

**AGENDA**  
**February 22, 2018**  
**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. ANNOUNCEMENTS**

**IV. APPROVE MINUTES**

1. February 8, 2018

**V. UNFINISHED BUSINESS**

1. Discussion – public and/or private ingress/egress, perpetual easements and right-of-way.
2. Tree removal request – Live Oak tree – Property located at 511 East Marigold Drive, Tax parcel 0512A-01-052.141 – Submitted by Devin Dunnavent.

**VI. NEW BUSINESS**

1. Tree removal request – Live Oak tree – Property located at 6016 Harvest Lane, Tax parcel 0611F-01-015.000 – Submitted by Carolyn Anderson.
2. Tree removal request – Live Oak tree – Property located at 901 Marjorie Street, Tax parcel 0512A-01-016.000 – Submitted by Steven Chatelain.

**VII. DEVELOPMENT & RESEARCH**

1. Discussion – Available and/or vacant commercial property and buildings.

**VIII. 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 March 6, 2018.

\*\*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 FEBRUARY 22, 2018**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that a regular meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 8<sup>th</sup> of February 2018, 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 the following named persons: Commission Chairman Frank Olaivar, Commissioners Shawn Barlow, Jeff Hansen, Judy Wood, Chris Carrubba, Eddie Seal, Randy Fischer, and minutes Clerk Veronica Howard.

Absent the meeting was Commissioners Mark McMillan and Mike Gundlach.

Noted for the record, in attendance at the meeting was City of Long Beach Tree Board member, Mr. Alex Harvey.

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

Commissioner Fischer made motion, seconded by Commissioner Hansen and unanimously carried to approve the regular meeting minutes of February 8, 2018, as submitted.

\*\*\*\*\*

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

Planning Commission Advisor/Consultant Bill Hessell submitted for consideration the following amendments to the Subdivision Ordinance, Article IV.  
STREETS AND SIDEWALKS, Section 11. PUBLIC STREETS AND PRIVATE ROADS IN SUBDIVISIONS:

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  - 1. Discussion – Available and/or vacant commercial property and buildings.
- VIII. ADJOURN**

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\*\*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 March 6, 2018.

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**MINUTES OF FEBRUARY 22, 2018  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**CHANGES TO SUBDIVISION ORDINANCE**

ARTICLE IV. STREETS AND SIDEWALKS

Delete: SECTION 11. PUBLIC STREETS AND PRIVATE ROADS IN SUBDIVISIONS

Add: SECTION 11. GENERAL PRIVATE STREET REGULATIONS

(a) Definitions

The following words, terms and phrases, when used in this Ordinance, shall have the meanings ascribed to them below, except where the context clearly indicates a different meaning:

1. Private street means a privately owned (or controlled) and maintained drive, street, road, lane, or any improved or unimproved surface, not dedicated to the city as a public road, which provides the primary means of vehicular ingress and egress from a public road to two or more dwelling units, lots, parcels or principal buildings, whether created by a private right-of-way, easement, or other device. A private street shall also include the following:
  - a. an access other than a private driveway or public road.
  - b. Any and all extensions, additions, or branches of or to a private street shall be considered part of the private street that abuts the public road.
2. Lot means any subdivision lot, meets and bounds lot or site which has been recorded.

(b) Private Street Requirements

The standards and requirements of this Ordinance shall apply to all private streets created or constructed after the date of adoption of this Ordinance. Furthermore, the standards and requirements of this Ordinance shall also apply to existing private streets when any of the following occurs:

1. An extension or addition is added to an existing private street;
2. One or more lots are added to an existing private street or one or more lots along an existing private road are to be divided;
3. The City determines that an existing private street is unsafe or will not permit reasonable access to firefighting and emergency vehicles year around to all portions of the private street.

