

MINUTES OF OCTOBER 12, 2017
PLANNING COMMISSION

Be it remembered that a regular meeting of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 12th of October 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, Judy Wood, Mark McMillan, Mike Gundlach, Randy Fischer, Planning Commission Consultant/Advisor Bill Hessell, and minutes Clerk Veronica Howard. There being a quorum present and sufficient to transact the business of this meeting, the following proceedings were had and done.

Commissioners Chris Carrubba and Eddie Seal were absent the meeting.

Commissioner Fischer made motion seconded by Commissioner Wood and unanimously carried to approve the regular meeting minutes of September 28, 2017, as submitted.

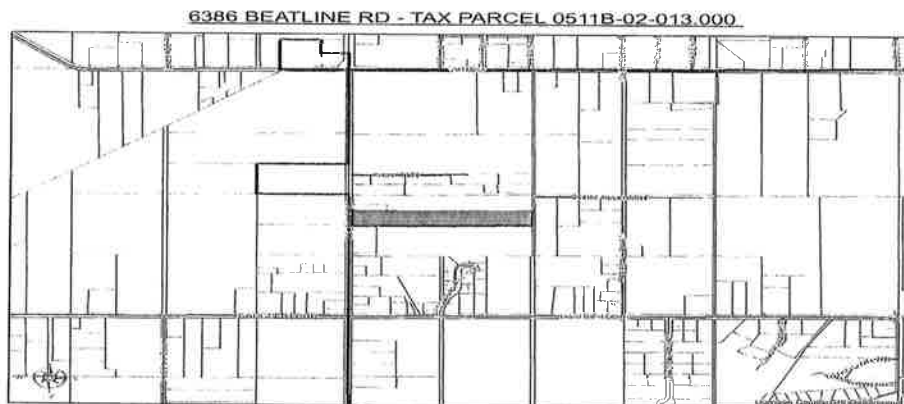
It came for discussion under unfinished business public and/or private ingress/egress, perpetual easements and rights-of-way.

No action was taken.

It came for consideration under unfinished business to scheduling a public hearing for a text amendment to Section 18: Appointment and Terms of Planning Commission Member.

No action was taken.

It came for consideration under new business Certificate of Resubdivision for property located at 6386 Beatline Road, Tax parcel 0511B-02-013.00 submitted by James Keith Owen as follows:



HARRISON COUNTY, MISSISSIPPI
REPRODUCED IN THE OFFICE OF THE COUNTY CLERK FROM THE ORIGINAL RECORDS. IT WAS KNOWN THAT THE ORIGINAL RECORDS ARE NOT PERFECTLY ACCURATE AND THE INFORMATION IS FOR INFORMATION ONLY. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE COUNTY CLERK.

0 750 1,500

MINUTES OF OCTOBER 12, 2017
PLANNING 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 10/11/17
Zoning C-2/R-4
Agenda Date 10/12/17
Check Number 7243

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0511B-02-012.000 & 0511B-02-013.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: EAST SIDE BEATLINE ROAD IN SWA-NW4 OF SECTION 3, T8S, R12W
- IV. ADDRESS OF PROPERTY INVOLVED: #6386 & #6396 BEATLINE ROAD
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of TWO PARCELS
Into TWO PARCELS: PARCEL A & PARCEL B
- 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 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>JAMES KEITH OWEN</u> Name of Rightful Owner (PRINT)	_____	Name of Agent (PRINT)
<u>6386 BEATLINE ROAD</u> Owner's Mailing Address	_____	Agent's Mailing Address
<u>LONG BEACH MS 39560</u> City State Zip	_____	City State Zip
<u>228-861-1866</u> Phone	_____	Phone
<u>James Keith Owen</u> Signature of Rightful Owner	_____	Signature of Applicant
_____	_____	Date

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) BLEFORD J. COOPER, JR.

ADDRESS (STREET, CITY, STATE, ZIP CODE) 6392 BEATLINE ROAD, LONG BEACH, MS 39560

PHONE # (H) 228-863-4995 (C) 228-234-6392

TAX PARCEL NUMBER(S) OWNED 0511B-02-012.000

SIGNATURE Bleford J. Cooper Jr.

NAME OF OWNER (PRINT) SANDRA F. ALLEN COOPER

ADDRESS (STREET, CITY, STATE, ZIP CODE) 6392 BEATLINE ROAD, LONG BEACH, MS 39560

PHONE # (H) 228-863-4995 (C) 228-234-6393

TAX PARCEL NUMBER(S) OWNED 0511B-02-012.000

SIGNATURE Sandra F. Allen Cooper

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: _____

MINUTES OF OCTOBER 12, 2017
PLANNING COMMISSION

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1st Judicial District
Instrument 2005 14527 D -J1
Filed/Recorded 4 26 2005 11 5 A
Total Fees 12.00
2 Pages Recorded

Prepared by/return to:
Henley Title Company, LLC
Thad Henley, Esq.
Post Office Box 1118
Gulfport, Mississippi 39502
Phone 228/575-9099

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

MARGARET N. OWEN and JAMES KEITH OWEN,
both single persons
(of 6386 Beatline Road, Long Beach, MS 39560 Phone 228/864-8555),
as **GRANTORS,**

hereby grant, bargain, sell, convey and warrant, subject to the reservation hereafter set out, unto

JAMES KEITH OWEN
(of 6386 Beatline Road, Long Beach, MS 39560 Phone: 228/864-8555),
as **GRANTEE,**

all that certain tract or parcel of land and real property, together with all improvements erected thereon, lying and being situated within the First Judicial District of the County of Harrison, and the State of Mississippi, more particularly described as follows, to-wit:

TOWNSHIP 8 SOUTH, RANGE 12 WEST

SECTION 3: The South Half (S 1/2) of the North Half (N 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Three (3), Township Eight (8), Range Twelve (12) West, in Harrison County, Mississippi; together with all improvements thereon or thereunto belonging or in anywise appertaining; including the pump on said premises, and water well rights running with and appertaining to said property.

Tax Parcels No. 0511B-02-013.000 and 0511B-02-013.001 (tax parcel numbers for information purposes only)

Grantor, Margaret N. Owen hereby reserves unto herself, a Life Estate in and to all of

Margaret N. Owen and James Keith Owen Warranty Deed to James Keith Owen, etc.

Page 2

This conveyance is made subject to any and all regulations, ordinances, reservations, restrictions, easements, exceptions, covenants and conditions of record, including any oil, gas or other mineral reservations affecting the above described land.

All ad valorem taxes assessed to said property for the year 2005 and thereafter are assumed and shall be paid by the Grantees herein, their successors and/or assigns.

WITNESS OUR SIGNATURES, on the date of our acknowledgment below, and effective as of the 25 day of April, 2005.

