

AGENDA
April 26, 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. April 12, 2018 Regular
2. April 12, 2018 Work Session

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Certificate of resubdivision – Property located at 20060 Pineville Road, Tax parcel 0511I-02-031.000 – Submitted by Georgie Irwin Revocable Trust.
2. Planning Commission approval – Build residential in C-2, General Commercial zone district – Property located at 329 East 5th Street, Tax parcel 0612A-03-054.000 Submitted by Kelly and Rhonda deBautte.
3. Planning Commission approval – Build residential in C-2, General Commercial zone district – Property located at 501 LaPlace Drive, Tax parcel 0612A-03-061.000 - Submitted by Sybil Ledet Harrison.
4. Planning Commission approval – Operate a church in a C-3, Neighborhood Commercial zone district – Property located at 20144 Pineville Road, Unit C – Tax parcel 0511J-02-065.002 – Submitted by Steven Simon on behalf of Connect Community Church.
5. Tree removal – 1 Live Oak – Property located at 912 East Railroad Street, Tax parcel 0711M-02-014.000 – Submitted by MPB Properties, LLC.
6. Tree removal - 4 Live Oak – Property located at Lot 7 Old Town Gardens, Tax parcel 0512A-01-052.007 – Submitted by D R Horton.
7. Tree removal 3 Live Oak – Property located at Lot 11 Old Town Gardens, Tax parcel 0512A-01-052.011 – Submitted by D R Horton.
8. Tree removal 1 Live Oak – Property located at Lot 23 Old Town Gardens, Tax parcel 0512A-01-052.023 – Submitted by D R Horton.
9. Tree removal 2 Live Oak – Property located at Lot 159 Old Town Gardens, Tax parcel 0512A-01-052.159 – Submitted by D R Horton.
10. Tree removal 3 Live Oak – Property located at Lot 160 Old Town Gardens, Tax parcel 0512A-01-052.160 – Submitted by D R Horton.
11. Tree removal 1 Live Oak and 1 Magnolia – Property located at 224 Boggs Circle, Tax parcel 0612E-02-140.001 – Submitted by Ronald and Debra Hodge.

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 ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on May 1, 2018.

**The agenda for the Planning Commission meeting closes at 12:00 O'Clock (noon), and/or in accordance with applicable ordinances, the Thursday prior to the meeting day.

**MINUTES OF APRIL 26, 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 26th of April 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 Jeff Hansen, Judy Wood, Chris Carrubba, Mark McMillan, Mike Gundlach, Randy Fischer, Planning and Development Advisor Bill Hessell, and minutes Clerk Veronica Howard.

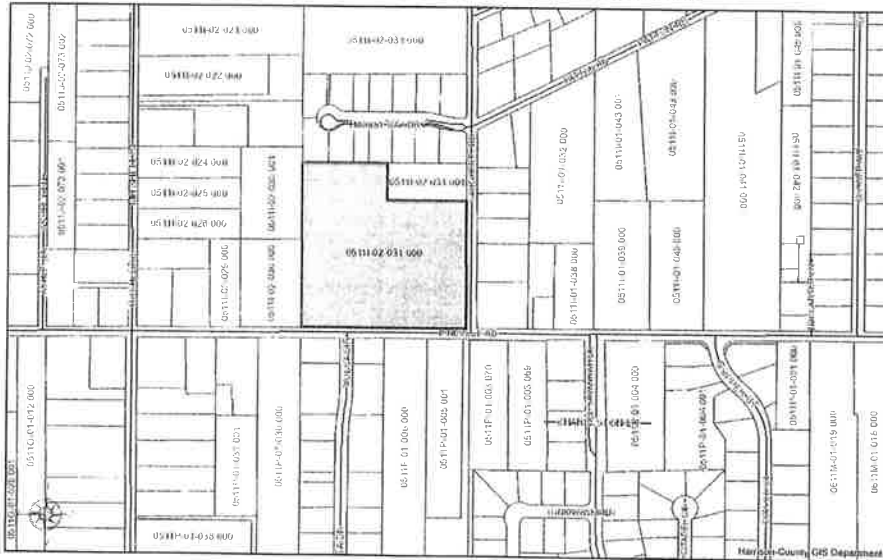
Absent the meeting were Commissioners Shawn Barlow and Eddie Seal.

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

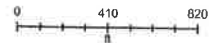
Commissioner Carrubba made motion, seconded by Commissioner McMillan unanimously carried to approve the regular meeting and work session minutes of April 12, 2018, as submitted.

It came for consideration a certificate of resubdivision for property located at 20060 Pineville Road, Tax parcel 05111-02-031.000 submitted by Georgie Irwin Revocable Trust as follows:

20060 Pineville Rd - Tax parcel 05111-02-031.000



HARRISON COUNTY, MISSISSIPPI
DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION
 RECEIVED BY THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT GUARANTEED AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP
 BY THE COUNTY TAX ASSESSOR
 MAP DATE: APR 23, 2018



MINUTES OF APRIL 26, 2018
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 4/9/2018
Zoning R-1 R-D
Agenda Date 4/26/2018
Check Number 111

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0511 I-02 .031,000
N.W.
- III. GENERAL LOCATION OF PROPERTY INVOLVED: CORNER OF DAUGHERTY + PINEVILLE
- IV. ADDRESS OF PROPERTY INVOLVED: 20060 PINEVILLE ROAD
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of ONE PARCEL INTO 3.
Into 3.
- 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.

GEORGIE IRWIN REVOCABLE TRUST DTD 4/1/08
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

5525 DAUGHERTY ROAD
Owner's Mailing Address

Agent's Mailing Address

LONG BEACH MS 39560
City State Zip

City State Zip

228 864 6237 or 228 343 6225 (cell)
Phone

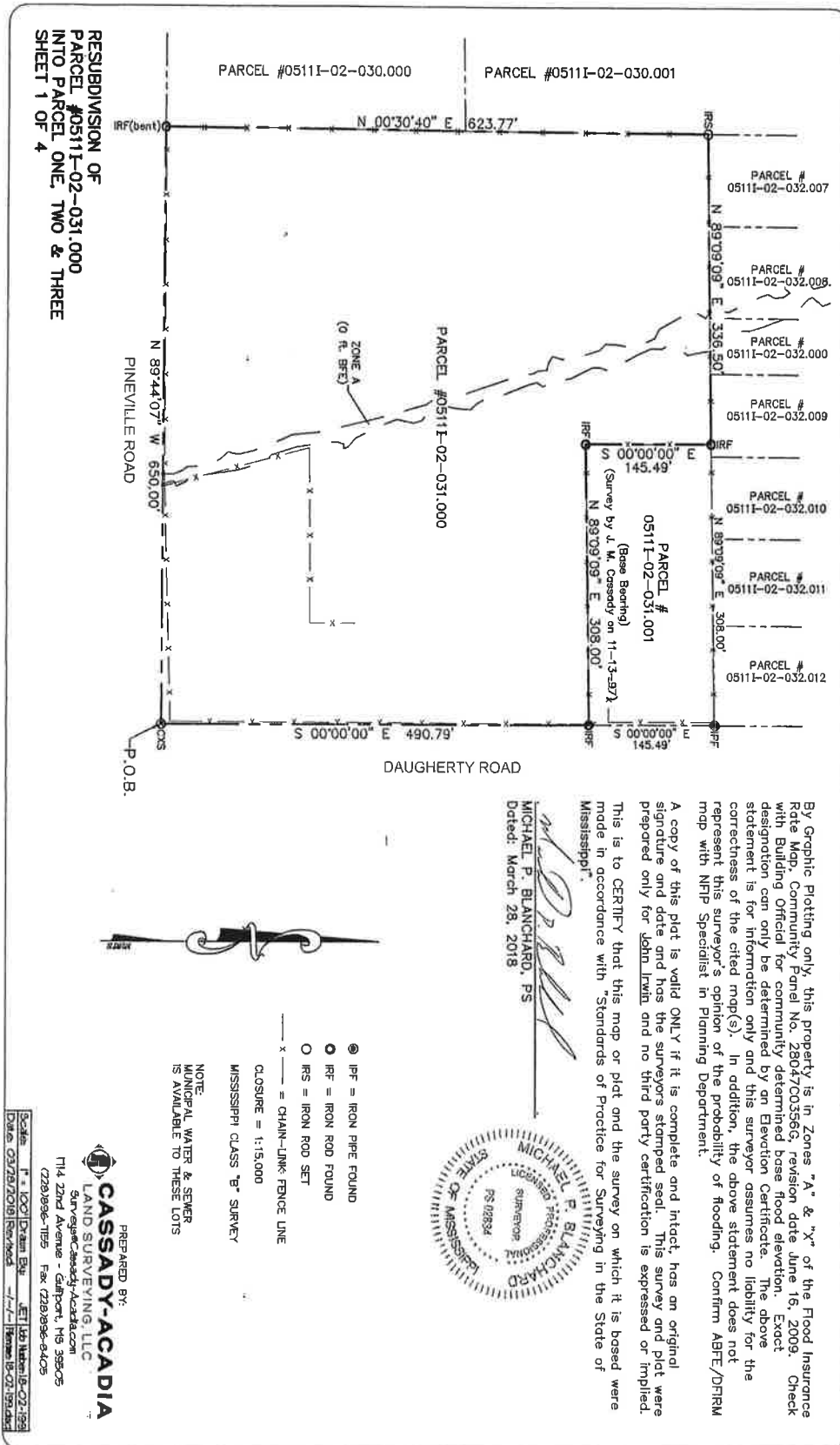
Phone

[Signature] 4/9/18
Signature of Rightful Owner Date

Signature of Applicant Date

[Signature] 4/9/18
Signature of Applicant Date

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



By Graphic Plotting only, this property is in Zones "A" & "X" of the Flood Insurance Rate Map, Community Panel No. 28047C03566, 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/DPRM map with NFP Specialist in Planning Department.

A copy of this plot is valid ONLY if it is complete and intact, has an original signature and date and has the surveyor's stamped seal. This survey and plot were prepared only for John J. King and no third party certification is expressed or implied. This is to CERTIFY that this map or plot and the survey on which it is based were made in accordance with Standards of Practice for Surveying in the State of Mississippi.

Michael P. Blanchard
MICHAEL P. BLANCHARD, P.S.
Dated: March 28, 2018



PREPARED BY:
CASSADY-ACADIA
LAND SURVEYING, LLC
Surveyor: cassady@cadacia.com
114 2nd Avenue - Gulfport, MS 38605
(228)936-7195 Fax (228)936-6405

Scale: 1" = 100' (Exam. Blk. - 1/4" = 100')
Date: 03/29/2018
Reviewed: [Signature] 03/29/2018

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

By Graphic Plotting only, this property is in Zones "A" & "X" of the Flood Insurance Rate Map, Community Panel No. 28047C03566, 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.

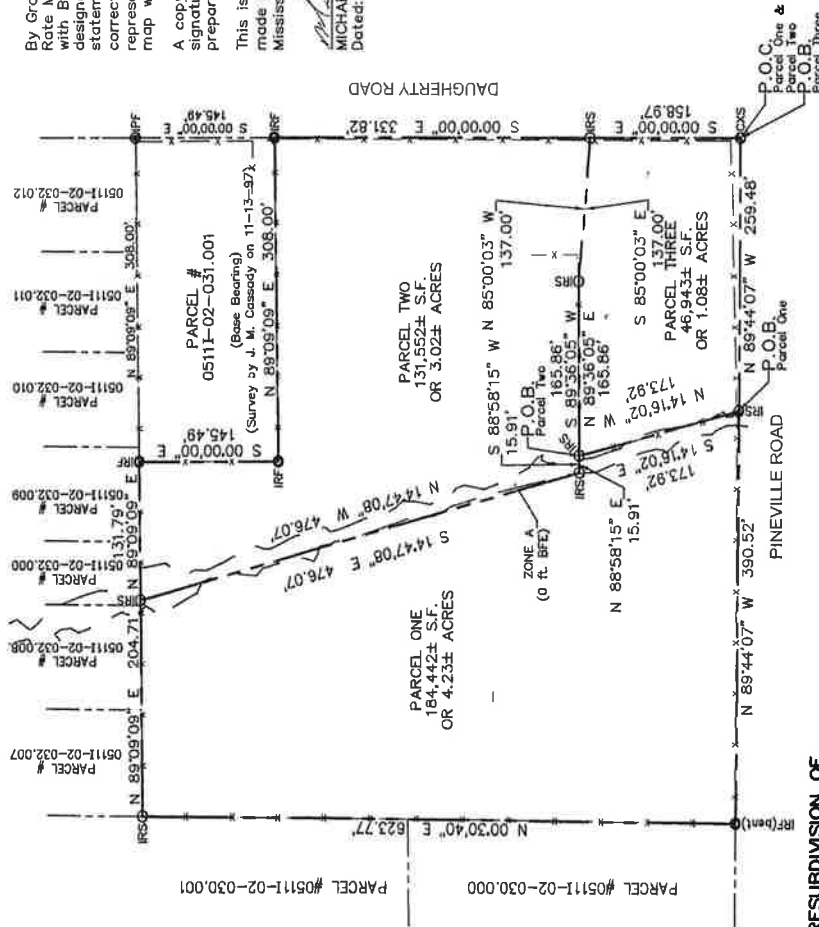
A copy of this plat is valid ONLY if it is complete and intact, has an original signature and date and has the surveyors stamped seal. This survey and plat were prepared only for John Irwin, and no third party certification is expressed or implied.

