

**MINUTES OF JUNE 8, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA  
JUNE 8, 2023  
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION  
CITY OF LONG BEACH, MISSISSIPPI  
5:30 O'CLOCK P.M.  
LONG BEACH CITY HALL  
MEETING ROOM  
201 JEFF DAVIS AVENUE**

**I. CALL TO ORDER**

**II. ROLL CALL AND ESTABLISH QUORUM**

**III. PUBLIC HEARINGS**

- 1. Variance- 115 and 117 North Burke Avenue, Tax Parcels 0612B-01-032.000 and 0612B-01-033.000, Submitted by Kathleen G. Fayard.

**IV. ANNOUNCEMENTS**

**V. APPROVE MINUTES**

- 1. May 25, 2023

**VI. UNFINISHED BUSINESS**

**VII. NEW BUSINESS**

- 1. Certificate of Resubdivision- 115 and 117 North Burke Avenue, Tax Parcels 0612B-01-032.000 and 0612B-01-033.000, Submitted by Kathleen G. Fayard.
- 2. Final Plat Approval- Bear Point Subdivision, Beatline Road and Pineville Road, 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 Holdings, LLC.

**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 June 20, 2023.

\*\*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.

Vice Chairman Shawn Barlow read the Opening Statement for the Planning and Development Commission.

\*\*\*\*\*

Be it remembered that one (1) public hearing was heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 8<sup>th</sup> day of June 2023, in said City, and the same being the time, date and place fixed for holding said public hearing.

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There were present and in attendance on said Commission and at the Public Hearing the following named persons: Chairman Frank Olaivar, Vice Chairman Shawn Barlow, Commissioners Billy Suthoff, Michael Levens, and Marcia Kruse, City Advisor Bill Hessel, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the public hearing were Commissioners Sawyer Walters, Justin Shaw, Chris Fields, Jennifer Glenn and Building Official Mike Gundlach.

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

\*\*\*\*\*

The public hearing to consider a Variance for the property located at 115 and 117 North Burke Avenue, Tax Parcels 0612B-01-032.000 and 0612B-01-033.000, submitted by Kathleen G. Fayard, 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 5-10-23  
Zoning R-1  
Agenda Date 6-8-23  
Check Number 7058

VARIANCE REQUEST

I. Tax Parcel Number(s): 0612B-01-032.000 ; 0612B-01-033.000

II. Address of Property Involved: 115 ; 117 North Burke Avenue

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)  
asking for an 5' setback for metal building on rear of property (preexisting) and asking for 6' foot sideyard property setback for home (preexisting)

**\*\*PLEASE COMPLETE THE FOLLOWING:**

A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement?  
home and metal buildings were preexisting. now I am resubdividing property to sell.

B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request.  
The home and metal storage building were preexisting when I purchased the property.

C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request?  
all of this was built before I owned the property.

D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable.  
pre existing situation. if not granted, I can not sell the property.

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IV. REQUIRED ATTACHMENTS:

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

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

V. OWNERSHIP AND CERTIFICATION:

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

**Ownership:** I the undersigned 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.

Kathleen G. Fayard  
Name of Rightful Owner (PRINT)

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

5535 Gates Avenue  
Owner's Mailing Address

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

Long Beach MS 39560  
City State Zip

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

228-6604-7990  
Phone

\_\_\_\_\_  
Phone

Kathleen G Fayard 5/16/23  
Signature of Rightful Owner Date

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



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LRVINO01 APPRIVQ43 LANC ROLL MAINTENANCE I Rv TNQ91/HI
Library 2023 Parcel 05128-01-042.000 FPIN 38059
FAYARD KATHLEEN G -TRUSTEE- Alt Parcel 06128-01-032.000
5535 GATES AVE Exempt Code Tax District 3L
Subdivision
Neighborhood
C/S/Z LONG BEACH MS 39560
Sect/Twn/Rng 14 N4 12 Blk St 115 BURKE AVE
Cls C-Acres U-Value U-Acres T-Acres Improved True Assessed
1 15768 15768 2365
2 15768 15768 2365
Homestead Type 1-065 2-DAV 3-EIS 4-Rag Reg 100 DAV
Mtg Eligible for Class 1 N (Y/N)
New Value Added Tax/Fire C-Override Deed Ref. 2012-0003476-0-01
Drainage Code Benefit Price Total Deed Date 6 / 15 / 2012
R011: Page Line Accts
County 523: 2 By
City Changed 2 17 2023
By VAN
Levee Benefits X .85 = School
F5-NEXT PARCEL, F5-LEGAL, F6-ADDENDUM, F7 DEEDS, F8-FLAGS, F5-OPTIONS F10-PRINT



Prepared by: William B. Howell, MSH # 2753
WILLIAM D. HOWELL, JR.
P. O. Box 14
Jackson, MS 39205
(601) 976-1700
Return to: William B. Howell Ltd.
P. O. Box 14
Jackson, MS 39205
(601) 976-1700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100's Dollars (\$ 10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged,

KATHLEEN G. FAYARD
112 North Burke Avenue
Long Beach, MS 39560
h (228) 669-7990
o (228) 864-6223

Does hereby sell, convey and quitclaim her one-half (1/2) right, title and interest in and to that certain property lying and being situated in First Judicial District of Harrison County, Mississippi, unto

KATHLEEN G. FAYARD, Trustee, or her successors in trust of
THE KATHLEEN G. FAYARD REVOCABLE TRUST
dated the 5th day of June, 2012,
as if any amendments thereto
112 North Burke Avenue
Long Beach, MS 39560
h (228) 669-7990
o (228) 864-6223

INDEXING INFORMATION: Parcel One: Part of Lots 55 & 36 of Henderson-Shipman-Hughes Partition of the Claim of B. Pellerin. Parcel Two: Long Beach Sec. Block 10, part of lot 55 of Henderson-Shipman-Hughes in 12-13-8-12,

said property, being more particularly described as follows, to wit:

Parcel One:

That certain lot of land described as beginning at a point on the West margin of North Burke Avenue which point is 912 feet Northerly as measured along the West line of said Avenue from the center line of the L&N Railroad and which point is further described as being the northeast corner of the lot conveyed by H. Y. Quarles, Sr., to Clarence H. Bell and wife, by deed dated December 13, 1949 and from the said point of beginning, continuing thence Northerly along the West margin of said North Burke Avenue a distance of 50 feet running thence South 69 degrees 25 minutes West a distance of 283 feet to the West line of the lands of H. Y. Quarles, Sr., running thence Southerly and parallel to the said West margin of said North Burke Avenue a distance of 50 feet to the Northwest corner of the lot as conveyed to Clarence H. Bell and wife, running thence North 69 degrees 25 minutes East a distance of 283 feet to the point of beginning. Said parcel of land having a frontage of 50 feet on the West margin of North Burke Avenue and running back Westerly therefrom between parallel lines a distance of 283 feet. Being located on the East by said North Burke Avenue and on the South by lands of Clarence H. Bell. Being located in and a part of Lot 56 of the Henderson-Shipman-Hughes Partition of the Claim of B. Pellerin in Harrison County, Mississippi. Also described as Tax Parcel No. 06128-04-012.030

And also: That certain lot of land described as beginning at a point on the West margin of North Burke Avenue, which point is 794 feet Northerly (as measured along the West line of said Avenue) from the center line of the L&N Railroad; and from said point of beginning, running thence Northerly along the West margin of North Burke Avenue a distance of 99 feet; running thence South 69 degrees 25 minutes West a distance of 282.0 feet to the West line of the lands now or formerly of H. Y. Quarles, Sr.; running thence Southerly and parallel to the West margin of said North Burke Avenue a distance of 50 feet; running thence North 69 degrees 25 minutes East a distance of 283 feet to the point of beginning. Said parcel of land having a frontage of 99 feet on the West margin of North Burke Avenue and running Westerly between parallel lines a distance of 283 feet. Being located in and a part of Lot 55 of the Henderson-Shipman-Hughes Partition of the Claim of B. Pellerin in Harrison County, Mississippi. Also described as Tax Parcel No. 06128-04-013.000

And Also: That certain lot of land described as beginning at a point on the West margin of North Burke Avenue, which point is 372 feet Northerly (as measured along the West line of said Avenue) from the center line of the L&N Railroad; and from said point of beginning, running thence Northerly along the West margin of North Burke Avenue a distance of 40 feet; running thence South 69 degrees 25 minutes West a distance of 282.0 feet to the West line of the lands now or formerly of H. Y. Quarles, Sr.; running thence Southerly and parallel to the West margin of said North Burke Avenue a distance of 40 feet; running thence North 69 degrees 25 minutes East a distance of 283 feet to the point of beginning. Said parcel of land having a frontage of 40 feet on the West margin of North Burke Avenue and running back Westerly between parallel lines a distance of 283 feet. Being located in and a part of Lot 55 of the Henderson-Shipman-Hughes Partition of the Claim of B. Pellerin in Harrison County, Mississippi. Also described as Tax Parcel No. 06128-04-013.001

Parcel Two: That certain lot of land described as beginning at a point on the East margin of the 40 foot front which is set out in Deed Book 297 at page 379, which point is 84.9 feet southerly measured a long rail road from the south margin of the Old Pass Christian Road (and which point is the southeast corner of the lot of land conveyed formerly by H. Y. Quarles, Sr., to Sadie C. Lacinbe); from said point of beginning run thence southerly along the East margin of said land a distance of 75 feet; run thence North 63 degrees 20 minutes East a distance of 200 feet; run thence North 21 degrees 15 minutes West a distance of 75 feet to the southeast corner of the lot formerly conveyed by H. Y. Quarles to Sadie C. Lacinbe; run thence South 63 degrees 20 minutes West a distance of 200 feet along the south line of

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said License for to the Point of Beginning.  
WITNESS HER SIGNATURE on this the 6<sup>th</sup> day of June 2013

*Kathleen G. Fayard*  
KATHLEEN G. FAYARD

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority, and for the stated jurisdiction, the within named KATHLEEN G. FAYARD, who acknowledged that she signed and delivered the above and foregoing Quitclaim Deed to her voluntary act on the day and year last in writing.

