

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

Be it remembered that a regular meeting of the Long Beach Planning Commission was begun and held at the Long Beach School District Central Office, 19148 Commission Road, Long Beach, Mississippi on Thursday, October 25, 2007 and the same being the time and place fixed for holding said meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Commissioners William Owen, Tonda Yandell, Roderick Rishel, Tony Vancourt, Joseph Sweetapple, Jacquie Lipski, Planning Commissioner Advisor Bill Hessell, Building/Code Official Earl Levens, Zoning Enforcement Officer Kenneth Price, and minute clerk Veronica Howard. Tony Vancourt, in his capacity as Co-Chairman chaired said meeting.

Commissioners David Serrato, Dale Hare and Planning Commission Chairman Frank Olaivar were absent at said meeting.

There being a quorum present sufficient to transact the business of the Planning Commission, the meeting was called to order at 6:30 p.m. and the following proceedings were had and done.

The Commission Co-Chairman stated that all decisions made at this meeting would have to be ratified by the Mayor and Board of Aldermen at their next regularly scheduled meeting of November 7, 2007 and subject to a ten-day appeal for a Public Hearing.

Commissioner Owen made motion seconded by Commissioner Lipski and unanimously carried to approve Planning Commission Minutes of October 11, 2007.

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

The first item to come before the Commission was a Public Hearing. The applicant was requesting a Zone Change from R-1, Single-Family Residential to R-O, Residential/Office for her lot located at 340 Seal Avenue as follows:



CITY OF LONG BEACH, MISSISSIPPI
PO BOX 929
201 JEFF DAVIS AVENUE
TELEPHONE 228-863-1554
FAX 228-865-0822
permits@cityoflongbeachms.com



0611N-03-027.000

APPLICATION FOR CASE REVIEW

I. TYPE OF CASE REQUEST

- A. Zoning Change *R-1 to R-O*
- B. Planning Commission Approval
- C. Special Exception Use
- D. Variance Request
- E. Change in Use
- F. A Decision of the Building Official is Alleged to be in Error
- G. Interpretation of the Zoning Ordinance
- H. Home Occupation (attach copy of Deed or lease)

II. Property Location: 340 SEAL AVE
House number and street name

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)

IV. Legal Description of Land Involved. (Complete either A or B below.)

A. If in a subdivision:
Subdivision Name _____

B. If Metes and Bounds: Attach a Legal Description

V. Names and Addresses of all Property Owners within 200 feet of subject land. (If bounded by street or alley, give names and mailing addresses of property directly across from the Subject Street or alley.) This information is necessary only if a Public Hearing is required.

VI. Fees: Attach a check in the amount appropriated for applicable request. This check is to be made payable to the City of Long Beach to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.

VII. 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.

Tina Copeland PO Box 325
Name of Owner(s) Mailing Address

Long Beach MS 39560 228-864-4920
City State Zip Telephone (H) Office

Tina O. Copeland 9/21/07 \$ 100.00
Signature of Owner(s) Date Fee

- NOTATION: The following attachments must be submitted with application. If applicable:
- A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.
 - B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR RE ZONING ONLY).
 - C. The setback requirement for all signs is measured from the leading edge of the sign or the portion of the sign close to the property line. If requesting a variance from the setback requirements for a sign, also indicate the elevation and size of the proposed sign.
 - D. Applicant should appear personally or through his/her agent at the scheduled hearing.
 - E. Claims of support or "no objection" from owner(s) 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 essential.

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

September 17, 2007

Hugs & Kisses Child Development
340 Seal Ave.
Long Beach, Ms 39560

Zoning Committee Members:

I am here today to request a zone change for my
business located at the address above.

Hugs & Kisses Child Development was built as a new business
in 1992 and continues as such today.

The business has been at this location for 15 years, I
have been there for the past 11.

At this time I would like to place the business &
property on the market to be sold- Understandably I would
like it to be listed as commercial property, as it has always been.