Margaret N. Owen
MARGARET N. OWEN

James Keith Owen
JAMES KEITH OWEN

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named MARGARET N. OWEN and JAMES KEITH OWEN, each of whom acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed as of the day and in the year therein mentioned.

GIVEN under my hand and official seal, this the 25th day of April, 2005.



Jared Lankford
Notary Public
My Commission Expires:

MISSISSIPPI STATE NOTARY PUBLIC
BY COMMISSION EXPIRES 04/30/2009
DUNN & BURGESS, L.L.P. - CIVIL SERVICE

Index to
Township 8 South, Range 12 West
Section 3: SW 1/4 of NW 1/4 (part)

MINUTES OF OCTOBER 12, 2017
PLANNING COMMISSION

SCANNED



1st Judicial District
Instrument 2017 4801 D -J1
Filed/Recorded 7/14/2017 08:15 P
Total Fees \$ 12.00
4 Pages Recorded

Prepared by & Return to:
David W. Jones, Attorney, PLLC
1605 Twenty-third Avenue
Gulfport, MS 39501
(228) 864-8965
File #179068

INDEXING INSTRUCTIONS:
A parcel in the N 1/2 of N 1/2 of
N 1/2 of SW 1/4 of NW 1/4 of
Section 3-8-12, First JD, Harrison Co.

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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

Rodney D. Allen and Sandra A. Cooper
6396 Beatline Road
Long Beach, MS 39560
(228) 234-5272

do hereby sell, convey and quitclaim unto

Sandra A. Cooper and husband, Buford J. Cooper, Jr.
6392 Beatline Road
Long Beach, MS 39560
(228) 863-4995

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

The North Half (N 1/2) of the North Half (N 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 3, Township 8 South, Range 12 West, in

2

Harrison County, Mississippi; together with all improvements situated thereon and all rights and appurtenances thereunto belonging.

LESS AND EXCEPT: Commencing at the Southwest corner of the North Half (N 1/2) of the North Half (N 1/2) of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 3, Township 8 South, Range 12 West, First Judicial District, Harrison County, Mississippi, and run thence North a distance of 64 feet to a point; run thence East a distance of 250 feet to a point; run thence South 64 feet to a point; run thence West a distance of 250 feet to the Point of Beginning; together with all improvements situated thereon and all appurtenances in anywise appertaining thereto. Being that same parcel conveyed to Buford J. Cooper, Jr. and wife, Sandra F. Allen Cooper by Warranty Deed dated October 11, 1982, and recorded in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Deed Book 940 at Page 278 thereof.

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

WITNESS OUR SIGNATURES, this the 14th day of ^{July} ~~June~~, 2017.

TITLE NOT EXAMINED

Rodney D. Allen

Sandra A. Cooper

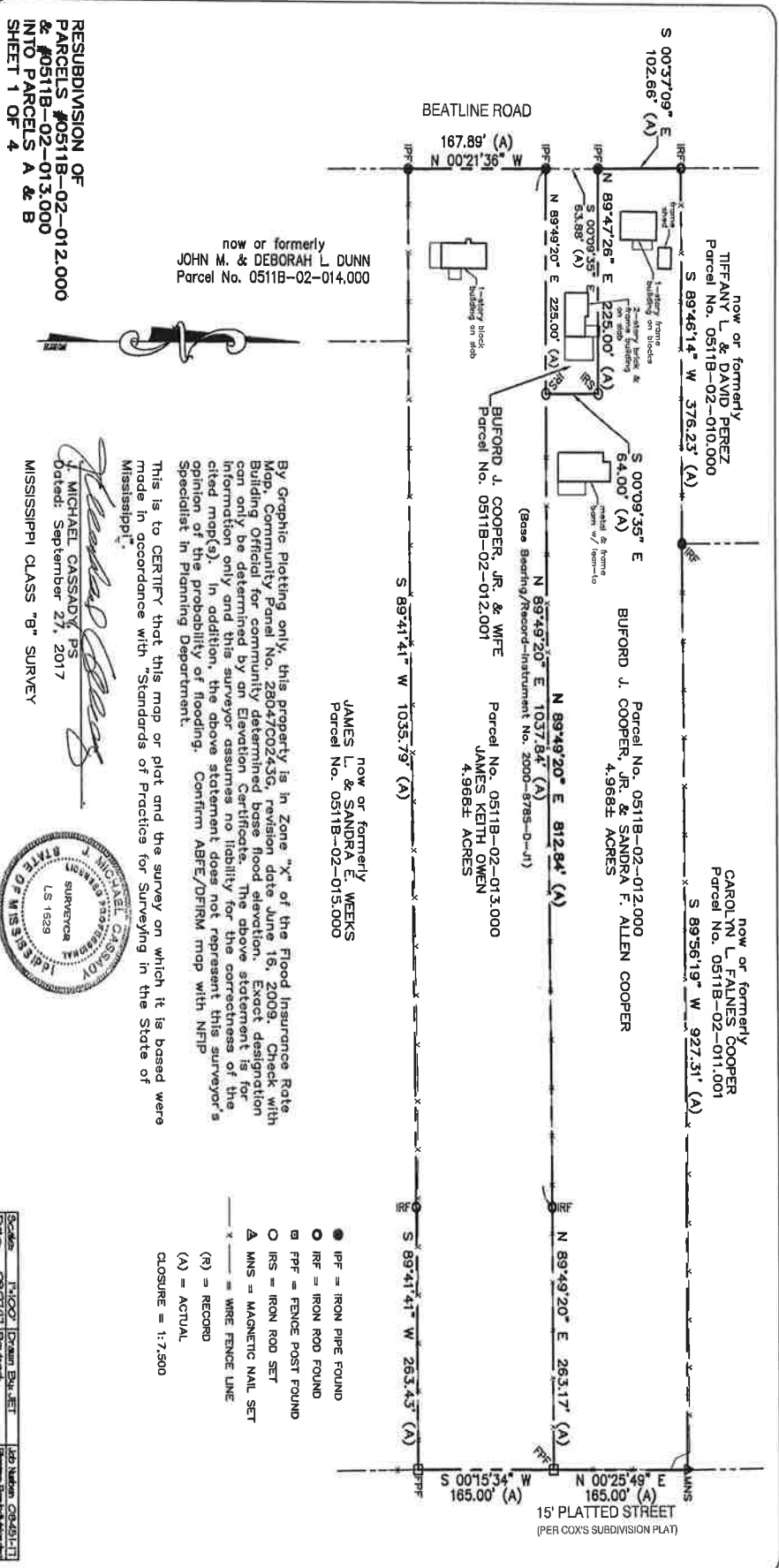
STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 14th day of ^{July} ~~June~~, 2017, within my jurisdiction, the within named, **Rodney D. Allen and Sandra A. Cooper**, who acknowledged that they executed and delivered the above and foregoing instrument.