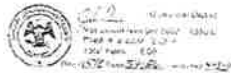
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on the 6<sup>th</sup> day of June, 2013.

*R. W. Kelly*  
NOTARY PUBLIC



This deed was prepared without a title examination. The purchaser does not by this instrument certify the truth of the facts or correctness of the description contained herein, which description was furnished by or on behalf of the Grantor.

BOOK 1578 PAGE 054



Intending to execute  
Lot 55 of the Henderson-Shirren 44<sup>th</sup> subdivision of the  
B. Parker Chan Section 11 located in 8 South Range 12 West,  
Harrison County, Mississippi.

Prepared by:  
J. Adams Smith  
Hancock Bank  
P. O. Box 409  
Gulfport, MS 39502  
228-868-4722

STATE OF MISSISSIPPI  
COUNTY OF HARRISON COUNTY  
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash paid in bank, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, HANCOCK BANK, a state banking corporation chartered under the laws of the State of Mississippi ("Grantor"), does hereby sell, convey and warrant specially unto Kathleen G. Fayard ("Grantee"), the following described real property together with the improvements situated thereon being located in Harrison County, Mississippi, and more particularly described as:

See Exhibit A hereto (the "Property").

Grantor reserves unto itself all oil, gas and other minerals in, on and under the Property, and, also, reserves the right of ingress and egress over, on, and across the Property for the purpose of exploration and exploitation of same.

This conveyance is subject to any and all covenants, conditions or restrictions now or hereafter recorded or possibly existing.

2013 taxes have been paid by the Grantor and 2012 will be prorated between Grantor and Grantee.

WITNESS THE SIGNATURE of said Corporation by its duly authorized officer this the 6<sup>th</sup> day of April, 2013.

HANCOCK BANK  
By: *Charles A. Webb, Jr.*  
Charles A. Webb, Jr.  
Executive Vice President

BOOK 1578 PAGE 055

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 2nd day of April, 2013, within my jurisdiction, the within named Charles A. Webb, Jr., who acknowledged that he is Executive Vice President of Hancock Bank, a Mississippi corporation, and that he acts on behalf of the said corporation, and is in and does he executed the above and foregoing instrument, that this having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 2nd day of April, 2013.

*Richard A. Smith*  
Notary

My commission expires:  
February 17, 2016

GRANTOR:  
Hancock Bank  
P. O. Box 4019  
Gulfport, MS 39502  
228-868-4000

GRANTEE:  
Kathleen G. Fayard  
113 North Burke Avenue  
Long Beach, MS 39550  
601-863-5284



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EXHIBIT "A"

In First Judicial District of Harrison County, Mississippi:

Parcel One:

That certain lot of land described as beginning at a point in the East line of property of H. Y. Quarles, which point is the Northeast corner of the lot of land conveyed by the deed dated August 15, 1941, by H. Y. Quarles to Mike and Sarah Kadance, which deed is recorded in Deed Book 243 on pages 489-490; and from said point of beginning, running thence North 21 degrees 5 minutes West along the East line of the property of said H. Y. Quarles a distance of 85 feet; running thence West and parallel to the L & N Railroad right of way a distance of 355 feet, more or less, to the East margin of North Burke Avenue; running thence South 21 degrees 5 minutes East along the East margin of said North Burke Avenue a distance of 35 feet to the Northwest corner of said Kadance property; running thence Easterly along the North line of said Kadance property, a distance of 355 feet, more or less, to the point of beginning. Said lot is located in and a part of Lot 55 of the Henderson-Shipman-Hughes Partition of the B. Fellerin Claim, and is what would be Section 13, Township 8 South, Range 12 West, in Harrison County, Mississippi, if regularly platted and surveyed.

LESS AND EXCEPT that property conveyed by Ralph O. Harrington and Frances S. Harrington to Thomas C. Smith and wife by Warranty deed dated August 1, 1908, recorded in Deed Book 383 at page 351, described as follows: Commencing at the Northeast corner of Gould's Subdivision in the City of Long Beach, Mississippi, thence run in a westerly direction along the northern margin of said subdivision, a distance of 155 feet, thence run North 21 degrees 05 minutes West, a distance of 85 feet; thence run in an easterly direction, parallel to the northern boundary of Gould's subdivision a distance of 150 feet, thence run in a southerly direction 85 feet to the point of beginning; being a plot of land located on Lot 55, Henderson-Shipman-Hughes Partition of the B. Fellerin Claim and in Section 13, Township 8 South, Range 12 West, within the City of Long Beach, Harrison County, Mississippi.

Parcel Two:

The North 90.34 feet of Lots One (1), Two (2) and Three (3), GOULD'S SUBDIVISION, Harrison County, Mississippi, as per map or plat thereof on file and of record in the office of the County Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 17 at Page 12 and more particularly described as follows: Beginning on the East margin of North Burke Avenue 90.34 feet South of the Northwest corner of Lot One (1) of Gould's Subdivision for the point of beginning; thence run North along the East margin of said North Burke Avenue a distance of 90.34 feet to the Northwest corner of said Lot One (1); thence run Easterly along the North margin of Lots One (1), Two (2) and Three (3) of Gould's Subdivision, a distance of 150 feet to the Northeast corner of Lot Three (3); thence South along the East line of said Lot Three (3) a distance of 54.34 feet to a point; thence run Westerly 150.2 feet to the point of beginning. Being part of Lots One (1), Two (2) and Three (3), GOULD'S SUBDIVISION, Harrison County, Mississippi, and Lot Four (4), GOULD'S SUBDIVISION, Harrison County, Mississippi, as per map or plat thereof on file and of record in the office of the County Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 17 at Page 12 thereof, reference to which is hereby made in aid of and as a part of this description.

Parcel Three: an undivided one-half (1/2) interest

That certain lot of land described as beginning at a point on the West margin of North Burke Avenue which point is 512 feet Northerly as measured along the West line of said Avenue from the Center line of the L&N Railroad and which point is further described as being the Northeast corner of the lot conveyed by H.Y. Quarles, Sr. to Clarence H. Bell

and wife, by deed dated December 15, 1949 and from the said point of beginning, running thence Northerly along the West margin of said North Burke Avenue a distance of 50 feet, running thence South 69 degrees 25 minutes West, a distance of 282 feet to the West line of the lands of H.Y. Quarles, Sr.; running thence Southerly and parallel to the said West margin of said North Burke Avenue a distance of 50 feet to the Northwest corner of the lot so conveyed to Clarence H. Bell and wife; running thence North 65 degrees 25 minutes East a distance of 282 feet to the point of beginning. Said parcel of land having a frontage of 50 feet on the West margin of North Burke Avenue and running back Westerly thereon between parallel lines a distance of 282 feet. Being bounded on the East by said North Burke Avenue and on the South by lands of Clarence H. Bell. Being located in and a part of Lot 55 of the Henderson-Shipman-Hughes Partition of the Claim of B. Fellerin in Harrison County, Mississippi. Also described as Tax Parcel No. 0612R-04-012.000

And also: That certain lot of land described as beginning at a point on the West margin of North Burke Avenue, which point is 782 feet Northerly (as measured along the West line of said Avenue) from the center line of the L&N Railroad; and from said point of beginning, running thence Northerly along the West margin of North Burke Avenue a distance of 90 feet; running thence South 69 degrees 25 minutes West a distance of 282.0 feet to the West line of the lands now or formerly of H.Y. Quarles, Sr.; running thence Southerly and parallel to the West margin of said North Burke Avenue a distance of 90 feet, running thence North 69 degrees 25 minutes East a distance of 282 feet to the point of beginning. Said parcel of land having a frontage of 90 feet on the West margin of North Burke Avenue and running back Westerly between parallel lines a distance of 282 feet. Being located in and a part of Lot 55 of the Henderson-Shipman-Hughes Partition of the Claim of B. Fellerin in Harrison County, Mississippi.

Also described as Tax Parcel No. 0612R-04-013.000  
And Also: That certain lot of land described as beginning at a point on the West margin of North Burke Avenue, which point is 872 feet Northerly (as measured along the West line of said Avenue) from the center line of the L&N Railroad; and from said point of beginning, running thence Northerly along the West margin of North Burke Avenue a distance of 40 feet; running thence South 69 degrees 25 minutes West a distance of 282.0 feet to the West line of the lands now or formerly of H.Y. Quarles, Sr.; running thence Southerly and parallel to the West margin of said North Burke Avenue a distance of 40 feet; running thence North 69 degrees 25 minutes East a distance of 282 feet to the point of beginning. Said parcel of land having a frontage of 40 feet on the West margin of North Burke Avenue and running back Westerly between parallel lines a distance of 282 feet. Being located in and a part of Lot 55 of the Henderson-Shipman-Hughes Partition of the Claim of B. Fellerin in Harrison County, Mississippi.  
Also described as Tax Parcel No. 0612B-C4-013.001

Parcel Four: an undivided one-half (1/2) interest

That certain lot of land described as beginning at a point on the East margin of the 40 foot road which is set out in Deed Book 297 at page 379, which point is 84.9 feet southerly measured along said road from the south margin of the Old Pass Christian Road (and which point is the southwest corner of the lot of land conveyed formerly by H. Y. Quarles, Sr. to Sadie C. Lassabe). From said point of beginning run thence southerly along the East margin of said road a distance of 75 feet; run thence North 63 degrees 20 minutes East a distance of 230 feet, run thence North 21 degrees 15 minutes West a distance of 75 feet to the southeast corner of the lot formerly conveyed by H. Y. Quarles to Sadie C. Lassabe; run thence South 63 degrees 20 minutes West a distance of 200 feet along the south line of said Lassabe lot to the Point of Beginning.