Thank you for your consideration in this matter.

sincerely,

Tina O. Copeland

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

Index As:
Section 11, Township 8 South
Range 12 West, Harrison County,
Mississippi

Prepared by & Return to:
Jim Davis
Post Office Box 1839
Gulfport, MS 39502
Phone: (228) 864-1588

STATE OF MISSISSIPPI
COUNTY OF HARRISON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, EILEEN P. KANE, do hereby sell, convey and specially warrant unto EILEEN P. KANE and TINA COPELAND, tenants in common, the following described real property, together with all improvements thereon and appurtenances thereto belonging, being situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

A parcel of land situated and being located in the City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as: Beginning at the Southeast corner of the North 1/4 of Lot 19 of SEAL'S SUBDIVISION in the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 8 South, Range 12 West (being a point on the West margin of Seal Avenue), and from said Point of Beginning, running North 00 degrees 13 minutes 14 seconds West 164.75 feet along the West margin of Seal Avenue; thence run North 89 degrees 47 minutes 14 seconds West 654.58 feet to the East line of EASTWOOD VILLAGE; thence run South 00 degrees 10 minutes 18 seconds East 20.98 feet along the East line of EASTWOOD VILLAGE; thence run South 00 degrees 47 minutes 59 seconds East 144.25 feet along the East line of EASTWOOD VILLAGE to the centerline of said Lot 19 and the North line of LENORA HEIGHTS SUBDIVISION; thence run South 89 degrees 49 minutes 39 seconds East 653.14 feet along the centerline of said Lot 19 and the North line of LENORA HEIGHTS SUBDIVISION to the West margin of Seal Avenue and the Point of Beginning. Being that same property conveyed by Glenacres, Inc. to William J. Kane and Eileen Kane by Warranty Deed dated September 29, 1992, recorded in Book 1224, Pages 630-631, Land Deed Records of Harrison County, Mississippi, First Judicial District.

This conveyance is subject to any and all recorded easements, rights-of-way, mineral reservations and restrictive covenants applicable to subject property.



John 1st Judicial District
Instrument Number 2004 8651 D-J1
Filed/Recorded 10 11 2004 3 43 P
Total Fees 12.00
7 Pages Recorded

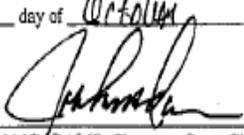
**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

2

That the Court previously retained jurisdiction of the subject matter and the parties, and John McAdams, Chancery Court Clerk, is ordered to enter a Special Warranty Deed to Tina Copeland and Eileen P. Kane with reference to the above-described property.

This Special Warranty Deed is entered pursuant to the Decrees of July 15, 2004, and October 5, 2004, copies are attached hereto and incorporated herein in their entirety.

WITNESS MY SIGNATURE, this 11th day of October, 2004.

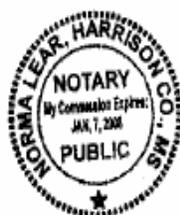


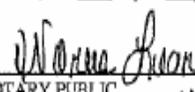
JOHN MCADAMS, Chancery Court Clerk

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority, in and for the jurisdiction aforesaid, the within named JOHN MCADAMS, Chancery Court Clerk, who acknowledged to and before me that she signed and delivered the above and foregoing instrument of writing, on the day and year therein mentioned, as her voluntary act and deed, having proper authority to execute pursuant to Orders of July 15, 2004 and October 5, 2004, copies are attached.

SWORN TO AND SUBSCRIBED BEFORE ME, this 11th day of October, 2004.





NOTARY PUBLIC
My Commission Expires: 7 Jan 2008

Grantor:
EILEEN P. KANE
#2 Clydesdale Path (Off Clydesdale Close)
Borehamwood, Herts
England
WD62SE
Phone: 0-208-953-4077

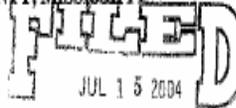
Grantee:
TINA COPELAND
908 Beatrice
Long Beach, MS 39560
Phone: (228) 864-4920