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".

[Signature]
MICHAEL P. BLANCHARD, PS
Dated: March 28, 2018



- IPF = IRON PIPE FOUND
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - x — = CHAIN-LINK FENCE LINE
- CLOSURE = 1:15,000
MISSISSIPPI CLASS "B" SURVEY
- NOTE:
MUNICIPAL WATER & SEWER
IS AVAILABLE TO THESE LOTS



**RESUBDIVISION OF
PARCEL #05111-02-031.000
INTO PARCEL ONE, TWO & THREE
SHEET 2 OF 4**

PREPARED BY:
CASSADY-ACADIA
LAND SURVEYING, LLC
Surveyor-Cassy-Acadia.com
1114 2nd Avenue - Gulfport, MS 39506
(728)896-1155 Fax: (728)896-8405
Scale: 1" = 100' Drawn By: [Signature] EIT License 18-C2-195
Date: 03/28/2018 Reviewed: [Signature] EIT License 18-C2-195

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the proposed subdivision map and plat for the parcel described as follows: Parcel No. 0311-02-031,000 and parcel number 0311-02-031,000 into three new parcels. The subject properties are generally described as being located adjacent to Phenixle Road and Daugherty Road.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:

PARCEL NO. 0311-02-031,000
(Insubment No. 0311-02-031-01)

Beginning on the north margin of the public road leading from Long Beach to Rouse's Ferry at a point, 1,320 feet West of the East 645 of Lot 52 of the Henderson-Shimmon-Hughes Partition of the B. Patern Claim as a point of beginning; Run thence North 21 degrees 12 minutes 07 seconds East 1,320 feet to the Point of Beginning; thence North 72 degrees 07 minutes 15 seconds East 660 feet to the North margin line of said public road; running thence East along said public road a distance of 880 feet to the place of beginning; said tract of land being located in and a part of Lot No. 52 of the Henderson-Shimmon-Hughes Partition of the claim of B. Patern in Township 8 South, Range 12 West, and being what would be the SE 1/4 of SW 1/4 of Section 10, Township 8 South, Range 12 West, if same were regularly laid out and surveyed.

LESS & EXCEPT:

A parcel of land situated and being located in the Southwest 1/4 of the Northeast 1/4 of Section 10, 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 the intersection of the westerly margin of Daugherty Road with the northerly margin of Phenixle Road; thence run North 00 degrees 00 minutes 00 seconds East 145.49 feet to a point of beginning; thence run North 89 degrees 00 minutes 00 seconds East 300.00 feet to the north margin of Daugherty Road to the northeast corner of the property of William Ewert; thence run South 89 degrees 00 minutes 00 seconds West 145.49 feet; thence run North 89 degrees 00 minutes 00 seconds East 300.00 feet to the Point of Beginning. Said described parcel contains 1.00 acre.

LEGAL DESCRIPTIONS OF THE (3) NEW PARCELS READ AS FOLLOWS:

LEGAL DESCRIPTION OF PARCEL ONE:

A parcel of land situated and being located in part of Lot 52 of the Henderson-Shimmon-Hughes Partition of the B. Patern Claim in the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows: Begin at the intersection of the westerly margin of Daugherty Road with the northerly margin of Phenixle Road; thence run North 00 degrees 00 minutes 00 seconds East 145.49 feet to a point of beginning; thence run North 89 degrees 00 minutes 00 seconds East 300.00 feet to the north margin of Daugherty Road to the northeast corner of the property of William Ewert; thence run South 89 degrees 00 minutes 00 seconds West 145.49 feet; thence run North 89 degrees 00 minutes 00 seconds East 300.00 feet to the Point of Beginning. Said parcel contains 1.00 acre, more or less.

LEGAL DESCRIPTION OF PARCEL TWO:

A parcel of land situated and being located in part of Lot 52 of the Henderson-Shimmon-Hughes Partition of the B. Patern Claim in the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows: Begin at the intersection of the westerly margin of Daugherty Road with the northerly margin of Phenixle Road; thence run North 00 degrees 00 minutes 00 seconds East 145.49 feet to a point of beginning; thence run North 89 degrees 00 minutes 00 seconds East 300.00 feet to the north margin of Daugherty Road to the northeast corner of the property of William Ewert; thence run South 89 degrees 00 minutes 00 seconds West 145.49 feet; thence run North 89 degrees 00 minutes 00 seconds East 300.00 feet to the Point of Beginning. Said parcel contains 1.00 acre, more or less.

LEGAL DESCRIPTION OF PARCEL THREE:

A parcel of land situated and being located in part of Lot 52 of the Henderson-Shimmon-Hughes Partition of the B. Patern Claim in the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows: Begin at the intersection of the westerly margin of Daugherty Road with the northerly margin of Phenixle Road; thence run North 00 degrees 00 minutes 00 seconds East 145.49 feet to a point of beginning; thence run North 89 degrees 00 minutes 00 seconds East 300.00 feet to the north margin of Daugherty Road to the northeast corner of the property of William Ewert; thence run South 89 degrees 00 minutes 00 seconds West 145.49 feet; thence run North 89 degrees 00 minutes 00 seconds East 300.00 feet to the Point of Beginning. Said parcel contains 1.00 acre, more or less.

**RESUBDIVISION OF
PARCEL #0311-02-031,000
INTO PARCEL ONE, TWO & THREE
SHEET 3 OF 4**

PREPARED BY:

CASSADY-ACADIA
 LAND SURVEYING, LLC
 5709 Cassady Road, Jackson, MS 39205
 (729) 996-7155 Fax (729) 996-8405

Scale: **N.T.S. (Plan Size)** **ET** **18** **18-02-189**
 Date: **03/28/2018** **Rev: 1** **18-02-189**

MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP:

I hereby certify that John P. Irwin is the trustee of the Georgia Leher Irwin Revocable Trust (center) 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.

John P. Irwin
John P. Irwin, Trustee
Date: 9th day of April, 2018

Subscribed and sworn to before me, in my presence this 9th day of April, 2018, a Notary Public in and for the County of Brazoria, State of Texas.

Cynthia Gayle Sharp
CYNTHIA GAYLE SHARP
Notary Public
ID # 89204
Commission Expires April 9, 2020

CERTIFICATE OF OWNERSHIP:

I hereby certify that Mary Irwin Stokes is the trustee of the Georgia Leher Irwin Revocable Trust (center) 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 Irwin Stokes
Mary Irwin Stokes, Trustee
Date: 9th day of April, 2018

Subscribed and sworn to before me, in my presence this 9th day of April, 2018, a Notary Public in and for the County of Brazoria, State of Texas.

Cynthia Gayle Sharp
CYNTHIA GAYLE SHARP
Notary Public
ID # 89204
Commission Expires April 9, 2020

CERTIFICATE OF SURVEY AND ACCURACY:

I hereby certify that this map drawn by me or down under my supervision and was prepared in accordance with applicable laws and regulations. Witness my original signature, registration number and seal this 27th day of April, 2018.

Michael P. Blanchard
Michael P. Blanchard, FS
Registration No. 2024

Subscribed and sworn to before me, in my presence this 4th day of April, 2018, a Notary Public in and for the Parish of Lafourche, State of Louisiana.

James C. Jones III
James C. Jones III
Notary Public #39532
Lafourche Parish, La
Commission Expires April 27, 2018

CERTIFICATE OF APPROVAL:

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public streets, or any change in the number of lots, or any other change in the subdivision shown on this plat, 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 sixty (60) days of the date below.

Administrator _____ Date _____
PLANNING COMMISSION: _____
Submitted to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the _____ day of _____, 2018.

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 _____ day of _____, 2018.
ATTEST: _____
City Clerk _____ Mayor _____

Prepared by:
City of Long Beach
Planning Commission
2114 22nd Avenue, Gulfport, MS 39560
Long Beach, MS 39560
228-863-1554



PREPARED BY:
CASSADY-ACADIA
LAND SURVEYING, LLC
2114 22nd Avenue, Gulfport, MS 39560
Long Beach, MS 39560
228-863-1125 Fax: (228)863-6405

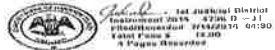
Scale: N.T.S. Drawn By: J.T. File Name: 18-02-196
Date: 03/29/2018 Rev: 001 File: 18-02-196.dwg

RESUBDIVISION OF
PARCEL #05111-02-031.000
INTO PARCEL ONE, TWO & THREE
SHEET 4 OF 4

197

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SCANNED



Page 1 of 4

Prepared by and return to:
Katie "Tad" Salloum, Jr.
Salloum Law Firm, PLLC
Post Office Box 1717
Gulfport, Mississippi 39560
Tel: (768) 893-6727

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Indexing Instructions: NE1/4 of the SE1/4, Section 22, Township 9 South, Range 13 West

WARRANTY DEED

FOR AND IN CONSIDERATION 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

JOHN P. IRWIN AND MARY IRWIN STOKES, AS TRUSTEES OF THE WILLIAM W. IRWIN, SR. REVOCABLE TRUST (the "TRUST"), UNDER TRUST AGREEMENT DATED JUNE 3, 2008, GRANTOR
5225 DAUGHERTY ROAD
LONG BEACH, MISSISSIPPI 39560
(228) 143-6225

do hereby sell, convey and without unto

JOHN P. IRWIN AND MARY IRWIN STOKES, AS TRUSTEES OF THE GEORGIE LADNER IRWIN REVOCABLE TRUST UNDER TRUST AGREEMENT DATED JUNE 3, 2008, GRANTEE
5225 DAUGHERTY ROAD
LONG BEACH, MISSISSIPPI 39560
(228) 143-6225

GARNER RUSSELL & ASSOCIATES



CONSULTING ENGINEERS

520 33rd Street, Gulfport, MS 39507

Tel 228.863.0667 Fax 228.863.5232

April 25, 2018

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

RE: **Certificate of Subdivision - Tax Parcels 05111-02-031.000**

Ladies and Gentlemen:

We have a Certificate of Subdivision for the referenced parcel on the northwest corner of Daugherty Rd. and Pineville Rd. The subdivision proposes three new parcels: a lot approximately 4.2 acres in size having frontage on Pineville, a lot approximately 1.1 acres at the corner of Pineville and Daugherty, and the third lot being about 3.0 acres in size with frontage on Daugherty. Each of these lots seems to meet the requirements of the City with regard to size, lot width, street frontage, etc. Therefore, we take no exception to City approval of this subdivision, subject to payment of any required tapping fees or special connection fees as determined by the City's public works department.

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 05111-01-031.000.docx

Page 1 of 1

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

* * *

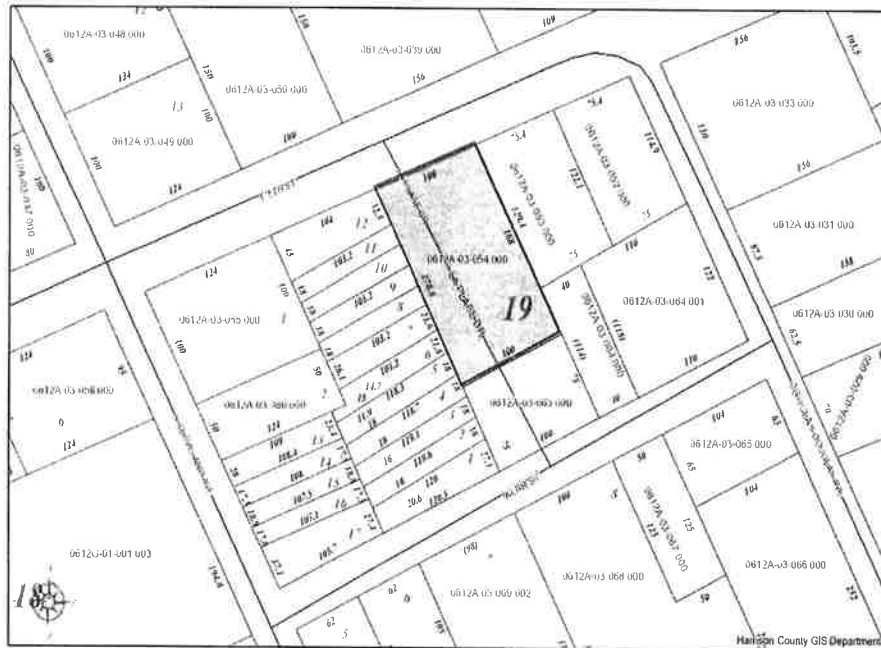
➤ Noted for the record the City Engineer’s recommendation letter.

* * *

In accordance with the City of Long Beach Subdivision Regulations, Article II, Section 3. MINOR SUBDIVISION APPROVAL, and David Ball’s, City Engineer, recommendation, Commissioner Hansen made motion, seconded by Commissioner Carrubba and unanimously carried recommending approval of the resubdivision as submitted.