In Stone County, Mississippi:

Commence at the Southeast corner of the Southwest 1/4 or the Southeast 1/4 of Section 35, Township 8 South, Range 11 West, Stone County, Mississippi; thence South 83 degrees 54 minutes 34 seconds West along the South boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 35, a distance of 30.20 feet to a point located on the West boundary of a 30 foot access easement there being the true POINT OF BEGINNING; thence North 01 degree 30 minutes 40 seconds West along the West boundary of the said 30 foot access easement, a distance of 137.00 feet to a point; thence North 01 degree 50 minutes 00 seconds West, a distance of 151.00 feet to a point; thence North 01 degree 30 minutes 00 seconds East, a distance of 294.00 feet to a point; thence South 61 degrees 30 minutes 00 seconds East, a distance of 150.00 feet to a point located on the West boundary of the said 30 foot access easement; thence North 01 degree 30 minutes 00 seconds West along said West boundary of a 30 foot access easement, a distance of 271.56 feet to a point; thence South 58 degrees 54 minutes 04 seconds West, a distance of 982.00 feet to a point; thence South 09 degrees 23 minutes 44 seconds West, a distance of 330.79 feet to a point located on the West boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 35; thence South 04 degrees 04 minutes 19 seconds West, a distance of 594.86 feet to a point located on the South boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 35; thence North 88 degrees 54 minutes 74 seconds East along said South boundary, a distance of 57.76 feet to the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 35; thence North 88 degrees 54 minutes 04 seconds East along said South boundary, a distance of 1294.74 feet to the POINT OF BEGINNING. The property contains 70.00 acres, more or less, and is located in the Southwest 1/4 of the Southeast 1/4 and in the Southeast 1/4 of the Southwest 1/4 of said Section 35.



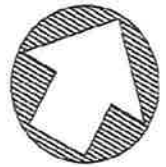


**MINUTES OF JUNE 8, 2023  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Note: This survey has been prepared by information provided by the client and without the benefit of a current title report.

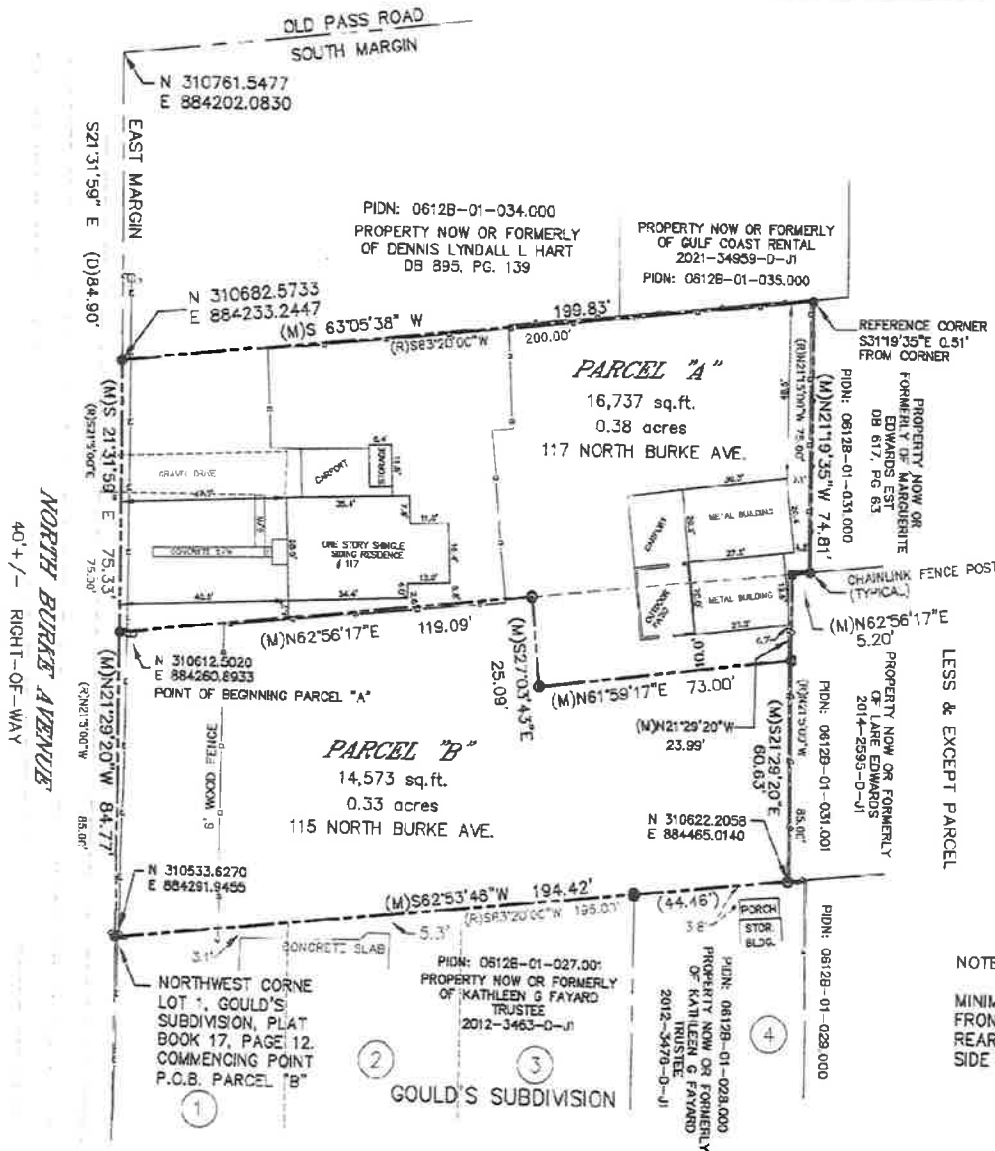
RESUBDIVISION OF PARCEL: 0612B-01-032.000 AND 0612E-01-033.000 INTO PARCELS "A" AND "B"

21°08'33"



GRID NORTH  
SCALE: 1" = 40'

SURVEY PLAT PROPOSED RESUBDIVISION



**SYMBOL LEGEND**

- = 1/2" iron rod set
- ⊙ = 1/2" iron rod found
- ⊗ = P.K. nail found
- ⊕ = mag nail found
- ⊗ = mag nail set
- ✕ = chiseled X mark set
- ⊖ = iron pipe found
- ⊕ = concrete mon. fd.
- ⊙ = lightward knot found
- ⊖ = overhead electric
- ⊙ = utility pole
- (D) = deed
- (P) = plat
- (R) = record
- (M) = measures
- AC. = acres
- N.T.S. = denotes not to scale
- = denotes wood fence
- = chainlink fence

NOTE: PROPERTY ZONED "R-1"  
MINIMUM LOT WIDTH = 75 FT.  
FRONT YARD SETBACK = 25 FT.  
REAR YARD SETBACK = 15 FT.  
SIDE YARD SETBACK = 8 FT.

**REFERENCE MATERIAL:**

- (1) PLAT BOOK 17 AT PAGE 12.
- (2) INSTRUMENT #2004-3548-D-J1
- (3) INSTRUMENT #2012-3476-D-J1
- (4) INSTRUMENT #2012-3463-D-J1

Note: All measured bearings shown on this plat were derived from Static GPS Observations and OPUS solution provided by National Geodetic Survey @ NOAA and are Mississippi East State Plane Coordinates. Datum is NAD 1983, with a convergence angle of -0.16029722 [degrees] and a point scale factor of 0.99996147. Vertical Datum [NAVD88 (Computed using GEOID18)].

Note: Municipal water and sewer readily available to both sites.

Note: This survey "CLASS B" was made in accordance with the current "Standards of Practice for Surveying" in the State of Mississippi.

Note: By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Map 28047C0357G. Community Panel No. 285257-0357-G, effective date June 16, 2009. Check with Building Official for community determined base flood elevation. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition the above statement does not represent this surveyor's opinion of the probability of flooding.

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

*Timothy L. Glass*  
TIMOTHY L. GLASS, P.L.S.  
MAY 04, 2023  
MS. REG. NO. 02584



TYPE SURVEY: RESUBDIVISION	JOB NO.: 130812KF.DWG	SURVEY BY:	SURVEY FOR:
DATE OF SURVEY: 05/04/2023	REVISED:	Glass Land Surveying, Inc.	Rusty Hamilton and Kathy Fayard
CHECKED BY: TLG	SCALE: 1" = 40'	10453 Pin Oak Drive	PHONE: (228)-861-5505
DRAWN BY: TLG	SHEET NO: 2 OF 5	Biloxi, Mississippi 39532	115 & 117 NORTH BURKE AVENUE
		Ph/Fax (228) 392-9004	LONG BEACH, MISSISSIPPI 39560
		e-mail: glasurv@aol.com	A.K.A. PIDN: 0612B-01-032.000
			AND ALSO; PIDN: 0612E-01-033.000

MINUTES OF JUNE 8, 2023  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that sixteen (16) 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 and Development Commission for the City of Long Beach will hold a Public Hearing for the purpose of considering a Variance.