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

3

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI

FIRST JUDICIAL DISTRICT



**TINA COPELAND, Individually
and as sole proprietor and ownership
of Hugs & Kisses Child Care Center**

JOHN McADAMS, CHANCERY CLERK
John McAdams D.C.
PLAINTIFF

VERSUS

NO. C2401-04-00028

**EILEEN P. KANE and
HANCOCK BANK**

DEFENDANTS

JUDGMENT

THIS CAUSE came on a Complaint filed by TINA COPELAND, Individually and as sole proprietor and ownership of Hugs & Kisses Child Care Center against EILEEN P. KANE and HANCOCK BANK to declare a joint venture or partnership and request for other injunctive relief and the Court after being advised of the premises, hearing testimony, and receiving documentary evidence does FIND, ORDER, ADJUDGE AND DECREE as follows, to-wit:

I

That the Court has jurisdiction of the subject matter and the parties herein.

II

That the Plaintiff, TINA COPELAND and the Defendant, EILEEN P. KANE entered into a joint venture or partnership in October 1994, wherein TINA COPELAND furnished \$10,000.00 to EILEEN P. KANE to be a one-half (1/2) owner in the business, personal property, real estate, furniture and all assets real and personal of the business known as Hugs & Kisses Child Care Center located at 340 Seal Avenue, Long Beach, Mississippi and the legal description being more particularly described as:

A parcel of land situated and being located in the City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as:

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

Beginning at the Southeast corner of the North ½ of Lot 19 of SEAL'S SUBDIVISION in the Southwest ¼ of the Southeast ¼ of Section 11, Township 8 South, Range 12 West (being a point on the West margin of Seal Avenue), and from said Point of Beginning, running North 00 degrees 13 minutes 14 seconds West 164.75 feet along the West margin of Seal Avenue; thence run North 89 degrees 47 minutes 14 seconds West 654.58 feet to the East line of EASTWOOD VILLAGE; thence run South 00 degrees 10 minutes 18 seconds East 20.98 feet along the East line of EASTWOOD VILLAGE; thence run South 00 degrees 47 minutes 59 seconds East 144.25 feet along the East line of EASTWOOD VILLAGE to the centerline of said Lot 19 and the North line of LENORA HEIGHTS SUBDIVISION; thence run South 89 degrees 49 minutes 39 seconds East 653.14 feet along the centerline of said Lot 19 and the North line of LENORA HEIGHTS SUBDIVISION to the West margin of Seal Avenue and the Point of Beginning.

Being the same property conveyed by WILLIAM J. KANE to EILEEN P. KANE by Quitclaim Deed dated February 1, 1994 and recorded in Deed Book 1264 Page 80,81 in the Land Deed Records of Harrison County, First Judicial District, Mississippi, which is attached hereto and incorporated herein in its entirety.

III.

That at the time of the agreement, the agreement was located in the Law Office of Ray Necaise, who has unfortunately since deceased.

IV.

That neither of the parties can produce a copy of the partnership agreement, but EILEEN P. KANE has filed pleadings with the Court admitting the existence of the partnership and that TINA COPELAND was a joint owner in all assets, real and personal of the business described above.

V.

That TINA COPELAND is found to be a joint owner of Hugs & Kisses Child Care Center and joint owner of all assets including a joint owner and that being a tenant in common with EILEEN P. KANE in the above described real estate.

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

VI.

That the above described real estate will be vested in the names of TINA COPELAND and EILEEN P. KANE, tenants in common and EILEEN P. KANE is ordered to enter a Quitclaim Deed acknowledging same and if she refuses or after the elapse of thirty (30) days the Chancery Clerk of Harrison County, Mississippi is authorized to execute a Deed to the above described property vested it in the names of EILEEN P. KANE and TINA COPELAND, tenants in common, and the Clerk has proper authority to so execute. See M.R.C.P., Rule 70.

VII.

That the Court expressly retains jurisdiction of the subject matter and the parties herein.

VIII.

This Judgment is to be recorded in the Land Deed Records of the First Judicial District of Harrison County, Mississippi.

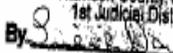
SO ORDERED this the 15 day of July, 2004.