(c) General Standards

The following standards are required for all private streets and shall be approved by the City Engineer:

1. All private streets shall have a recorded permanent right-of-way, for all adjacent property owners, with a minimum width of thirty (30) feet, including thirty-five (35) feet of frontage on a public road. The right-of-way shall also expressly permit utilities to be installed within the right-of-way. The minimum right-of-way radius for a turn-around shall be of such size that is able to encompass the turn-around and utilities.
2. All private streets shall be at least eighteen (18) feet wide, providing two nine (9) foot travel lanes. The private street shall be constructed and maintained with a minimum sub base of twelve (12) inches of sand and six (6) inches of crushed limestone on the top thereof and compaction should comply with Article VI, Section 7 of this ordinance.
3. In the event a private street provides access to three (3) or more parcels, the private street shall be paved to at least eighteen (18) feet wide, providing two nine (9) foot travel lanes. The paved area shall have a minimum of one and three-fourths (1-3/4) inches of bituminous aggregate meeting MDOT Specifications. A six (6) inch thick gravel shoulder shall be provided on each side of the private street surface with a minimum width of two (2) feet, containing a fall of twenty-two hundredths of one foot (0.22) from the outside edge of the road surface to the toe of the slope.

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4. The area in which the private street is to be located shall have a minimum cleared width of twenty-eight (28) feet, which clearing shall always be maintained.
  5. The private street shall be constructed with such stormwater drainage easements, stormwater runoff, culverts, and drainage contours as is reasonably required by the City Engineer to ensure adequate drainage and runoff.
  6. If a private street crosses a natural drainage course, stream or other natural body of water, the method of crossing (bridge, culvert or other structure) must meet the standards set forth by the City and such specifications as may be reasonably required by the City Engineer.
  7. Each private street shall be given a street name that is not the same as any other street name in the County, as determined by the Planning and Development Commission. A visible street sign, which can be seen easily in an emergency at all times, and a stop sign shall be erected and maintained at all times at the intersection of the private street with the public road. The signs shall be paid for, posted and thereafter maintained by the property owner's association, property owners or developer and shall conform to the applicable requirements of the latest version of the MUTCD (Manual on Uniform Traffic Control Devices).
  8. The street address for all lots accessed from a private street shall conform to City requirements.
- (d) Turnarounds
- Any single means of access serving more than two (2) lots or dwelling units shall include one of the following at the end of a private street:
1. A turn-around with a thirty (30) foot turning radius
  2. A hammerhead "T" turn
- (e) Private Street Grade
- Private streets shall not exceed a maximum grade of six (6) percent. In no case shall a six (6) percent grade extend more than 1,000 feet in length. Notwithstanding the preceding, the Planning and Development Commission, upon recommendation of the City Engineer, may allow a maximum grade of up to eight (8) percent for a private street if it is reasonably determined that such increased grade meets all of the following standards:
1. The private street will be safe;
  2. The increased grade will not hinder the ability of firefighting equipment, ambulances and other emergency vehicles and personnel to reach all portions of the development; and
  3. The developer demonstrates that automobile traffic will be able to easily and safely go up and down the grade at all times of the year, including when ice is present.
- (f) Second Access/Emergency Access
- Any private street which will serve or permit access to twenty (20) or more lots or dwelling units shall have two (2) means of direct access to public roads. The second means of access may be used for emergency access purposes only with approval from the Planning and Development Commission and such access shall be maintained at the developer/property owner's expense. Each access shall be built and maintained to the standards required for private streets.
- (g) Existing Nonconforming Private Streets
- The City recognizes that there exist private streets which were lawful prior to the adoption of this Ordinance which do not fully conform to the standards herein. Such streets are declared by this Ordinance to be legal nonconforming streets. The City also recognizes the importance of having these streets upgraded if and when one or more of the following occur:
- Any developer or property owner, who desires to engage in one or more of the situations listed below, shall be required to upgrade the entire private street to conform to the standards for new private streets.
1. One or more lots are added to an existing nonconforming private street.
  2. The division or splitting of a lot occurs on an existing nonconforming private street.