Kathleen G. Foyard, 3535 Gates Avenue, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting a setback variance on preexisting structures, "asking for a 5' setback for metal building on rear of property (preexisting) and asking for a 6' side yard setback for home (preexisting). The location of the request is 115 and 117 North Burke Avenue, Tax Parcels 05728-01-027 (00) and 05119-01-033.000. The legal descriptions are as follows:

BEG AT NE COR OF KADENCE LAND & RUN N 21 DEG 05' 41" N, W 88 FT, THENCE WESTERLY 200 FT MORE OR LESS TO E LINE OF N BURKE AVE, S 21 DEG 05' MIN, 83 FT THENCE EASTERLY 200 FT MORE OR LESS TO

BEG ON E SIDE OF BURKE AVE 84.2 FT S OF S LINE OF OLD PASS RD S 75 FT E 200 FT N 75 FT W 200 FT TO BEG LOT 55 H-S-H SUR SEC 13-8-12

A Public Hearing to consider the above Zoning Map Change will be held in the City of Long Beach, Mississippi, June 8, 2023, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed  
Chairman  
Planning and Development Commission

201 Jeff Davis • Box 929 • Long Beach, MS 39560 • (228) 863-1356 • FAX (228) 863-0422  
www.cityoflongbeach.ms.gov

<b>5160</b>	Easy Peel® Address Labels Align along line to expose Pop-up Edge!	Go to <a href="http://avery.com/templates">avery.com/templates</a> ! Use Avery Template 3180!
Hart Dennis I and Lyndall I 1403 Adams Street New Orleans, LA 70113	Gulf Coast Rental Homes Inc 3505 Kites Avenue Pearl, MS 39208	Edwards Marguerite -ES- 207 East Old Pass Road Long Beach, MS 39560
Edwards Larry Dale 707 H East Old Pass Road Long Beach, MS 39560	Broadus Leslie Shana ETAL 110 Cone Street Long Beach, MS 39560	Miller Travis 108 Cone Street Long Beach, MS 39560
Dickey Eugene G Jr 109 North Burke Avenue Long Beach, MS 39560	Hershberger Kenneth Ray -L/E- 113 York Drive Long Beach, MS 39560	Stouse Betty Ann 111 North Burke Avenue B Long Beach, MS 39560
Bishop Ronald M and Karen L Trustees 122 North Burke Avenue Long Beach, MS 39560	Williams Clifton P 195 East Old Pass Road Long Beach, MS 39560	McKenzie Jana P and Thomas Heather 200 North Burke Avenue Long Beach, MS 39560
Brown Naomi -HAI- 198 East Old Pass Road Long Beach, MS 39560	Baceaux Alvin J and Patricia B 202 East Old Pass Road Long Beach, MS 39560	David Michael and Judi K 208 East Old Pass Road Long Beach, MS 39560
Rhodes Sandra A 206 East Old Pass Road Long Beach, MS 39560		



**MINUTES OF JUNE 8, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

Vice Chairman Barlow made motion, seconded by Commissioner Levens and unanimously carried to close the public hearing.

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

\*\*\*\*\*

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 8th day of June 2023, 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, Vice Chairman Shawn Barlow, Commissioners Billy Suthoff, Michael Levens, and Marcia Kruse, City Advisor Bill Hessell, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the regular meeting were Commissioners Sawyer Walters, Justin Shaw, Chris Fields, and Jennifer Glenn and Building Official Mike Gundlach.

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

\*\*\*\*\*

Commissioner Levens made motion, seconded by Commissioner Suthoff and unanimously carried to approve the Regular Meeting minutes of May 25, 2023, as submitted.

\*\*\*\*\*

It came for discussion under new business, a Certificate of Resubdivision for the property located at 115 and 117 North Burke Avenue, Tax Parcels 0612B-01-032.000 and 0612B-01-033.000, submitted by Kathleen G. Fayard, as follows:



MINUTES OF JUNE 8, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH  
PLANNING DEPARTMENT  
201 JEFF DAVIS AVENUE  
PO BOX 929  
LONG BEACH, MS 39560  
(228) 863-1554  
(228) 863-1558 FAX

Office use only  
Date Received 5/12/23  
Zoning R-1  
Agenda Date 6-8-23  
Check Number 7057

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0612 B-01-032,000 & 0612 B-01-033,000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: \_\_\_\_\_  
North Burke Ave, Long Beach MS 39560
- IV. ADDRESS OF PROPERTY INVOLVED: 115 & 117 North Burke Ave, Long Beach
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of add a 10' foot section  
into to 117 N. Burke Ave

VI. REQUIRED ATTACHMENTS:

- A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper
- B. Cash or check payable to the City of Long Beach in the amount of \$375.00
- C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

VII. OWNERSHIP AND CERTIFICATION:

**READ BEFORE EXECUTING**, the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

**Ownership:** I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and agree to pay all fees and charges as stated.

Kathleen G Fayard  
Name of Rightful Owner (PRINT)

5535 Gates Ave  
Owner's Mailing Address

Long Beach MS 39560  
City State Zip

228 669 7990  
Phone

Kathleen G Fayard 5/9/23  
Signature of Rightful Owner Date

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

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

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

\_\_\_\_\_  
Phone

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

**MINUTES OF JUNE 8, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Note: This survey has been prepared by information provided by the client and without the benefit of a current title report.

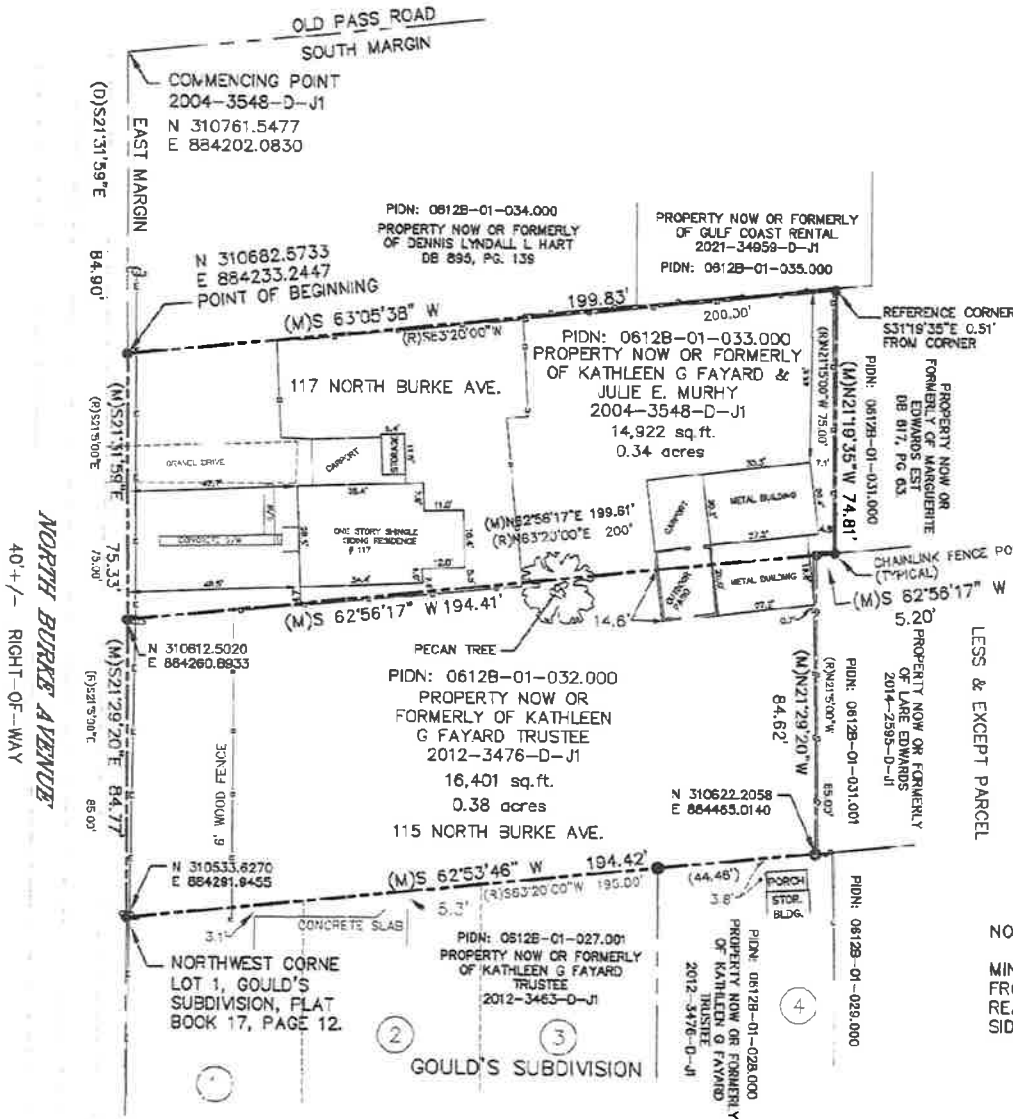
RESUBDIVISION OF PARCEL: 0612B-01-032.000 AND 0612B-01-033.000 INTO PARCELS "A" AND "B"

21°08'33"



GRID NORTH  
SCALE: 1" = 40'

SURVEY PLAT PRIOR TO RESUBDIVISION



**SYMBOL LEGEND**

- ⊙ = 1/2" iron rod set
- ⊕ = 1/2" iron rod found
- ⊗ = P.K. nail found
- ⊗ = mag nail found
- ⊗ = mag nail set
- ⊗ = chiseled X mark set
- = iron pipe found
- ⊠ = concrete man. fd.
- ⊠ = lightard knot found
- = overhead electric
- ⊠ = utility pole
- (D) = deed
- (P) = plat
- (R) = record
- (M) = measures
- A.C. = acres
- N.T.S. = denotes not to scale
- ⊠ = denotes wood fence
- = chainlink fence

NOTE: PROPERTY ZONED "R-1"  
MINIMUM LOT WIDTH = 75 FT.  
FRONT YARD SETBACK = 25 FT.  
REAR YARD SETBACK = 15 FT.  
SIDE YARD SETBACK = 8 FT.

**REFERENCE MATERIAL:**

- (1) PLAT BOOK 17 AT PAGE 12.
- (2) INSTRUMENT #2004-3548-D-J1
- (3) INSTRUMENT #2012-3476-D-J1
- (4) INSTRUMENT #2012-3463-D-J1

Note: All measured bearings shown on this plat were derived from Static GPS Observations and OPUS solution provided by National Geodetic Survey @ NOAA and are Mississippi East State Plane Coordinates. Datum is NAD 1983, with a convergence angle of -0.16029722 [degrees] and a point scale factor of 0.999996147. Vertical Datum [NAVD88 (Computed using GEOD18)].

Note: Municipal water and sewer readily available to both sites.

Note: This survey "CLASS B" was made in accordance with the current "Standards of Practice for Surveying" in the State of Mississippi.

Note: By Graphic Potting only, this property is in Zone "X" of the Flood Insurance Rate Map 28047C0357G, Community Panel No. 285257-0357-G, effective date June 16, 2009. Check with Building Official for community determined base flood elevation. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition the above statement does not represent this surveyor's opinion of the probability of flooding.

