

AGENDA
December 14, 2017
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 HEARING (1)**
1. Zone Change Request - from C-1HD, High Density Commercial to R-1, Single Family Residential - Property located at 505 Laplace Drive, Tax parcel 0612A-03-061.012; 503 Laplace Drive, Tax parcel 0612A-03-061.011; and 505 Laplace Drive, Tax parcel 0612A-03-061.010 - submitted by Sybil Harrison.
- IV. ANNOUNCEMENTS**
- V. APPROVE MINUTES**
1. November 9, 2017
- VI. UNFINISHED BUSINESS**
1. Discussion - public and/or private ingress/egress, perpetual easements and right-of-way.
- VII. NEW BUSINESS**
1. Tree Removal Request - Magnolia tree - 709 Dogwood Drive, Tax parcel 0511O-03-008.000 - submitted by Phillip Kies.
 2. Planning Commission approval to build R-1, Single family residential in C-1, Central Business zoning district - Property located at 119 East 4th Street, Tax parcel 0612B-03-044.000 - submitted by Glynn Ilich.
 3. Planning Commission approval to build condominiums in C-2, General Commercial zoning district - Property located at 229 Klondyke Road, Tax parcel 0611N-02-068.000 - submitted by Joseph and Karen Gauci.
 4. Certificate of resubdivision - Property located at 18156 Allen Road, Tax parcel 0611J-01-068.000 - submitted by Mary Levens.
 5. Request the MBOA enter into a Interlocal agreement with SMPDD to assist in a Development Plan.
 6. Discussion - Rezoning of property located East of South Cleveland Ave, South of East 5th St., West of Douglas Ave. and North of Kerr St.
 7. Discussion - Rezoning the Beau Clair condominium property and the parcels to the East.
 8. Discussion - December 28, 2017 Regular schedule meeting.
- VIII. DEVELOPMENT & RESEARCH**
1. Discussion - Available and/or vacant commercial property and buildings.
- IX. ADJOURN**

*****NOTES*****

****All decisions made at this meeting are subject to a fifteen (15) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on December 19, 2017.**

****The agenda for the Planning Commission meeting closes at 5:00 p.m. the Thursday prior to the meeting day (one week before).**

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that a public hearing of the Long Beach Planning Commission of the City of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 14th of November 2017, 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 public hearing.

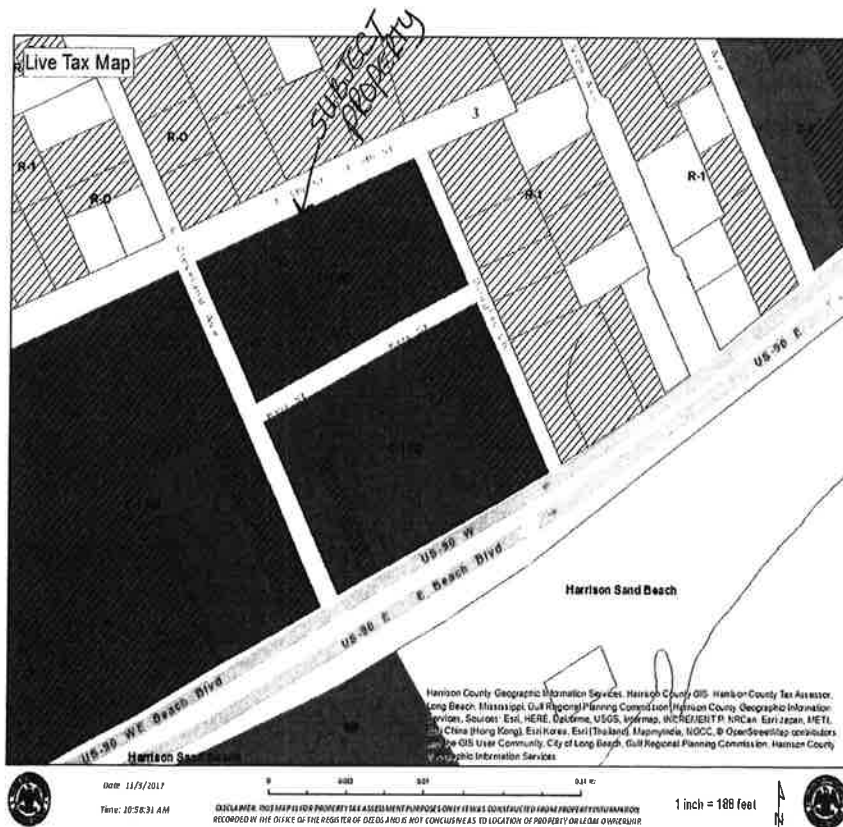
There was present and in attendance on said Commission and at the public hearing the following named persons: Commission Chairman Frank Olivar, Commissioners Shawn Barlow, Jeff Hansen, Chris Carrubba, Eddie Seal, Mark McMillan, Mike Gundlach, Randy Fischer, and minutes Clerk Veronica Howard.

Commissioner(s) Judy Wood was absent the public hearing.

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

* * *

The public hearing to consider a Zone Change request for property located at 501 Laplace Drive, tax parcel 0612A-03-061.012; 503 Laplace Drive, tax parcel 0612A-03-061.011; and 505 Laplace Drive, tax parcel 0612A-03-061.010 submitted by Sybil Harrison was called to order:



MINUTES OF DECEMBER 14, 2017
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 10/31/17
 Zoning C-1 HO1
 Agenda Date 12/14/17
 Check Number 1603

- I. TYPE OF CASE: **ZONE CHANGE REQUEST** 505 LA PLACE DR 0612A-03-061.010
- II. Advalorem Tax Parcel Number(s): 503 LA PLACE DR 0612A-03-061.011
501 LA PLACE DR 0612A-03-061.012
- III. Address of Property Involved: 501, 503 & 505 LAPLACE DRIVE

IV. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)
REQUESTING LOTS 10, 11 & 12 BE COMBINED FOR A SINGLE FAMILY
HOME 103 FEET WIDE 49.12 X 104 BACK 69.60 X 104 LOTS COMBINED
SQUARE FOOTAGE APPROX 7673

- V. **REQUIRED ATTACHMENTS:**
- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
 - B. **Survey and Site Plan.** If the proposed amendment would require a change in the Zoning Map, a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
 - C. **Development schedule.** The time schedule for the beginning and completion of development planned by the applicant in the area, if the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage.
 - D. **Effect of Amendment.** A report giving the nature, description and effect of the proposed amendment, if the proposed amendment would require a change in the Zoning Map, description of the probable effect on the surrounding land uses and properties.
 - E. **Error.** The error in the Ordinance that would be corrected by the proposed amendment, if the intent is to correct an error.
 - F. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
 - G. **Fee.** Attach a check in the amount of \$100.00. This check should be made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

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

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

SUBIL LEDET HARRISON _____
 Name of Rightful Owner (PRINT) Name of Agent (PRINT)

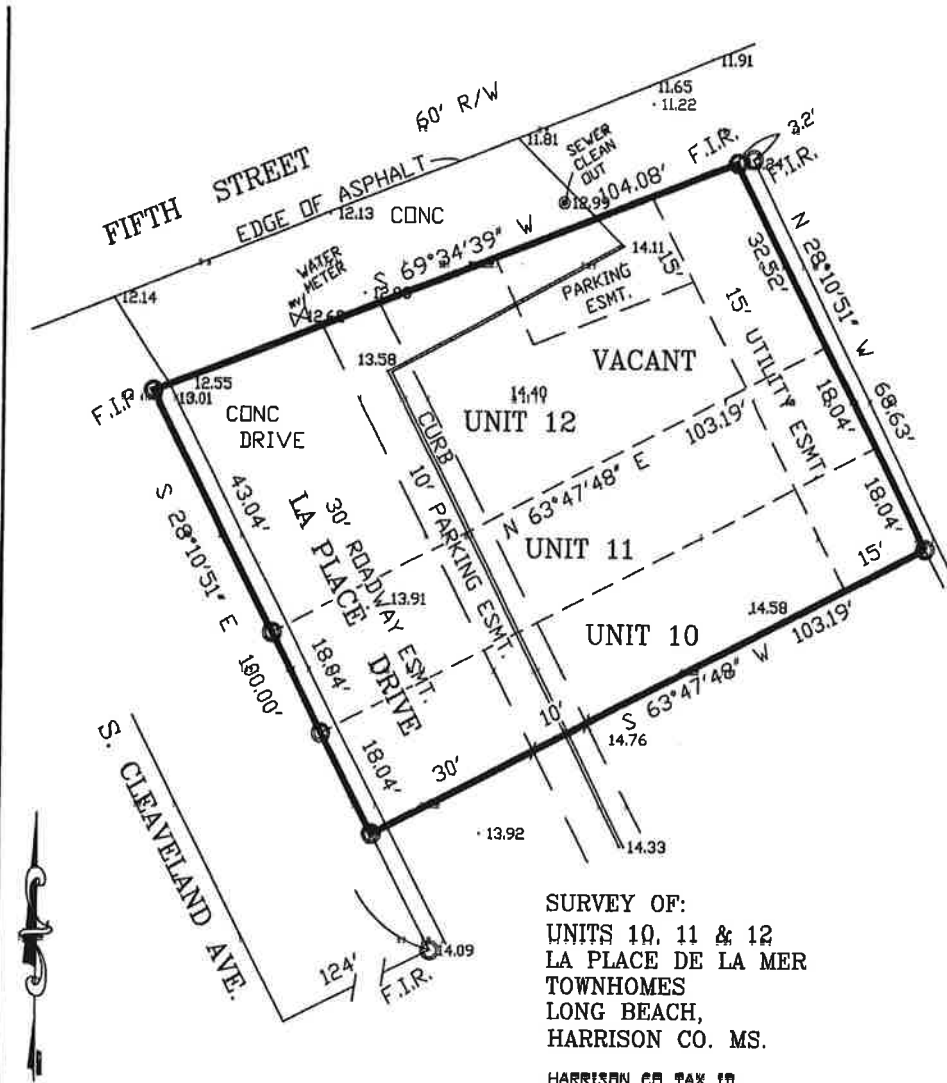
11 PLACE LAFITTE _____
 Owner's Mailing Address Agent's Mailing Address

MADISONVILLE, LA 70447 _____
 City State Zip City State Zip

878-806-5972 _____
 Phone Phone

[Signature] 10/31/2017 _____
 Signature of Rightful Owner Date Signature of Agent Date

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



SURVEY OF:
 UNITS 10, 11 & 12
 LA PLACE DE LA MER
 TOWNHOMES
 LONG BEACH,
 HARRISON CO. MS.