It came for consideration a Planning and Development Commission approval to build a single-family resident in a C-2, General Commercial Zone District for property located at 329 East 5th Street, Tax parcel 0612A-03-054.000 submitted by Kelly and Rhonda deBautte as follows:

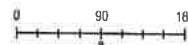
329 East 5th St - Tax parcel 0612A-03-054.000



HARRISON COUNTY, MISSISSIPPI

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

MAP DATE April 23, 2018



**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

12:00 noon
April 19th

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
<p>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</p>		
<p>II. Address of Property Involved: <u>329 E. 5th St. Long Beach</u> D012A-03-054,000 27760 <small>Tax Parcel Number</small></p>		
<p>III. Statement clearly explaining the request being made for case review. (Attach supplemental pages, if necessary.) <u>Change zoning from C-2 to C-2 to build residential home - Approval to build home on this property</u></p>		
<p>IV. REQUIRED ATTACHMENTS:</p> <p>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></p> <p>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></p> <p>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></p> <p>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></p> <p>***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.</p>		
<p>V. OWNERSHIP AND CERTIFICATION:</p> <p>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.</p> <p>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.</p> <p><u>Kelly + Rhonda deBautte</u> _____ <small>Name of Rightful Owner (PRINT)</small> <small>Name of Agent (PRINT)</small></p> <p><u>P.O. Box 396</u> _____ <small>Owner's Mailing Address</small> <small>Agent's Mailing Address</small></p> <p><u>Long Beach, Ms. 39560</u> _____ <small>City State Zip</small> <small>City State Zip</small></p> <p><u>985-570-4693</u> _____ <small>Phone</small> <small>Phone</small></p> <p><u>kdebautte@gmail.com</u> _____ <small>Email address</small> <small>Email Address</small></p> <p><u>[Signature]</u> <u>4-6-18</u> _____ <small>Signature of Rightful Owner</small> <small>Date</small> <small>Signature of Agent</small> <small>Date</small></p>		
OFFICE USE ONLY		
<p>Date Received <u>4/10/2018</u> Zoning <u>C-2</u> Agenda Date <u>4/26/2018</u> Check Number <u>3071</u></p>		

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

NOTES:

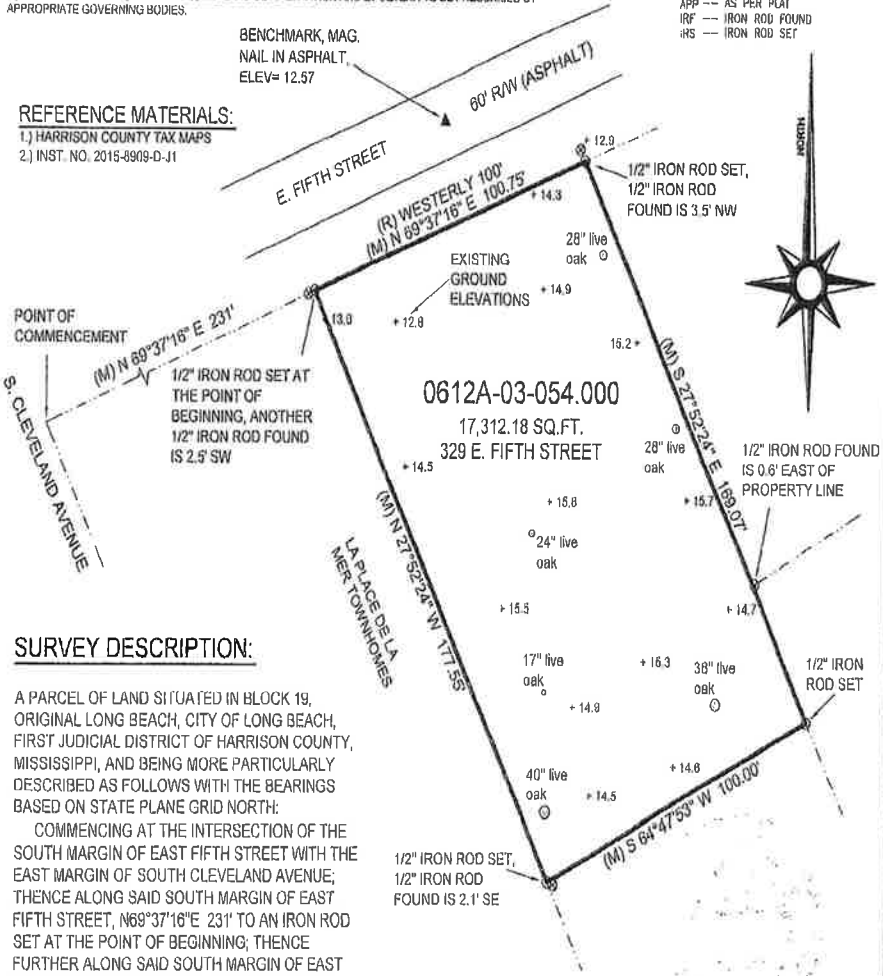
- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR8 GPS RECEIVER AND TOPCON GPT-9005A ROBOTIC TOTAL STATION.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) ELEVATIONS SHOWN ARE BASED ON NAVD83, GEOID 2009.
- 4.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 5.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 6.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

LEGEND:

- ⊗ --- IRON ROD FOUND
- --- IRON PIPE FOUND
- --- IRON ROD SET
- ⊗ --- SPIKE FOUND
- △ --- SPIKE SET
- ⊗ --- CONCRETE MONUMENT FOUND
- --- CONCRETE MONUMENT SET
- ⊗ --- LIGHTARD KNOT FOUND
- (M) --- AS MEASURED
- (R) --- AS PER RECORD
- APP --- AS PER PLAT
- IRF --- IRON ROD FOUND
- IRS --- IRON ROD SET

REFERENCE MATERIALS:

- 1.) HARRISON COUNTY TAX MAPS
- 2.) INST. NO. 2015-8909-D-11




SURVEY DESCRIPTION:

A PARCEL OF LAND SITUATED IN BLOCK 19, ORIGINAL LONG BEACH, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH:

COMMENCING AT THE INTERSECTION OF THE SOUTH MARGIN OF EAST FIFTH STREET WITH THE EAST MARGIN OF SOUTH CLEVELAND AVENUE; THENCE ALONG SAID SOUTH MARGIN OF EAST FIFTH STREET, N69°37'16"E 231' TO AN IRON ROD SET AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID SOUTH MARGIN OF EAST FIFTH STREET, N89°37'18"E 100.75' TO AN IRON ROD SET; THENCE S27°52'24"E 169.07' TO AN IRON ROD SET; THENCE S64°47'53"W 100.00' TO AN IRON ROD SET; THENCE N27°52'24"W 177.55' TO THE POINT OF BEGINNING, CONTAINING 17,312.18 SQUARE FEET. HEREIN DESCRIBED PROPERTY BEING DESIGNATED AS COUNTY PARCEL NUMBER 0612A-03-054.000 AND BEING THAT SAME PROPERTY DESCRIBED IN INSTRUMENT NO. 2015-8909-D-11 OF THE LAND RECORDS OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


 CLIFFORD A. CROSBY, P.L.S. DATE 8/29/2017

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "AE", BFE=20 ACCORDING TO MAP NUMBER 28047C0357G DATED JUNE 16, 2009

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

201



1st Judicial District
Instrument 2015-8909-0-31
Filed/Recorded 12/04/2015 01:41 PM
Total Fees \$12.00
4 Pages Recorded

PREPARED BY AND RETURN TO JERRY D. RILEY/RILEY LAW FIRM
P O BOX 550 GULFPORT MS 39502 228-864-4511/BAR# 5359/FILE# 37011

E-RECORDED Mississippi
ID: 2015-8909-0-31
County: HARRISON
Date: 12/4/15 Time: 1:41 P.M.

GRANTOR: The Carol and Salvador
Giuffria Revocable Trust
11347 Crystal Lake Dr.
Gulfport MS 39503
228-832-4016
GRANTEE: Big Guys Development, LLC
323 E. North St.
Pass Christian, MS 39571
452-5137

INDEX: BLOCK 19, ORIGINAL
LONG BEACH, S by Fleming;
E by Matthews; N by 5th St.;
W by Kerr

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars
(\$10.00) cash in hand paid and other good and valuable
consideration, the receipt and sufficiency of all of which
is hereby acknowledged, the undersigned **MALISSA A. GIUFFRIA**
AS TRUSTEE OF THE CAROL AND SALVADOR GIUFFRIA REVOCABLE
TRUST does hereby sell, convey and warrant unto **BIG GUYS**
DEVELOPMENT, LLC, a Mississippi Limited Liability Company,
the following described land and property located and being
situated in the First Judicial District of Harrison County,
State of Mississippi and being more particularly described
as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

After considerable discussion, Commissioner Carrubba made motion, seconded by Commissioner Hansen and unanimously carried recommending approval of the single-family residence in a C-2, General commercial zone district, expressing to the applicant that the surrounding properties are subject to commercial uses.

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

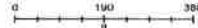
It came for consideration a Planning and Development Commission approval to build a single-family resident in a C-2, General Commercial Zone District for property located at 501 LaPlace Drive, Tax parcel 0612A-03-061.010 submitted by Sybil Ledet Harrison as follows:

501 LaPlace Dr - Tax parcel 0612A-03-061.010



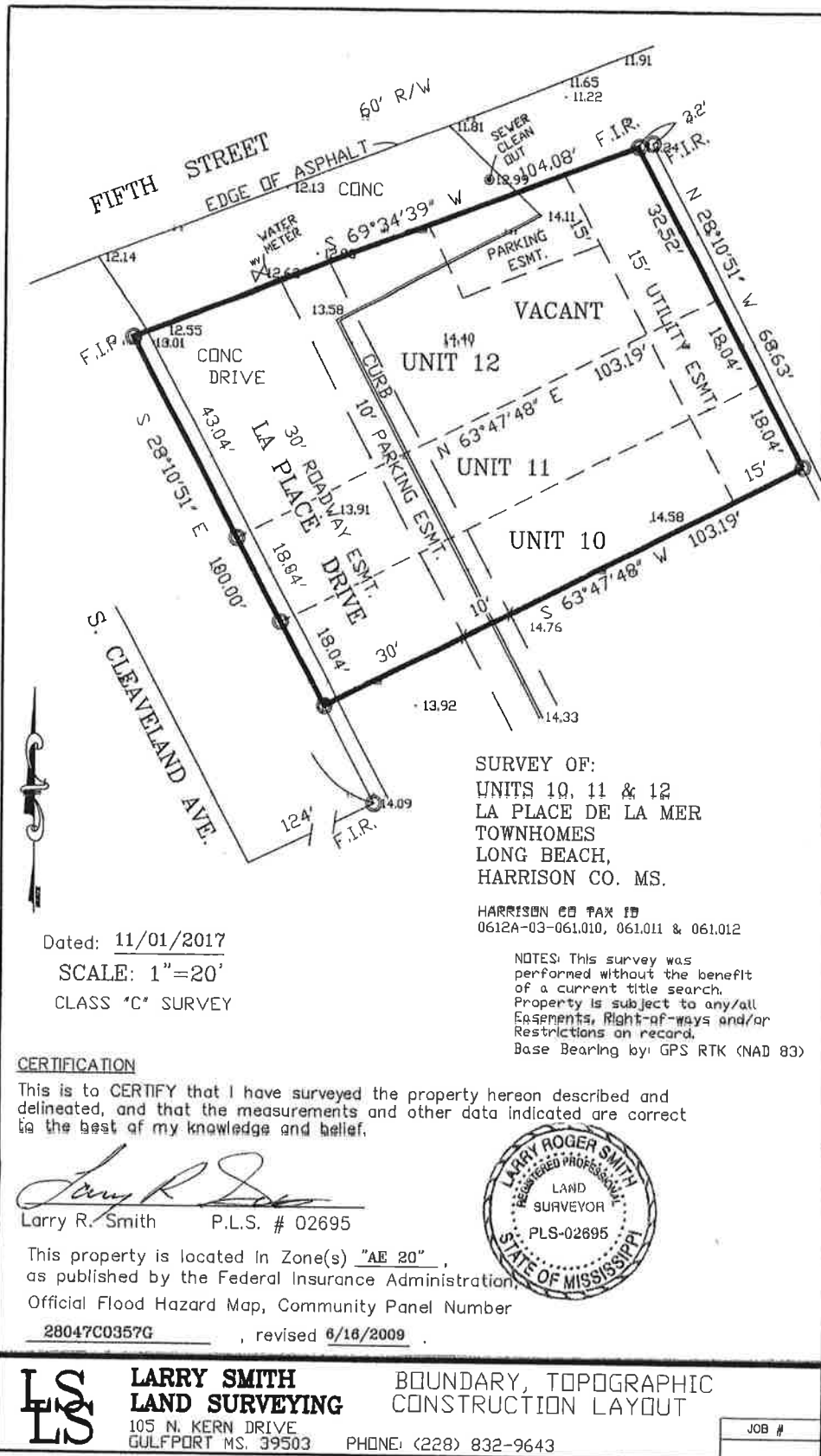
HARRISON COUNTY, MISSISSIPPI

DECLARATION: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS LOAN TRUSTED FROM "PROFESSIONAL" SURVEYING THROUGHOUT THE OFFICE OF THE REGISTER OF DEEDS AND NOT CONSIDERED AS TO LOCATION OF PROPERTY BY THE LEGAL OWNERSHIP. HARRISON COUNTY, MISSISSIPPI