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

*Timothy L. Glass*  
TIMOTHY L. GLASS, P.L.S.  
MAY 04, 2023  
MS. REG. NO. 02584



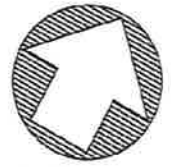
TYPE SURVEY: RESUBDIVISION	JOB NO.: 130312KF.DWG	SURVEY BY:	SURVEY FOR:
DATE OF SURVEY: 05/04/2023	REVISED:	<b>Glass Land Surveying, Inc.</b>	<b>Rusty Hamilton and Kathy Fayard</b>
CHECKED BY: TLG	SCALE: 1" = 40'	10453 Pin Oak Drive	PHONE: (228)-861-5505
DRAWN BY: TLG	SHEET NO: 1 OF 5	Biloxi, Mississippi 39532	115 & 117 NORTH BURKE AVENUE
		Phone: (228) 392-9004	LONG BEACH, MISSISSIPPI 39560
		e-mail: glasurv@aol.com	A.K.A. PIDN: 0612B-01-032.000
			AND ALSO: PIDN: 0612B-01-033.000

**MINUTES OF JUNE 8, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

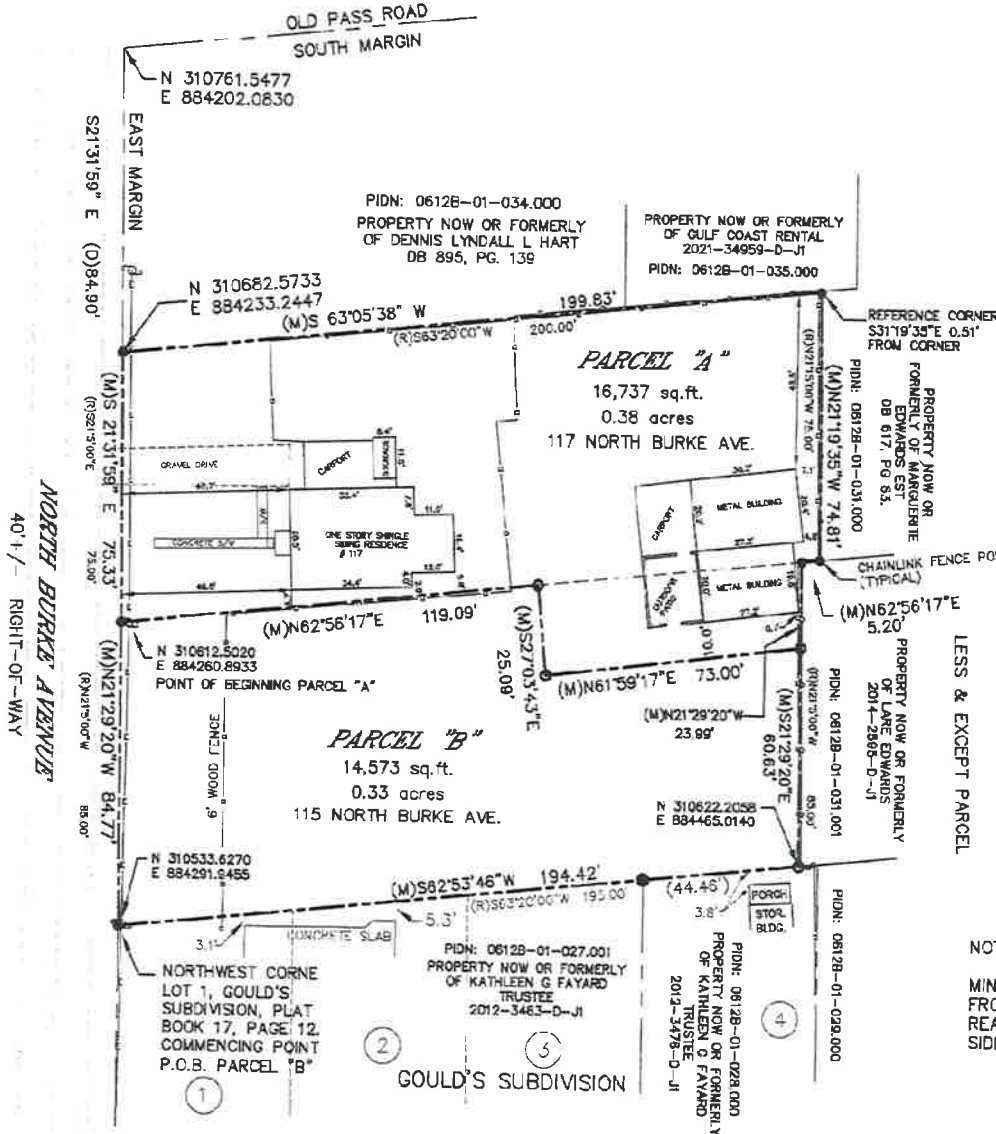
Note: This survey has been prepared by information provided by the client and without the benefit of a current title report.

RESUBDIVISION OF PARCEL: 0612B-01-032.000 AND 0612B-01-033.000 INTO PARCELS "A" AND "B"

21°08'33"



SURVEY PLAT PROPOSED RESUBDIVISION



**SYMBOL LEGEND**

- ⊙ = 1/2" iron rod set
- ⊗ = 1/2" iron rod found
- ⊗ = P.K. nail found
- ⊗ = mag nail found
- ⊗ = mag nail set
- ⊗ = chiseled X mark set
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- (M) = measures
- AC. = acres
- N.T.S. = denotes not to scale
- ⊗ = denotes wood fence
- ⊗ = chainlink fence

LESS & EXCEPT PARCEL

NOTE: PROPERTY ZONED "R-1"  
MINIMUM LOT WIDTH = 75 FT.  
FRONT YARD SETBACK = 25 FT.  
REAR YARD SETBACK = 15 FT.  
SIDE YARD SETBACK = 8 FT.

Note: All measured bearings shown on this plat were derived from Static GPS Observations and OPUS solution provided by National Geodetic Survey @ NOAA and are Mississippi East State Plane Coordinates. Datum is NAD 1983, with a convergence angle of -0.16029722 [degrees] and a point scale factor of 0.99996147. Vertical Datum [NAVD88 (Computed using GEOD1B)].

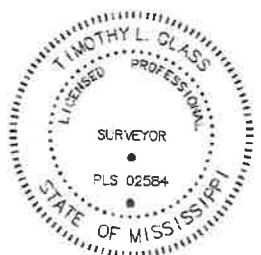
Note: Municipal water and sewer readily available to both sites.

Note: This survey "CLASS B" was made in accordance with the current "Standards of Practice for Surveying" in the State of Mississippi.

Note: By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Map 28047C0357G, Community Panel No. 285257-0357-G, effective date June 16, 2009. Check with Building Official for community determined base flood elevation. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition the above statement does not represent this surveyor's opinion of the probability of flooding.

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*Timothy L. Glass*  
TIMOTHY L. GLASS, P.L.S.  
MAY 04, 2023  
MS. REG. NO. 02584



- REFERENCE MATERIAL:
- (1) PLAT BOOK 17 AT PAGE 12.
  - (2) INSTRUMENT #2004-3548-D-J1
  - (3) INSTRUMENT #2012-3476-D-J1
  - (4) INSTRUMENT #2012-3463-D-J1

TYPE SURVEY: RESUBDIVISION	JOB NO.: 130612KF.DWG	SURVEY BY: Glass Land Surveying, Inc. 10453 Pin Oak Drive Biloxi, Mississippi 39532 Ph/Fax (228) 392-9004 e-mail: glasurv@aol.com	SURVEY FOR: Rusty Hamilton and Kathy Fayard PHONE: (228)-861-5505 115 & 117 NORTH BURKE AVENUE LONG BEACH, MISSISSIPPI 39560 A.K.A. PIDN: 0612B-01-032.000 AND ALSO; PIDN: 0612B-01-033.000
DATE OF SURVEY: 05/04/2023	REVISED:		
CHECKED BY: TLG	SCALE: 1" = 40'		
DRAWN BY: TLG	SHEET NO: 2 OF 3		

**MINUTES OF JUNE 8, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**CERTIFICATE OF RESUBDIVISION**

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel # (0612B-01-032.000) & # (0612B-01-033.000) into two (2) new parcels. The subject property is generally described as being, a parcel or parcels of land situated and being located in Lot 55, Henderson-Shipman-Hughes Partition of B. Pellerin Claim, City of Long Beach, Section 13, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi; and being more particularly described as follows, to-wit:

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

LEGAL DESCRIPTION of: OVERALL PARCEL INSTRUMENT #2012-3472-D-J1 AND #2012-3476-D-L1

QUITCLAIM DEED: 2012-3476-D-J1, PIDN: 0612B-01-032.000

**PARCEL 1:**


That certain lot of land described as beginning at a point in the East line of property of H.Y. Quarles, which point is Northeast corner of the lot of land conveyed by the deed dated August 16, 1941 by H.Y. Quarles to Mike and Sarah Kadanec, which deed is recorded in Deed Book 243 at pages 489-490; and from said point of beginning, running thence North 21 degrees 5 minutes West along the East line of the property of said H.Y. Quarles a distance of 85 feet; running thence Westerly and parallel to the L&N Railroad right of way a distance of 355 feet more or less, to the East margin of North Burke Avenue; running thence South 21 degrees 5 minutes East margin of said North Burke Avenue a distance of 85 feet to the Northwest corner of said Kadanec property; running thence Easterly along the North line of said Kadanec property; running thence Easterly along the North line of said Kadanec property, a distance of 355 feet more or less, to the point of beginning. Said lot being located in and a part of Lot 55 of the Henderson-Shipman-Hughes Partition of the B. Pellerin Claim, and in what would be Section 13, Township 8 South, Range 12 West, in Harrison County, Mississippi, if regularly laid out and surveyed.