Melissa L. Lloyd
NOTARY PUBLIC

MINUTES OF OCTOBER 12, 2017
PLANNING COMMISSION



By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 28047C02435, revision date June 16, 2009. Check with Building Official for community determined base flood elevation. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding. Confirm ABFE/DFIRM map with NFIP Specialist in Planning Department.

This is to CERTIFY that this map or plat and the survey on which it is based were made in accordance with "Standards of Practices for Surveying in the State of Mississippi".

Michael Cassady
MICHAEL CASSADY, P.S.
Dated: September 27, 2017
MISSISSIPPI CLASS "B" SURVEY



- I.P.F. = IRON PIPE FOUND
 - I.R.F. = IRON ROD FOUND
 - P.P.F. = FENCE POST FOUND
 - I.R.S. = IRON ROD SET
 - △ M.N.S. = MAGNETIC NAIL SET
 - x — = WIRE FENCE LINE
 - (R) = RECORD
 - (A) = ACTUAL
- CLOSURE = 1:7.500

MINUTES OF OCTOBER 12, 2017
PLANNING COMMISSION

RESUBDIVISION OF
PARCELS #0511B-02-012.000
& #0511B-02-013.000
INTO PARCELS A & B
SHEET 2 OF 4



now or formerly
JOHN M. & DEBORAH L. DUNN
Parcel No. 0511B-02-014.000

J. Michael Cassidy
J. MICHAEL CASSADY, P.S.
Dated: September 27, 2017
MISSISSIPPI CLASS "B" SURVEY



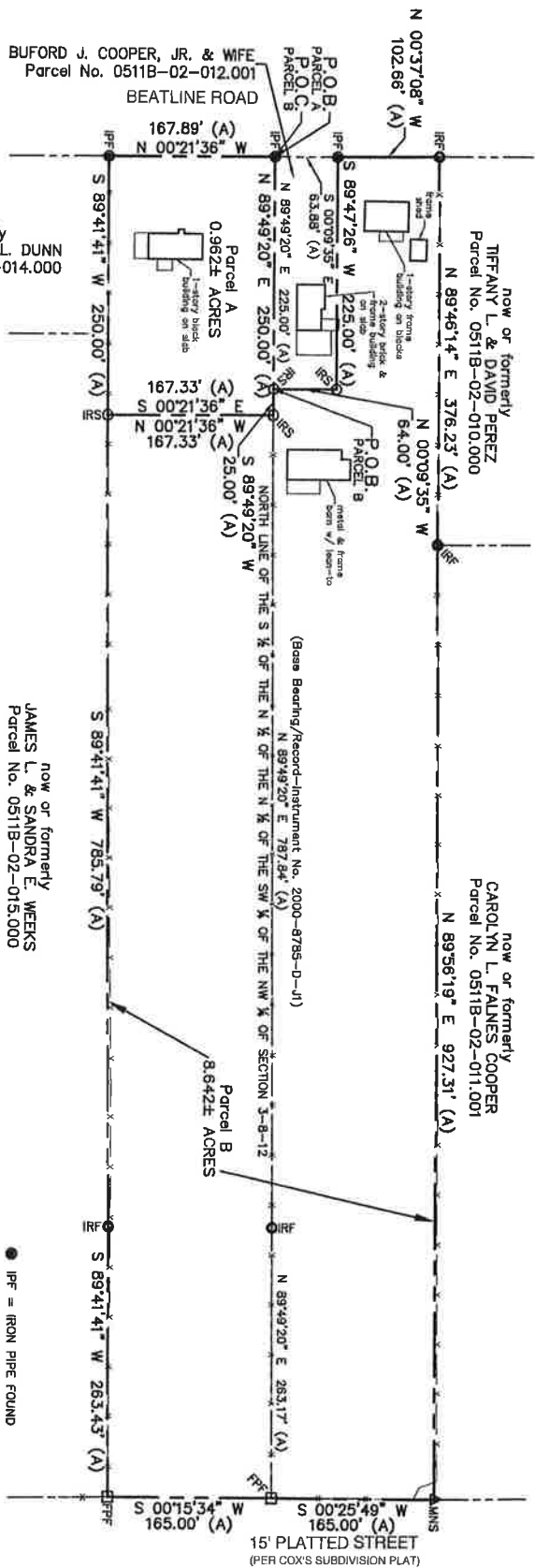
By Graphic Plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 28047C0243G, revision date June 16, 2009. Check with Building Official for community determined base flood elevation. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding. Confirm ABFE/DFIRM map with NFIP Specialist in Planning Department.

This is to CERTIFY that this map or plat and the survey on which it is based were made in accordance with Standards of Practice for Surveying in the State of Mississippi.

CLOSURE = 1:7,500

- IPF = IRON PIPE FOUND
- IPF = IRON ROD FOUND
- FPF = FENCE POST FOUND
- IRS = IRON ROD SET
- ▲ MNS = MAGNETIC NAIL SET
- x — = WIRE FENCE LINE
- (?) = RECORD
- (A) = ACTUAL

Scale: PLATTED
Date: 09/27/17
Revised:
150 Union 09-45-17
Harris Southwood



MINUTES OF OCTOBER 12, 2017
PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinances (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 the application for the proposed subdivision of Parcel No. 0511B-02-013,000 into two new parcels. The subject properties are generally described as being located adjacent to Badline Road.

LEGAL DESCRIPTION OF LANDS PRIOR TO THIS RESUBDIVISION:

PARCEL NO. 0511B-02-012,000 (Instrument No. 2017-4801 D - J1)

The North Half (N ½) of the North Half (N ½) of the North Half (N ½) of the North Half (N ½) of the Northwest Quarter (NW ¼) of Section 3, Township 8 South, Range 12 West, in Harrison County, Mississippi; together with all improvements situated thereon and all rights and appurtenances thereto belonging.

LESS AND EXCEPT: Commencing at the Southwest corner of the North Half (N ½) of the North Half (N ½) of the North Half (N ½) of the Northwest Quarter (NW ¼) of Section 3, Township 8 South, Range 12 West, First Judicial District, Harrison County, Mississippi, and run thence North a distance of 64 feet to a point; run thence East a distance of 250 feet to a point; run thence South 64 feet to a point; run thence West a distance of 250 feet to the point of Beginning; together with the improvements thereon and all rights and appurtenances thereto belonging, as shown on the plat of Section 3, Township 8 South, Range 12 West, Harrison County, Mississippi, in Deed Book 940 at Page 278 thereof.

PARCEL NO. 0511B-02-013,000 (Instrument No. 2005-14557-D-11)

Township 8 South, Range 12 West. Section 3: The South Half (S ½) of the North Half (N ½) of the North Half (N ½) of the Northwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 3, Township 8 South, Range 12 West, in Harrison County, Mississippi; together with all improvements thereon or thereto belonging or in anywise appertaining; including the pump on said premises, and water well rights running with and appertaining to said property.

