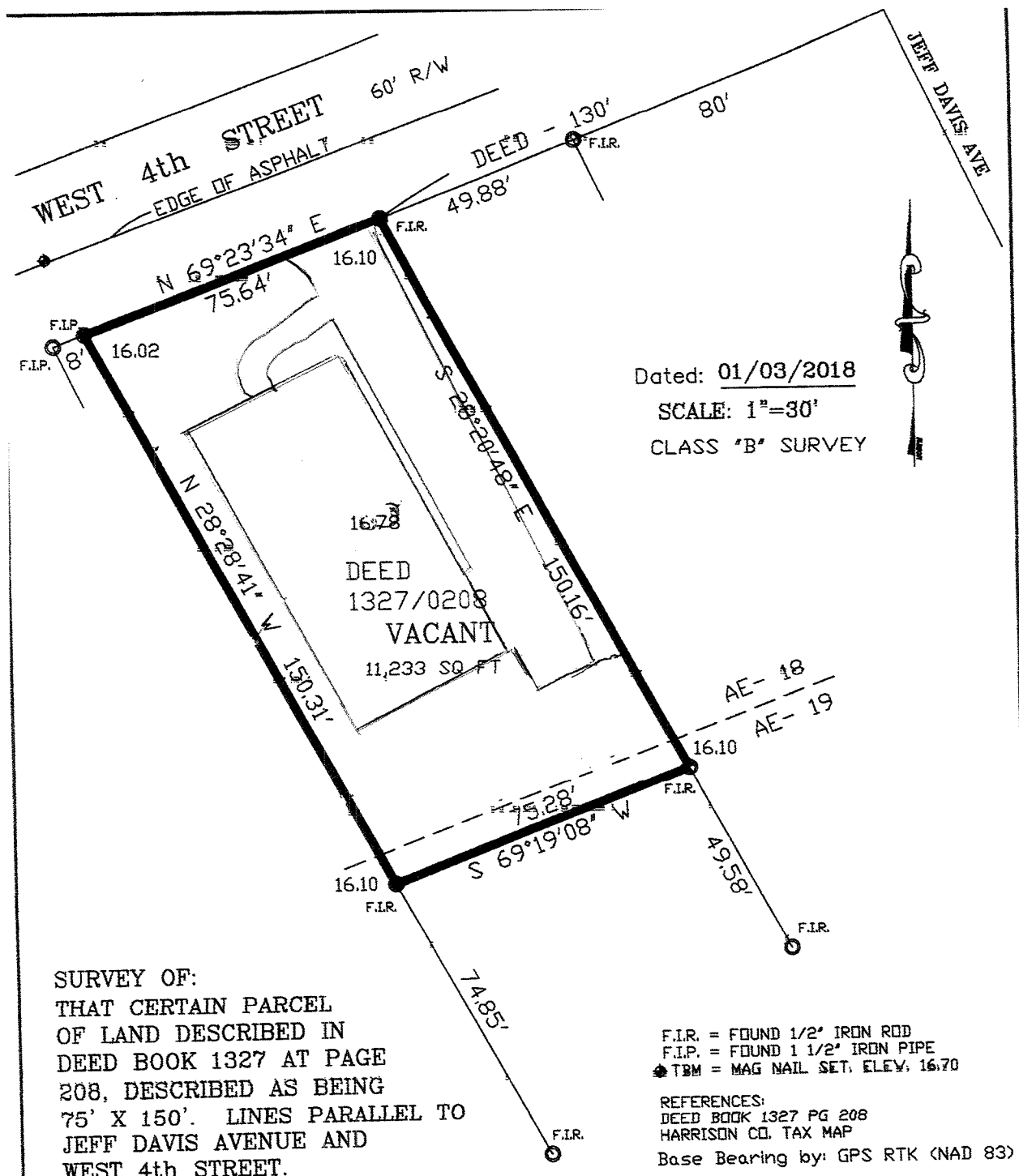
**HARRISON COUNTY, MISSISSIPPI**

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

MAP DATE: February 21, 2019



MINUTES OF FEBRUARY 28, 2019  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SURVEY OF:  
THAT CERTAIN PARCEL  
OF LAND DESCRIBED IN  
DEED BOOK 1327 AT PAGE  
208, DESCRIBED AS BEING  
75' X 150'. LINES PARALLEL TO  
JEFF DAVIS AVENUE AND  
WEST 4th STREET.

Dated: 01/03/2018  
SCALE: 1"=30'  
CLASS "B" SURVEY

F.I.R. = FOUND 1/2" IRON ROD  
F.I.P. = FOUND 1 1/2" IRON PIPE  
TBM = MAG NAIL SET, ELEV. 16.70  
REFERENCES:  
DEED BOOK 1327 PG 208  
HARRISON CO. TAX MAP  
Base Bearing by: GPS RTK (NAD 83)

NOTES: This survey was performed without the  
benefit of a current title search. Property is  
subject to any/all Easements, Right-of-ways  
and/or Restrictions on record.