HARRISON CB TAX ID
 0612A-03-061.010, 061.011 & 061.012

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. Base Bearing by: GPS RTK (NAD 83)

Dated: 11/01/2017
 SCALE: 1"=20'
 CLASS 'C' SURVEY

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

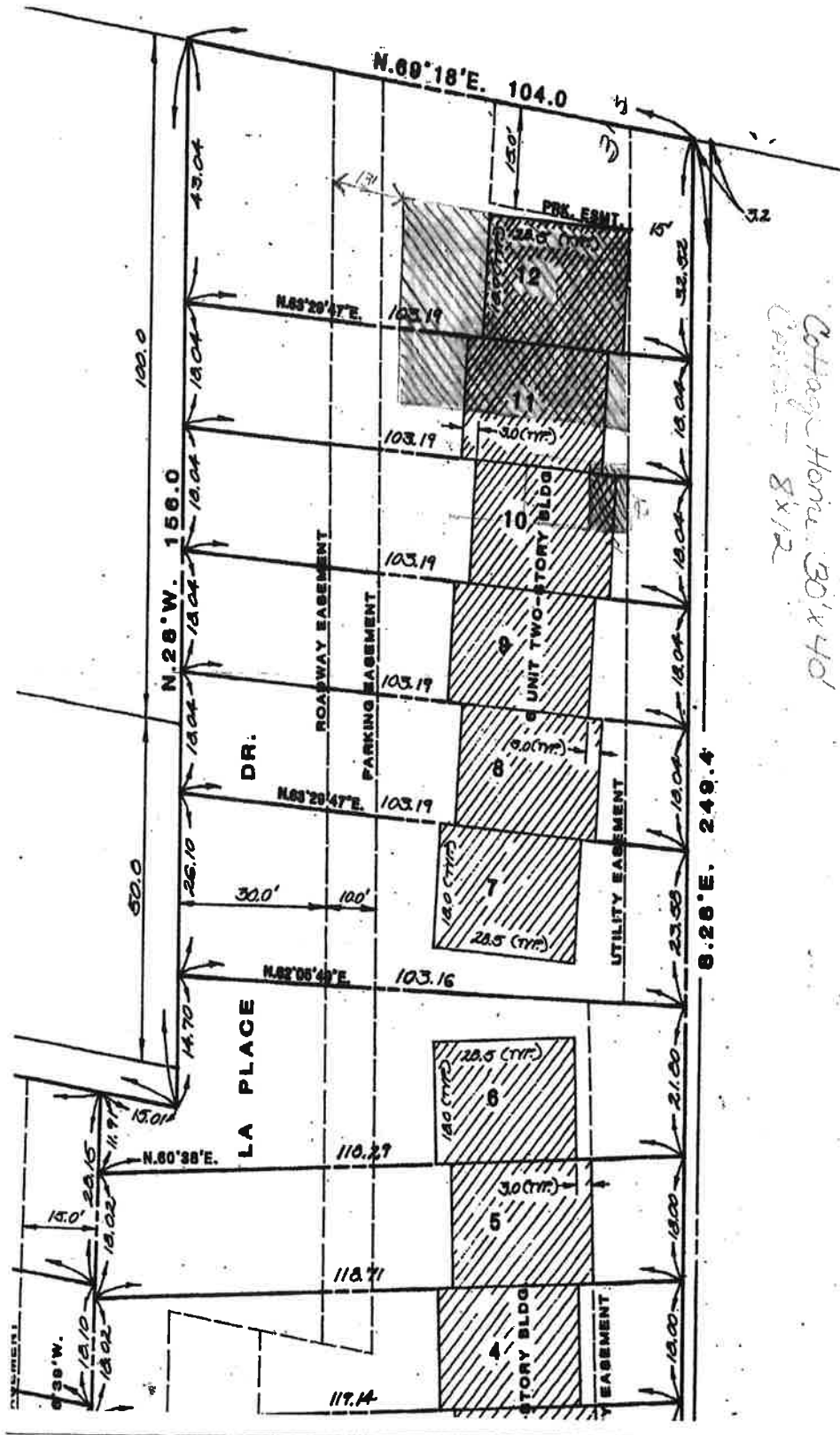


This property is located in Zone(s) "AE 20", as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Panel Number 28047C0357G, revised 6/16/2009.

LS LARRY SMITH LAND SURVEYING BOUNDARY, TOPOGRAPHIC CONSTRUCTION LAYOUT
 105 N. KERN DRIVE GULFPORT MS. 39503 PHONE: (228) 832-9643

JOB #

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED



1st Judicial District
Instrument 2016 0280 D - J1
Filed/Recorded 10/31/2016 03:00 P
Total Fees \$ 12.00
2 Pages Recorded



Prepared By and Return To:
Schwartz, Ogilvy & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

Indexing Instructions:

File#161642

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

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

ELIZABETH J. HART ISHEE
1027 E SECOND STREET
PASS CHRISTIAN, MS 39571
228-304-0689

does hereby grant, bargain, sell, convey and warrant, unto

SYBIL LEDET HARRISON,
11 PLACE LAFITTE
MADISONVILLE, LA 70447
228-806-5972

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

Lot Unit (16), LA PLACE DE LA MER TOWNHOMES, a subdivision 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 33, at Page 29, thereof, reference to which is hereby made in aid of and as a part of this description.

The above described property is not a part of the Homestead of the Grantor herein.

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

gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this the 25 day of October, 2016.

ELIZABETH J. HART ISHEE

STATE OF Texas
COUNTY OF Brewer

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, ELIZABETH J. HART ISHEE, who acknowledged that he/she signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 25 day of October, 2016.

NOTARY PUBLIC

(S E A L)

My Commission Expires: 3-26-2019



225

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



1
REVIEWED

1st Judicial District
Instrument 2006 437 D -J1
Filed/Recorded 1 18 2006 9 25 A
Total Fees 12.00
3 Pages Recorded

**QUITCLAIM DEED
ACT OF DONATION**

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, including but not limited to our natural love and affection for our niece, Sybil Ledet Harrison, the receipt and sufficiency of all of which is hereby acknowledged, we DONALD L. DUGAS and Wife, MAE L. DUGAS, do hereby sell, convey and quitclaim, and do further, donate all of our interest in the property described below unto SYBIL LEDET HARRISON, a single person, said land and property being situated in the First Judicial District of County, Mississippi, and being more particularly described to-wit:

Lot 12, LaPlace de la Mer Townhomes, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 33 at Page 29, said lot being subject to the protective covenants set forth in book 548 at page 314. A non-exclusive perpetual right of way and easement for access, ingress and egress over and upon each lot located in La Place de la Mer Townhomes, as set forth in Plat Book 33 at Page 29, and described in the protective covenants recorded in Book 948 at Page 314, and the Amended Protective Covenants recorded in Book 960 at Page 7, is specifically granted to said Grantee.

The above-described property and this conveyance is made subject to any and all easements, restrictions, and other matters of record.

2

Ad Valorem Taxes for the current year and every year thereafter are assumed by the Grantee herein.

WITNESS the signature of the Grantors on this, the 17th day of January, 2006.

DONALD L. DUGAS

MAE L. DUGAS

MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

3

STATE OF LOUISIANA
PARISH OF LAFORCHE

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named, DONALD L. DUGAS and Wife, MAE L. DUGAS who acknowledged that they executed the above and foregoing Quitclaim Deed (Act of Donation) on the date and day therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 17 day of January, 2006.

[Signature]
NOTARY PUBLIC
MICHAEL M. GALTHIER
14908

MY COMMISSION EXPIRES:
At Death

ADDRESS OF GRANTORS:
302 Hermitage Drive
Thibodeaux, LA. 70302
985-447-2843 Ph.

ADDRESS OF GRANTEE:
2320 Cypress Ave.
Gulfport, MS. 39501
228-806-5972 Ph.

Prepared By :
MICHAEL J. VALLETTE, MBN 6075
900 WASHINGTON AVE.
OCEAN SPRINGS, MS. 39564
228-875-6700 PH.
228-875-6702 FAX.

SCANNED

REVIEWED



1st Judicial District
Instrument 2016 5993 D -J1
Filed/Recorded 01/17/2016 03:03 P
Total Fees \$ 15.00
2 Pages Recorded

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 632-8330

Indexing Instructions:

File#151482

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

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

JOEL LEBRUNE
1739 MEADOWLARK ROAD
EAGAN, MN 55122
612-275-3672

does hereby grant, bargain, sell, convey and warrant, unto

SYBIL LEDET HARRISON and DES MOTHE,
as joint tenants with full rights of survivorship and not as tenants in common,
11 PLACE LAFFITE
MADISONVILLE, LA 70447
228-806-5972

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

Lot Eight (8) and Lot Eleven (11), LA PLACE DE LA MER TOWNHOMES, a subdivision 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 33, at Page 25, thereof, reference to which is hereby made in aid of and as a part of this description.

The Above described property is not a part of the Homestead of the Grantor herein.

227

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this the 3rd day of September, 2015.


JOEL LEJEUNE

STATE OF Minnesota

COUNTY OF Dakota

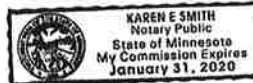
THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, JOEL LEJEUNE, who acknowledged that he/she signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 3rd day of September, 2015.


NOTARY PUBLIC

(S E A L)

My Commission Expires: 1-31-2020



prepared by and return to:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

File#151482

INDEXING INSTRUCTIONS:

STATE OF MISSISSIPPI
COUNTY OF HARRISON

QUIT CLAIM DEED

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

DES MOTHE
11 PLACE LAFITTE
MADISONVILLE, LA 70447
228-806-5972

does hereby grant, bargain, sell, convey and quit claim, unto

SYBIL LEDET HARRISON
11 PLACE LAFITTE
MADISONVILLE, LA 70447
228-806-5972

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

Lots Seven (7), Eight (8) and Lot Eleven (11), LA PLACE DE LA MER TOWNHOMES, a subdivision 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 33, at Page 29, thereof, reference to which is hereby made in aid of and as a part of this description.