**MINUTES OF FEBRUARY 22, 2018  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

3. The addition of an extension, addition or branch to or from an existing nonconforming private street.
- (h) Disclosure Statement; Maintenance Agreement
1. The applicant and/or owners of the proposed private street and lots thereon shall provide the City with a recordable private road maintenance or restrictive covenant agreement between the owners of the private street and any other parties having any interest therein or lots thereon or other documentation satisfactory to the City which shall provide for and assure that the private street shall be regularly maintained, and repaired so as to comply with this Ordinance and to assure that the private street is safe for travel at all times and that the costs thereof will be paid for by the owners of the lots benefited by the private street. The applicant/owners agree that, by filing an application for and receiving a permit for a private street and by utilizing the private street, they will assure that any buildings or lots thereafter created or constructed on the private street shall also be subject to the road maintenance or restrictive covenant agreement and that said agreement shall be recorded, shall run with the land, and shall bind all lots and properties benefited by the private street. The agreement shall also indicate that the owners of all lots and properties benefited by the private street can improve any portion of the private street and shall be jointly and severally liable and responsible for maintaining the entire length of the private street so that it is, at all times, in compliance with this Ordinance and all applicable City standards and requirements. The agreement shall provide that it is enforceable by the City at its option. Additionally, the agreement shall provide that, if the private street is not maintained to the requirements of this Ordinance, all of the owners of lots or properties utilizing or benefiting by the private street shall be deemed to have consented to a special assessment district being created by the City to maintain or upgrade the private street. The agreement shall also provide that, alternately, the City Board, at its option, can improve and maintain the private street so that it meets the requirements of this Ordinance and the City can charge the owners of all lots that utilize and or will be benefited by the private street for the reasonable costs thereof, and such costs shall be secured by either placing a lien on the benefited lots and properties or by placing the costs thereof on the tax roll.
  2. The applicant for a private street approval, all owners of the private street and lots thereon, all those who utilize the private street, and all persons securing a building permit to construct a building served by the private street all agree that, by applying for and securing a permit for a building that utilizes the private street and by utilizing the private street, they shall indemnify and will save and hold the City (as well as its officers, agents, and employees) harmless for, from, and against any and all claims, causes of action, costs, and damages for personal injury and/or property damage arising out of the use of the private street or the failure to properly construct, maintain, repair, and/or install the private street or any appurtenances thereto. The owner/applicant shall inset the above language into the maintenance agreement (or other approved document) and it shall run with the land and shall bind all purchasers of properties benefited by the private street.
  3. All maintenance agreements for private streets shall be submitted to the City for review and approval prior to the maintenance agreement being recorded and prior to any construction on the private street. Each maintenance agreement shall also contain the following statement: **"The street is private and it is not required to be maintained by the City of Long Beach or any governmental unit."**
- (i) Land Division Approval
- No land division approval by the City shall occur for or involving a lot or lots to be accessed by a private street (or extension thereof) until the private road has been formally approved by the City hereunder, the maintenance agreement has been approved by the City, such maintenance

agreement has been fully executed by all parties having an interest in the private street, and all lots to be served by the private street and the same has been recorded with the Harrison County Chancery Clerk office with proof thereof provided to the City.

(k) Commencement of a Private Street

No construction shall be commenced on a private street (or extension or addition thereto) until and unless all approvals under this Ordinance (and any other applicable ordinance) have been obtained from the City.

(l) Certificate of Compliance

Upon completion of construction of a private street (or addition or modification thereof), the City Engineer or such other official as may be designated by the City, shall inspect the completed construction to determine whether it complies with the approved plans and other City approvals.