CARTER O. BISE
CHANCELLOR

ORDER PREPARED AND PRESENTED:


JIM DAVIS

3cl
Miss Bar No. 5830
Post Office Box 1839
Gulfport, MS 39502
Phone No. (228) 864-1588
Fax No. (228) 863-5008

A TRUE COPY
JOHN McADAMS
Chancery Court Clerk
Harrison County, Miss.
1st Judicial District
By  D.C.

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

6

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI

FIRST JUDICIAL DISTRICT

TINA COPELAND, Individually
and as sole proprietor and ownership
of Hugs & Kisses Child Care Center,

FILED
OCT 5 2004

PLAINTIFF

VERSUS

NO. C2401-04-00028

EILEEN P. KANE and
HANCOCK BANK

JOHN McADAMS, CHANCERY CLERK
John McAdams

DEFENDANTS

JUDGMENT

THIS CAUSE came on a Motion of the Plaintiff made *ore tenus* that John McAdams, Chancery Court Clerk, be ordered to execute a Special Warranty Deed, and the Court finds this Motion is well-taken and sustains same. It is therefore ORDERED, ADJUDGED AND DECREED as follows, to-wit:

I.

The Court has jurisdiction of the subject matter and the parties herein.

II.

That Tina Copeland has previously been adjudicated owner of the following described property and a tenant in common with Eileen P. Kane, and that property is more properly described as follows, to-wit:

A parcel of land situated and being located in the City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as:

Beginning at the Southeast corner of the North ½ of Lot 19 of SEAL'S SUBDIVISION in the Southwest ¼ of the Southeast of Section 11, Township 8 South, Range 12 West (being a point on the West margin of Seal Avenue), and from said Point of Beginning, running North 00 degrees 13 minutes 14 seconds West 164.75 feet along the West margin of Seal Avenue; thence run North 89 degrees 47 minutes 14 seconds West 654.58 feet to the East line of EASTWOOD VILLAGE; thence run South 00 degrees 10 minutes 18 seconds East 20.98 feet along the East line of EASTWOOD VILLAGE; thence run South 00 degrees 47 minutes 59 seconds East 144.25 feet along the East line of EASTWOOD VILLAGE to the centerline of said Lot 19 and the North line of LENORA HEIGHTS SUBDIVISION; thence run South 89 degrees 49 minutes 39 seconds East 653.14 feet along the centerline of said Lot 19 and the North line of LENORA HEIGHTS SUBDIVISION to the West margin of Seal Avenue and the Point of Beginning.

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

III.

The decree of July 15, 2004, provides as follows, to-wit:

That the above described real estate will be vested in the names of TINA COPELAND and EILEEN P. KANE, tenants in common and EILEEN P. KANE is ordered to enter a Quitclaim Deed acknowledging same and if she refuses or after the elapse of thirty (30) days the Chancery Clerk of Harrison County, Mississippi is authorized to execute a Deed to the above described property vested it in the names of EILEEN P. KANE and TINA COPELAND, tenants in common, and the Clerk has proper authority to so execute. See M.R.C.P., Rule 70.

IV.

That the Court previously retained jurisdiction of the subject matter and the parties, and John McAdams, Chancery Court Clerk, is ordered to enter a Quitclaim Deed or a Special Warranty Deed to Tina Copeland and Eileen P. Kane with reference to the above-described property.

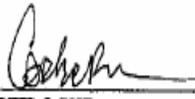
V.

This Special Warranty Deed is entered pursuant to the Decree of July 15, 2004.

VI.

This Judgment is to be recorded in the Land Deed Records of the First Judicial District of Harrison County, Mississippi.

SO ORDERED, this the 5 day of October, 2004.



CARTER O. BISE
CHANCELLOR

ORDER PREPARED AND PRESENTED:

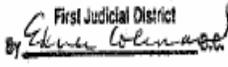


JIM DAVIS
Miss Bar No. 5830
Post Office Box 1839
Gulfport, MS 39502
Phone No. (228) 864-1588
Fax No. (228) 863-5008

34

Page 2 of 2

A TRUE COPY
JOHN McADAMS
Chancery Court Clerk
Harrison County, Miss.
1st Judicial District
By  D.C.