LESS AND EXCEPT that property conveyed by Ralph O. Herrington and Frances K. Herrington to Thomas C. Smith and Wife by Warranty Deed dated August 1, 1965, recorded in Deed Book 583 at page 351, described as follows: Commencing at the Northeast corner of Gould's Subdivision in the City of Long Beach, Mississippi, thence run in a westerly direction along the northern margin of said subdivision a distance of 155 feet, thence run North 21 degrees 05 minutes West a distance of 85 feet; thence run in an easterly direction, parallel to the northern boundary of Gould's subdivision a distance a distance of 155 feet, thence run in a southerly direction 85 feet to the point of beginning; being a plot of land located in Lot 55, Henderson-Shipman-Hughes Partition of the B. Pellerin Claim and in Section 13, Township 8 South, Range 12 West, within the City of Long Beach, Harrison County, Mississippi.

QUITCLAIM DEED: 2012-3472-D-J1, PIDN: 0612B-01-033.000

The following described real property situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

That certain lot of land described as beginning at a point on the East margin of the 40 foot road which is set out in Deed Book 297 at page 379, which point is 84.9 feet southerly measured along said road from the south margin of the Old Pass Christian Road (and which point is the southwest corner of the lot of land conveyed formerly by H.Y. Quarles, Sr. to Sadie C. Lassabe). From said Point of Beginning run thence southerly along the East margin of said road a distance of 75 feet; thence North 63 degrees 20 minutes East a distance of 200 thence North 21 degrees 15 minutes West a distance of 75 feet to the southeast corner of the lot formerly conveyed by H.Y. Quarles to Sadie C. Lassabe; run thence South 63 degrees 20 minutes West a distance of 200 feet along the south line of said Lassabe lot to the Point of Beginning.

TYPE SURVEY: RESUBDIVISION	JOB NO.: 130812KF.DWG	SURVEY BY: <b>Glass Land Surveying, Inc.</b>  10453 Pin Oak Drive Biloxi, Mississippi 39532 Ph/Fax (228) 392-9004 e-mail: glasurv@aol.com	SURVEY FOR:
DATE OF SURVEY: 05/04/2023	REVISED:		<i>Rusty Hamilton and Kathy Fayard</i>
CHECKED BY: TLG	SCALE: 1" = 40'		PHONE: (228)-861-5505
DRAWN BY: TLG	SHEET NO: 3 OF 5		115 & 117 NORTH BURKE AVENUE LONG BEACH, MISSISSIPPI 39560 A.K.A. PIDN: 0612B-01-032.000 AND ALSO; PIDN: 0612B-01-033.000



MINUTES OF JUNE 8, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

LEGAL DESCRIPTION OF THE TWO (2) PARCELS CREATED BY THIS RESUBDIVISION:

LEGAL DESCRIPTION of: PARCEL "A" as per survey

A PARCEL OF LAND SITUATED AND BEING LOCATED IN LOT 55, HENDERSON-SHIPMAN-HUGHES PARTITION OF B. PELLERIN CLAIM, CITY OF LONG BEACH, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT AN IRON PIPE AT THE NORTHWEST CORNER OF LOT 1, GOULD'S SUBDIVISION AS PER MAP OR PLAT THERE OF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI IN PLAT BOOK 17, PAGE 12, SAID POINT HAVING MISSISSIPPI STATE PLANE COORDINATES (MS-EAST) N. 310533.6270, E. 884291.9455; THENCE N21°29'20"W 84.77 FEET ALONG THE EAST MARGIN OF NORTH BURKE AVENUE TO AN IRON PIPE AND THE POINT OF BEGINNING, SAID POINT HAVING MISSISSIPPI STATE PLANE COORDINATE (MS-EAST) OF N. 310612.5020, E. 884260.8933; THENCE N62°56'17"E 119.09 FEET; THENCE S27°03'43"E 25.09 FEET; THENCE N61°59'17"E 73.00 FEET; THENCE N21°29'20"W 23.99 FEET; THENCE N62°56'17"E 5.20 FEET; THENCE N21°19'35"W 74.81 FEET; THENCE S63°05'38"W 199.83 FEET TO AN IRON PIPE LOCATED AT THE EAST MARGIN OF NORTH BURKE AVENUE, SAID POINT HAVING STATE PLANE COORDINATES OF N. 310682.5733, E. 884233.2447; THENCE S21°31'59"E 75.33 FEET ALONG SAID EAST MARGIN TO SAID POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 16,737 SQUARE FEET AND OR 0.38 ACRES MORE OR LESS.

LEGAL DESCRIPTION of: PARCEL "B" as per survey

A PARCEL OF LAND SITUATED AND BEING LOCATED IN LOT 55, HENDERSON-SHIPMAN-HUGHES PARTITION OF B. PELLERIN CLAIM, CITY OF LONG BEACH, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

FOR TO POINT OF BEGINNING, COMMENCE AT AN IRON PIPE AT THE NORTHWEST CORNER OF LOT 1, GOULD'S SUBDIVISION AS PER MAP OR PLAT THERE OF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI IN PLAT BOOK 17, PAGE 12, SAID POINT HAVING MISSISSIPPI STATE PLANE COORDINATES (MS-EAST) N. 310533.6270, E. 884291.9455; THENCE N21°29'20"W 84.77 FEET ALONG THE EAST MARGIN OF NORTH BURKE AVENUE TO AN IRON PIPE, SAID POINT HAVING MISSISSIPPI STATE PLANE COORDINATE (MS-EAST) OF N. 310612.5020, E. 884260.8933; THENCE N62°56'17"E 119.09 FEET; THENCE S27°03'43"E 25.09 FEET; THENCE N61°59'17"E 73.00 FEET; THENCE S21°29'20"W 60.63 FEET; THENCE S62°53'46"W 194.42 FEET TO AN IRON PIPE LOCATED AT THE EAST MARGIN OF NORTH BURKE AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 14,573 SQUARE FEET AND OR 0.33 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP

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

Ratified and Approved by:

Kathleen G Fayard  
(Owners' Signature)

Kathleen G Fayard  
(Print Owner's Name)

This 9<sup>th</sup> day of May 2023.


ACKNOWLEDGE

Subscribed and sworn to before me, in my presence this 9<sup>th</sup> day of May 2023, Beulah H Smith Notary Public in and for the County of Harrison, State of Mississippi.



Beulah H Smith  
NOTARY PUBLIC

My Commission Expires: 8/3/2026

TYPE SURVEY: RESUBDIVISION	JOB NO.: 130812KF.DWG	 <p>SURVEY BY: Glass Land Surveying, Inc. 10453 Pin Oak Drive Biloxi, Mississippi 39532 Ph/Fax (228) 392-9004 e-mail: glasurv@aol.com</p>	SURVEY FOR: Rusty Hamilton and Kathy Fayard PHONE: (228)-861-5505 115 & 117 NORTH BURKE AVENUE LONG BEACH, MISSISSIPPI 39560 A.K.A. PIDN: 0612B-01-032.000 AND ALSO; PIDN: 0612B-01-033.000
DATE OF SURVEY: 05/04/2023	REVISED:		
CHECKED BY: TLG	SCALE: 1" = 40'		
DRAWN BY: TLG	SHEET NO: 4 OF 5		



MINUTES OF JUNE 8, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF SURVEY AND ACCURACY

I have certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made by me or actual survey made under my supervision and a deed description recorded in instruments 2012-3472-D-J1 and 2012-3476-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 4TH day of May, 2023.



*Timothy L. Glass*  
Registered Professional Land Surveyor

MS REG # 02584  
Registration Number

ACKNOWLEDGE

Subscribed and sworn to before me, in my presence this 8th day of May 2023 a Notary Public in and for the County of Harrison, State of Mississippi.



*Gary A. Durbini*  
NOTARY PUBLIC

My Commission Expires: 9/30/26

CERTIFICATE OF APPROVAL

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public street, or any change in existing public streets, or any change in existing public streets, the extension of public water or sewer system or the installation of drainage improvements through one or more lots. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that therefore this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within (50) days of the date below.

\_\_\_\_\_  
ADMINISTRATOR DATE

PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

ACCEPTANCE

Submitted to and approved by the City of Long Beach, Board of Aldermen, at theregular meeting of said Board of Aldermen held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ADOPT: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
MAYOR CITY CLERK

TYPE SURVEY: RESUBDIVISION	JOB NO.: 130812KF.DWG	 <p>SURVEY BY: Glass Land Surveying, Inc. 10453 Pin Oak Drive Biloxi, Mississippi 39532 Ph/Fax (228) 392-9004 e-mail: glasurv@aol.com</p>	SURVEY FOR: Rusty Hamilton and Kathy Fayard PHONE: (228)-861-5505 115 & 117 NORTH BURKE AVENUE LONG BEACH, MISSISSIPPI 39560 A.K.A. PIDN: 0612B-01-032.000 AND ALSO; PIDN: 0612B-01-033.000
DATE OF SURVEY: 05/04/2023	REVISED:		
CHECKED BY: TLG	SCALE: 1" = 40'		
DRAWN BY: TLG	SHEET NO: 5 OF 5		

**MINUTES OF JUNE 8, 2023**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

**From:** Joe Culpepper <joe.culpepper@h2oinnovation.com>  
**Sent:** Tuesday, May 9, 2023 2:23 PM  
**To:** Tina Dahl  
**Subject:** RE: Certificate of Resubdivision, 115 & 117 North Burke Avenue

I believe that a special tap will not be needed for this resubdivision.

Joe Culpepper, P.E.  
 Project Manager



Trusted Utility Partners  
 Office # (228) 643-0140  
 811 Kuller Street Long Beach, MS 39567  
 P.O. Box 911 Long Beach, MS 39560  
 joe.culpepper@h2oinnovation.com | www.h2oinnovation.com

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



**OVERSTREET  
 & ASSOCIATES**  
 CONSULTING ENGINEERS

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

May 10, 2023

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

**RE: Certificate of Subdivision - Tax Parcel No. 0612B-01-033.000 & 0612B-01-032.000**

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located in lot 55, Henderson-Shipman-Hughes Partition of B. Pellerin Claim. This subdivision consists of a simple realignment of property lines, with no new parcels being created. Proposed Parcel "A" will be 0.38 acres in size, with roughly 75 feet of frontage on N. Burke Ave. Parcel "B" will be 0.33 acres with just short of 85 feet of frontage.