The Above described property is not a part of the Homestead of the Grantor herein.

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

Taxes for current year and hereby assumed by the Grantee herein.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this the 22 day of August, 2016.


DES MOTHE

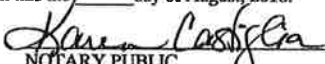
STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, DES MOTHE, who acknowledged that he/she signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 22 day of August, 2016.




NOTARY PUBLIC

TITLE NOT EXAMINED NOR REQUESTED

229

MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The clerk reported that twenty-three (23) notices of public hearing were sent by regular mail, to property owners within two hundred feet (200') 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; Said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

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

Sybil Ledet Harrison, 11 Place Lafitte, Madisonville, LA 70447, has filed an application for a Zone Map change in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting to change the zoning classification from C-1 HD, Central Business High Density to R-1, Single-Family, for the purpose of building a single-family residence. The tax parcel number(s) are 0612A-03-061.010, 0612A-03-061.011 and 0612A-03-061.012. The legal descriptions are as follows:

Lot (10), LA PLACE DE LA MER TOWNHOMES
Lot (11) LA PLACE DE LA MER TOWNHOMES
Lot (12) LA PLACE DE LA MER TOWNHOMES

The purpose of this proposed change is to promote uniformed development and improve public safety, thereby enhancing the quality of life for all Long Beach residents. A public hearing to consider the above zoning map change will be held in the City of Long Beach, Mississippi 39560, Thursday, December 14, 2017, at 5:30 p.m., in the Long Beach City Hall located on Jeff Davis Avenue.

The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the under signed legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, VERONICA HOWARD, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning Commission;

2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning Commission in and for the City of Long Beach;

3. That on November 16, 2017, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 23 property owners within 160' of 501 Laplace Drive - Tax Parcel No. 0612A-03-061.012, 503 Laplace Drive - Tax Parcel No. 0612A-03-061.011, and 505 Laplace Drive - Tax Parcel No. 0612A-03-061.010 notifying them that a public meeting will be held, December 14, 2017, to consider an application for a Zone Map Change filed by Sybil Ledet Harrison.

Given under my hand this the 16th of November, 2017.


STACEY DAHL, AFFIRANT

SWORN TO AND SUBSCRIBED before me on this the 16th day of November 2017.


NOTARY PUBLIC

-My Commission Expires-



231

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



5160°

Easy Peel™ Address Labels
Bend along line to expose Pop-up Edge®

Go to avery.com/templates ;
Use Avery Template 5160

TODD BABIN
3957 GRILLETTA CT
MARRERO LA 70072

BIG GUYS DEVELOPMENT LLC
323 E NORTH ST
PASS CHRISTIAN MS 39571

ROBERT AND TOMMIE BRACE
317 4TH ST E
LONG BEACH MS 39560

ROY AND JEWELL BREAUX
717 KENNY ST
HOUMA LA 70364

PAUL AND ROMONA BULLOCK
18065 COMMISSION RD
LONG BEACH MS 39560

RENEE BYKOWSKI
8930 WEST EDGERTON AVE
GREENDALE WI 53129

JAMES AND ROBERTA CLARK
114 S WRIGHT AVE
LONG BEACH MS 39560

KATHERINE EVANS
18082 CYPRESS CT
GULFPORT MS 39503

HELEN FAYARD
5585 DAURO RD
LONG BEACH MS 39560

GLCL YEAGER LLC
PO BOX 1222
LAPLACE LA 70069

SYBIL HARRISON
11 PLACE LAFITTE
MADISONVILLE LA 70447

BARNEY HILL
PO BOX 825
LONG BEACH MS 39560

JIMMIE AND LILLIAN HOLBROOK
109 AFTON WAY
CLINTON MS 39056

PHILIP HRABAR
1822 DUBLIN ST
NEW ORLEANS LA 70018

TOM AND BESS ISON
147 LAKE HAMPTON DR
HAMPTON GA 30228

JOANNE AND ROBERT WEIGEL
2300 S 48 ST #1
LINCOLN CA 68506

JASON JOHNSON
121 YUCCA DR
LONG BEACH MS 39560

ANN KITCHINGS
1409 COVINGTON DR
WOODWAY TX 76712

LI ANNA FEN YAU AND KUNG CHIA
5701 CENTRE AVE APT 802
PITTSBURGH PA 15213

MICHAEL McCANN
105 BERWICK CR
LAFAYETTE LA 70508

NORRENE OMALLEY
3033 EAST DEVONSHIRE AVE UNIT 2024
PHOENIX AZ 85016-5897

TOOTSIE POWERS
8173 PINE LAKE RD
JACKSONVILLE FL 32256

REALTY TRUST GROUP
2300 SOUTH 48TH ST 1
LINCOLN NE 68506

SHIRLEY STEEN
25171 JOHNNY C OWENS RD
HOLDEN LA 70744

MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

Proof of Publication

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi personally appeared Crista Brackett who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a newspaper published in the city of Gulfport, in Harrison County, Mississippi, and the publication of the notice, a copy of which is hereto attached, has been made in said paper 1 times in the following numbers and on the following dates of such paper, viz:

- Vol. 134 No., 50 dated 02 day of Nov, 2017
- Vol. _____ No., _____ dated _____ day of _____, 20____
- Vol. _____ No., _____ dated _____ day of _____, 20____
- Vol. _____ No., _____ dated _____ day of _____, 20____
- Vol. _____ No., _____ dated _____ day of _____, 20____
- Vol. _____ No., _____ dated _____ day of _____, 20____
- Vol. _____ No., _____ dated _____ day of _____, 20____
- Vol. _____ No., _____ dated _____ day of _____, 20____

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

Crista Brackett

Clerk

Sworn to and subscribed before me this 02 day of Nov, 2017

Meri A. Jackson

Notary Public

*The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



LEGAL NOTICE
PUBLIC HEARING
In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance (98) of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a public hearing for the purpose of considering a zoning map change.
Said Land Harrison, 11 Place Latta, Madisonville, LA 70447, has filed an application for a Zoning Map change in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting to change the zoning classification from D-1 HO, Central Business High Density to R-1, Single Family, for the purpose of building a single family residence. The tax parcel number(s) are 0812A-03-081.010, 0812A-03-081.011 and 0812A-03-081.012. The legal descriptions are as follows:
Lot (10) LA PLACE DE LA MER TOWNSHIPS
Lot (11) LA PLACE DE LA MER TOWNSHIPS
Lot (12) LA PLACE DE LA MER TOWNSHIPS
The purpose of this proposed change is to promote uniform development and improve public utility, thereby enhancing the quality of life for all Long Beach residents. A public hearing is considered the above zoning map change will be held in the City of Long Beach, Mississippi 39266, Thursday, December 14, 2017, at 5:00 p.m. in the Long Beach City Hall located on Jett Drive Avenue.
The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.
At signed
Chairman
Planning Commission
ADVC

MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Commission Chairman recognized Sybil Harrison. Mrs. Harrison came forward to reiterate her application, stating that she is requesting a zone change from C-1 HD, High Density Commercial, to R-1, Single Family Residential, for the purpose of building her home.

* * *

Commission Chairman asked for anyone speaking in favor of the request, the following was submitted for the record:

PUBLIC COMMENTS IN FAVOR OF	
SUBJECT MATTER: <u>ZONE CHANGE</u>	
ADDRESS: <u>501, 503 & 505 LAPLACE DRIVE</u> Tax Parcel <u>0612A-03-061.012, 0612A-03-061.011 & 0612A-03-061.010</u>	
APPLICANT: <u>SYBIL HARRISON</u>	
<ul style="list-style-type: none"> ➤ All comments shall be directed to the Chairman when recognized. ➤ Comments of a personal nature regarding individual members of the Planning / Zoning Board, City staff and/or personnel, other citizens, disruptive comments or improper actions will not be permitted. ➤ Except as otherwise directed by the Chairman, public comments will not be permitted before or after the allotted time. ➤ Disruption of the public hearing will cause for removal from the public meeting. 	
PLEASE PRINT NAME / ADDRESS / PHONE	COMMENT
1 Des R. Motte 11 Place Lafitte 228-314-4447 MADISONVILLE LA 70447	
2 SYBIL LEDET HARRISON 11 PLACE LAFITTE 228-806-5972 MADISONVILLE LA 70447	
3 TJ Bruce + Robert Bruce 317 E Fourth St LB 901-490-4191	
4 Rhonda deBaulte P.O. Box 396 Long Beach 504-615-8635	
5 Kelly deBaulte P.O. Box 396 Long Beach	
6	
7	
8	
9	
10	

City of Long Beach
 Planning Commission – Public Hearing

Date: December 14, 2017

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Commission Chairman called for anyone speaking in opposition of the request, the following was submitted for the record:

TOM J. ISON
ATTORNEY AT LAW
147 LAKE HAMPTON DRIVE
HAMPTON, GEORGIA 30228
(770) 897-9500

December 1, 2017

Chairman
City of Long Beach Planning Commission
P. O. Box 929
City of Long Beach Mississippi, 39560

RE: Zoning Map Change Public Hearing
Request from Sybil Harrison
Proposes to Change Lots (10, 11, 12) from C-1 to R-1

Dear Chairman:

The purpose of this letter is to object to the proposed change as stated above. My wife and I own Lot 14 located at LA PLACE DE LA MER TOWNHOUSES in Long Beach previously known as 518 La Place. We along with two other friends from Georgia purchased townhouses in this location and we are sure they feel the same way as we do.

We strongly urge you to deny this zoning change. This would create a piecemeal fragmented property calamity for the remaining owners of the townhouses and would work a tremendous hardship on them as well as usurping their right to quiet enjoyment of their property. It would diminish the value of the remaining owners' property due primarily to the fragmented property which certainly would decrease the value of each remaining lot. It would also assuredly hinder and/or severely restrict the city's ability to explore future commercial development along this stretch of Highway 90.

Unfortunately, we will not be able to attend the public hearing. If you have any questions concerning this matter, please do not hesitate to contact us. Let us know what the final decision is.