CERTIFIED TRUE COPY
JOHN McADAMS
CLERK CHANCERY COURT
HARRISON COUNTY, MISS.
First Judicial District
By 

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

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

PROOF OF PUBLICATION

LEGAL NOTICE
PUBLIC HEARING
In accordance with Article XII of the Comprehensive Zoning Ordinance (#344) of the City of Long Beach, Mississippi (1997) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a public hearing for the purpose of considering a zoning map change.
Title: C-100-340 Seal Avarice, Long Beach, Mississippi has filed an application for a zoning map change in accordance with the Comprehensive Zoning Ordinance. Applicant is requesting to change the zoning classification from R-1 Residential to R-O, Residential Office for parcel 06111-03 (27.00). The legal description is as follows:
A parcel of land situated and being located in the City of Long Beach, Harrison County, Mississippi, and being more particularly described as: Beginning at the Southeast corner of the North 1/2 of Lot 19 of SEARIS SUBDIVISION in the Southwest 1/4 of Section 11, Township 8 South, Range 12 West (being a point on the West margin of Seal Avarice), and from said Point of Beginning running North 00 degrees 10 minutes 14 seconds West 154.75 feet along the West margin of Seal Avarice; thence run North 80 degrees 47 minutes 14 seconds West 654.58 feet to the East line of EASTWOOD VILLAGE; thence run South 00 degrees 10 minutes 14 seconds East 20.38 feet along the East line of EASTWOOD VILLAGE; thence run South 00 degrees 47 minutes 58 seconds East 144.25 feet along the East line of EASTWOOD VILLAGE to the centerline of said Lot 19 and the North line of LENORA HEIGHTS SUBDIVISION; thence run South 80 degrees 40 minutes 32 seconds East 553.14 feet along the centerline of said Lot 19 and the North line of LENORA HEIGHTS SUBDIVISION to the West margin of Seal Avarice and the Point of Beginning. Being that same property conveyed by Glenzco, Inc. to William J. Kano and Eileen Kano by Warranty Deed dated September 29, 1992, recorded in Book 1224, Pages 690-691, Land Used Records of Harrison County, Mississippi, First Judicial District. The public hearing to consider the above zoning map change will be held in the City of Long Beach, Mississippi, 39502, Thursday, October 25, 2007, at 8:30 p.m., in the Long Beach School District Administration Office located on Commission Road. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.
At signed
Chairman
Planning Commission
K97 act 12, 111. 12003434

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

- Vol. 124 No., 9 dated 12 day of oct, 20 07
- Vol. _____ No., _____ dated _____ day of _____, 20 _____
- Vol. _____ No., _____ dated _____ day of _____, 20 _____
- Vol. _____ No., _____ dated _____ day of _____, 20 _____
- Vol. _____ No., _____ dated _____ day of _____, 20 _____
- Vol. _____ No., _____ dated _____ day of _____, 20 _____
- Vol. _____ No., _____ dated _____ day of _____, 20 _____

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

OCT 15 2007 [Signature]
Clerk

Sworn to and subscribed before me this 15 day of oct, A.D., 20 07

KANDI A. BERKLEY
Notary Public, State of Mississippi
Harrison County
My Commission Expires
April 05, 2010
[Signature]
Notary Public

Printer's Fee \$ _____
Furnishing proof of publication \$ _____
TOTAL..... \$ _____

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

The Clerk reported that forty-one (41) notices of Public Hearing were sent by certified mail, return receipt requested, to property owners within two hundred (200') feet of the subject property. Said return receipts were ordered as part of the record of these proceedings.

City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

In accordance with Article XII of the Comprehensive Zoning Ordinance (#344) of the City of Long Beach, Mississippi (1987) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a public hearing for the purpose of considering a **Zoning Map Change**.