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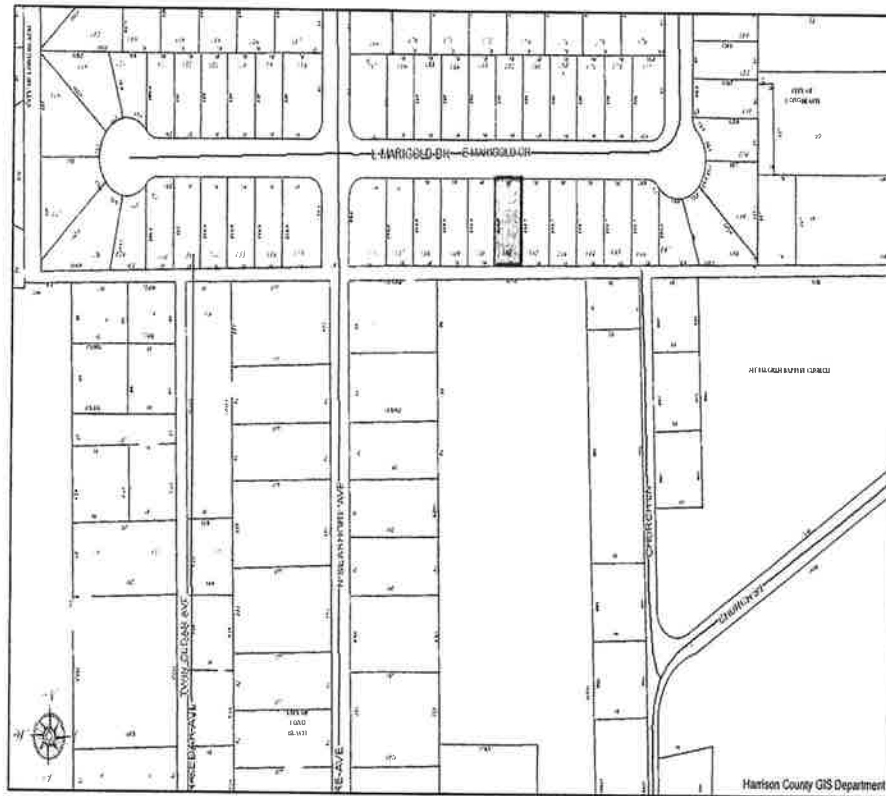
**MINUTES OF FEBRUARY 22, 2018  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After review and discussion, Commissioner Seal made motion, seconded by Commissioner Hansen and unanimously carried to schedule a public hearing, to consider the aforementioned amendments, for Thursday, March 22, 2018; 5:30 p.m.; City Hall; Meeting Room.

\*\*\*\*\*

It came for consideration under unfinished business, tabled from the February 8, 2018 meeting, a tree removal request for a Live Oak tree for property located at 511 East Marigold Drive, Tax parcel 0512A-01-052.141 submitted by Devin Dunnavent as follows:

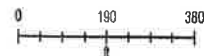
511 East Marigold Dr - Tax Parcel 0512A-01-052.141



**HARRISON COUNTY, MISSISSIPPI**

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

MAP DATE: February 7, 2018



**MINUTES OF FEBRUARY 22, 2018  
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) 863-1559 fax

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	<u>2/1/2018</u>
Zoning	<u>R-1</u>
Agenda Date	<u>2/13/2018</u>
Check Number	<u>CASH</u>

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

DD 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.

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

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

TODAY'S DATE: Jan 30, 2018

PROPERTY INFORMATION

TAX PARCEL # D512A-01-052.141

Address of Property Involved: 511 East Merigold Dr.

Property owner name: Devin Durnawent  
Are you the legal owner of the above property? Yes  No  If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 511 East Merigold Dr.

Phone No. (850) 497-2204

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Bobcat tree work

Phone No. 228-806-4405 Fax: \_\_\_\_\_

Name Jocly Wilson

Address 8468 County farm rd.

PERMIT INFORMATION

Permit for: Removal  Trimming \_\_\_\_\_ Pruning \_\_\_\_\_

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc. We just purchased  
(use separate sheet if needed)

this home and backyard is a bit small and this tree is directly in the middle. Also the stump is protruding (see attached paper)

Number of Trees:

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

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

[Signature] \_\_\_\_\_ 1 Feb 2018  
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

DD FREE 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.