LEGAL DESCRIPTIONS OF THE (2) NEW PARCELS READ AS FOLLOWS:

LEGAL DESCRIPTION OF PARCEL A:

A parcel of land situated and being located in the Southwest ¼ of the Northwest ¼ of Section 3, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows:

Beginning on iron pipe found at the intersection of the east margin of Badline Road with the north line of the South ½ of the North ½ of Section 3, Township 8 South, Range 12 West, in Harrison County, Mississippi; thence run North 89 degrees 49 minutes 20 seconds East 250.00 feet along the north line of the South ½ of the North ½ of the Northwest ¼ of Section 3 to an iron rod set; thence run South 00 degrees 21 minutes 36 seconds East 167.33 feet to an iron rod set; thence run South 89 degrees 41 minutes 41 seconds West 250.00 feet to an iron pipe found on the east margin of Badline Road; thence run North 89 degrees 41 minutes 41 seconds West 197.98 feet along the east margin of Badline Road to the Point of Beginning. Said parcel contains 0.967 acres, more or less.

LEGAL DESCRIPTION OF PARCEL B:

A parcel of land situated and being located in the Southwest ¼ of the Northwest ¼ of Section 3, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows:

Commencing at an iron pipe found at the intersection of the east margin of Badline Road with the north line of the South ½ of the North ½ of Section 3, Township 8 South, Range 12 West, in Harrison County, Mississippi; thence run North 89 degrees 49 minutes 20 seconds East 225.00 feet to an iron rod set at the POINT OF BEGINNING; thence run North 00 degrees 09 minutes 35 seconds West 84.00 feet to an iron rod set; thence run South 89 degrees 47 minutes 25 seconds West 225.00 feet to an iron pipe found on the east margin of Badline Road; thence run North 00 degrees 37 minutes 08 seconds West 102.83 feet along the east margin of Badline Road; thence run North 89 degrees 49 minutes 20 seconds West 165.00 feet to an iron rod set on the east margin of a 15-foot-paved street; thence run South 00 degrees 25 minutes 49 seconds West 165.00 feet along the west margin of a 15-foot-paved street; thence run South 00 degrees 25 minutes 49 seconds West 165.00 feet along the west margin of a 15-foot-paved street; thence run South 89 degrees 41 minutes 41 seconds West 165.00 feet to an iron rod set; thence run North 00 degrees 21 minutes 36 seconds West 197.33 feet to an iron rod set; thence run South 89 degrees 49 minutes 20 seconds West 25.00 feet to the POINT OF BEGINNING. Said parcel contains 0.642 acres, more or less.

RESUBDIVISION OF
PARCELS #0511B-02-012,000
& #0511B-02-013,000
INTO PARCELS A & B
SHEET 3 OF 4

Scales: N.T.S. DRAWN BY: JET JOB NO.: 08491-11
Date: 09/27/17 Rev: none Thomas Brinkley, Director

MINUTES OF OCTOBER 12, 2017
PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP:

I hereby certify that James Keith Owen is the owner of the property described hereon, which property is within the subdivision jurisdiction of Harrison County, State of Mississippi, and that I freely adopt this plan of subdivision.

James Keith Owen, Owner

Date: 10/12/2017

Subscribed and sworn to before me, in my presence this 2nd day of Oct. 2017, at the City of Long Beach, Mississippi, and for the County of Harrison, State of Mississippi.

Notary Public: Tereasa L. Wemple

My Commission Expires: 4/20/20

CERTIFICATE OF OWNERSHIP:

I hereby certify that Buford J. Cooper, Jr. is the owner of the property described hereon, which property is within the subdivision jurisdiction of Harrison County, State of Mississippi, and that I freely adopt this plan of subdivision.

Buford J. Cooper, Jr., Owner

Date: 10/5/2017

Subscribed and sworn to before me, in my presence this 5th day of October, 2017, at the City of Long Beach, Mississippi, and for the County of Harrison, State of Mississippi.

Notary Public: Amy N. Brady

My Commission Expires: 11/1/20

CERTIFICATE OF OWNERSHIP:

I hereby certify that Sandra F. Allen Cooper is the owner of the property described hereon, which property is within the subdivision jurisdiction of Harrison County, State of Mississippi, and that I freely adopt this plan of subdivision.

Sandra F. Allen Cooper, Owner

Date: 10/5/2017

Subscribed and sworn to before me, in my presence this 5th day of October, 2017, at the City of Long Beach, Mississippi, and for the County of Harrison, State of Mississippi.

Notary Public: Amy N. Brady

My Commission Expires: 11/1/20

RESUBDIVISION OF
PARCELS #0511B-02-012.000
& #0511B-02-013.000
INTO PARCELS A & B
SHEET 4 OF 4



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 was prepared in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this 21st day of Sept. 2017.

Richard C. [Signature]

Date: 9/21/2017

I signed Cassidy, p. 274 of the plat of subdivision shown on this map, which is a part of the subdivision shown on this map, and for the County of Harrison, State of Mississippi.

Notary Public: Brenda S. Chapman

My Commission Expires: 3-21-2021

CERTIFICATE OF APPROVAL:

I hereby certify that the minor subdivision shown on this map, which is a part of the subdivision shown on this map, involving the extension of public streets, the extension of public water or sewer systems or the installation of drainage in 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 Ordinance within sixty (60) days of the date above.

Wanda [Signature] Administrator

Date: 10/19/2017

Submitted to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the 12th day of October, 2017.

[Signature] Planning Commission Chairman

APPROVAL:

Submitted to and accepted by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the 12th day of October, 2017.

ATTEST:

City Clerk _____ Mayor _____

Prepared by:
City of Long Beach
Planning Commission
201 Jeff Davis Avenue
Long Beach, MS 39560
228-683-1334