Thanking you in advance for your consideration in this matter.

Very truly yours,



Tom J. Ison

TJI/bbi

235

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Joe Bykowski
8930 W Edgerton Ave.
Greendale, WI 53129

December 10, 2017

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

Dear Zoning / Planning Commission,

I received your notice regarding the public hearing scheduled for Thursday, December 14, 2017 in the City Hall. I am able to attend this hearing due to the fact that I am located out of state. I am the owner of lots 4 and 13. I am writing this letter to state my opinion regarding this request. I am in favor of the zoning change; however, I am against this proposal. These parcels are zero lot line smaller lots. Allowing one dwelling on multiple lots would negatively impact the marketability and the conformity of the land owners who only have one lot, or multiple lots not adjacent to each other.

The letter I received states that the purpose of the rezoning is to promote uniformed development. I believe this proposal would not accomplish uniform development as stated. You would have a single family cottage mixed in a small scattered area of zero lot line developments. I am a licensed real estate appraiser and have been an appraiser for 15 years. One of the biggest impacts on value and marketability is if the property conforms to the current neighborhood. Allowing one home on multiple lots would make all other smaller lots not conform to this single family home on multiple lots. In my professional opinion, allowing only one dwelling per lot would provide for a uniformed development. I am against any type of zoning which would allow one dwelling on multiple lots. This will negatively affect the marketability and possibly the value of all other lot owners which don't have adjacent multiple lots.

Respectfully,

Joe Bykowski
414-758-8150

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

December 4, 2017

Long Beach City Hall
Planning Commission
201 Jeff Davis
Long Beach, MS 39560

Re: Public Hearing on Property located at La Place in Long Beach, Copy of Letter attached.

Gentlemen:

We own the property at 517 La Place and have owned it since 1998. Unfortunately, hurricane Katrina destroyed all the properties in the La Place townhome area. We have paid taxes on this property for twenty years and remain hopeful that something would develop there. The proposal described in your notice would render our property worthless once you construct a home on the three lots as per your notice.

I respectfully request this proposal not be approved. I also request we be notified immediately of the commission's decision so that we may then pursue our available avenues of remedy.

Respectfully,



Michael McCann
105 Berwick Circle
Lafayette, Louisiana 70508

MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

237

December 4, 2107

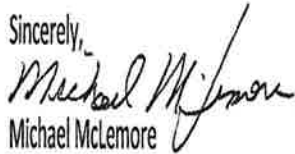
Dear Sir:

This letter is written in reference to rezoning of three lots located on LaPlace Del Mar in Long Beach, Mississippi.

As co-owner of a lot located at 517 Laplace Del Mar (listed as unit 5), I am very much **opposed** to the proposed rezoning. This will have the net effect of spot zoning and potentially making our lot unsellable and without any practical use. Our parcel will then have no value and will become liability. Because we live in another state, we will be unable to attend the meeting unless absolutely necessary.

Please forward me a copy of the commission's decision concerning this matter.

Sincerely,


Michael McLemore

650 E. College Street

Griffin, GA 30224

770 228-0045

MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

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

Sybil Ledet Harrison, 11 Place Lafitte, Madisonville, LA 70447, has filed an application for a Zone Map change in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting to change the zoning classification from C-1 HD, Central Business High Density to R-1, Single-Family, for the purpose of building a single-family residence. The tax parcel number(s) are 0612A-03-061.010, 0612A-03-061.011 and 0612A-03-061.012. The legal descriptions are as follows:

- Lot (10) LA PLACE DE LA MER TOWNHOMES
- Lot (11) LA PLACE DE LA MER TOWNHOMES
- Lot (12) LA PLACE DE LA MER TOWNHOMES

The purpose of this proposed change is to promote uniformed development and improve public safety, thereby enhancing the quality of life for all Long Beach residents. A public hearing to consider the above zoning map change will be held in the City of Long Beach, Mississippi 39560, Thursday, December 14, 2017, at 5:30 p.m., in the Long Beach City Hall located on Jeff Davis Avenue.

The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

*I AM OPPOSED TO THIS RE-ZONING-
PLEASE DON'T DO IT LET ME KNOW
THE OUTCOME.
Thank you
Justin P... (MAY 2)*

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • 863-1554 • FAX 863-1558

Commissioner Seal made motion, seconded by Commissioner Hansen and unanimously carried to close the public hearing.

* *

After considerable discussion, the applicant withdrew the request.

MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Be it remembered that a regular meeting of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 14th of December 2017, 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 meeting.

There was present and in attendance on said Commission and at the meeting following named persons: Commission Chairman Frank Olaivar, Commissioners Shawn Barlow, Jeff Hansen, Chris Carrubba, Eddie Seal, Mark McMillan, Mike Gundlach, Randy Fischer, and minutes Clerk Veronica Howard.

Commissioner(s) Judy Wood was absent the meeting.

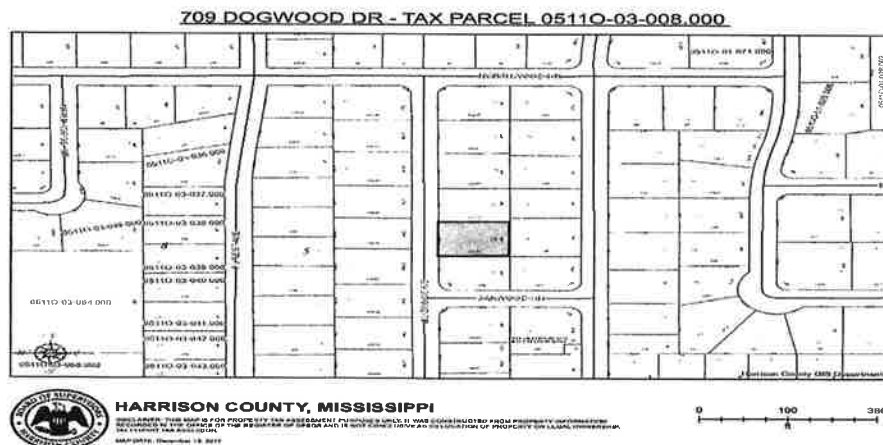
There being a quorum present and sufficient to transact the business of this meeting, the following proceedings were had and done.

Commissioner Seal made motion, seconded by Commissioner Hansen and unanimously carried to approve the regular meeting minutes of November 9, 2017, as submitted.

It came for discussion under unfinished business public and/or private ingress/egress, perpetual easements and rights-of-way.

No action was taken.

It came for discussion under new business a tree removal request for a Magnolia tree for property located at 709 Dogwood Drive, tax parcel 05110-03-008.000 submitted by Phillip Kies as follows:



MINUTES OF DECEMBER 14, 2017
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



TREE PERMIT APPLICATION

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.

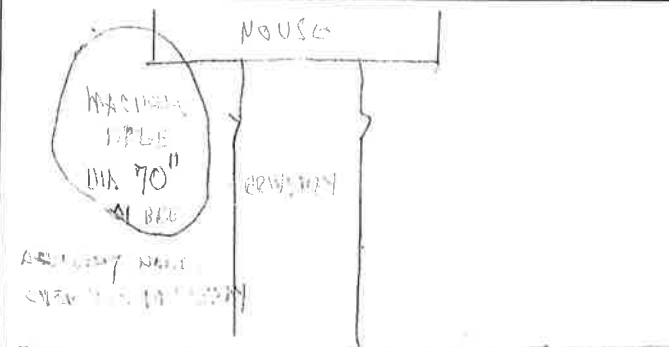
Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half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

> 709 DOGWOOD DRIVE LONG BEACH, MS 39560
PROJECT ADDRESS (where the trees to be removed are): Tax Parcel Number

> WHAT TYPE OF TREE ARE YOU REQUESTING TO BE REMOVED? MAGNOLIA
i.e. Live Oak, Magnolia, etc.

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.



DOGWOOD TREE
THIS TREE IS DESTROYING MY DRIVEWAY AND SIDEWALKS MAKING THEM TRIPPY AND I HAVE TO BE CAREFUL ABOUT TRIPPING MYSELF BIRDS NEST IN THE TREE I CAN'T GET ON THE SIDEWALK (CANNOT PARK A VEHICLE ON THIS SIDE OF THE DRIVEWAY) OR WALK TO THE SIDE OF THE DRIVEWAY

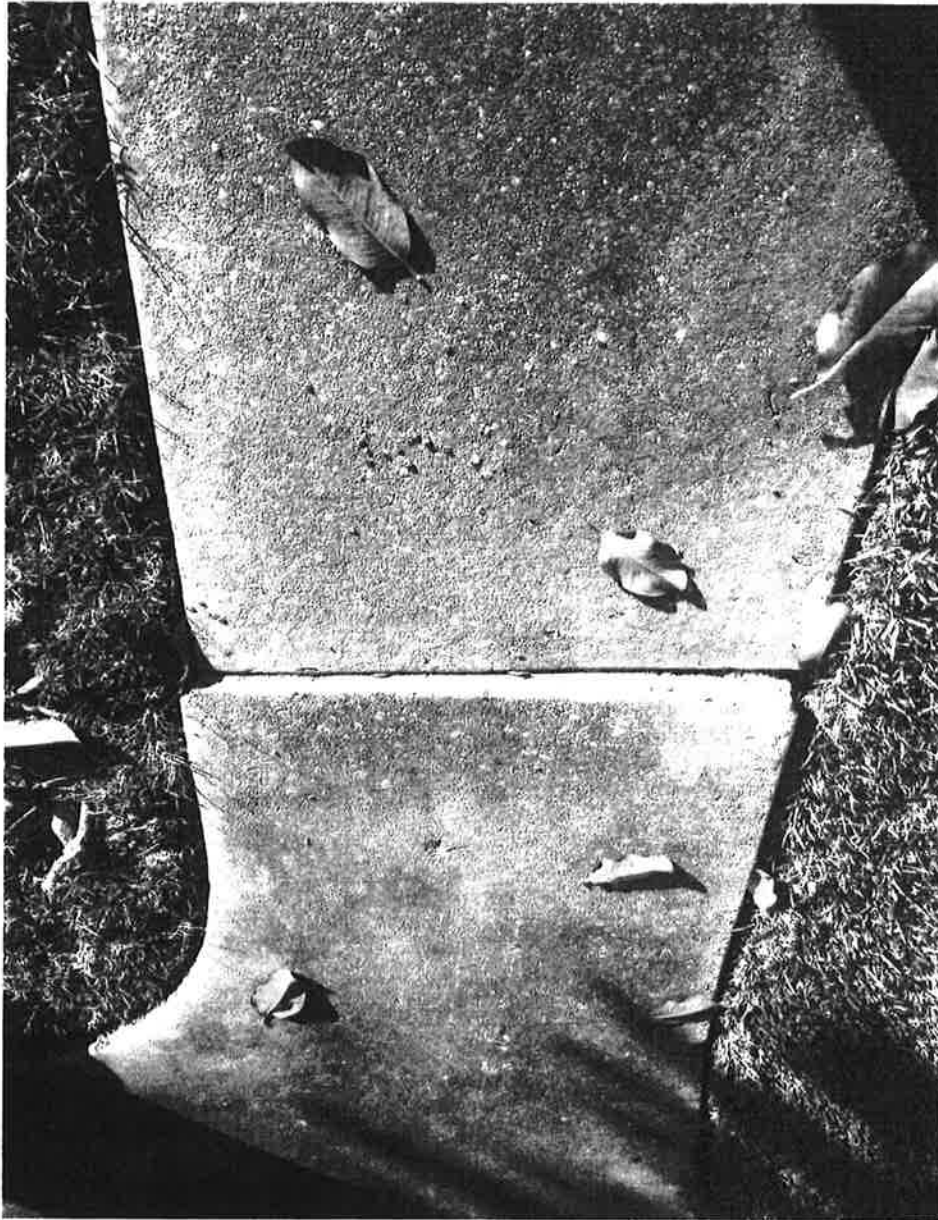
*** YOU MUST ATTACH A PHOTOGRAPH OF THE TREE YOU ARE REQUESTING TO BE REMOVED, THE PHOTO MUST SHOW ANY DAMAGE THE TREE IS CAUSING