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												
<p>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</p>														
<p>II. Address of Property Involved: <u>501 LAFACE DRIVE</u> <u>0612A-03-061.010</u> <small>Tax Parcel Number</small></p>														
<p>III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) <u>BEING A SINGLE FAMILY RESIDENCE TO BE BUILT ON SAID PARCEL.</u></p>														
<p>IV. REQUIRED ATTACHMENTS:</p> <p>A. Interest and Ownership: The applicant's name, address and interest of every person, firm or corporation concerned 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.</p> <p>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, boundaries and intersecting the designated area, the locations of existing and proposed structures with surrounding area facilities, and the amount area to be created and continuously maintained for the proposed structure or structures.</p> <p>C. Recorded Warranty Deed: A deed which includes a brief 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.</p> <p>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.</p> <p>***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.</p>														
<p>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 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.</p>														
<p>Ownership: I, the undersigned, 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.</p>														
<table border="0"> <tr> <td><u>Sybil Ledet Harrison</u> Name of Rightful Owner (PRINT)</td> <td>Name of Agent (PRINT)</td> </tr> <tr> <td><u>11 LAFACE LAETITIE</u> Owner's Mailing Address</td> <td>Agent's Mailing Address</td> </tr> <tr> <td><u>NADISONVILLE LA 70447</u> City State Zip</td> <td>City State Zip</td> </tr> <tr> <td><u>228-806-5972</u> Phone</td> <td>Phone</td> </tr> <tr> <td><u>sybilledet@harrison.ms.gov</u> Email address</td> <td>Email Address</td> </tr> <tr> <td><u>Sybil Ledet Harrison</u> Signature of Rightful Owner Date</td> <td>Signature of Agent Date</td> </tr> </table>			<u>Sybil Ledet Harrison</u> Name of Rightful Owner (PRINT)	Name of Agent (PRINT)	<u>11 LAFACE LAETITIE</u> Owner's Mailing Address	Agent's Mailing Address	<u>NADISONVILLE LA 70447</u> City State Zip	City State Zip	<u>228-806-5972</u> Phone	Phone	<u>sybilledet@harrison.ms.gov</u> Email address	Email Address	<u>Sybil Ledet Harrison</u> Signature of Rightful Owner Date	Signature of Agent Date
<u>Sybil Ledet Harrison</u> Name of Rightful Owner (PRINT)	Name of Agent (PRINT)													
<u>11 LAFACE LAETITIE</u> Owner's Mailing Address	Agent's Mailing Address													
<u>NADISONVILLE LA 70447</u> City State Zip	City State Zip													
<u>228-806-5972</u> Phone	Phone													
<u>sybilledet@harrison.ms.gov</u> Email address	Email Address													
<u>Sybil Ledet Harrison</u> Signature of Rightful Owner Date	Signature of Agent Date													
<p align="center">OFFICE USE ONLY</p> <p>Date Received <u>4/13/2018</u> zoning <u>C-2</u> Agenda Date <u>4/26/2018</u> Check Number <u>1009</u></p>														

**MINUTES OF APRIL 26, 2018
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 CO 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.



**LARRY SMITH
LAND SURVEYING**
105 N. KERN DRIVE
GULFPORT MS. 39503

BOUNDARY, TOPOGRAPHIC
CONSTRUCTION LAYOUT

PHONE: (228) 832-9643

JOB #

MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED



1st Judicial District
Instrument 2016 8288 D -11
Filed/Recorded 10/31/2016 02:00 P
Total Fees \$ 12.00
2 Pages Recorded

REVIEWED

Prepared By and Return To:
Schwartz, Orgler & 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 LAITTE
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 (10), 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,

SCANNED



1st Judicial District
Instrument 2015 5993 D -11
Filed/Recorded 9/4/2015 05:08 P
Total Fees \$ 12.00
2 Pages Recorded

REVIEWED

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

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 LEJUNE
1739 MEADOWLARK ROAD
EAGAN, MN 55122
612-275-3672

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

SYBIL LEDET HARRISON and DES NOTIK,
as joint tenants with full rights of survivorship and not as tenants in common,
11 PLACE LAITTE
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 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 APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



[Signature]
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.

After considerable discussion, Commissioner Carrubba made motion, seconded by Commissioner McMillan and unanimously carried recommending approval of the single-family residence in a C-2, General commercial zone district, expressing to the applicant that the surrounding properties are subject to commercial uses.

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

It came for consideration Planning and Development Commission approval to operate a church at property located at 20144 Pineville Road, Tax parcel 0511J-02-065.002 submitted by Steven Simon on behalf of Connect Community Church as follows:



HARRISON COUNTY, MISSISSIPPI
THE GREAT SEAL OF THE HARRISON COUNTY, MISSISSIPPI, IS A REGISTERED TRADEMARK AND SERVICE MARK OF THE REGISTERED LAND AND CONSTRUCTION ARCHITECTS OF VIRGINIA, BRUNNEN & COMPANY, INC., CHARLOTTE, NORTH CAROLINA
 HARRISON COUNTY, MISSISSIPPI
 HARRISON COUNTY GIS Department

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>20144 Pineville Rd. Suite C 0511J-02-065.002</u> <small>Tax Parcel Number</small>		
III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) <u>opening of operate a church</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 intersecting 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, setbacks, bounding and intersecting the designated areas, 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>Connect Community Church</u> Owner's Mailing Address <u>20144 Pineville RD suite C</u> <u>Long Beach, Ms. 39560</u> City State Zip <u>602-224-4373</u> Phone Email address <u>Steven@connectcommunityg.org</u> Signature of Rightful Owner <u>[Signature]</u> Date <u>4/16/18</u>	Name of Agent (PRINT) <u>Steven Simon</u> Agent's Mailing Address <u>20144 Pineville Rd Suite C</u> <u>Long Beach MS. 39560</u> City State Zip <u>662-224-4373</u> Phone Email Address <u>Steven@connectcommunityg.org</u> Signature of Agent <u>[Signature]</u> Date <u>4/16/18</u>	
OFFICE USE ONLY Data Received <u>4/16/18</u> zoning <u>C-3</u> Agenda Date <u>4/26/18</u> Check Number <u>1009</u>		

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

STATE OF MISSISSIPPI
COUNTY OF HARRISON

LEASE AGREEMENT

THIS AGREEMENT made and entered into by and between Long Family Real Estate, INC., d/b/a Pecan Park Plaza, hereinafter referred to as Lessor, and Connect Community Church and Steven Simon individually, hereinafter referred to as Lessee as follows, to-wit:

WHEREAS, Lessor is the owner and manager of the property located at 20144 Pineville Road, Long Beach, Mississippi, 39560 described by reference as Suite C more particularly described in Exhibit A Attached hereto.

WHEREAS, the Lessee desires to lease, rent and hire a portion of the aforesaid property described in "Exhibit A" along with certain common access and parking areas provided to all tenants on an equal basis, and the parties desire to reduce to writing their respective duties and obligations.

THEREFORE, in consideration of payment of the sum of two thousand dollars (\$2000.00), cash in hand paid as \$1000.00 security deposit, \$925.00 first month's rent and \$75.00 that represents the first months CAM fee, the receipt and sufficiency of which is hereby acknowledged, together with the other provisions, duties and obligations hereinafter set forth the parties agree as follows, to-wit:

1. DEMISE AND DESCRIPTION:

- 1.01. Subject to the terms, conditions and covenants of this agreement, the Lessor does hereby lease, let and demise unto the Lessee, and the Lessee does hereby rent, hire and lease from the Lessor the following described premises, spaces and areas

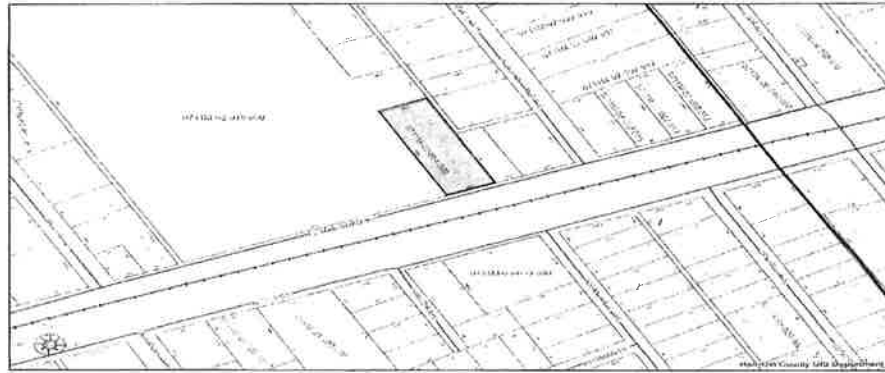
1

After considerable discussion, Commissioner Carrubba made motion, seconded by Commissioner Hansen and unanimously carried recommending approval, contingent upon the Fire Department/Building Official determining the occupancy load.

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

It came for consideration under a tree removal request for Live Oak and Magnolia trees for property located at 912 East Railroad Street, Tax parcel 0711M-02-014.000 submitted by MPB Properties, LLC as follows:

912 East Railroad St - Tax parcel 0711M-02-014.000



HARRISON COUNTY, MISSISSIPPI
THE SEAL OF THE COUNTY OF HARRISON, MISSISSIPPI, WAS CONSTITUTED FROM 1847 BY AN ORDINANCE APPROVED BY THE BOARD OF SUPERVISORS OF HARRISON COUNTY, MISSISSIPPI, AND IS NOT SUBJECT TO FEDERAL TRADEMARK PROTECTION.
 HARRISON COUNTY, MISSISSIPPI
 HARRISON COUNTY, MISSISSIPPI

0 100 300



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 4/12/2018
 Zoning I
 Agenda Date 4/26/2018
 Check Number 1160

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

RB 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.

RB 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.

RB 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: 4/12/18

PROPERTY INFORMATION

TAX PARCEL # 0711M-02-014.000
 Address of Property Involved: 912 E Railroad St
 Property owner name: MPB Properties LLC
 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: _____
 Phone No. 228 343-1231

CONTRACTOR OR APPLICANT INFORMATION

Company Name: _____
 Phone No. _____ Fax: _____
 Name _____
 Address _____

PERMIT INFORMATION

Permit for: Removal Trimming _____ Pruning _____
 What is the reason the tree needs to be removed? Be specific w/ Construction, street or roadway, recreational area, pitto, parking lot, diseased tree not worthy of preservation, etc. *(use separate sheet if needed)*
Cracking into and over warehouse. Starting to cause damage to building.

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] 4/12/18
 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 well.

_____ 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 of 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 APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



4/12/2018

Google Maps

Go gle Maps



Imagery ©2018 Google, Map data ©2018 Google 20 ft

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

PREPARED BY: JASON B PURVIS, Esq MS BAR #100873 PURVIS & CO. PLLC 14110 AIRPORT ROAD, SUITE A GULFPORT, MS 39503 228-206-7174 JPURVIS@PURVISCOLAW.COM	RETURN TO: JASON B. PURVIS, Esq MS BAR #100873 PURVIS & CO. PLLC 14110 AIRPORT ROAD, SUITE A GULFPORT, MS 39503 228-206-7174 JPURVIS@PURVISCOLAW.COM
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INDEXING INSTRUCTIONS:

PART OF LOT 2, GOTTSCHALK SURVEY OF THE CLAUDE LADNER CLAIM OR GRANT IN SECTIONS 7 AND 18, TOWNSHIP 8 SOUTH, RANGE 11 WEST

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

WARRANTY DEED

FOR AND INCONSIDERATION OF THE PRICE AND SUM OF TEN AND NO/100 DOLLARS (\$10.00), CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE UNDERSIGNED

MOULTON TILE & MARBLE, INC.
912 EAST RAILROAD
LONG BEACH, MS 228-228-863-7587
[GRANTOR]

DOES HEREBY SELL,
CONVEY AND WARRANT
UNTO

MPB PROPERTIES, LLC
912 E. RAILROAD STREET
LONG BEACH, MS 39560
228-343-0774
[GRANTEE]



MEMORANDUM

Date: April 18, 2018

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal Application 912 E. Railroad St

The Tree Board recommends rejection of the permit to remove the tree. The subject tree is very mature, is not diseased and does not appear to be a threat to any permanent structure. Additionally, the application did not contain the requisite detail about the purported threatening condition.