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

DD OWNERSHIP: Please provide a recorded warranty deed.

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

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

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



TREE REMOVAL

511 E. MARIGOLD DR - 0512A-01-052.141

Devlin Dunnavent

We just purchased this house and trying to get this tree removed mainly because of the stump that really messes up the yard. We are also trying to get a fence put up but have to get the tree done first. We have got two estimates and Taylor Tree Co. informed me that its a double trunked live oak and is a hazard due to one growing over my house already. Then Bobcat tree work said the stump shows the way it is due to the builders grading the lot lower than the stump. We really want this thing gone.

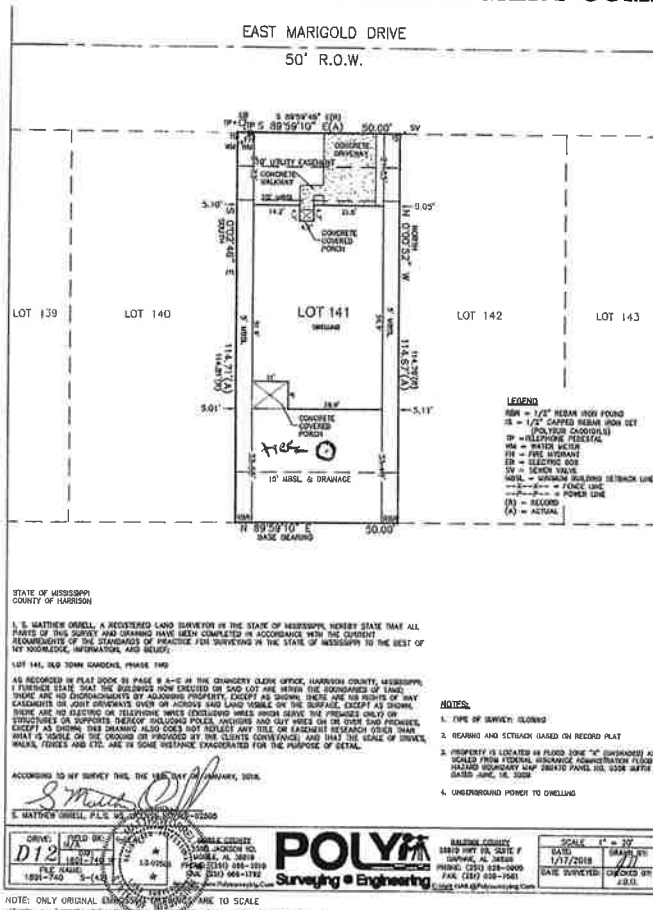


MINUTES OF FEBRUARY 22, 2018  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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**MINUTES OF FEBRUARY 22, 2018  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**THIS INSTRUMENT WAS PREPARED BY:** GRANTOR'S ADDRESS AND TELEPHONE NUMBER:  
 Matthew E. Perkins, MSB 102353  
 P.O. Box 1529  
 Pascagoula, MS 39568-1529  
 Phone: (228) 762-6631  
 D.R. Horton, Inc. - Birmingham  
 25366 Profit Drive  
 Daphne, AL 36526  
 Phone: (228) 207-1940

**WHEN RECORDED RETURN TO:** GRANTEE'S ADDRESS AND TELEPHONE NUMBER:  
 DHI Title of Alabama, d/b/a DHI Title of Mississippi  
 Attention: Rowena D'Angelo  
 953 Tommy Munro Drive  
 Biloxi, MS 39532  
 Phone: (228) 207-1940  
 File No.: 440-172900386  
 Devin Lee Dunnivant  
 Katrina Nicole Dunnivant  
 511 E. Marigold Drive  
 Long Beach, MS  
 Phone: (850) 497-2204

Indexing Instructions: Lot 141, Old Town Gardens S/D, Phase 2, Harrison County, MS