Proposed Parcel "A" lies in the R-1 zone and is in conflict with the ordinance's requirements:

1. Accessory building set back requirement of 5 feet from rear lot boundary lines due to an existing metal building.
2. Side set back requirement of 8 feet due to an existing one-story residence.

The Certificate itself has all appropriate certifications and information. If granted, City approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

Billy Swort

BS:539

**MINUTES OF JUNE 8, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation by a City Engineer, Vice Chairman Shawn Barlow made motion, seconded by Commissioner Levens and unanimously carried recommending the approval of the application as submitted.

\*\*\*\*\*

It came for discussion under new business a Final Plat Approval for the property located at 0 Pineville Road, 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-01-0046.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010 and 0511N-01-004.011, as follows:

MINUTES OF JUNE 8, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

Office use only
Date Received 6-8-23
Zoning R-1
Agenda Date 6-8-23
Check Number 02141

- I. TYPE OF CASE: FINAL PLAT APPROVAL
II. ADVALOREM TAX PARCEL NUMBER(S): See Attached
III. GENERAL LOCATION OF PROPERTY INVOLVED: Southwest corner of the intersection of Beatline and Pineville Roads
IV. ADDRESS OF PROPERTY INVOLVED: Not Available
V. GENERAL DESCRIPTION OF REQUEST: Subdivision of 16.25 acres into 40 lots (Bear Point Subdivision, Phase 1A)
VI. The developer shall have all subdivision requirements completed and schedule the final engineering inspection so that it will be accomplished at least fifteen (15) working days prior to the regular monthly meeting of the planning commission.

- VII. REQUIRED ATTACHMENTS:
A. Two (2) working days prior to the scheduled final engineering inspection, the following must be submitted to the city:
a. One (1) blue-line copy of the construction drawing to include all items as they were constructed
b. One (1) blue-line print of the proposed plat to be recorded
c. Developer's performance or surety bond
d. The final plat shall be at a scale that is legible and functional on sheets of eighteen (18) by twenty-four (24) inches in size.
\*\*Please refer to the City of Long Beach Subdivision Regulations for additional information to be included on the plat.
e. After satisfactorily passing the final engineering inspection, the developer shall provide the final construction contractor record as-built drawings to the city at least three (3) working days prior to the regular monthly meeting of the planning commission at which final plat will be considered.
B. Cash or Check payable to the City of Long Beach in the amount as follows:
2-3 Lots \$100.00
4-10 Lots \$150.00
11-50 Lots \$300.00
50-100 Lots \$400.00
100+ Lots \$500.00
C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.
\*\*\*NOTE\*\*\* APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.

VIII. OWNERSHIP AND CERTIFICATION:
READ BEFORE EXECUTING, the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

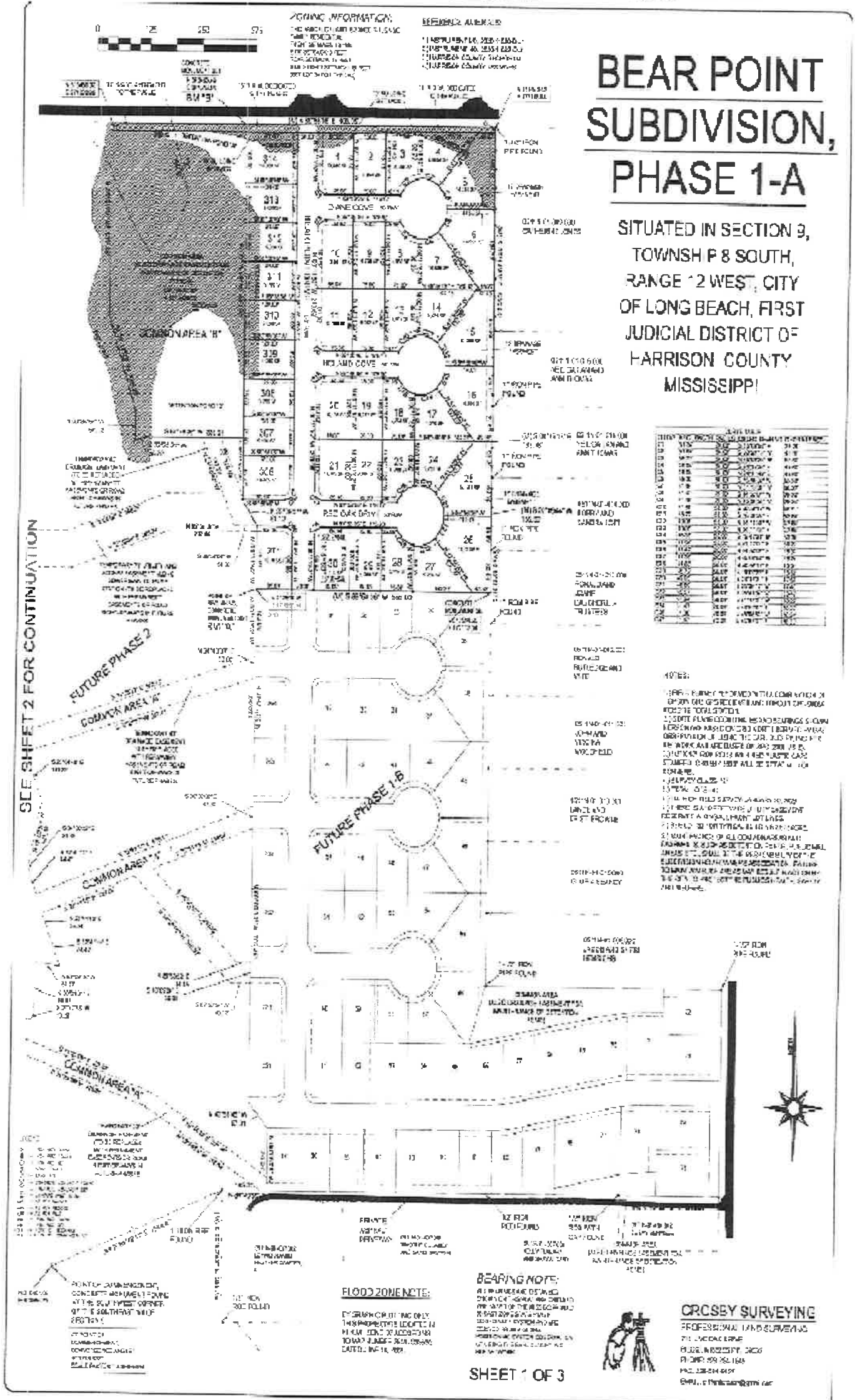
Long Beach Holdings, LLC
Name of Rightful Owner (PRINT)
14397 Creosote Road
Owner's Mailing Address
Gulfport MS 39503
City State Zip
228-669-7071
Phone
charlie@gant-brown.com
Email address
Signature of Rightful Owner Date
Name of Agent (PRINT)
Agent's Mailing Address
City State Zip
Phone
Email address
Signature of Applicant Date

Bear Point Subdivision

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



**MINUTES OF JUNE 8, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



# BEAR POINT SUBDIVISION, PHASE 1-A

SITUATED IN SECTION 9,  
TOWNSHIP 8 SOUTH,  
RANGE 12 WEST, CITY  
OF LONG BEACH, FIRST  
JUDICIAL DISTRICT OF  
HARRISON COUNTY  
MISSISSIPPI

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
1	10,000	115.0
2	10,000	115.0
3	10,000	115.0
4	10,000	115.0
5	10,000	115.0
6	10,000	115.0
7	10,000	115.0
8	10,000	115.0
9	10,000	115.0
10	10,000	115.0
11	10,000	115.0
12	10,000	115.0
13	10,000	115.0
14	10,000	115.0
15	10,000	115.0
16	10,000	115.0
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90	10,000	115.0
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92	10,000	115.0
93	10,000	115.0
94	10,000	115.0
95	10,000	115.0
96	10,000	115.0
97	10,000	115.0
98	10,000	115.0
99	10,000	115.0
100	10,000	115.0

BEAR POINT SUBDIVISION, PHASE 1-A, IS A SUBDIVISION OF LAND SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. THE SUBDIVISION IS BEING PLANNED AND DEVELOPED BY THE BEAR POINT SUBDIVISION, PHASE 1-A, DEVELOPER, INC. THE SUBDIVISION IS BEING PLANNED AND DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION ACT OF 2002, MISSISSIPPI, AND THE SUBDIVISION ACT OF 2002, MISSISSIPPI, AND THE SUBDIVISION ACT OF 2002, MISSISSIPPI.

SEE SHEET 2 FOR CONTINUATION

**CRCSEY SURVEYING**  
PROFESSIONAL LAND SURVEYORS  
711 LINDALE DRIVE  
LONG BEACH, MISSISSIPPI 39066  
PHONE: 601-756-1666  
FAX: 601-756-1667  
EMAIL: crcsey@rcs.com



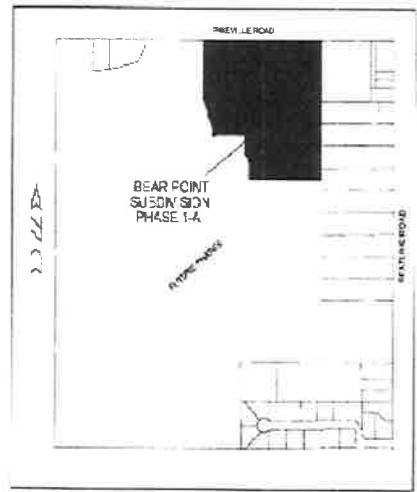




MINUTES OF JUNE 8, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

BEAR POINT SUBDIVISION,
PHASE 1-A

SITUATED IN SECTION 9, TOWNSHIP 8
SOUTH, RANGE 12 WEST, CITY OF
LONG BEACH, FIRST JUDICIAL DISTRICT
OF HARRISON COUNTY, MISSISSIPPI



VICINITY MAP
NOT TO SCALE

OVERALL SURVEY DESCRIPTION FOR PHASE 1-A:

A TRAPEZOIDAL LANE SITUATED IN THE SOUTH-EAST 1/4 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON SURVEY PLANE ORIC NORTH (MAGN. EAST) 10N 83.337:

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF LONG BEACH (T-AT) I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, ALLEYS, WALKS, PATHS, OPEN SPACE AND EASEMENTS EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAN AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN THE LONG BEACH BOARD OF ALDERMEN IN THE PUBLIC INTEREST APPROVES SUCH OTHER USE.