** OVER **

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

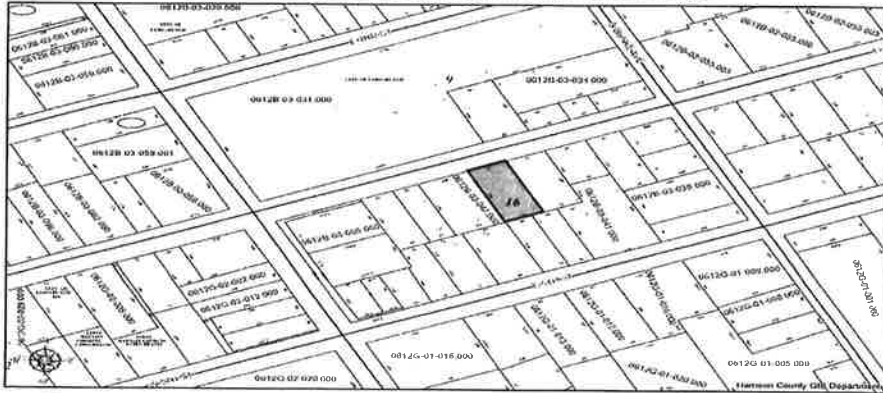


Commissioner Seal made motion, seconded by Commissioner Carrubba and unanimously carried to table the request until the next meeting to allow the applicant the opportunity to attend the meeting.

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

It came for consideration Planning Commission approval to build R-1, Single-family residential in a C-1, Central Business zone district for property located at 119 East 4th Street, tax parcel 0612B-03-044.000 submitted by Glynn Illich as follows:

119 EAST 4TH ST - TAX PARCEL 0612B-03-044.000



HARRISON COUNTY, MISSISSIPPI

THIS SEAL SHALL BE USED ONLY BY THE CLERK OF THE COUNTY IN THE PRESENCE OF THE CLERK OF THE COUNTY AND IS NOT VALID FOR ANY OTHER PURPOSE. THE CLERK OF THE COUNTY SHALL BE RESPONSIBLE FOR THE PROTECTION OF THIS SEAL. THE CLERK OF THE COUNTY SHALL BE RESPONSIBLE FOR THE PROTECTION OF THIS SEAL. THE CLERK OF THE COUNTY SHALL BE RESPONSIBLE FOR THE PROTECTION OF THIS SEAL.



CITY OF LONG BEACH, MISSISSIPPI		
APPLICATION FOR CASE REVIEW		
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560
I. TYPE OF CASE: <input checked="" type="checkbox"/> PLANNING COMMISSION APPROVAL <input type="checkbox"/> DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR <input type="checkbox"/> INTERPRETATION OF THE ZONING ORDINANCE		
II. Address of Property Involved; <u>119 E 4TH</u> <u>0612B-03-044.000</u> Tax Parcel Number		
III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary). <u>approval to build residential in a commercial</u>		
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 owners at the hearing. Such support is usually considered material but not conclusive.		
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, landings 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 \$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.		
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 nd or 4 th 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.		
Name of Rightful Owner (PRINT) <u>Glynn Illich</u>	Name of Agent (PRINT) _____	
Owner's Mailing Address <u>POB 1612</u>	Agent's Mailing Address _____	
City State Zip <u>LB MS 39560</u>	City State Zip _____	
Phone <u>228.760.5455</u>	Phone _____	
Email address <u>glynn@cablone.net</u>	Email Address _____	
Signature of Rightful Owner <u>Glynn Illich</u>	Date <u>11/26/17</u>	Signature of Agent _____ Date _____
OFFICE USE ONLY		
Date Received <u>11/28/17</u>	Zoning <u>C-1</u>	Agenda Date <u>12/14/17</u> Check Number <u>20066</u>

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Due to a conflict of interest, Commissioner Barlow recused herself from voting.
After review and discussion, Commissioner Seal made motion, seconded by
Commissioner Carrubba and unanimously carried recommending approval.

It came for consideration Planning Commission approval to build condominiums
in a C-2, General Commercial zone district for property located at 229 Klondyke Road,
tax parcel 0611N-02-068.000 submitted by Joseph and Karen Gauci as follows:

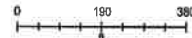
229 KLONDYKE RD - TAX PARCEL 0611N-02-068.000



HARRISON COUNTY, MISSISSIPPI

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

MAP DATE: December 13, 2017

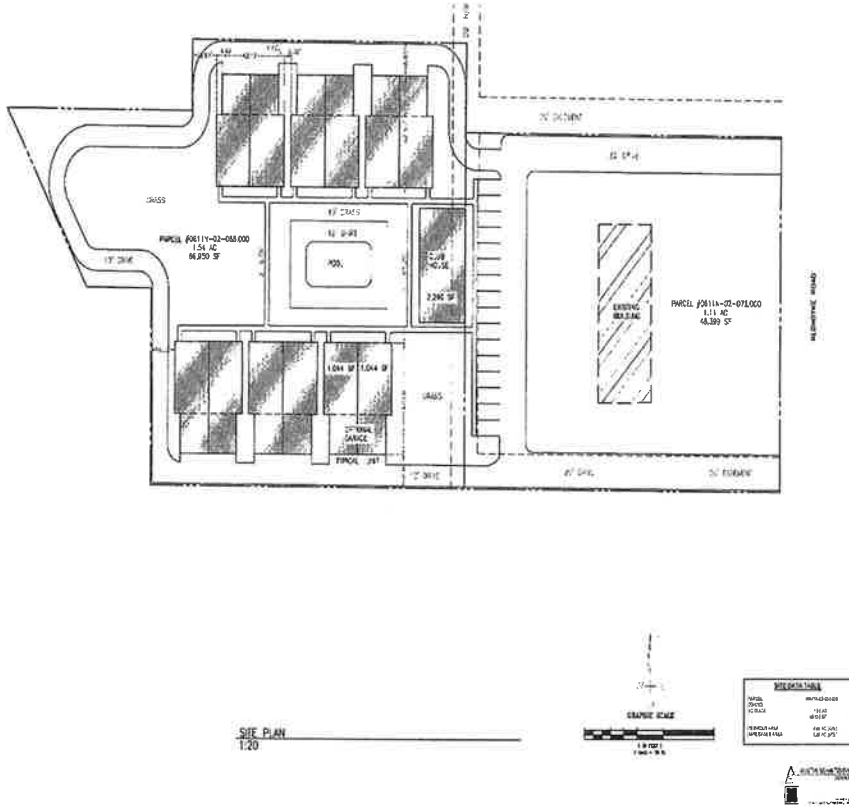


MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI		
APPLICATION FOR CASE REVIEW		
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560
I. TYPE OF CASE: <input checked="" type="checkbox"/> PLANNING COMMISSION APPROVAL <input type="checkbox"/> DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR <input type="checkbox"/> INTERPRETATION OF THE ZONING ORDINANCE		
II. Address of Property Involved: <u>229 KLONDYKE Rd. Rel. 0111-02-068.000</u> <div style="text-align: right; font-size: small;">Tax Parcel Number</div>		
III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) <u>CONDOMINIUM DEVELOPMENT</u> <u>CONDOMINIUM IN C-2 ZONE DISTRICT</u>		
IV. REQUIRED ATTACHMENTS: 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> 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> 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> 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> ***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.		
V. OWNERSHIP AND CERTIFICATION: <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 nd or 4 th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.		
Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.		
<u>JOSEPH & KAREN GAVI</u> Name of Rightful Owner (PRINT)	_____ Name of Agent (PRINT)	
<u>229 KLONDYKE Rd.</u> Owner's Mailing Address	_____ Agent's Mailing Address	
<u>Long Beach MS 39560</u> City State Zip	_____ City State Zip	
<u>734-637-4627</u> Phone	_____ Phone	
<u>Gaviet@aol.com</u> Email address	_____ Email Address	
<u>[Signature]</u> Signature of Rightful Owner	_____ Date	_____ Signature of Agent
OFFICE USE ONLY		
Date Received <u>12/5/2017</u> Zoning <u>C-2</u> Agenda Date <u>12/14/17</u> Check Number _____		

REGULAR MEETING

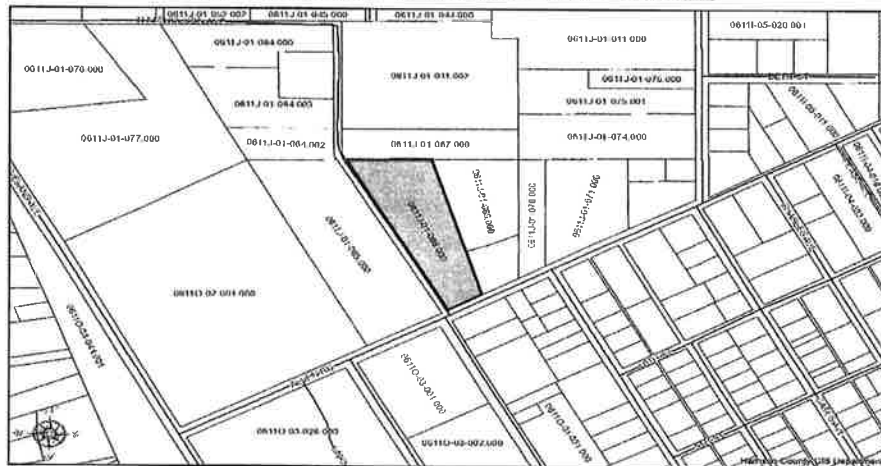
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



After review and discussion, Commissioner Fischer made motion, seconded by Commissioner Seal and unanimously carried recommending approval.