Tina Copeland, 340 Seal Avenue, Long Beach, Mississippi has filed an application for a zone map change in accordance with the Comprehensive Zoning Ordinance. Applicant is requesting to change the zoning classification from R-1, Residential to R-O, Residential Office for tax parcel number 0611N-03-027.000. The legal description is as follows:

A parcel of land situated and being located in the City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as:

Beginning at the Southeast corner of the North ½ of Lot 19 of SEAL'S SUBDIVISION in the Southwest ¼ of the Southeast ¼ of Section 11, Township 8 South, Range 12 West (being a point on the West margin of Seal Avenue), and from said Point of Beginning, running North 00 degrees 13 minutes 14 seconds West 164.75 feet along the West margin of Seal Avenue; thence run North 89 degrees 47 minutes 14 seconds West 654.58 feet to the East line of EASTWOOD VILLAGE; thence run South 00 degrees 10 minutes 18 seconds East 20.98 feet along the East line of EASTWOOD VILLAGE; thence run South 00 degrees 47 minutes 59 seconds East 144.25 feet along the East line of EASTWOOD VILLAGE to the centerline of said Lot 19 and the North line of LENORA HEIGHTS SUBDIVISION; thence run South 89 degrees 49 minutes 39 seconds East 653.14 feet along the centerline of said Lot 19 and the North line of LENORA HEIGHTS SUBDIVISION to the West margin of Seal Avenue and the Point of Beginning. Being that same property conveyed by Glenacres, Inc. to William J. Kane and Eileen Kane by Warranty Deed dated September 29, 1992, recorded in Book 1224, Pages 630-631, Land Deed Records of Harrison County, Mississippi, First Judicial District.

The public hearing to consider the above zoning map change will be held in the City of Long Beach, Mississippi 39560, Thursday, October 25, 2007, at 6:30 p.m., in the Long Beach School District Administration Office located on Commission Road. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

Mrs. Copeland of 908 Beatrice Drive came forward to state her request.

Upon the advisement of Planning Commission Advisor Bill Hessell and after discussion with Mrs. Copeland regarding the property being jointly owned, Mrs. Copeland opted to withdraw her request until a later date.

Discussion was had in reference to the Master Plan and Mixed Use Districts. Planning Commission is making preparations for Public Hearing.

The next agenda item was a Certificate of Resubdivision for a lot on Beatline Road submitted by Mr. Thomas Murray as follows:



CITY OF LONG BEACH, MISSISSIPPI
PO BOX 929
201 JEFF DAVIS AVENUE
TELEPHONE 228-863-1554
FAX 228-865-0822
permits@cityoflongbeachms.com



APPLICATION FOR CASE REVIEW

- I. TYPE OF CASE REQUEST
- A. Zoning Change
 - B. Planning Commission Approval - *Certificate of Resubdivision*
 - C. Special Exception Use
 - D. Variance Request
 - E. Change in Use
 - F. A Decision of the Building Official is Alleged to be in Error
 - G. Interpretation of the Zoning Ordinance
 - H. Home Occupation (attach copy of Deed or lease)

II. Property Location: Beatline RD
House number and street name

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)

IV. Legal Description of Land Involved. (Complete either A or B below.)

- A. If in a subdivision:
Subdivision Name _____
- B. If Metes and Bounds: Attach a Legal Description

V. Names and Addresses of all Property Owners within 200 feet of subject land. (If bounded by street or alley, give names and mailing addresses of property directly across from the Subject Street or alley.) This information is necessary only if a Public Hearing is required.

VI. Fees: Attach a check in the amount appropriated for applicable request. This check is to be made payable to the City of Long Beach to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.

VII. 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.

<u>Thomas Murray</u> Name of Owner(s)	<u>P.O. Box 2314: GPT 39505</u> Mailing Address
<u>Long Beach MS 39560</u> City State Zip	<u>228-861-6782</u> Telephone (H) Office
<u>[Signature]</u> Signature of Owner(s)	<u>\$ 250.00</u> Date Fee

- NOTATION: The following attachments must be submitted with application. If applicable:
- A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.
 - B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR RE ZONING ONLY).
 - C. The setback requirement for all signs is measured from the leading edge of the sign or the portion of the sign close to the property line. If requesting a variance from the setback requirements for a sign, also indicate the elevation and size of the proposed sign.
 - D. Applicant should appear personally or through his/her agent at the scheduled hearing.
 - E. Claims of support or "no objection" from owner(s) 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.