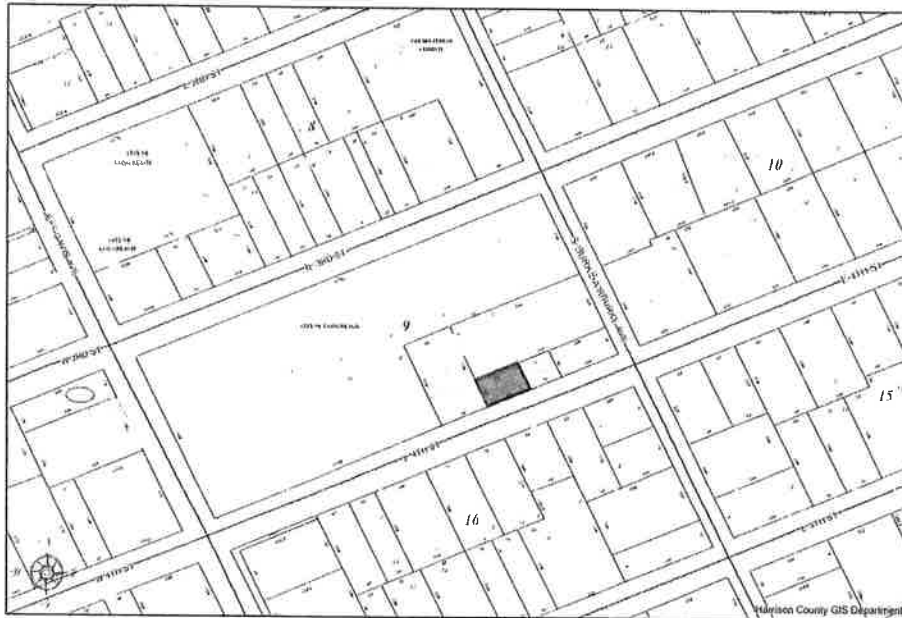
Codes	N.T.S.	Drawing	EX-121	100 Union	08-59-11
Dates	09/27/17	Revised	None	Permanently	None

MINUTES OF OCTOBER 12, 2017
PLANNING COMMISSION

After discussion Commissioner Hansen made motion, seconded by Commissioner McMillan, and unanimously carried recommending approval of the resubdivision, in accordance with the Subdivision Regulations, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS.

It came for consideration Planning Commission Approval to build a single-family residence on a commercial, C-1, Central Business District, zoned lot, for property located at 122 East 4th Street, tax parcel 0612B-01-033.001 submitted by Wanda Howard as follows:

122 East 4th Street- Tax parcel 0612B-03-033.001



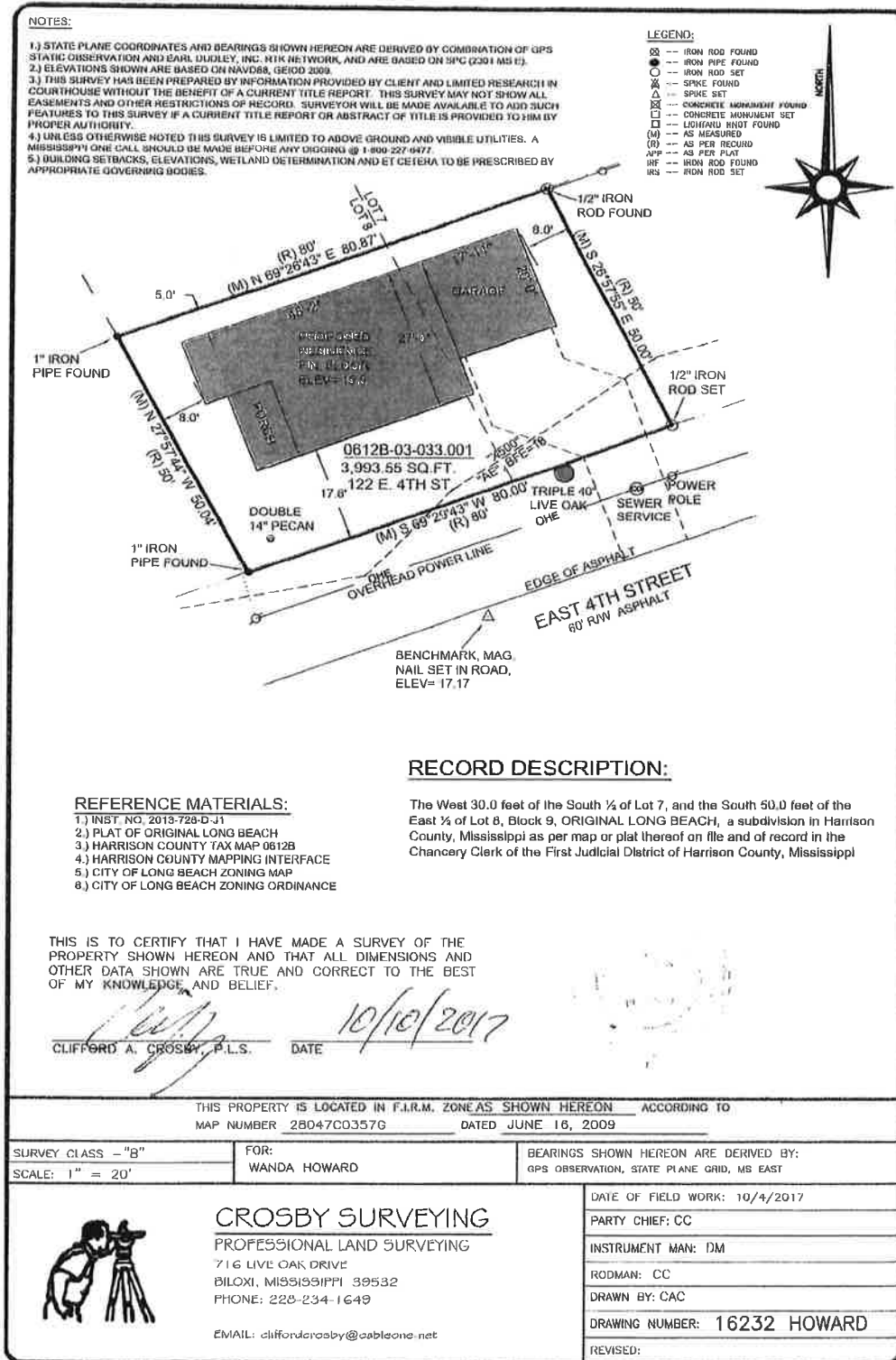
HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAXASSESSMENT 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.

MAP DATE: October 13, 2017



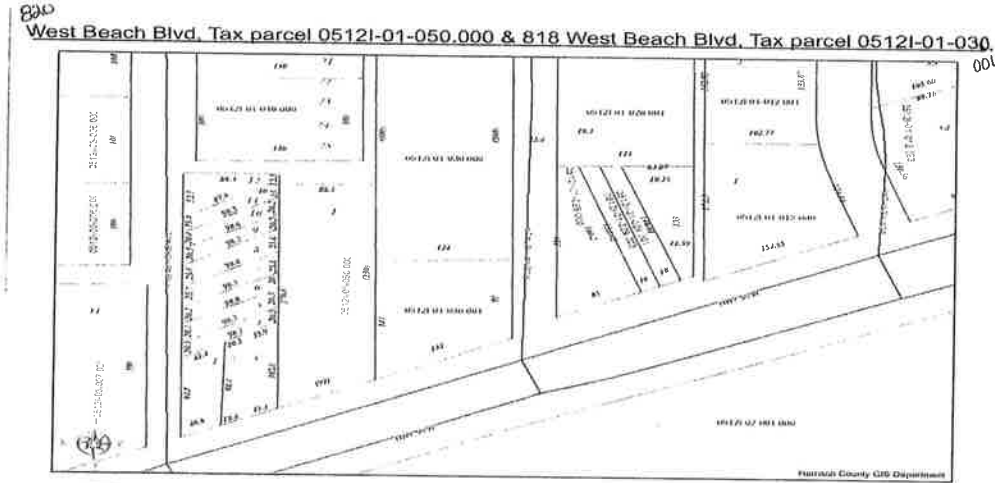
**MINUTES OF OCTOBER 12, 2017
PLANNING COMMISSION**



After considerable discussion, Commissioner Fischer made motion, seconded by Commissioner Hansen and unanimously carried recommending approval of the building of a single-family residence at the submitted location.