STATE OF MISSISSIPPI  
 COUNTY OF HARRISON  
 FIRST JUDICIAL DISTRICT

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS (\$10.00) cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, D.R. HORTON, INC. - Birmingham, an Alabama corporation ("Grantor") hereby GRANTS, BARGAINS, SELLS, CONVEYS AND WARRANTS SPECIALLY TO DEVIN LEE DUNNAVANT AND KATRINA NICOLE DUNNAVANT, as joint tenants with full rights of survivorship and not as tenants in common, ("Grantee") subject to all matters, exceptions and reservations described below and on Exhibit A attached hereto, that certain real property situated in County of Harrison, State of Mississippi, more particularly described as follows (the "Property"):

Lot 141, Old Town Gardens Subdivision, Phase 2, 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 51 at Page 8, thereof, reference to which is hereby made in aid of and as a part of this description.

MINUTES OF FEBRUARY 22, 2018  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

MEMORANDUM

Date: February 20, 2018  
To: City of Long Beach Planning Commission  
From: Long Beach Tree Board  
Re: Tree Removal - 511 E. Marigold

The Tree Board has no objection to the removal of the tree.

s/ Kimberly Lentz

After considerable discussion, and upon a City of Long Beach Tree board member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Wood made motion recommending removal of the Live Oak Tree.

Commissioner Hansen made substitute motion, recommending the applicant plant a tree to replace the tree being removed. The substitute motion died for lack of a second.

The original motion recommending removal of the Live Oak Tree was seconded by Commissioner Seal and unanimously carried.

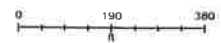
\*\*\*\*\*

It came for consideration under New Business a tree removal request for a Live Oak tree for property located at 6016 Harvest Lane, Tax parcel 0611F-01-015.000 submitted by Carolyn Anderson as follows:

6016 HARVEST LN - TAX PARCEL 0611F-01-015.000



HARRISON COUNTY, MISSISSIPPI  
NOTICE: THIS MAP IS FOR INFORMATION PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.  
MAP DATE: February 28, 2018



**MINUTES OF FEBRUARY 22, 2018  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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CITY OF LONG BEACH, MISSISSIPPI  
201 Jeff Davis Avenue  
P.O. Box 929  
Long Beach, MS 39560  
(228) 863-1554  
(228) 863-1550 fax

**APPLICATION FOR TREE PERMIT**

OFFICE USE ONLY  
Date Received 2/16/2018  
Zoning \_\_\_\_\_  
Assess Date 2/28/2018  
Check Number 0515

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

\_\_\_\_ 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.

TODAY'S DATE: 2-6-18

**PROPERTY INFORMATION**

TAX PARCEL # 011F-01-015.000  
Address of Property Involved: 6016 Harvest Ln  
Property owner name: Carolyn Anderson  
Are you the legal owner of the above property? Yes  No  If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 6016 Harvest Ln  
Phone No. 228 669 5015

**CONTRACTOR OR APPLICANT INFORMATION**

Company Name: Bobcat Tree Work LLC  
Phone No. 228 806 8463 Fax: \_\_\_\_\_  
Name: Soxy Willson  
Address: 8468 County Farm Rd

**PERMIT INFORMATION**

Permit for: Removal  Trimming  Pruning

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

Tree is not in good location  
sewage line easement  
Driveway Buckled to repair  
City Drainage

Number of Trees:  
1 Live Oak \_\_\_\_\_ Southern Magnolia

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

[Signature] 2-6-18  
Signature Date

**ADDITIONAL INFORMATION REQUIRED FROM APPLICANT**

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

\_\_\_\_ 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 diseased 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.

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

\_\_\_\_ OWNERSHIP: Please provide a recorded warranty deed.