It came for consideration Planning Commission approval for a certificate of resubdivision for property located at 18156 Allen Road, tax parcel 0611J-01-068.000 submitted by Mary Levens as follows:

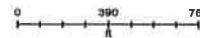
18156 ALLEN RD - TAX PARCEL 0611J-01-068.000



HARRISON COUNTY, MISSISSIPPI

NOTICE: THIS MAP IS FOR INFORMATION PURPOSES ONLY. IT WAS DERIVED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTRAR OF DEEDS AND IS NOT A CONCLUSIVE INDICATION OF PROPERTY OR LEGAL INTEREST.

MAP DATE: 08/08/2013, 13, 2017



**MINUTES OF DECEMBER 14, 2017
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 12/14/17
Zoning R-1
Agenda Date 12/14/17
Check Number 4288

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: **CERTIFICATE OF RESUBDIVISION**
- II. ADVALOREM TAX PARCEL NUMBER(S): 06119-01-068.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: CORNER of Nicholson Ave and Allen rd (North side of Allen + East side Nicholson Ave)
- IV. ADDRESS OF PROPERTY INVOLVED: 18156 Allen rd.
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of Cop Subd Blks 3 & 4 N E
Into 1/4 12/13-8-12

- 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 \$250.00
 - C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.

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

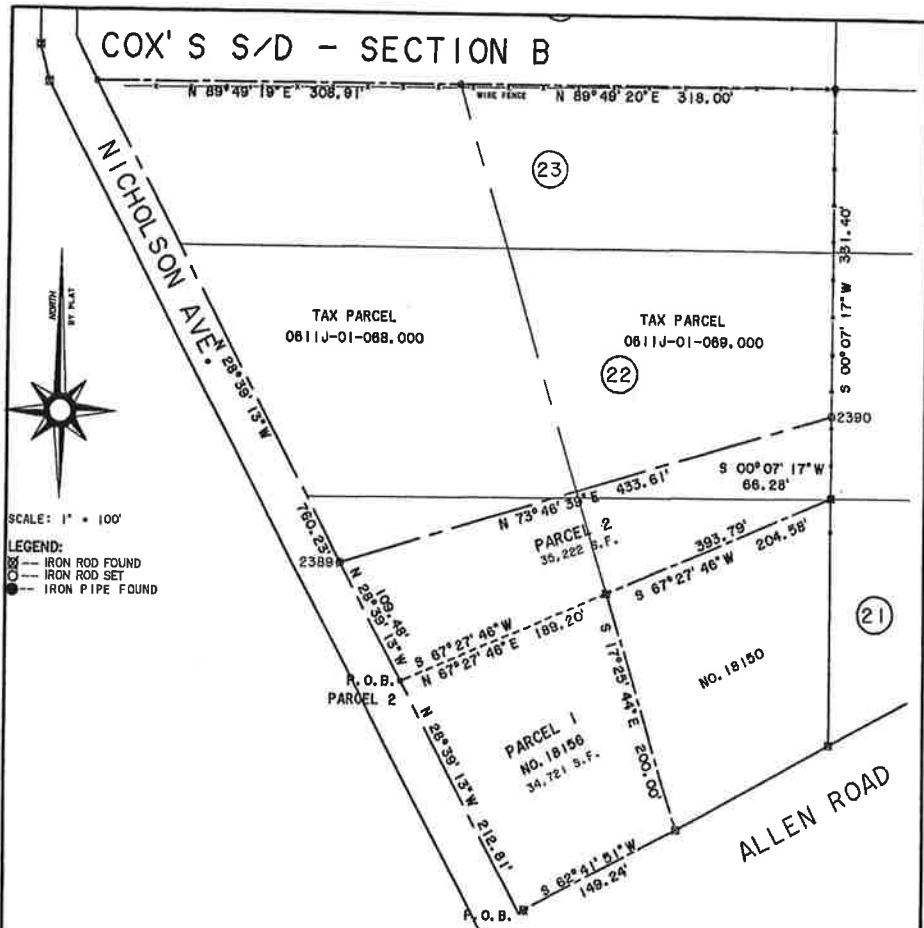
VII. **OWNERSHIP AND CERTIFICATION:**
READ BEFORE EXECUTING, the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application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

MARY S LEVENS
Name of Rightful Owner (PRINT)
1601-30 Ave
Owner's Mailing Address
Gulfport Ms 39501
City State Zip
228-860-6956
Phone
Mary S Levens 12/7/2017
Signature of Rightful Owner Date

MARY S LEVENS
Name of Agent (PRINT)
1601-30 Ave
Agent's Mailing Address
Gulfport Ms 39501
City State Zip
228-860-6956
Phone
Mary S Levens 12/7/2017
Signature of Applicant Date

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



RESUBDIVISION OF TAX PARCELS 0611J-01-068.000 & 069.000

LEGAL DESCRIPTION: OVERALL PARCEL

COMMENCING AT THE INTERSECTION OF THE NORTH MARGIN OF ALLEN ROAD AND THE EAST MARGIN OF NICHOLSON ROAD, BEING THE POINT OF BEGINNING; THENCE N28°39'13"W ALONG SAID EAST MARGIN 760.23 FT. TO A POINT; THENCE N89°49'19"E 308.91 FT. TO A POINT; THENCE N89°49'20"E 318.00 FT. TO A POINT; THENCE S00°07'17"W 331.40 FT. TO A POINT; THENCE S67°27'46"W 204.58 FT. TO A POINT; THENCE S17°25'44"E 200.00 FT. TO A POINT ON THE NORTH MARGIN OF ALLEN ROAD; THENCE S62°45'51"W ALONG SAID NORTH MARGIN 149.24 FT. TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PARCEL 1

COMMENCING AT THE INTERSECTION OF THE NORTH MARGIN OF ALLEN ROAD AND THE EAST MARGIN OF NICHOLSON AVENUE, BEING THE POINT OF BEGINNING; THENCE N28°39'13"W ALONG SAID EAST MARGIN 212.81 FT. TO A POINT; THENCE N67°27'46"E 189.20 FT. TO A POINT; THENCE S17°25'44"E 200.00 FT. TO A POINT ON THE NORTH MARGIN OF ALLEN ROAD; THENCE S62°45'51"W ALONG SAID NORTH MARGIN 149.24 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 34,721 SQ. FT.

LEGAL DESCRIPTION: PARCEL 2

COMMENCING AT THE INTERSECTION OF THE NORTH MARGIN OF ALLEN ROAD AND THE EAST MARGIN OF NICHOLSON AVENUE; THENCE N28°39'13"W ALONG SAID EAST MARGIN 212.81 FT. TO THE POINT OF BEGINNING; THENCE N28°39'13"W ALONG SAID EAST MARGIN 109.48 FT. TO A POINT; THENCE N73°46'39"E 433.61 FT. TO A POINT; THENCE S00°07'17"W 66.28 FT. TO A POINT; THENCE S67°27'46"W 393.78 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 35,222 SQ. FT.

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE HEREON DESCRIBED PARCELS OF LAND AS SHOWN HEREON AND THAT ALL MEASUREMENTS AND OTHER DATA INDICATED HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY WAS MADE FOR MARY LEVENS, JULY 18, 2001.

(Signature)
 JAMES R. CLARKE, P.L.S.
 P.O. BOX 4106
 GULFPORT, MS, 39502
 MS. CL. B
 17104AC98501
 0187C 9850 NO. 1 J

SEC. 13, T-8-S, R-12-W

MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

LONG BEACH PLANNING COMMISSION
CERTIFICATE OF RESUBDIVISION

IN ACCORDANCE WITH ARTICLE 11, 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 0611J-01-068.000 B 069.000 INTO TWO PARCELS. THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING

LOCATED:
NORTH OF ALLEN ROAD
EAST OF NICHOLSON AVENUE

LEGAL DESCRIPTIONS

OVERALL LEGAL DESCRIPTION:

COMMENCING AT THE INTERSECTION OF THE NORTH MARGIN OF ALLEN ROAD AND THE EAST MARGIN OF NICHOLSON ROAD, BEING THE POINT OF BEGINNING; THENCE N28°39' 13"W ALONG SAID EAST MARGIN 780.23 FT. TO A POINT; THENCE N89°49' 19"E 308.91 FT. TO A POINT; THENCE N89°49' 20"E 318.00 FT. TO A POINT; THENCE S00°07' 17"W 331.40 FT. TO A POINT; THENCE S67°27' 46"W 204.58 FT. TO A POINT; THENCE S17°25' 44"E 200.00 FT. TO A POINT ON THE NORTH MARGIN OF ALLEN ROAD; THENCE S62°41' 51"W ALONG SAID NORTH MARGIN 149.24 FT. TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION OF THE PROPOSED PARCELS READS AS FOLLOWS:

PARCEL 1

COMMENCING AT THE INTERSECTION OF THE NORTH MARGIN OF ALLEN ROAD AND THE EAST MARGIN OF NICHOLSON ROAD, BEING THE POINT OF BEGINNING; THENCE N28°39' 13"W ALONG SAID EAST MARGIN 212.81 FT. TO A POINT; THENCE N67°27' 46"E 189.20 FT. TO A POINT; THENCE S17°25' 44"E 200.00 FT. TO A POINT ON THE NORTH MARGIN OF ALLEN ROAD; THENCE S62°41' 51"W ALONG SAID NORTH MARGIN 149.24 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 34,721 SQ. FT.