CERTIFICATION

This is to CERTIFY that I have surveyed the property hereon described and  
delineated, and that the measurements and other data indicated are correct  
to the best of my knowledge and belief.

*Larry R. Smith*  
Larry R. Smith P.L.S. # 02695

This property is located in Zone(s) "AE 18-19",  
as published by the Federal Insurance Administration,  
Official Flood Hazard Map, Community Panel Number  
28047C0357G, revised 6/16/2009.



**LARRY SMITH**  
**LAND SURVEYING**  
105 N. KERN DRIVE  
GULF BORO MO 63503 PHONE: (228) 832-9643  
BOUNDARY, TOPOGRAPHIC  
CONSTRUCTION LAYOUT

|       |
|-------|
| JOB # |
|-------|

**MINUTES OF FEBRUARY 28, 2019  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

267



SCANNED



*J. H. H.* 1st Judicial District  
Instrument 2017 6090 D - J1  
Filed/Recorded 9/ 6/2017 03:37 P  
Total Fees \$ 12.00  
3 Pages Recorded

Prepared by:  
Andrew Marion, PLLC  
Attorney-at-Law  
1919 23<sup>rd</sup> Ave.  
P.O. Box 863  
Gulfport, MS 39502  
(228)-865-9047  
MS Bar # 1866

Return to:  
Andrew Marion, PLLC  
Attorney-at-Law  
1919 23<sup>rd</sup> Ave.  
P.O. Box 863  
Gulfport, MS 39502  
(228)-865-9047  
File # 17-192

STATE OF MISSISSIPPI  
HARRISON COUNTY  
FIRST JUDICIAL DISTRICT

**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 which is hereby acknowledged, **WE**

**Eric T. Deitrick and Stephanie R. Deitrick, formerly Stephanie R. Girard  
424 Pinecrest Circle  
Long Beach, Mississippi 39560  
228-617-6006**

do hereby sell, convey and warrant unto

**Alan D. Stennett, 211 Magnolia Street, Long Beach, MS 39560, 228-324-8911**

and

**Michael J. Bohlke, 13 Southern Oaks Lane, Long Beach, MS 39560, 228-860-3005**

that certain tract, piece or parcel of land situated and being located in **First Judicial District of Harrison County, State of Mississippi**, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS:

**EXEMPT**

*Long Beach Sec. Blk 15*

Page 1 of 3

MINUTES OF FEBRUARY 28, 2019  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

2

THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easement restrictions, reservations and covenants of record.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of the date is incorrect, then the Grantor(s) agrees to pay the Grantee(s), or its assigns, any deficit on an actual proration, and likewise, the Grantee(s) agrees to pay the Grantor(s), or its assigns, any amount overpaid by it.

WITNESS OUR SIGNATURES, this the 6<sup>th</sup> day of September, 2017.



Eric T. Deitrick



Stephanie R. Deitrick

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named **Eric T. Deitrick** and **Stephanie R. Deitrick** who acknowledged that they signed and delivered the foregoing Warranty Deed on the day and year therein written as their own free and voluntary act and deed.

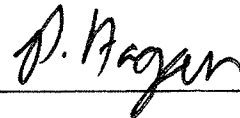
GIVEN under my hand and official seal on this the 6<sup>th</sup> day of September, 2017.

MY COMMISSION EXPIRES:

10-18-19



NOTARY PUBLIC



**MINUTES OF FEBRUARY 28, 2019  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

269

3

**Exhibit "A"**

That certain tract or parcel of land more particularly described as beginning at a point on the South side of 4<sup>th</sup> Street in the City of Long Beach, which point is 180 feet West of the West margin of Jeff Davis Avenue, and from said point run thence Southerly parallel to the West line of Jeff Davis Avenue a distance of 150 feet to a point, run thence Westerly parallel to the South line of 4<sup>th</sup> Street and along the North line of the property conveyed to Ward, a distance of 75 feet to a point, run thence Northerly parallel to Jeff Davis Avenue a distance of 150 feet to the South margin of 4<sup>th</sup> Street, run thence Easterly along the South margin of 4<sup>th</sup> Street a distance of 75 feet to the point of beginning. Being the same property conveyed by Schultz to Girard by Deed recorded in Book 998, Page 299, of the Deed Records, First Judicial District, Harrison County, Mississippi.

Q5

Page 3 of 3

After review and discussion, Commissioner Fischer made motion, seconded by Commissioner Ward and unanimously carried recommending approval of the Case Review Application.

\*\*\*\*\*

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

**MINUTES OF FEBRUARY 28, 2019  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Commissioner Fischer and unanimously carried to adjourn the meeting until the next regular scheduled meeting in due course.

APPROVED:

\_\_\_\_\_  
Commission Chairman, Frank Olaivar

Date:\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Tina M. Dahl, Minutes Clerk