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

\_\_\_\_ REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.  
\_\_\_\_ MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

**MINUTES OF FEBRUARY 22, 2018  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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- [Values and Taxes](#)

**OPER • CLACKER • CHAMBERLAIN • LANDROLL • EMERALD**  
**Property Information Search Results**

Use the print link below this record to print a condensed copy of this record.  
2017 Official Landroll Information

**ANDBRSON CAROLYN J JOHNSON**  
6016 HARVEST LN LONG BEACH, MS 39080

Physical Street Address:  
6016 HARVEST LN

Parcel#	PPIN	Tax District	Homesite Exp. Special	Judicial Dist.
0611F-01-015-000	36958	3L		1
Supervisor District: 3		Subdivision:		
Exemption Code	Section	Township	Range	
Non-Exempt	02	06	12	

Instrument Number(s)  
112/0194

Search

County Address and Phone Directory

Acres	Land Value	Improvements	Total Value	Assessed Value
0	37375	152387	189762	18976

**Legal Description**  
1.3 AC(C) BEG 378.0 FT N & 18 FT E OF SW COR OF LOT 11 SEALS SUBD ON E MAR OF HARVEST LN E 163.2 FT N S3 D5 W 237.5 FT W 370.7 FT TO RD S ALONG RD 150.3 FT TO POB BEING PART OF LOT 11 SEALS SUBD PART OF SW 1/4 OF SE 1/4 SEC 2-6-12

There are 7 building description records attached to this parcel.

Follow us on

Improvement	Year Built	Base Square Feet	Second Floor Area
Improvement 1 (Primary)	1989	1227	0
Improvement 2	0	148	0
Improvement 3	0	860	0
Improvement 4	0	512	0
Improvement 5	0	112	0
Improvement 6	0	100	0
Improvement 7	0	900	0

Please be advised that map data and imagery provided is data from 2014 and NOT year specific.  
This data is being used for informational purposes only.  
Click here to view the 2014 Property Map

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**MINUTES OF FEBRUARY 22, 2018  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**MEMORANDUM**

Date: February 20, 2018  
To: City of Long Beach Planning Commission  
From: Long Beach Tree Board  
Re: Tree Removal - 6016 Harvest Lane

The Tree Board has no objection to the removal of the tree.

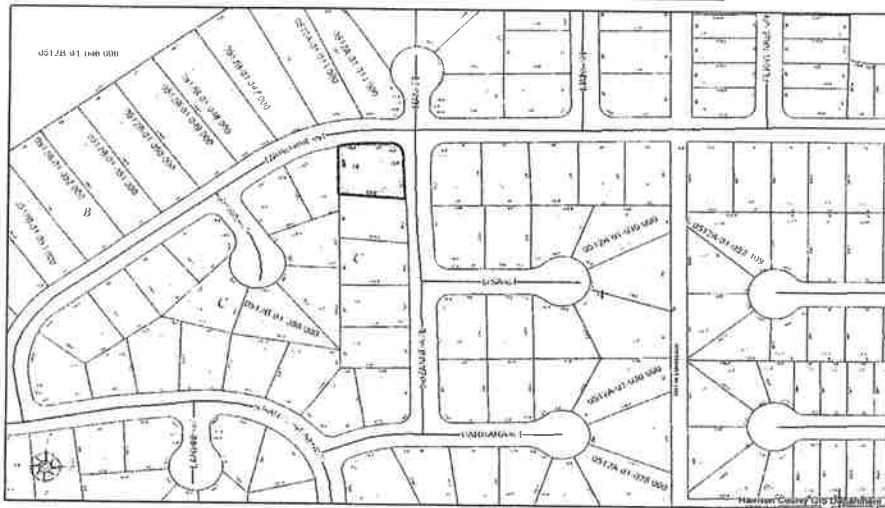
*s/ Kimberly Lentz*

After considerable discussion, and upon a City of Long Beach Tree board member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Seal made motion, seconded by Commissioner Fischer and unanimously carried recommending removal of the Live Oak Tree.