By: Kimberly Lentz

MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

MEMORANDUM

Date: April 23, 2018
To: City of Long Beach Planning Commission
From: Long Beach Tree Board
Re: Tree Removal Application 912 E. Railroad St – Supplemental Response

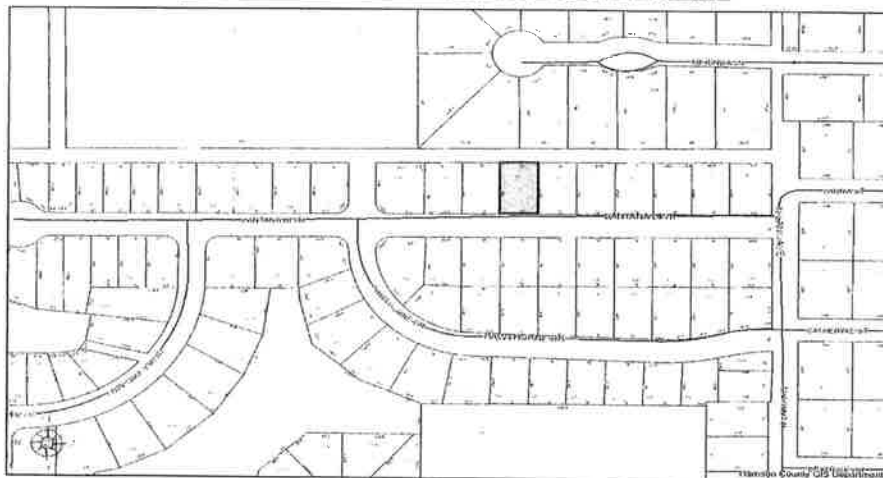
Three members of the Tree Board, two of whom are professionals in the areas of urban forestry and urban greening, have inspected the subject tree and the building. The tree board confirms the prior recommendation that the tree remain in place and that the application be denied.

By: 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 Fischer made motion, seconded by Commissioner Carrubba and unanimously carried recommending denying the request to remove the Live Oak Tree.

It came for consideration a tree removal request for four (4) Live Oak trees for property located at Lot 7 Old Town Gardens (212 Lantana Boulevard), Tax parcel 0512A-01-052.007 submitted by D.R. Horton as follows:

Lot 7 Old Town Gardens - Tax parcel 0512A-01-052.007



HARRISON COUNTY, MISSISSIPPI
DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT DOES NOT INCLUDE FINAL PROPERTY INFORMATION.
THE OFFICE OF THE REGISTER OF DEEDS AND INDEMNITIES PROVIDES LOCATION OF PROPERTY SUBJECT TO OWNERSHIP.
DATE: April 23, 2018



MINUTES OF APRIL 26, 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) 863-1558 fax
APPLICATION FOR TREE PERMIT

OFFICE USE ONLY
Date Received 4/18/18
Zoning R-1
Agenda Date 4/26/18
Check Number 1502

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

CR 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.

CR 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.

CR 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: 4-11-18

PROPERTY INFORMATION

TAX PARCEL # 0512A-01-052,007
212 Lantana Blvd
Address of Property Involved: Lot 7 Old Town Gardens
Property owner name: Nan Maleod
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: 87851 Old Hwy, Unit M3
Phone No. () 514 morada, FL 33036

CONTRACTOR OR APPLICANT INFORMATION

Company Name: DR Harbor
Phone No. 251-259-6225 Fax: _____
Name: DR Harbor
Address: 953 Tammy Munro Dr Biloxi, MS 39532

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)

Construction of house

Number of Trees:
4 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 4/18/18

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

CR 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.

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

CR OWNERSHIP: Please provide a recorded warranty deed.

CR 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.

CR 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.

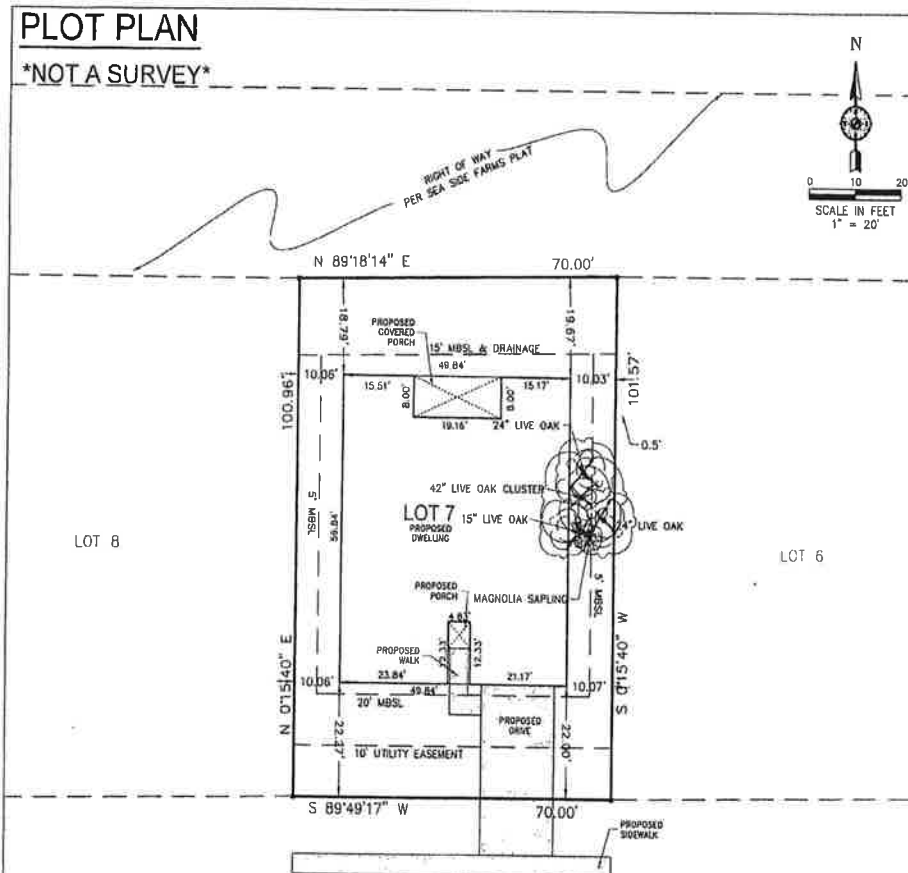
CR MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PLOT PLAN

NOT A SURVEY



LANTANA BOULEVARD

50' R.O.W.

X = Remove (4)

LOT 52

LOT 51

LOT 50

STATE OF MISSISSIPPI
COUNTY OF HARRISON

I, S. MATTHEW ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF MISSISSIPPI, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF;

LOT 7, OLD TOWN GARDENS, PHASE ONE

AS RECORDED IN PLAT BOOK 48 PAGE 16 A-C IN THE CHANCERY CLERK OFFICE, HARRISON COUNTY, MISSISSIPPI; I FURTHER STATE THAT THE BUILDINGS NOW ERECTED ON SAID LOT ARE WITHIN THE BOUNDARIES OF SAME; THERE ARE NO ENCRoACHMENTS BY ADJOINING PROPERTY, EXCEPT AS SHOWN; THERE ARE NO RIGHTS OF WAY EASEMENTS OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE; EXCEPT AS SHOWN, THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREOF INCLUDING POLES, ANCHORS AND GUY WIRES ON OR OVER SAID PREMISES, EXCEPT AS SHOWN; THIS DRAWING ALSO DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE; AND THAT THE SCALE OF DRIVES, WALKS, FENCES AND ETC. ARE IN SOME INSTANCES EXAGGERATED FOR THE PURPOSE OF DETAIL.

ACCORDING TO MY SURVEY THIS, THE 3rd DAY OF APRIL, 2018.

S. MATTHEW ORRELL, P.L.S. MS. LICENSE NO. LS-02505

NOTES:

1. TYPE OF SURVEY: PLOT PLAN
2. BEARING AND SETBACK BASED ON RECORD PLAT
3. MBSL = MINIMUM BUILDING SETBACK LINE
4. (CLASS C SURVEY)

SLAB = 2,250 Sq. Ft.
R.O.W. FLATWORK = 456 Sq. Ft.
FLATWORK = 417.2 Sq. Ft.

D. R. HORTON
PLAN NAME: DENTON
ELEVATION: L
GARAGE: REF

DRIVE: D12	FIELD BK: N/A	SEAL:
FILE NAME: 1804-703	DATE: S-(42)	

MOBILE COUNTY
5588 JACKSON RD
MOBILE, AL 36619
PHONE: (251) 666-2010
FAX: (251) 666-1792
Internet: www.PolySurveying.com



BALDWIN COUNTY
28810 HWY 98, SUITE F
DAPHNE, AL 36526
PHONE: (251) 626-0805
FAX: (251) 626-7581
E-Mail: MAIL@PolySurveying.com

SCALE 1" = 20'	DRAWN BY:
DATE: 4/3/2018	DATE SURVEYED:
CHECKED BY:	S.M.O.

NOTE: ONLY ORIGINAL EMBOSSED DRAWINGS ARE TO SCALE
M:\HDDrawings\2018\1804\1804-703.dwg, Apr 03, 2018 - 9:23:41AM, CAD-Station

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Tree Removal Consent

Pending the approval by the City of Long Beach, I, Nan McLeod, give permission to DR Horton to remove trees found to be obstructing the construction of homes in the Old Town Gardens community. The potential tree removal would affect the following lots:

- Lot 7	212 Lantana Blvd.	0512A-01-052.007
- Lot 11	220 Lantana Blvd.	0512A-01-052.011
- Lot 23	244 Lantana Blvd.	0512A-01-052.023
- Lot 31	225 Lantana Blvd.	0512A-01-052.031
- Lot 159	624 Verbena Dr.	0512A-01-052.159
- Lot 160	626 Verbena Dr.	0512A-01-052.160

Printed Name

Nan McLeod

Signed Name

Nan McLeod

215

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

MEMORANDUM

Date: April 23, 2018
To: City of Long Beach Planning Commission
From: Long Beach Tree Board
Re: Tree Removal Applications DR Horton Lots

.....

Lot 23 Old Town Gardens – No objection.

Lot 160 Old Town Gardens – Could developer move the house back or otherwise take steps to retain the tree closest to the street? If option has been considered and determined to be not feasible, then the Tree Board has no strong objection to removal of the tree.

Lot 159 Old Town Gardens – No objection.

Lot 7 Old Town Gardens – No objection.

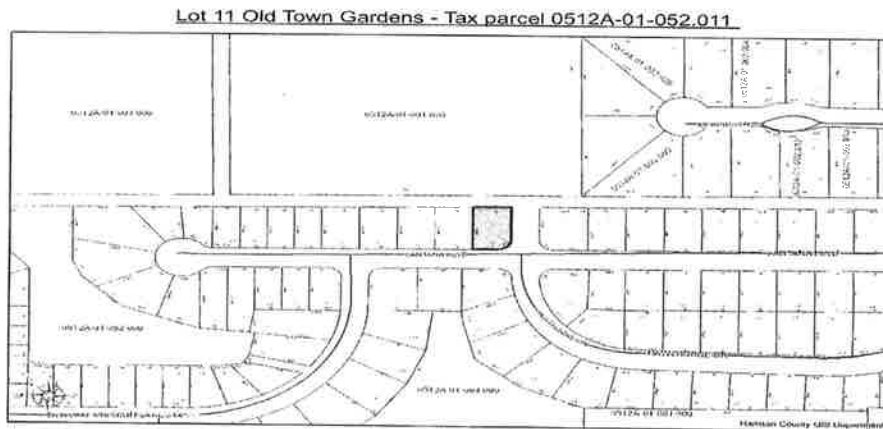
Lot 11 Old Town Gardens – No objection.

Overall observation: Due to the size of the lots, the developer has no choice other than to remove the trees.

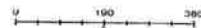
Kim Lentz and Alex Harvey inspected the properties

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 Carrubba made motion, seconded by Commissioner McMillan and unanimously carried recommending removal of the Live Oak Trees.

It came for consideration a tree removal request for three (3) Live Oak trees for property located at Lot 11 Old Town Gardens (220 Lantana Boulevard), Tax parcel 0512A-01-052.011 submitted by D. R. Horton as follows:



HARRISON COUNTY, MISSISSIPPI
THIS MAP IS THE PROPERTY OF HARRISON COUNTY, MISSISSIPPI. IT WAS CONSTRUCTED FROM PROPOSALS SUBMITTED TO THE OFFICE OF THE COUNTY CLERK BY THE HOLDER OF APPLICABLE PERMITS OR LICENSES FOR THE CONSTRUCTION OF PROPERTY OR LOCAL UTILITIES.
DATE: April 23, 2018



MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH, MISSISSIPPI
201 Jeff Davis Avenue
P.O. Box 919
Long Beach, MS 39560
(228) 863-1554
(228) 863-1558 fax

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY
Date Received 4/18/18
Zoning R-1
Agenda Date 4/20/18
Check Number 15102

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

CTR 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.

CTR 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.

CTR 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: 4-11-18

PROPERTY INFORMATION

TAX PARCEL # 0512A-01-052.011
220 Lantana Blvd
Address of Property Involved: Lot 11 Old Town Gardens
Property owner name: Man Meleod
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: 87851 Old Hwy, Unit MB
Phone No. Islamorada, FL 33036

CONTRACTOR OR APPLICANT INFORMATION

Company Name: DR Horton
Phone No. 251-259-6295 Fax: _____
Name: DR Horton
Address: 953 Tommy Mound Dr Biloxi Ms
39532

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)

Construction of house

Number of Trees:
3 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 _____ Date 4/18/18

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

CTR 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.