PARCEL 2

COMMENCING AT THE INTERSECTION OF THE NORTH MARGIN OF ALLEN ROAD AND THE EAST MARGIN OF NICHOLSON AVENUE; THENCE N28°39' 13"W ALONG SAID EAST MARGIN 212.81 FT. TO THE POINT OF BEGINNING; THENCE N28°39' 13"W 109.48 FT. TO A POINT; THENCE N73°46' 39"E 433.61 FT. TO A POINT; THENCE S00°07' 17"W 66.26 FT. TO A POINT; THENCE S67°27' 46"W 399.79 FT. TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 35,222 SQ. FT.

SEE ATTACHED SURVEY BY JAMES R. CLARKE, P.L.S.
DATED JULY 18, 2001

YOU ARE HEREBY ADVISED TO INVESTIGATE AND DETERMINE THE ALLOWABLE USES AS PROVIDED BY THE RESTRICTIVE COVENANT, IF ANY, WHICH AFFECT THE SUBJECT PROPERTY. FURTHER, THE APPLICANT HEREBY COVENANTS AND AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF LONG BEACH, ITS AGENTS, SERVANTS AND OR EMPLOYEES AGAINST ANY AND ALL CLAIMS, DEMANDS, OR CAUSES OF ACTION OF WHATEVER NATURE WHICH MAY ARISE AS A RESULT OF THE ACTION OF THE PLANNING COMMISSION, ITS AGENTS, SERVANTS, AND/OR EMPLOYEES CONCERNING THE PETITION FOR SUBDIVISION OR THE REAL PROPERTY DESCRIBED HEREIN.

ACKNOWLEDGE

(1) CERTIFICATION OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF LONG BEACH, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

Mary Levens
OWNER MARY LEVENS DATE 12/7, 2017

SUBSCRIBED AND SWORN TO BEFORE ME, IN MY PRESENCE THIS 7th DAY OF Dec, 2017



Cabrina L. Levens

March 6, 2020

251

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

(2) CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS, THE EXTENSION OF PUBLIC WATER OR SEWER SYSTEM OR THE INSTALLATION OF DRAINAGE IMPROVEMENTS THROUGH ONE OR MORE LOTS TO SERVE ONE OR MORE LOTS. THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE CITY ORDINANCES OF LONG BEACH AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE ADMINISTRATOR SUBJECT TO ITS BEING RECORDED IN THE HARRISON COUNTY COURTHOUSE WITHIN (60) DAYS OF THE DATE BELOW.

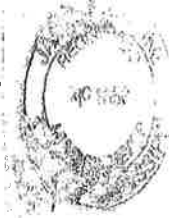
ADMINISTRATOR

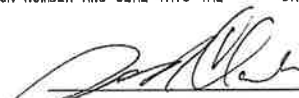
DATE

(3) CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP DRAWN BY ME OR DRAWN UNDER MY SUPERVISION FROM ACTUAL SURVEY MADE BY ME OR ACTUAL SURVEY MADE UNDER MY SUPERVISION AND A DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____ AND/OR INSTRUMENT _____ IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE _____ DAY OF _____, 2017

SEAL OR STAMP

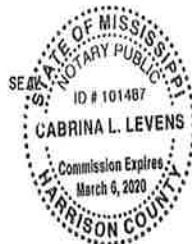




REGISTERED LAND SURVEYOR
M-1253

REGISTRATION NUMBER

SUBSCRIBED AND SWORN TO ME, IN MY PRESENCE THIS THE _____ DAY OF _____, 2017, NOTARY PUBLIC IN AND FOR THE COUNTY OF HARRISON, STATE OF MISSISSIPPI.





NOTARY PUBLIC

MY COMMISSION EXPIRES: March 6, 2020

PLANNING COMMISSION

APPROVED BY THE CITY OF LONG BEACH PLANNING COMMISSION AT THE REGULAR MEETING OF SAID COMMISSION HELD ON THE _____ DAY OF _____, 2017

PLANNING COMMISSION CHAIRMAN

DATE

ACCEPTANCE

SUBMITTED TO AND APPROVED BY THE CITY OF LONG BEACH, BOARD OF ALDERMEN, AT THE REGULAR MEETING OF SAID BOARD OF ALDERMEN HELD ON THE _____ DAY OF _____, 2017

ADOPT: _____

ATTEST: _____

MAYOR

CITY CLERK

SHT. 2 OF 2 [LBRSD2]
171048(140558)96125

MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



1st Judicial District
Instrument 2015 9128 D - J1
Filed/Recorded 12/16/2015 09:12 P
Total Fees \$ 14.00
8 Pages Recorded

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

Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
File # 15-270

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, I

Mary S. Levens
18156 Allen Road
Long Beach, MS 39560
(228)-863-6956

do hereby sell, convey and quitclaim unto

Mary S. Levens
18156 Allen Road
Long Beach, MS 39560
(228)-863-6956

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

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: EXEMPT
TITLE NOT EXAMINED

Page 1 of 3

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 MY SIGNATURE, this the 14th day of December, 2015.

Mary S. Levens
Mary S. Levens

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Mary S. Levens who acknowledged that she signed and delivered the foregoing Quitclaim Deed on the day and year therein written as her own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 4th day of December, 2015.

MY COMMISSION EXPIRES:

02/26/2016



Cabrina L. Levens

253

MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Exhibit "A"

New Parcel

Beginning at a point, which point is 318 feet Easterly along the North line of Lots 21, 22, and 23 of Block 3, Section B, Cox's Subdivision from the East line of Nicholson Avenue and from said point of beginning, running thence East along the North line of said Lots 21, 22 and 23, 318 feet; thence South along the East line of lot 23, 533 feet to a point, which point is 297 feet Easterly along the South line of Lots 21, 22 and 23 from the East side of Nicholson Avenue; thence Westerly along the South line of said lots 149 feet; thence Northerly 633 feet to the point of beginning, being a part of Lots 21, 22 and 23 of Block 3, Section B, of Cox's Subdivision as shown by map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

This being the same property conveyed to James E. Levens, Jr. And Mary S. Levens in deed recorded in Deed Book 1396 at page 376.

County tax parcel # 0611J-01-069.000

Leas and except:

Commencing at the intersection of the West line of Lot 21, Block 3, COX'S SUBDIVISION, SECTION B, Township 8 South, Range 12 West, and the North margin of Allen Road as now monumented; thence N 62° 41' 51" E along said North margin 149.24 feet to the Point of Beginning; thence N 17° 25' 44" W 200.00 feet; thence N 69° 27' 46" E 204.58 feet; thence S 00° 07' 17" W 200.00 feet to the North margin of Allen Road; thence S 61° 42' 36" W along said North margin 146.07 feet to the Point of Beginning.

This being the same property conveyed to Steven Michael Brockway and Valerie Dawn Brockway in deed recorded in Deed Book 505 at page 126.

County tax parcel # 0611C-02-002.000

Homestead:

Beginning at a point on the East side of Nicholson Avenue, which point is the North line of Lots 21, 22 and 23, of Block 3, Section B, of Cox's Subdivision, and from said point of beginning, running thence East 318 feet; thence Southeast 533 feet to a point which is 148 feet along the South line of said lots from the East side of Nicholson Avenue; thence Westerly along the South line of said lots 148 feet to Nicholson Avenue; thence Northwest 633 feet to the point of beginning, being a part of Lots 21, 22 and 23 of Block 3, Section B, of Cox's Subdivision as shown by map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

This being the same property conveyed to Mary Antoinette Jean Schoppek Levens and James E. Levens, Jr. in deed recorded in Deed Book 505 at page 126.

County tax parcel # 0611J-01-068.000

Page 3 of 3

GARNER RUSSELL & ASSOCIATES

520 33rd Street, Gulfport, MS 39507



CONSULTING ENGINEERS

Tel 228.863.0667 Fax 228.863.5232

December 14, 2017

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

RE: Certificate of Subdivision - Tax Parcels 0611J-01-068.000 & 069.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced parcels at or near the northeast corner of Allen Rd. and N. Nicholson Ave. While the Certificate of Resubdivision itself contains all the appropriate certifications, there are several problems with the information contained thereon:

1. The exhibit showing the proposed parcels has numerous problems with the legal descriptions, especially regarding the Overall Parcel and proposed Parcel 1. These problems include some overlapping text, making the description of the Overall Parcel illegible, and several spelling errors in the description of Parcel 1.
2. On the exhibit, the combination of the two existing parcels proposed for subdivision contains approximately 5.6 acres; however, Parcel 1 (at the northeast corner of Allen & Nicholson) and Parcel 2 (fronting on Nicholson) only total about 1.6 acres combined. This leaves approximately 4 acres (the northern portion of the existing parcels) that isn't described or accounted for. That portion should be accounted for on the map and a description for the parcel should be included.
3. On Sht. 1 of 2, the legal descriptions of the Overall Parcel and Parcel 2 appear to have errors and don't match the descriptions on the exhibit. As far as I can tell, the descriptions on the exhibit are correct subject to correction of the spelling errors, but each of the descriptions should be verified for resubmittal.

In short, the subdivision appears on the surface to create three lots from two existing tax parcels. Each of the three lots appears to meet the City's standards for lot width, lot size, etc. However, because of the points discussed above, we do not recommend approval of this minor subdivision, until such time as the exhibit and legal descriptions can be corrected.

Sincerely,

David Ball, P.E.