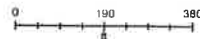
\*\*\*\*\*

It came for consideration under New Business a tree removal request for a Live Oak tree for property located at 901 Marjorie Street, Tax parcel 0512A-01-016.000 submitted by Steven Chatelain:

901 MARJORIE ST - TAX PARCEL 0512A-01-016.000



**HARRISON COUNTY, MISSISSIPPI**  
DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED BY THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONSIDERED AS TO LOCATION OF PROPERTY OR LEGAL INTERESTS BY THE HARRISON COUNTY TAX ASSESSOR.  
RMP/DAK February 22, 2018



MINUTES OF FEBRUARY 22, 2018  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH, MISSISSIPPI  
201 Jeff Davis Avenue  
P.O. Box 929  
Long Beach, MS 39660  
(228) 863-1554  
(228) 863-1558 fax

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY  
Date Received 2/17/2018  
Zoning P-1  
Agenda Date 2/22/2018  
Circuit Number 5108

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

       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.

TODAY'S DATE: 2-1-18

PROPERTY INFORMATION

TAX PARCEL # 0512A-01-016.000

Address of Property Involved: 901 Marjorie St.

Property owner name: Steven Chatelein

Are you the legal owner of the above property? Yes  No  If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 901 Marjorie St. Long Beach

Phone No. 228-731-330-337-257-5861

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Lotco Inc.

Phone No. 228-363-2583 Fax:

Name: Joe Loftus

Address:

PERMIT INFORMATION

Permit for: Removal  Trimming  Pruning

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

(use separate sheet if needed)  
Cluster of 7 small Live Oaks in a very small area starting to put stress on slab, fence & roadway. I want to keep the largest Live Oak & cut down the small ones. I have pictures attached.

Number of Trees: 6 Live Oak \_\_\_\_\_ Southern Magnolia \_\_\_\_\_

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

Signature: [Signature] Date: 2-1-18

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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.

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

OWNERSHIP: Please provide a recorded warranty deed.

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

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



**MINUTES OF FEBRUARY 22, 2018  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

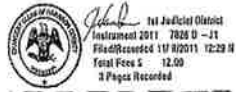


MINUTES OF FEBRUARY 22, 2018  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF FEBRUARY 22, 2018  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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PREPARED BY:

Law Offices of  
LAURA F. PAULK, PLLC  
16127 Orange Grove Road  
Gulfport, MS 39503  
228-831-1818  
LFP File No.: 1104485  
MS Bar No.: 10733

Return To:

Law Offices of  
LAURA F. PAULK, PLLC  
16127 Orange Grove Road  
Gulfport, MS 39503  
228-831-1818  
LFP File No.: 1104485

STATE OF MISSISSIPPI

COUNTY OF HARRISON

**WARRANTY DEED**

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid this date, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

MARK S. YOUNG, III and ELIZABETH D. YOUNG  
901 Marjorie Street  
Long Beach, MS 39560  
(228) 864-3605

do hereby sell, convey and warrant unto

STEVEN E. CHATELAIN and AMY L. CHATELAIN  
901 Marjorie Street  
Long Beach, MS 39560  
(337) 280-4018,

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

(See Exhibit A attached)

INDEXING INSTRUCTIONS: Lot 88, Block C, Green Acres S/D, Part III,  
Harrison County, MS

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis and are assumed by the Grantees. When said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of an actual proration.

This conveyance is made expressly subject to any and all restrictive covenants, rights-of-way, easements, and mineral reservations and any other rights now of

**MEMORANDUM**

Date: February 20, 2018

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal - 901 Marjorie St.

The Tree Board has no objection to the removal of the smaller trees in the cluster.

s/ Kimberly Lentz

**MINUTES OF FEBRUARY 22, 2018  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, and upon a City of Long Beach Tree board member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Seal made motion, seconded by Commissioner Hansen and unanimously carried recommending removal of the Live Oak Tree.

\*\*\*\*\*

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 Seal made motion, seconded by Commissioner Hansen and unanimously carried to adjourn the meeting until the regular scheduled meeting in due course.

APPROVED:

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

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

ATTEST:

\_\_\_\_\_  
Veronica Howard, Minutes Clerk