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

CTR OWNERSHIP: Please provide a recorded warranty deed.

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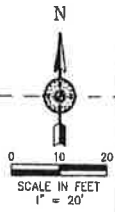
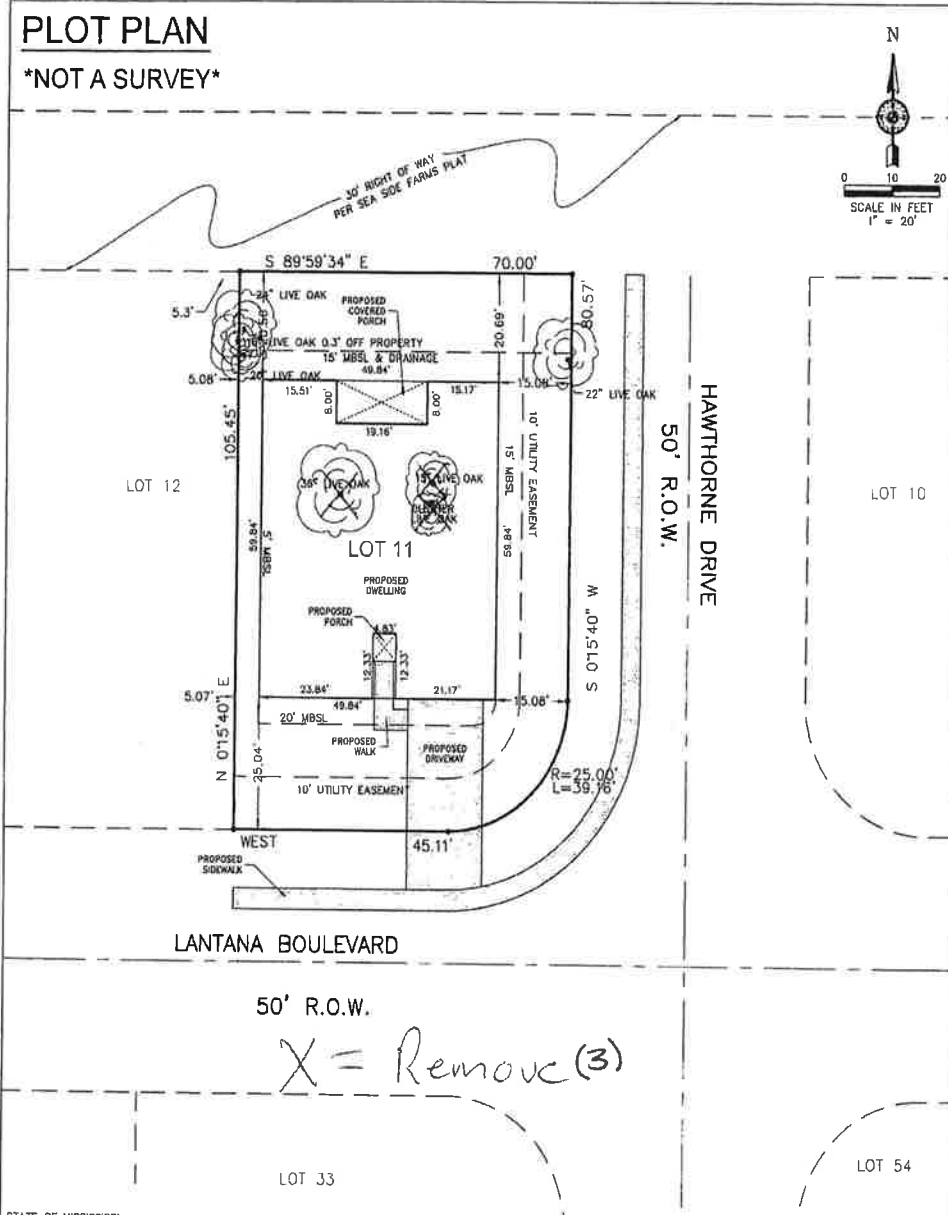
CTR MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PLOT PLAN

NOT A SURVEY



X = Remove (3)

STATE OF MISSISSIPPI
COUNTY OF HARRISON

I, S. MATTHEW ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF MISSISSIPPI, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

LOT 11, OLD TOWN GARDENS, PHASE ONE

AS RECORDED IN PLAT BOOK 48 PAGE 16 A-C IN THE CHANCERY CLERK OFFICE, HARRISON COUNTY, MISSISSIPPI; I FURTHER STATE THAT THE BUILDINGS NOW ERECTED ON SAID LOT ARE WITHIN THE BOUNDARIES OF SAID LOT. THERE ARE NO ENCROACHMENTS BY ADJOINING PROPERTY, EXCEPT AS SHOWN; THERE ARE NO RIGHTS OF WAY EASEMENTS OR JOINT DRIVeways OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE, EXCEPT AS SHOWN; THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREOF INCLUDING POLES, ANCHORS AND OUT WIRES ON OR OVER SAID PREMISES, EXCEPT AS SHOWN; THIS DRAWING ALSO DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE; AND THAT THE SCALE OF DRIVES, WALKS, FENCES AND ETC. ARE IN SOME INSTANCES EXAGGERATED FOR THE PURPOSE OF DETAIL.

ACCORDING TO MY SURVEY THIS, THE 3rd DAY OF APRIL, 2018.

S. MATTHEW ORRELL, P.L.S. MS. LICENSE NO: LS-02505

NOTES:

- 1. TYPE OF SURVEY: PLOT PLAN
- 2. BEARING AND SETBACK BASED ON RECORD PLAT
- 3. MBSL = MINIMUM BUILDING SETBACK LINE
- 4. PROPOSED PATIOS TO BE VERIFIED BY PERMITTING JURISDICTION FOR SETBACK REQUIREMENTS
- 5. (CLASS C SURVEY)

SLAB = 2,220 Sq. Ft.
R.O.W. FLATWORK = 917.46 Sq. Ft.
FLATWORK = 480.74 Sq. Ft.

D. R. HORTON
PLAN NAME: DENTON
ELEVATION: L
GARAGE: REF

DRIVE: D12	FIELD BK: N/A	SEAL:
FILE NAME: 1804-702	DATE: S-(42)	

MOBILE COUNTY
5888 JACKSON RD.
MOBILE, AL 36618
PHONE: (251) 686-2010
FAX: (251) 686-1702
Internet: www.PolySurveying.com



RALEIGH COUNTY
2810 HWY 96, SUITE F
DAPHNE, AL 36526
PHONE: (251) 626-0905
FAX: (251) 626-7581
E-Mail: MAIL@PolySurveying.com

SCALE 1" = 20"	
DATE: 4/3/2018	DRAWN BY: [Signature]
DATE SURVEYED: [Signature]	CHECKED BY: S.M.O.

NOTE: ONLY ORIGINAL EMBOSSED DRAWINGS ARE TO SCALE
M:\Drawings\2018\1804\1804-702.dwg, Apr 03, 2018 - 10:18:04AM, CAd-Stelton

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



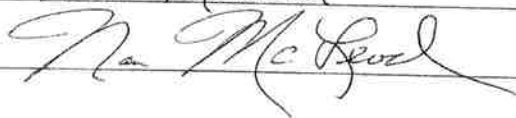
219

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tree Removal Consent

Pending the approval by the City of Long Beach, I, Nan McLeod, give permission to DR Horton to remove trees found to be obstructing the construction of homes in the Old Town Gardens community. The potential tree removal would affect the following lots:

- | | | |
|-----------|-------------------|------------------|
| - Lot 7 | 212 Lantana Blvd. | 0512A-01-052.007 |
| - Lot 11 | 220 Lantana Blvd. | 0512A-01-052.011 |
| - Lot 23 | 244 Lantana Blvd. | 0512A-01-052.023 |
| - Lot 31 | 225 Lantana Blvd. | 0512A-01-052.031 |
| - Lot 159 | 624 Verbena Dr. | 0512A-01-052.159 |
| - Lot 160 | 626 Verbena Dr. | 0512A-01-052.160 |

Printed Name Nan McLeod
Signed Name 

MEMORANDUM

Date: April 23, 2018
To: City of Long Beach Planning Commission
From: Long Beach Tree Board
Re: Tree Removal Applications DR Horton Lots
.....

Lot 23 Old Town Gardens – No objection.

Lot 160 Old Town Gardens – Could developer move the house back or otherwise take steps to retain the tree closest to the street? If option has been considered and determined to be not feasible, then the Tree Board has no strong objection to removal of the tree.

Lot 159 Old Town Gardens – No objection.

Lot 7 Old Town Gardens – No objection.

Lot 11 Old Town Gardens – No objection.

Overall observation: Due to the size of the lots, the developer has no choice other than to remove the trees.

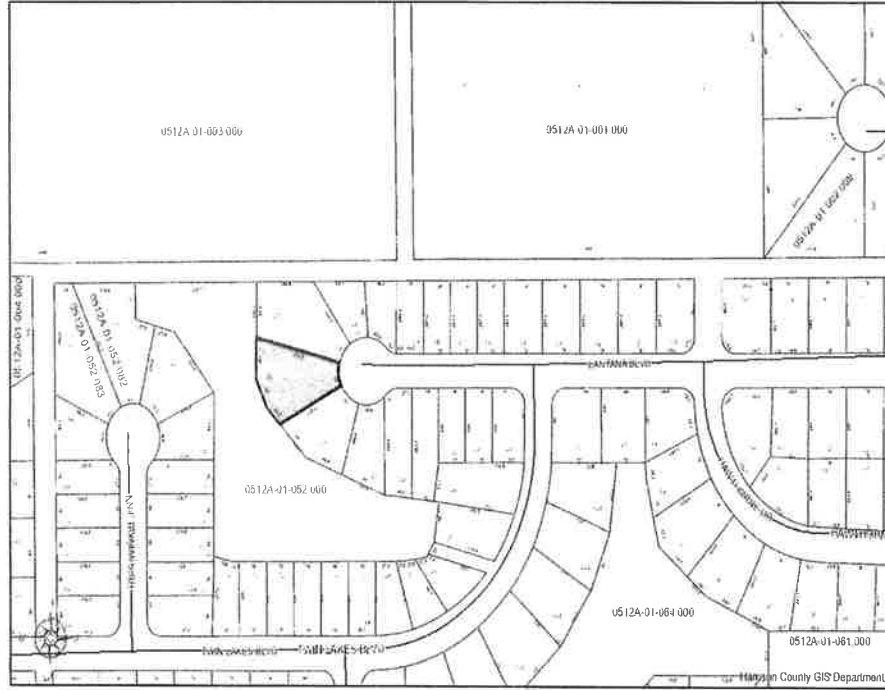
Kim Lentz and Alex Harvey inspected the properties

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 Fischer made motion, seconded by Commissioner Carrubba and unanimously carried recommending removal of the Live Oak Trees.

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

It came for consideration a tree removal request for one (1) Live Oak tree for property located at Lot 23 Old Town Gardens (244 Lantana Boulevard), Tax parcel 0512A-01-052.023 submitted by D. R. Horton as follows:

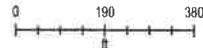
Lot 23 Old Town Gardens - Tax parcel 0512A-01-052.023



HARRISON COUNTY, MISSISSIPPI

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

MAP DATE: April 23, 2018



**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

221



CITY OF LONG BEACH, MISSISSIPPI
201 Jeff Davis Avenue
P.O. Box 929
Long Beach, MS 39560
(228) 863-1554
(228) 863-1558 fax

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	4/18/18
Zoning	R-1
Agenda Date	4/26/18
Check Number	1502

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

CTE 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.

CTE 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.

CTE 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: 4-11-18

PROPERTY INFORMATION

TAX PARCEL # 0512A-01-052.023
244 Lantana Blvd
Address of Property Involved: Lot 23 Old Town Gardens

Property owner name: Nan McLeod
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: 87851 Old Hwy, Unit M3
Phone No. (313) 330-36

CONTRACTOR OR APPLICANT INFORMATION

Company Name: DR Horton
Phone No. 251-259-8395 Fax: _____
Name: DR Horton
Address: 453 Tommy Muuro Dr Biloxi, Ms

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)

Construction of house

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: _____ Date: 4/18/18

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

CTE 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.