MINUTES OF OCTOBER 12, 2017
PLANNING COMMISSION

It came for consideration final plat approval for property located at 820 West Beach Boulevard, tax parcel 0612I-01-050.000 & 818 West Beach Boulevard, tax parcel 0512I-01-030.001 submitted by CP Homes, LLC as follows:



HARRISON COUNTY, MISSISSIPPI
RECORDED FOR THE OFFICE OF THE COUNTY ENGINEER AND TO BE CONSIDERED FROM PROPERTY INFORMATION
RECORDED IN THE OFFICE OF THE COUNTY ENGINEER AND TO BE CONSIDERED FROM PROPERTY INFORMATION
HARRISON COUNTY, MISSISSIPPI



		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 <u>10/3/17</u> Zoning Agenda Date <u>10/12/17</u> Check Number <u>1200</u>										
I. TYPE OF CASE: FINAL PLAT APPROVAL.													
II. ADVALOREM TAX PARCEL NUMBER(S): <u>0512I-01-050.000 + 0512I-01-030.001</u>													
III. GENERAL LOCATION OF PROPERTY INVOLVED: <u>Northwest corner of Hwy 90 + Beach Blvd, Long Beach</u>													
IV. ADDRESS OF PROPERTY INVOLVED:													
V. GENERAL DESCRIPTION OF REQUEST: Subdivision of <u>Seashore Cottages, 7 Lots</u> <u>into 7 Parcels as follows subdivided and replatted</u>													
VI. The developer shall have all subdivision requirements completed and schedule the final engineering inspection so that it will be accomplished at least fifteen (15) working days prior to the regular monthly meeting of the planning commission. All administrative and construction requirements identified by the final inspection will be complete and all submittals made to the city at least seven (7) working days prior to the regular monthly meeting of the planning commission.													
VII. REQUIRED ATTACHMENTS:													
A. Two (2) working days prior to the scheduled final engineering inspection, the following must be submitted to the city:													
a. One (1) blue-line copy of the construction drawing to include all items as they were constructed													
b. One (1) blue-line print of the proposed plat to be recorded													
c. Developer's performance or surety bond													
d. The final plat shall be at a scale that is legible and functional on sheets of eighteen (18) by twenty-four (24) inches in size.													
--Please refer to the City of Long Beach Subdivision Regulations for additional information to be included on the plat.													
e. After satisfactory passing the final engineering inspection, the developer shall provide the final construction contractor record as-built drawings to the city at least three (3) working days prior to the regular monthly meeting of the planning commission at which final plat will be considered. The copies of the final contractor as-built drawing shall be as follows:													
i. One (1) x-ray three film; or													
ii. One (1) computer disc which contains all of the graphical information of these drawings as well as the final plat itself in a format compatible with the city engineer's computer system.													
B. Cash or Check payable to the City of Long Beach in the amount as follows:													
<table border="0"> <tr> <td>2-3 Lots</td> <td>\$100.00</td> </tr> <tr> <td>4-10 Lots</td> <td>\$150.00</td> </tr> <tr> <td>11-50 Lots</td> <td>\$300.00</td> </tr> <tr> <td>50-100 Lots</td> <td>\$400.00</td> </tr> <tr> <td>100+ Lots</td> <td>\$500.00</td> </tr> </table>				2-3 Lots	\$100.00	4-10 Lots	\$150.00	11-50 Lots	\$300.00	50-100 Lots	\$400.00	100+ Lots	\$500.00
2-3 Lots	\$100.00												
4-10 Lots	\$150.00												
11-50 Lots	\$300.00												
50-100 Lots	\$400.00												
100+ Lots	\$500.00												
C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.													
NOTE APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.													
VIII. OWNERSHIP AND CERTIFICATION:													
READ BEFORE SIGNING: the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2 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>CP Homes, LLC</u> Name of Rightful Owner (PRINT)		Name of Agent (PRINT)											
<u>830 W. Beach Blvd</u> Owner's Mailing Address		Agent's Mailing Address											
<u>Long Beach</u> <u>MS</u> <u>39560</u> City State Zip		City State Zip											
<u>601-906-7409</u> Phone		Phone											
<u>Chris.pertovich1961@cp.homes</u> Email address		Email address											
<u>Chris Pertovich</u> <u>10-3-17</u> Signature of Rightful Owner Date		Signature of Applicant Date											

MINUTES OF OCTOBER 12, 2017
PLANNING COMMISSION

Index: Parcel 1: Pt of LBSB 29
Parcel 2: Lot 1 & E 1/2 of Lot 2, Block 4 & Lot 1 & E 1/2 of Lot 2, Block 5

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
2200 25th Avenue
Gulfport, MS 39501
(228) 896-8962

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

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

COMMUNITY BANK, COAST
P.O. Box 1227
Biloxi, MS 39533
(228)374-7755

does hereby SELL, CONVEY and WARRANT SPECIALLY unto

CP HOMES, LLC
A Mississippi Limited Liability Company
830 W Beach Blvd.
Long Beach, MS 39560
(601)906-7409

the following described land together with all improvements thereon located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

See Attached Exhibit "A"

1

THIS CONVEYANCE is subject to any and all easements, restrictive or protective covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

TAXES for 2017 have been prorated and adjusted and the same are hereby assumed by the Grantee herein.

WITNESS its signature on this the 20th day of September, 2017.

COMMUNITY BANK, COAST
BY: Michael R. Cooper

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of September, 2017, within my jurisdiction, the within named Michael R. Cooper who acknowledged that he/she is Vice President of Community Bank, Coast, a banking corporation, and that for and on behalf of the said corporation, and as its act and deed he/she executed the above foregoing instrument, after first having been duly authorized by said corporation so to do.