DB:539

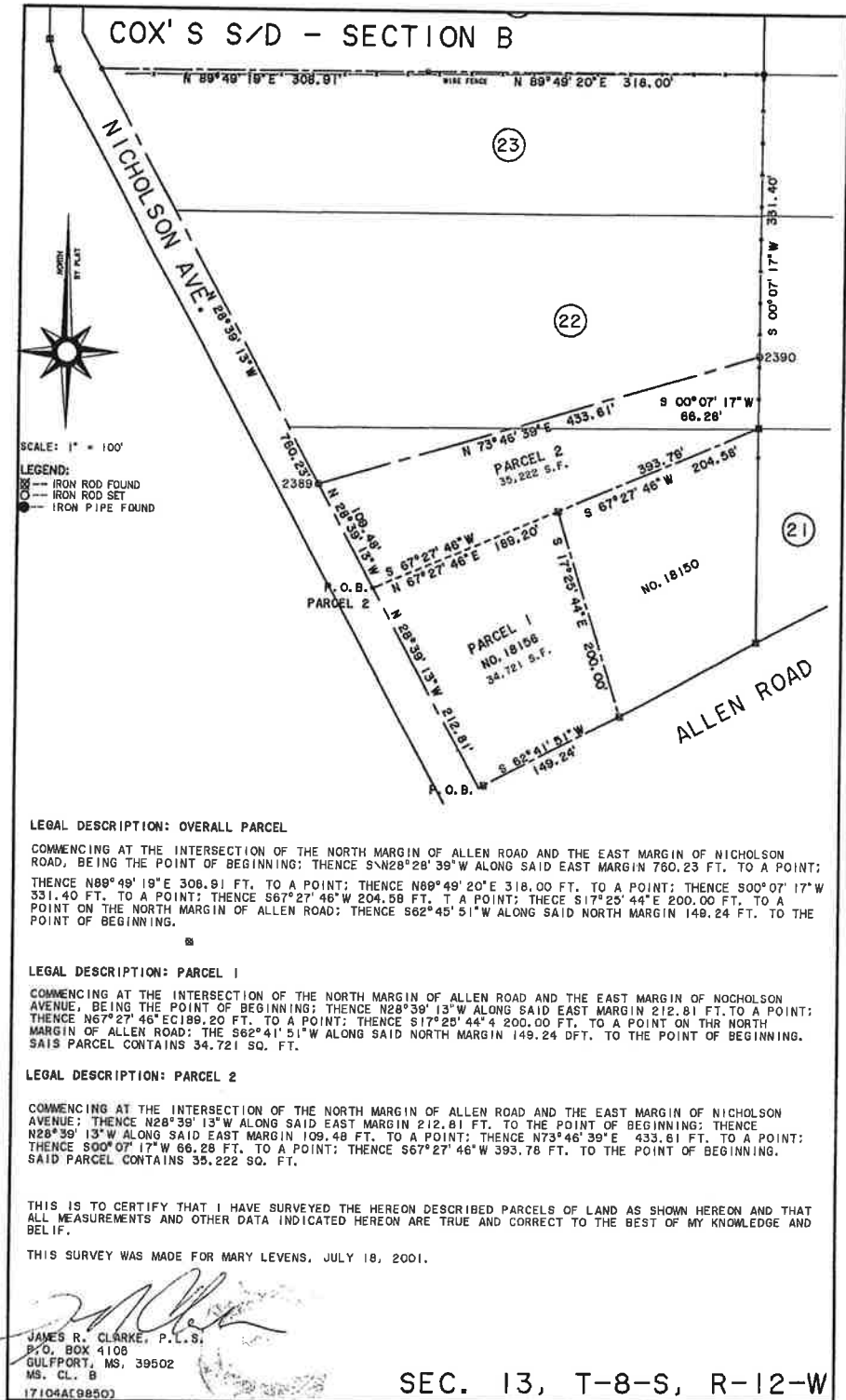
161 Lameuse Street, Suite 203, Biloxi, MS 39530 • Tel: 228.207.6574 • Fax: 228.207.6513
633 Delmas Avenue, Suite B, Pascagoula, MS 39567 • Tel: 228.207.6574 • Fax: 228.207.6513
SERVING THE GULF COAST SINCE 1969 CONTACT@GARNERRUSSELL.COM

O:\539\Cert Sub\Cert of Sub 0611J-01-068.000 & 096.000.docx

Page 1 of 1

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Mrs. Levens resubmitted the exhibit, correcting some of the issues stated in the City Engineer's letter:



255

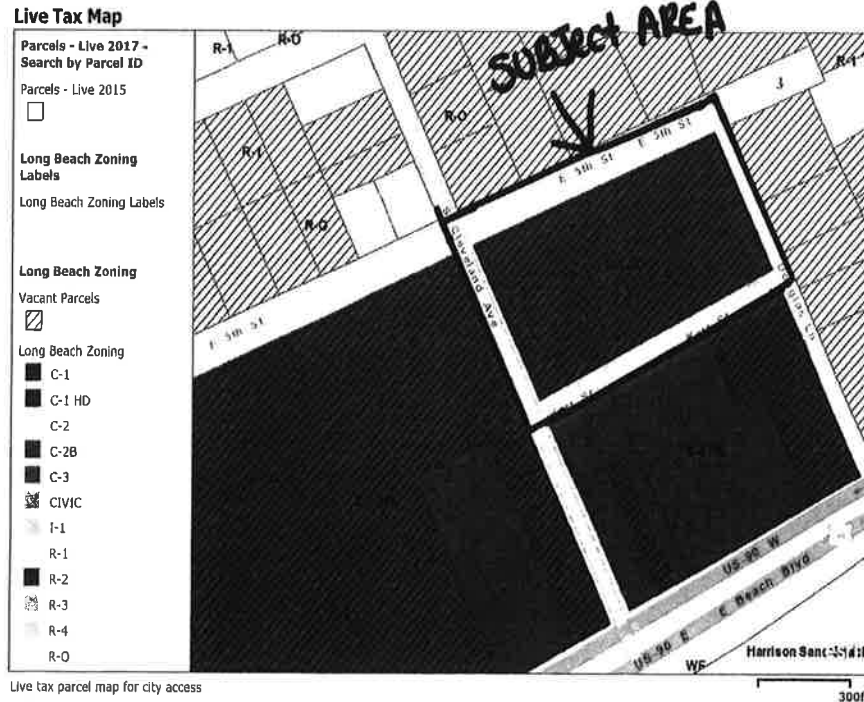
**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After review and discussion, Commissioner Seal made motion, seconded by Commissioner McMillan and unanimously carried recommending approval of the certificate.

It came for consideration a request to the Mayor and Board of Aldermen to enter into an interlocal agreement with South Mississippi Planning and Development District (SMPDD) to assist the Planning and Development Commission in creating a development plan for the City of Long Beach.

Commissioner Carrubba made motion, seconded by Commissioner McMillan and unanimously carried requesting the Mayor and Board of Aldermen enter into an agreement with SMPDD.

It came for discussion the rezoning of property located East of Cleveland Avenue, South of East 5th Street, West of Douglas Avenue and North of Kerr Street.

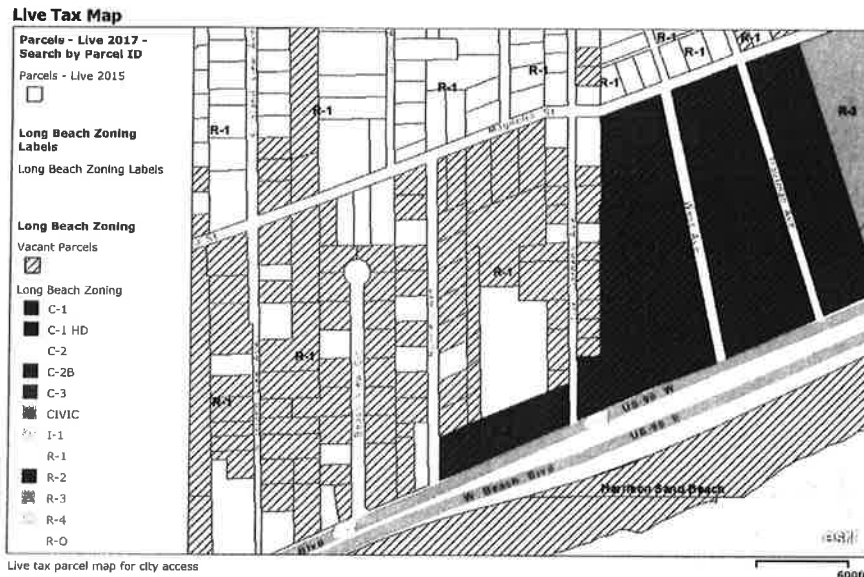


Esri, HERE, Garmin, INCREMENT P, NGA, USGS | Harrison County GIS, Harrison County Tax Assessor | City of Long Beach, Gulf Regional Planning Commission, Harrison County Geographic Information Services | Long Beach, Mississippi, Gulf Regional Planning Commission, Harrison County Geographic Information Services | Harrison County Geographic Information Services

**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, Commissioner Seal made motion, seconded by Commissioner Hansen and unanimously carried, to rezone the area described from C-1 HD, Commercial High Density to C-2, General Commercial and requesting that Bill Hessell prepare the legal notice for public hearing.

It came for discussion the rezoning of the Beau Clair condominium property and parcels to the East.



Esri, HERE, Garmin, INCREMENT P, NGA, USGS | Harrison County GIS, Harrison County Tax Assessor | City of Long Beach, Gulf Regional Planning Commission, Harrison County Geographic Information Services | Long Beach, Mississippi, Gulf Regional Planning Commission, Harrison County Geographic Information Services | Harrison County Geographic Information Services

After considerable discussion, Commissioner Seal made motion, seconded by Commissioner Fischer and unanimously carried, to amend the Chart of Uses, to allow condominiums in the R-2 zone district with Planning Commission approval and requesting that Bill Hessell prepare the legal notice for public hearing.

It came for discussion the December 28, 2017 Planning and Development Commission regular scheduled meeting.

It was the consensus of the Commission not to meet on December 28, 2017, due to the Christmas holiday.

257


**MINUTES OF DECEMBER 14, 2017
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

It came for discussion under Development and Research available and/or vacant commercial property and buildings.

No action was taken or needed.

There being no further business to come before the Planning Commission at this time Commissioner Hansen made motion, seconded by Commissioner Wood and unanimously carried to adjourn the meeting until January 11, 2018, due to the Christmas holiday.

APPROVED:



Commission Chairman, Frank Olaivar

Date:

1/11/2018

ATTEST:



Veronica Howard, Minutes Clerk