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

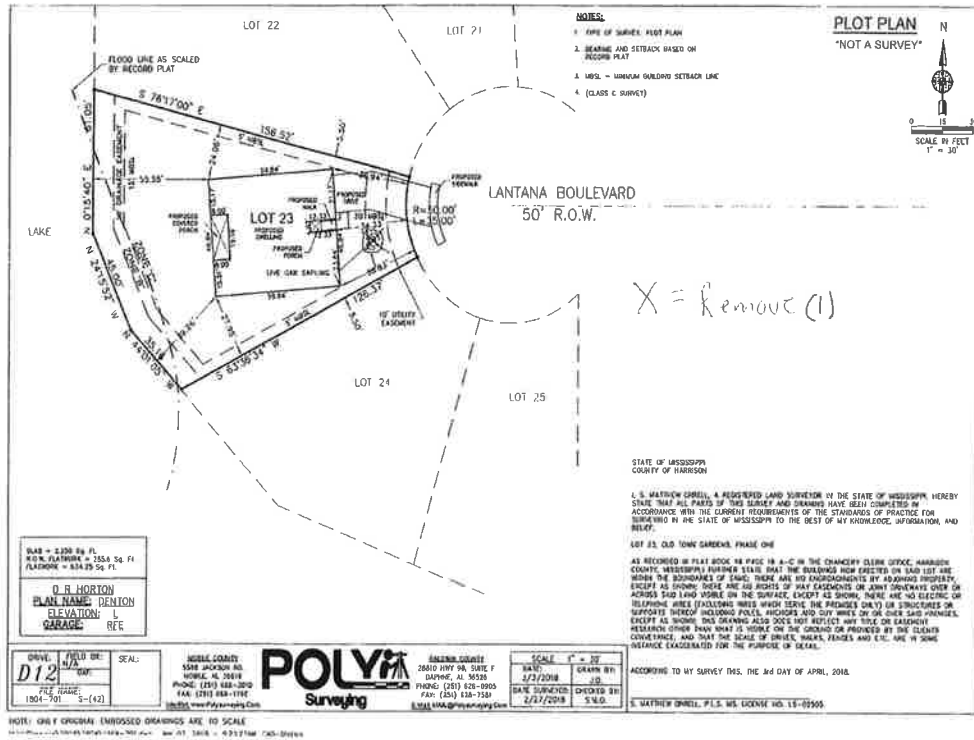
CTE OWNERSHIP: Please provide a recorded warranty deed.

CTE 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.

CTE 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.

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

MINUTES OF APRIL 26, 2018 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Tree Removal Consent

Pending the approval by the City of Long Beach, I, Nan McLeod, give permission to DR Horton to remove trees found to be obstructing the construction of homes in the Old Town Gardens community. The potential tree removal would affect the following lots:

- Lot 7 212 Lantana Blvd. 0512A-01-052.007
- Lot 11 220 Lantana Blvd. 0512A-01-052.011
- Lot 23 244 Lantana Blvd. 0512A-01-052.023
- Lot 31 225 Lantana Blvd. 0512A-01-052.031
- Lot 159 624 Verbena Dr. 0512A-01-052.159
- Lot 160 626 Verbena Dr. 0512A-01-052.160

Printed Name Nan McLeod
Signed Name 

MEMORANDUM

Date: April 23, 2018
To: City of Long Beach Planning Commission
From: Long Beach Tree Board
Re: Tree Removal Applications DR Horton Lots
.....

Lot 23 Old Town Gardens – No objection.

Lot 160 Old Town Gardens – Could developer move the house back or otherwise take steps to retain the tree closest to the street? If option has been considered and determined to be not feasible, then the Tree Board has no strong objection to removal of the tree.

Lot 159 Old Town Gardens – No objection.

Lot 7 Old Town Gardens – No objection.

Lot 11 Old Town Gardens – No objection.

Overall observation: Due to the size of the lots, the developer has no choice other than to remove the trees.

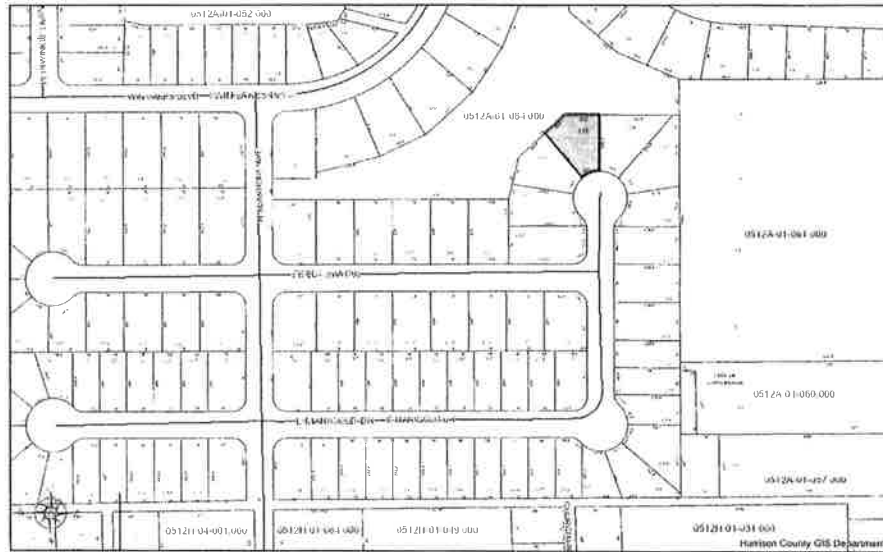
Kim Lentz and Alex Harvey inspected the properties

After considerable discussion, Commissioner Fischer made motion, seconded by Commissioner Hansen and unanimously carried recommending denying the request to remove the Live Oak Tree, stating that the house could be moved back on the lot to preserve the tree.

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

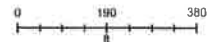
It came for consideration a tree removal request for two (2) Live Oak trees for property located at Lot 159 Old Town Gardens (624 Verbena Drive), Tax parcel 0512A-01-052.159 submitted by D. R. Horton as follows:

Lot 159 Old Town Gardens - Tax parcel 0512A-01-052.159



HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
TAL FLUORNY TAX ASSESSOR
MAP DATE: April 26, 2018



**MINUTES OF APRIL 26, 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) 863-1558 fax

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	4/18/18
Zoning	R-1
Agenda Date	4/26/18
Check Number	1562

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

CR 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.

~~CR~~ 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.

CR 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: 4-11-18

PROPERTY INFORMATION

TAX PARCEL # 0512 A-01-052.159
604 Verbena Dr
 Address of Property Involved: Lot 159 of Old Town
 Property owner name: Nan McLeod Gardens
 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: 87851 Old Hwy, Unit M3
 Phone No. () Islamorada, FL 33036

CONTRACTOR OR APPLICANT INFORMATION

Company Name: DR Horton
 Phone No. 251-259-8285
 Name: DR Horton
 Address: 953 Johnny Manns Dr Biloxi, MS 39532

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.:

Construction of house (use separate sheet if needed)

Number of Trees:
2 Live Oak _____ Southern Magnolia

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

Signature: _____ Date: 4/18/18

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

CR 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.

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

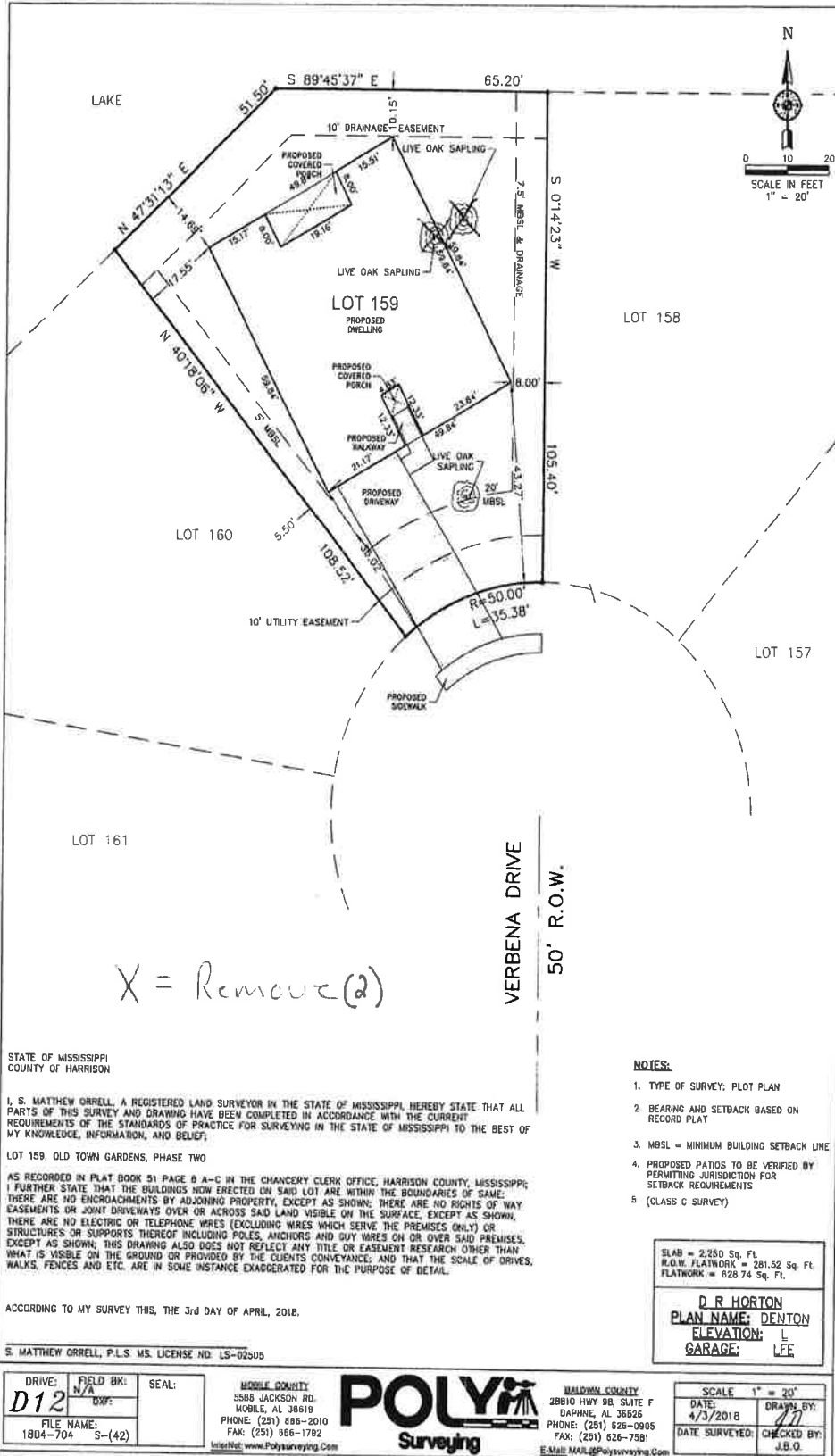
CR OWNERSHIP: Please provide a recorded warranty deed.

CR 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.

CR 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.

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

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



STATE OF MISSISSIPPI
COUNTY OF HARRISON

I, S. MATTHEW ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF MISSISSIPPI, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

LOT 159, OLD TOWN GARDENS, PHASE TWO

AS RECORDED IN PLAT BOOK 51 PAGE B A-C IN THE CHANCERY CLERK OFFICE, HARRISON COUNTY, MISSISSIPPI; I FURTHER STATE THAT THE BUILDINGS NOW ERECTED ON SAID LOT ARE WITHIN THE BOUNDARIES OF SAID LOT. THERE ARE NO ENCRoACHMENTS BY ADJOINING PROPERTY, EXCEPT AS SHOWN; THERE ARE NO RIGHTS OF WAY EASEMENTS OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE, EXCEPT AS SHOWN; THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREOF INCLUDING POLES, ANCHORS AND GUY WIRES ON OR OVER SAID PREMISES, EXCEPT AS SHOWN; THIS DRAWING ALSO DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE; AND THAT THE SCALE OF DRIVES, WALKS, FENCES AND ETC. ARE IN SOME INSTANCES EXAGGERATED FOR THE PURPOSE OF DETAIL.

ACCORDING TO MY SURVEY THIS, THE 3rd DAY OF APRIL, 2018.

S. MATTHEW ORRELL, P.L.S. M.S. LICENSE NO. LS-02505

NOTES:

1. TYPE OF SURVEY: PLOT PLAN
2. BEARING AND SETBACK BASED ON RECORDED PLAT
3. MBSL = MINIMUM BUILDING SETBACK LINE
4. PROPOSED PATIOS TO BE VERIFIED BY PERMITTING JURISDICTION FOR SETBACK REQUIREMENTS
5. (CLASS C SURVEY)

SLAB = 2,250 Sq. Ft.
R.O.W. FLATWORK = 281.52 Sq. Ft.
FLATWORK = 828.74 Sq. Ft.

D. R. HORTON
PLAN NAME: DENTON
ELEVATION: L
GARAGE: LEE

DRIVE: D12
FIELD BK: N/A
DWP: DWP
FILE NAME: 1804-704
S: (42)

POLY
SURVEYING
MOBILE COUNTY
3589 JACKSON RD.
MOBILE, AL 36619
PHONE: (251) 886-2010
FAX: (251) 866-1782
Internet: www.PolySurveying.com

POLY
SURVEYING

WALDOW COUNTY
28810 HWY 98, SUITE F
DAPHNE, AL 36626
PHONE: (251) 626-0905
FAX: (251) 626-7581
E-MAIL: MAR@PolySurveying.com

SCALE 1" = 20'
DATE: 4/3/2018
DRAWN BY: J.H.
DATE SURVEYED: J.B.O.
CHECKED BY: J.B.O.