[Signature] NOTARY PUBLIC

(S E A L)

My commission expires:



MINUTES OF OCTOBER 12, 2017
PLANNING COMMISSION

EXHIBIT "A"

Parcel One: Beginning at a point which is the point of Intersection of the North right-of-way of U.S. Highway 90 and the West line of Lot Thirteen (13) of the White and Calvert Survey and run North along the West line of said Lot Thirteen (13), White and Calvert Survey a distance of 141.0 feet, thence run Easterly 124.0 feet to the West margin of Buena Vista Drive, thence run South along said West margin of Buena Vista Drive 95.0 feet to the North right-of-way line of U.S. Highway 90, thence run West along the North right-of-way line of U.S. Highway 90 a distance of 132.0 feet to the POINT OF BEGINNING. Said parcel is 132 feet on Highway 90 and is part of Lots Twelve (12) and Thirteen (13), White and Calvert Survey, Section 15/22, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi.

Parcel Two: Lot One (1) and the East One-half (E 1/2) of Lot Two (2), Block Four (4), and Lot One (1) and the East One-half (E 1/2) of Lot Two (2), Block Five (5), SEASHORE ADDITION, 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 5 at Page 18 thereof, reference to which is hereby made in aid of and as a part of this description, LESS AND EXCEPT that Twenty-Five (25) foot wide parcel conveyed to the State Highway Commission of Mississippi, dated October 14, 1952, of record in Deed Book 362 at Page 38 in aforesaid office.

SEASHORE COTTAGES SUBDIVISION
CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI

CITY ENGINEER'S APPROVAL:
I hereby approve the subdivision of the above described property into lots and blocks as shown on the attached plat and as described in the accompanying certificate of approval. I am satisfied that the subdivision complies with the provisions of the Subdivision Control Act, Chapter 15, Mississippi Code, and the provisions of the City of Long Beach Ordinance No. 100, relating to the subdivision of land. I am also satisfied that the subdivision complies with the provisions of the City of Long Beach Ordinance No. 100, relating to the subdivision of land.

CERTIFICATE OF ACCEPTANCE:
I hereby certify that the subdivision of the above described property into lots and blocks as shown on the attached plat and as described in the accompanying certificate of approval, complies with the provisions of the Subdivision Control Act, Chapter 15, Mississippi Code, and the provisions of the City of Long Beach Ordinance No. 100, relating to the subdivision of land.

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION:
The Planning Commission of the City of Long Beach, Mississippi, has reviewed the subdivision of the above described property into lots and blocks as shown on the attached plat and as described in the accompanying certificate of approval, and has approved the subdivision of the property into lots and blocks as shown on the attached plat and as described in the accompanying certificate of approval.

OWNER'S CERTIFICATE AND DECLARATION:
I, the undersigned, being the owner of the above described property, do hereby certify that the subdivision of the property into lots and blocks as shown on the attached plat and as described in the accompanying certificate of approval, complies with the provisions of the Subdivision Control Act, Chapter 15, Mississippi Code, and the provisions of the City of Long Beach Ordinance No. 100, relating to the subdivision of land.

CHANCERY CLERK'S CERTIFICATION:
I hereby certify that the subdivision of the above described property into lots and blocks as shown on the attached plat and as described in the accompanying certificate of approval, complies with the provisions of the Subdivision Control Act, Chapter 15, Mississippi Code, and the provisions of the City of Long Beach Ordinance No. 100, relating to the subdivision of land.

CERTIFICATE OF COMPARISON:
I hereby certify that the subdivision of the above described property into lots and blocks as shown on the attached plat and as described in the accompanying certificate of approval, complies with the provisions of the Subdivision Control Act, Chapter 15, Mississippi Code, and the provisions of the City of Long Beach Ordinance No. 100, relating to the subdivision of land.

ACKNOWLEDGEMENT:
I hereby certify that the subdivision of the above described property into lots and blocks as shown on the attached plat and as described in the accompanying certificate of approval, complies with the provisions of the Subdivision Control Act, Chapter 15, Mississippi Code, and the provisions of the City of Long Beach Ordinance No. 100, relating to the subdivision of land.

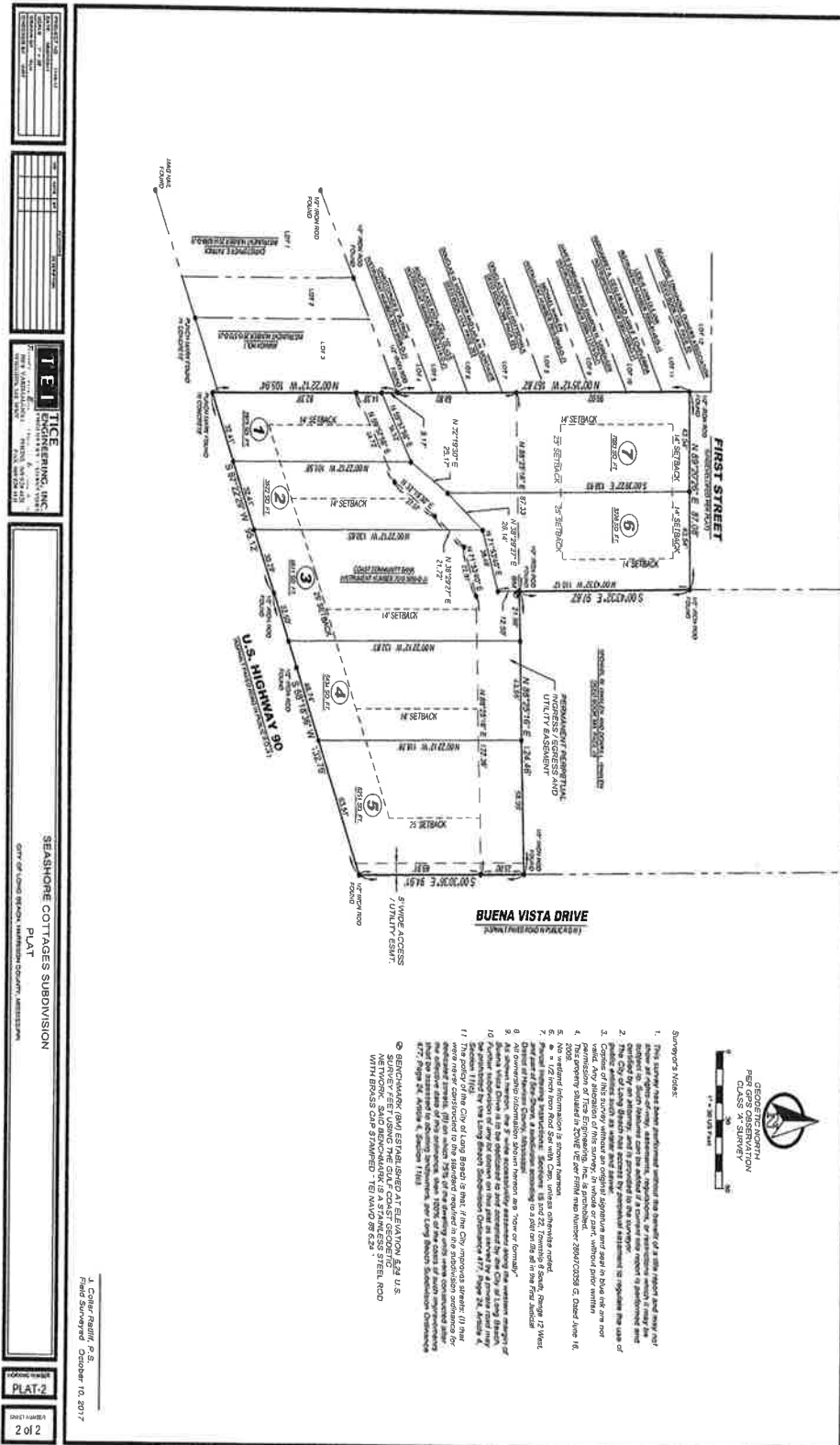
VICINITY MAP:
A vicinity map showing the location of the subdivision within the City of Long Beach, Mississippi.