LONG BEACH HOLDINGS, INC.

BY: CHARLES MICHAEL GANT
MANAGING MEMBER DATE

ACKNOWLEDGMENT

STATE OF MISSISSIPPI, COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the \_\_\_ day of \_\_\_, 2023, with my jurisdiction, the within named Charles Michael Gant, who acknowledged to me that he is the managing member for Long Beach Holdings, Inc., a Mississippi corporation, and that for and on behalf of said corporation, and as the act and deed of said corporation, he executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND SEAL, OF OFFICE THIS \_\_\_ DAY OF \_\_\_, 2023

NOTARY PUBLIC MY COMMISSION EXPIRES:

LONG BEACH PLANNING COMMISSION

THE PLAN OF BEAR POINT SUBDIVISION, PHASE 1-A IS HEREBY APPROVED BY THE LONG BEACH PLANNING COMMISSION IN ACCORDANCE WITH THE PROCEDURE FOR APPROVING THIS PLAN AND PLANS.

THIS IS THE \_\_\_ DAY OF \_\_\_, 2023

CHAIRPERSON, LONG BEACH PLANNING COMMISSION

ENGINEER'S CERTIFICATION

THE PLANS OF SAID SUBDIVISION AND THE CONSTRUCTION OF ALL IMPROVEMENTS THEREIN WHICH ARE OR MAY BECOME THE PROPERTY OF THE CITY OF LONG BEACH, HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LONG BEACH AND ALL OTHER LAWS, RULES, ORDINANCES REGULATIONS AND THAT THEY MEET OR EXCEED ALL ACCEPTED ENGINEERING STANDARDS.

WITNESS MY SIGNATURE AND SEAL ON

THIS \_\_\_ DAY OF \_\_\_, 2023.

DANIEL R. SOUDREAU, JR., P.E.

STATE OF MISSISSIPPI, COUNTY OF HARRISON

APPROVAL AND ACCEPTANCE OF PLAT FOR RECORDING; ORDER OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI.

MINUTE BOOK \_\_\_ PAGE \_\_\_
THIS THE \_\_\_ DAY OF \_\_\_, 2023

MAYOR CITY CLERK

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAN ARE WITHIN THE CITY OF LONG BEACH'S PLANNING JURISDICTION, ALL STREETS AND OTHER IMPROVEMENTS SHOWN ON THIS PLAN HAVE BEEN INSTALLED OR COMPLETED OR THAT THEIR INSTALLATION OR COMPLETION WITHIN 12 MONTHS AFTER THE DATE BELOW, HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAN IS IN ALL RESPECTS IN COMPLIANCE WITH THE LONG BEACH ZONING ORDINANCE, AND THEREFORE THIS PLAN HAS BEEN APPROVED BY THE BUILDING INSPECTOR OR HIS DESIGNEE, SUBJECT TO ITS BEING RECORDED IN THE HARRISON COUNTY COURT HOUSE WITHIN 60 DAYS OF THE DATE BELOW.

ADMINISTRATOR DATE

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THE ORIGINAL PLAT WITH THIS DUPLICATE PLAT OF THE BEAR POINT SUBDIVISION PHASE 1-A, AND FIND THE SAME TO BE AN EXACT COPY THEREOF.

WITNESS OUR SIGNATURES ON THIS \_\_\_ DAY OF \_\_\_, 2023

DEPUTY CLERK CLIFFORD A. CROSBY, P.L.S. NO. 2538

RECORDING CERTIFICATE

FILED AND RECORDED IN DUPLICATE ON THIS \_\_\_ DAY OF \_\_\_, 2023, IN THE RECORD OF PLATS OF HARRISON COUNTY, MISSISSIPPI IN PLAT BOOK \_\_\_ ON PAGE \_\_\_

JOHN MCADAMS, CLERK

BY: \_\_\_ D.C.

SURVEYOR'S CERTIFICATE

I, CLIFFORD A. CROSBY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS MY SIGNATURE ON THIS \_\_\_ DAY OF \_\_\_, 2023

CLIFFORD A. CROSBY, P.L.S. NO. 2538



CROSBY SURVEYING
PROFESSIONAL LAND SURVEYING
1515 W. OAK DRIVE
BLOOMINGDALE, MISSISSIPPI 38922
PHONE: 228-292-1848
FAX: 228-292-3827
EMAIL: info@csurvey.com

261

**MINUTES OF JUNE 8, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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



**OVERSTREET  
& ASSOCIATES**  
CONSULTING ENGINEERS

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

May 30, 2023

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

**RE: Bear Point Ph. 1A – Final Plat Approval**

Ladies and Gentlemen:

We understand that the developer of the referenced subdivision is seeking final approval of the Final Plat for this subdivision. This subdivision is a part of what was originally called Bear Point Ph. 1; now the developer desires to approve only a portion of the proposed subdivision while the remainder of the infrastructure is completed. This proposed phase is for 40 lots of the original Bear Point subdivision.

We believe the plat is ready for acceptance by the City. There are a number of completion and warranty bonds which we recommend the City require prior to acceptance and approval of this final plat:

1. In compliance with the City's subdivision ordinance, we have prepared and attached an estimate for a 2-year completion bond in the amount of \$55,582 for the punchlist items not yet completed.
2. We have also received a statement from the developer regarding the actual cost of the public improvements constructed as part of this subdivision phase, which we accept. Based upon this value, the correct amount for the 2-year warranty bond for this development would be  $10\% \times \sim\$700,187 = \$70,019$ .
3. Due to concerns regarding the presence of steel reinforcing in the curb & gutter, we recommend a 4-year warranty bond for the curb & gutter in the amount of \$66,963.
4. For the final lift of asphalt which will be installed when the homes in the subdivision are nearly all built out, we recommend a 2-year completion bond in the amount of \$110,675.

In summary, we recommend acceptance of the final plat for the referenced subdivision, pending the developer's provision of an acceptable completion and warranty bonds in the amounts approved by the City.

Sincerely,

David Ball, P.E.

DB:539  
Attachment

**MINUTES OF JUNE 8, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

LONG BEACH - BEAR POINT PH. 1-A  
2-YEAR COMPLETION BOND ESTIMATE - 5/23/2023

NO.	DESCRIPTION	QUANTITY	UNIT COST	EXTENSION
9	ENSURE PINEVILLE RD. DITCH IS CLEANED OF SILTATION AND POSITIVE DRAINAGE SLOPE REESTABLISHED	300 LF	\$ 20.00	\$ 6,000.00
23	RESTORE/REPAIR ALL CURB INLETS TO DESIGN CONDITION	2 EA	\$ 1,000.00	\$ 2,000.00
25	PAVING AT THE PINEVILLE RD. ENTRANCE NEEDS TO BE CLEANED UP FOR A SMOOTH TRANSITION FROM THE SUBDIVISION TO PINEVILLE RD.	1 LS	\$ 1,000.00	\$ 1,000.00
26	RESTORE PINEVILLE RD. BY 1-1/2" FULL-LENGTH MILLING AND PAVING 50' LENGTH MINIMUM FOR SMOOTH TRANSITION	1 LS	\$ 4,000.00	\$ 4,000.00
27	GROUT ALL RIP-RAP	1 LS	\$ 2,500.00	\$ 2,500.00
28a	CONSTRUCT POND BERMS AT 3:1 SIDESLOPE, WITH MINIMUM WIDTH FOR MAINT. EQUIPMENT	1 EA	\$ 2,500.00	\$ 2,500.00
28b	POND OUTFALLS NEED TO BE ACCESSIBLE/DRIVEABLE VIA CITY MOWERS FROM BOTH SIDES	1 LS	\$ 5,000.00	\$ 5,000.00
28c	CONSTRUCT "CENTERLINE" SWALES IN PONDS TO ENSURE POSTIVE DRAINAGE	2 EA	\$ 1,500.00	\$ 3,000.00
28d	ESTABLISH GRASS (IN/AROUND DETENTION PONDS)	700 SY	\$ 3.00	\$ 2,100.00
28g	ENSURE PROPER SHAPING AND GRADING AROUND ALL HEADWALLS	25 CY	\$ 25.00	\$ 625.00
36	ESTABLISH GRASS ON ALL EASEMENTS AND RIGHT-OF-WAYS	4500 SY	\$ 3.00	\$ 13,500.00
44	DEVELOPER TO INSTALL SIDEWALKS ACROSS ALL COMMON AREAS WITHIN SUBDIVISION	28 SY	\$ 80.00	\$ 2,240.00
TOTAL CONSTRUCTION COST				\$ 44,465.00
ADMINISTRATIVE COSTS (25%)				\$ 11,117.00
REQUIRED COMPLETION BOND VALUE				\$ 55,582.00

After considerable discussion and upon recommendation of the City Engineer David Ball, Commissioner Levens made motion, seconded by Vice Chairman Shawn Barlow and unanimously carried recommending approval of the Final Plat, as submitted.

\*\*\*\*\*

**MINUTES OF JUNE 8, 2023**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

APPROVED:

\_\_\_\_\_

Chairman Frank Olaivar

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Tina M. Dahl, Minutes Clerk