NOTE: ONLY ORIGINAL EMBOSSED DRAWINGS ARE TO SCALE
M:\HDrawings\2018\1804\1804-704.dwg, Apr 03, 2018 - 2:34:17PM, CAD-Station

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Tree Removal Consent

Pending the approval by the City of Long Beach, I, Nan McLeod, give permission to DR Horton to remove trees found to be obstructing the construction of homes in the Old Town Gardens community. The potential tree removal would affect the following lots:

- Lot 7	212 Lantana Blvd.	0512A-01-052.007
- Lot 11	220 Lantana Blvd.	0512A-01-052.011
- Lot 23	244 Lantana Blvd.	0512A-01-052.023
- Lot 31	225 Lantana Blvd.	0512A-01-052.031
- Lot 159	624 Verbena Dr.	0512A-01-052.159
- Lot 160	626 Verbena Dr.	0512A-01-052.160

Printed Name Nan McLeod

Signed Name 

MEMORANDUM

Date: April 23, 2018

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal Applications DR Horton Lots

.....

- Lot 23 Old Town Gardens – No objection.
- Lot 160 Old Town Gardens – Could developer move the house back or otherwise take steps to retain the tree closest to the street? If option has been considered and determined to be not feasible, then the Tree Board has no strong objection to removal of the tree.
- Lot 159 Old Town Gardens – No objection.
- Lot 7 Old Town Gardens – No objection.
- Lot 11 Old Town Gardens – No objection.
- Overall observation: Due to the size of the lots, the developer has no choice other than to remove the trees.
- Kim Lentz and Alex Harvey inspected the properties

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 Fischer made motion, seconded by Commissioner Hansen and unanimously carried recommending removal of the Live Oak Trees.

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

It came for consideration a tree removal request for three (3) Live Oak trees for property located at Lot 160 Old Town Gardens (626 Verbena Drive), Tax parcel 0512A-01-052.160 submitted by D. R. Horton as follows:



HARRISON COUNTY, MISSISSIPPI
OFFICE OF THE CLERK OF COURTS
 201 JEFF DAVIS AVENUE
 LONG BEACH, MISSISSIPPI 39060
 (601) 885-1558 FAX
 MAP DATE: MAY 22, 2018



CITY OF LONG BEACH, MISSISSIPPI
 201 Jeff Davis Avenue
 P.O. Box 929
 Long Beach, MS 39060
 (228) 863-1554
 (228) 863-1558 FAX
APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	4/18/18
Zoning	R-1
Agenda Date	4/26/18
Check Number	1502

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

CTE 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.

CTE 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.

CTE 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: 4-11-18

PROPERTY INFORMATION

TAX PARCEL # 0512A-01-052.160
Verbena Dr
 Address of Property Involved: Lot 160 of Old Town Gardens
 Property owner name: Nan Melwood
 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: 87851 Old Hwy, Unit M3
 Phone No. (Islamorada, FL 33236)

CONTRACTOR OR APPLICANT INFORMATION

Company Name: DR Horton
 Phone No. 251-259-5295 Fax: _____
 Name: DR Horton
 Address: 953 Tommy Mauro Dr Biloxi, Ms

PERMIT INFORMATION

Permit for: Removal Trimming Pruning
 What is the reason the tree needs to be removed? Be specific as to construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc. (use separate sheet if needed)
Construction of a house

Number of Trees:
3 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: _____ Date: 4/18/18

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

CTE 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.

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

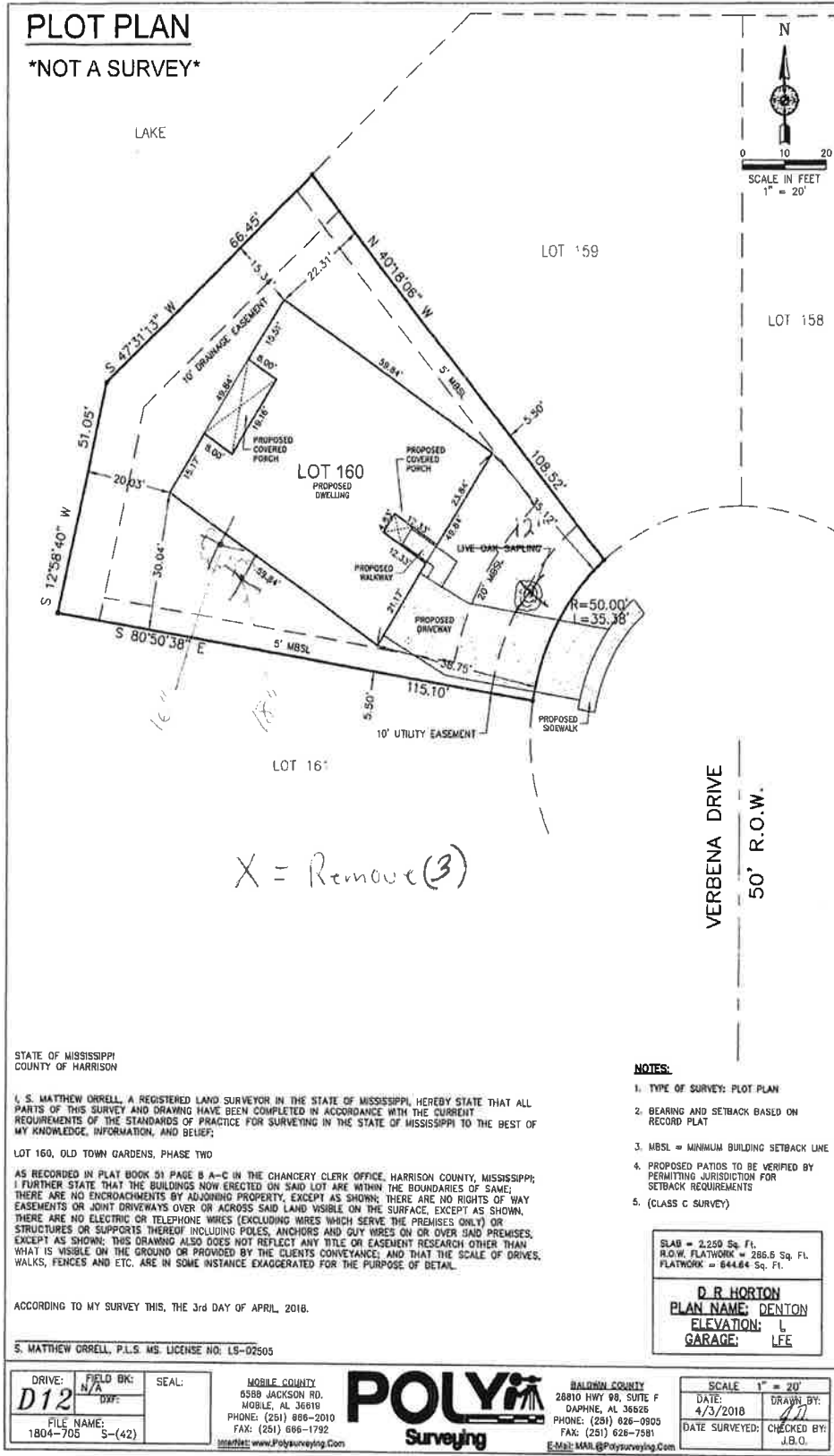
CTE OWNERSHIP: Please provide a recorded warranty deed.

CTE 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.

CTE 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.

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

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Tree Removal Consent

Pending the approval by the City of Long Beach, I, Nan McLeod, give permission to DR Horton to remove trees found to be obstructing the construction of homes in the Old Town Gardens community. The potential tree removal would affect the following lots:

- Lot 7 212 Lantana Blvd. 0512A-01-052.007
- Lot 11 220 Lantana Blvd. 0512A-01-052.011
- Lot 23 244 Lantana Blvd. 0512A-01-052.023
- Lot 31 225 Lantana Blvd. 0512A-01-052.031
- Lot 159 624 Verbena Dr. 0512A-01-052.159
- Lot 160 626 Verbena Dr. 0512A-01-052.160

Printed Name Nan McLeod

Signed Name *Nan McLeod*

233

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
MEMORANDUM**

Date: April 23, 2018
 To: City of Long Beach Planning Commission
 From: Long Beach Tree Board
 Re: Tree Removal Applications DR Horton Lots

Lot 23 Old Town Gardens – No objection.

Lot 160 Old Town Gardens – Could developer move the house back or otherwise take steps to retain the tree closest to the street? If option has been considered and determined to be not feasible, then the Tree Board has no strong objection to removal of the tree.

Lot 159 Old Town Gardens – No objection.

Lot 7 Old Town Gardens – No objection.

Lot 11 Old Town Gardens – No objection.

Overall observation: Due to the size of the lots, the developer has no choice other than to remove the trees.

Kim Lentz and Alex Harvey inspected the properties

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 Fischer made motion, seconded by Commissioner Carrubba and unanimously carried recommending removal of the Live Oak Trees.

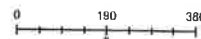
It came for consideration a tree removal request for one (1) Live Oak and one (1) Magnolia tree for property located at 224 Boggs Circle, Tax parcel 0612E-02-140.001 submitted by Ronald and Debra Hodge as follows:

224 Boggs Cr - Tax parcel 0612E-02-140.001



HARRISON COUNTY, MISSISSIPPI

UNDERSTAND THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY IT HAS BEEN PREPARED FROM PROPERTY INFORMATION RECEIVED BY THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP
 MAP DATE April 23, 2018



**MINUTES OF APRIL 26, 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 38960
(228) 863-1554
(228) 863-1558 fax

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	4/19/18
Zoning	R-1
Agenda Date	4/26/18
Check Number	596

(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: 4/19/2018

PROPERTY INFORMATION

TAX PARCEL #: 0612E-02-140.001

Address of Property Involved: 224 Beggs Circle

Property owner name: Ronald & Debra Hodge

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 to or to the property.

Property owner address: _____

Phone No. (____) _____

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Bobcat Tree Work

Phone No. 228 806 8063 Fax _____

Name: Jacy Wilson

Address: 1490 Cable Bridge Rd Gulfport, MS 39563

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)

#1 Trees too large for location, pose possible storm damage if fall on house.

#2 Desire to construct covered patio in area.

Number of Trees:
1 Live Oak 1 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: Debra Hodge Date: 4/19/18

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

RT 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 6) location of existing and/or proposed structures.

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

RT OWNERSHIP: Please provide a recorded warranty deed.

RT 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 improvements 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.

RT 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.

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

MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



BOOK 1231 PAGE 38

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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, JEFFERY CURTIS PATTERSON, and wife, LINDA STROUSS PATTERSON, Grantors, do hereby warrant, sell and convey unto RONALD K. HODGE, a married person, the following described real property situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

Lot 3, DRIFTWOOD SUBDIVISION, UNIT 1, a subdivision according to the official Map or Plat on file in Book 32 at page 2 of the records of Plats on file in the Office of the Chancery Clerk of Harrison County, Mississippi.

This conveyance is subject to any and all recorded rights-of-way, restrictions, reservations, covenants and easements.

The property hereby conveyed constitutes no part of the herein named Grantor's homestead.

Taxes on the subject property are pro-rated as of the date of this instrument and are assumed by the Grantee for the remainder of the year 1992.

WITNESS OUR SIGNATURES, this the 17TH day of DECEMBER, 1992.

Jeffery Curtis Patterson
JEFFERY CURTIS PATTERSON
Linda Strauss Patterson
LINDA STROUSS PATTERSON

**MINUTES OF APRIL 26, 2018
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Veronica Howard

From: Jim Heinzel <jim@greescapesms.com>
Sent: Thursday, April 26, 2018 12:45 PM
To: Veronica Howard
Subject: 224 Boggs
Attachments: IMG_3601.JPG; Untitled attachment 00026.txt; IMG_3603.JPG; Untitled attachment 00029.txt; IMG_3604.JPG; Untitled attachment 00032.txt; IMG_3605.JPG; Untitled attachment 00035.txt

He has a magnolia that has cracked the brick on his home. He also has a live oak that has a very bad structure and has cracked the patio. They both need to come down and he has several other smaller trees and shrubs providing plenty of greenery.
 Thanks, Jim



REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF APRIL 26, 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 Wood made motion, seconded by Commissioner McMillan and unanimously carried recommending removal of the Live Oak Trees.

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 Carrubba 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

**WORK SESSION MINUTES
APRIL 12, 2015
PLANNING and DEVELOPMENT COMMISSION**

239

DATE: APRIL 26, 2018

CITY HALL MEETING ROOM

201 JEFF DAVIS AVENUE

LONG BEACH, MISSISSIPPI 39560

6:30 O'CLOCK P.M.

PRESENT: Commission Chairman Frank Olaivar, Commissioners Jeff Hansen, Judy Wood, Chris Carrubba, Mark McMillan, Mike Gundlach, Randy Fischer and Planning and Development Consultant Bill Hessel.

ABSENT: Commissioners Shawn Barlow and Eddie Seal.

NOTICE: Posted at Long Beach City Hall, Building Department, and Water Department, 201 Jeff Davis Avenue; Long Beach Public Library, 209 Jeff Davis Avenue, as follows:

➤ DISCUSS OVERLAY DISTRICT

No action taken.

APPROVED:

Commission Chairman, Frank Olaivar

Date: _____

ATTEST:

Veronica Howard, Minutes Clerk