TELETYPE:
DISPATCHING UNIT
CITY OF LONG BEACH, MISSISSIPPI

SEASHORE COTTAGES SUBDIVISION
CERTIFICATES
CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI

PLAT 1
1 of 2

MINUTES OF OCTOBER 12, 2017
PLANNING COMMISSION



MINUTES OF OCTOBER 12, 2017
 PLANNING COMMISSION

Seashore Cottages
 Walkthru Date: 9/29/2017

Completion (Performance) Bond Items

1. Repair water & sewer main trenches in Buena Vista Dr.
2. Complete the grading and shaping of the lots to provide positive drainage and to restrict any unapproved off-site drainage flow .
3. Complete the grading and shaping of the detention swales required per the approved plans.

General Items

1. Provide final approvals of water and sewer systems by appropriate State and regional authorities.
2. Stake/pin all lot corners, subdivision corners, and benchmarks per Article VI, Section 16 of the City's subdivision ordinance.
3. Provide as-builts of the items constructed in the public right-of-way per the subdivision ordinance (paper and digital).
4. Provide an Engineer's Certification per the subdivision ordinance, along with all test results.
5. Provide an estimate of the cost of improvements in the public right-of-way which were constructed as a part of this subdivision, broken down as follows: sewer system, water system, drainage system, roadway, underground power, future sidewalks. The value of items constructed or to be constructed in the public right-of-way will be used to determine the value of the warranty bond.

Final Plat Items

6. Insert a certification on the final plat for the Developer's Engineer, per Article III, Section 5(b).

LONG BEACH - SEASHORE COTTAGES SUBDIVISION
 COMPLETION BOND ESTIMATE - 9/29/2017

ITEM	QUANTITY	UNIT COST	EXTENSION
WATER & SEWER TRENCH REPAIR	27 SY	\$ 50.00	\$ 1,350.00
COMPLETE GRADING & SHAPING OF LOTS	1 LS	\$ 500.00	\$ 500.00
COMPLETE INDIVIDUAL LOT DETENTION BASINS	1 LS	\$ 500.00	\$ 500.00
TOTAL CONSTRUCTION COST			\$ 2,350.00
ADMINISTRATIVE COSTS (25%)			\$ 587.50
REQUIRED COMPLETION BOND VALUE			\$ 2,937.50

MINUTES OF OCTOBER 12, 2017
PLANNING COMMISSION



A. GARNER RUSSELL & ASSOCIATES, INC. / CONSULTING ENGINEERS

520 33RD STREET
GULFPORT, MS 39507

TEL (228) 863-0667
FAX (228) 863-5232

October 12, 2017

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

RE: Seashore Cottages

Ladies and Gentlemen:

We understand that the developer of the referenced subdivision is seeking final approval of the Record Plat for this subdivision. We have reviewed the form of the plat and find it acceptable, subject to final review by the City Attorney. This subdivision consists of 6 lots, all fronting on a private road connecting to Buena Vista Dr.

There are minor outstanding items remaining to be completed in the public right-of-way or which benefit the public, such as minor grading related to drainage detention and the paving repair of the water and sewer trenches on Buena Vista. We expect these will be completed soon, but in accordance with the Subdivision Ordinance and the attached worksheet, we recommend that the developer deliver a completion bond (or other acceptable surety) to the City in the amount of \$2,937.50. When the noted improvements are completed, the City can release the bond back to the developer.

We have received a statement from the developer regarding the actual cost of the public improvements constructed as part of this subdivision, which we accept. Based upon this value, the correct amount for the two-year warranty bond for this development would be 10% x ~\$13,405 = \$1,341.

In summary, we recommend acceptance of the final plat for Seashore Cottages, pending the developer's provision of an acceptable completion bond and warranty bond in the stated amounts.

Sincerely,

David Ball, P.E.

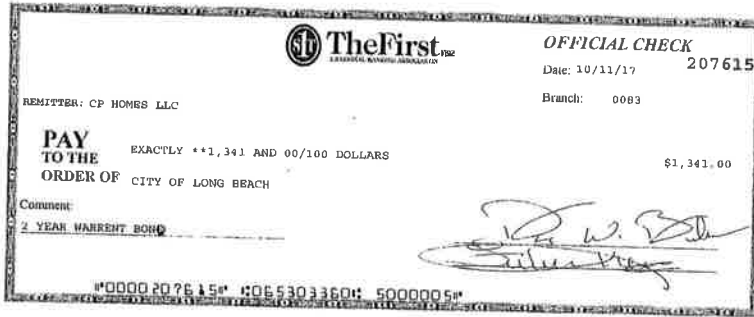
DB:539
Enclosure

O:\538\Seashore Cottages final acceptance 20171012.doc

Page 1 of 1

		OFFICIAL CHECK
		Date: 10/11/17 207616
REMITTER: CP HOMES LLC		Branch: 0083
PAY TO THE ORDER OF	EXACTLY **2,937 AND 50/100 DOLLARS	\$2,937.50
CITY OF LONG BEACH		
Comment: 2 YEAR COMPLETION BOND		
⑈0000207616⑈ ⑆065303360⑆ 5000005⑈		

MINUTES OF OCTOBER 12, 2017
PLANNING COMMISSION



After considerable discussion, Commissioner Hansen made motion, seconded by Commissioner McMillan and unanimsouly carried recommending approval of the final plat in accordance with the City Engineer's recommendation and the Subdivision Regulations, Article III, PROCEDURES, Section 5 FINAL PLAT.

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

Work Session was scheduled for Monday, October 16, 2017; 5:30 p.m.; City Hall; Meeting Room.

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 the next regular scheduled meeting in due course.

APPROVED:

Commission Chairman, Frank Olaiyar

Date: _____

ATTEST:

Veronica Howard
Veronica Howard, Minutes Clerk