MINUTES OF OCTOBER 25, 2007 LONG BEACH PLANNING COMMISSION

Harrison County Online !

Page 1 of 1

[site menu](#) | [site contact](#)

Tax Assessor



Departments

11:03:38 AM

Home > Real and Personal Property Rolls

Department Menu

- Tax Assessor Home
- Tax Roll Main

Online Databases

- County Tax Rolls
- Court Dockets
- General Instruments
- Harrison County Weather
- Judgement Rolls
- Justice Court Tickets
- Marriage Database
- Online Mapping
- Property Taxes
- Voter Database

Linked Site Services

- Land Records Online
- Pay Property Taxes
- Renew Car Tags

Use the print link below this record to print a borderless copy of the record

2007 Proposed Landroll Information

MURRAY THOMAS D & THERESA D
11491 COUNTY FARM RD GULFPORT MS39503

Physical Street Address:
0 BEATLINE RD

Parcel #:	PPIN	Tax District	Homestead Exp.	Jud
0511G-02-004.000	39033	L		

Supervisor District:	Subdivision:
3	COX SUBD BLKS 7 TO 14 SW 1/4 SE

Exemption Code
Non-Exempt

Section	Township	Range	Instrument Num
03	08	12	2006-0006054-D

[Click for more book and](#)

Acres	Land Value	Improvements	Total Value	Asse
4.8	17300	0	17300	

Legal Description
LOT 3 5 A BLK. 10 COX SUBD. SEC. 3-8-12

[Click Here To Print This Page](#) | [Previous Page](#)

©2002-2007 Harrison County - All Rights Reserved
Currently, there are 44 people online

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

RESUBDIVISION SURVEY

Lot 3, Block 10, Cox's Subdivision
SW 1/4 of Section 03, Township 08 South, Range 12 West
Long Beach, Harrison County, Mississippi
Surveyed for Thomas D. Murray, October, 2007
Page 2 of 2

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem Tax Parcel 06116-02-004.000 into two (2) parcels. The subject property is generally described as being Lot 3, Block 10, Cox's Subdivision of Section 03, Township 08 South, Range 12 West, City of Long Beach, Harrison County, Mississippi. Harrison County, Mississippi.

The Case File Number is _____.

LEGAL DESCRIPTIONS

See Page 1 (survey plat) of this document.

CERTIFICATE OF OWNERSHIP

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

Owner(s): Thomas D. Murray Date: 10-17-07

Subscribed and sworn to before me in my presence this 17th day of October, 2007.
Notary Public in and for the County of Harrison, State of Mississippi.

Donna L. Dismore
Notary Public

My Commission Expires: **OCT 16, 2008**



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 existing public streets, the extension of public water or sewer system or the installation of drainage improvements through one or more lots to serve one or more lots; that the subdivision shown is in all respects in compliance with the City Ordinances of Long Beach and that therefore this plat has been approved by the Administrator subject to its being recorded in the Harrison County Courthouse within sixty (60) days of the date below.

Date: _____

ADMINISTRATOR

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this plat drawn by me or drawn under my supervision from an actual survey made by me or made under my supervision and a deed description recorded as Instrument No. 2006 8054 D J1 in the Harrison County Courthouse, was prepared in accordance Minimum Standards for Land Surveying in the State of Mississippi.

J. N. Perratt
Land Surveying, Inc.
J. N. Perratt P. S. 1939

Subscribed and sworn to before me in my presence this 17th day of October, 2007.
Notary Public in and for the County of Harrison, State of Mississippi.

Sharon J. Wiley
Notary Public

My Commission Expires: **My Commission Expires: 4-5-2010**

PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the _____ day of _____, 2007.

Planning Commission Chairman

ACCEPTANCE

Submitted to and approved by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 2007.

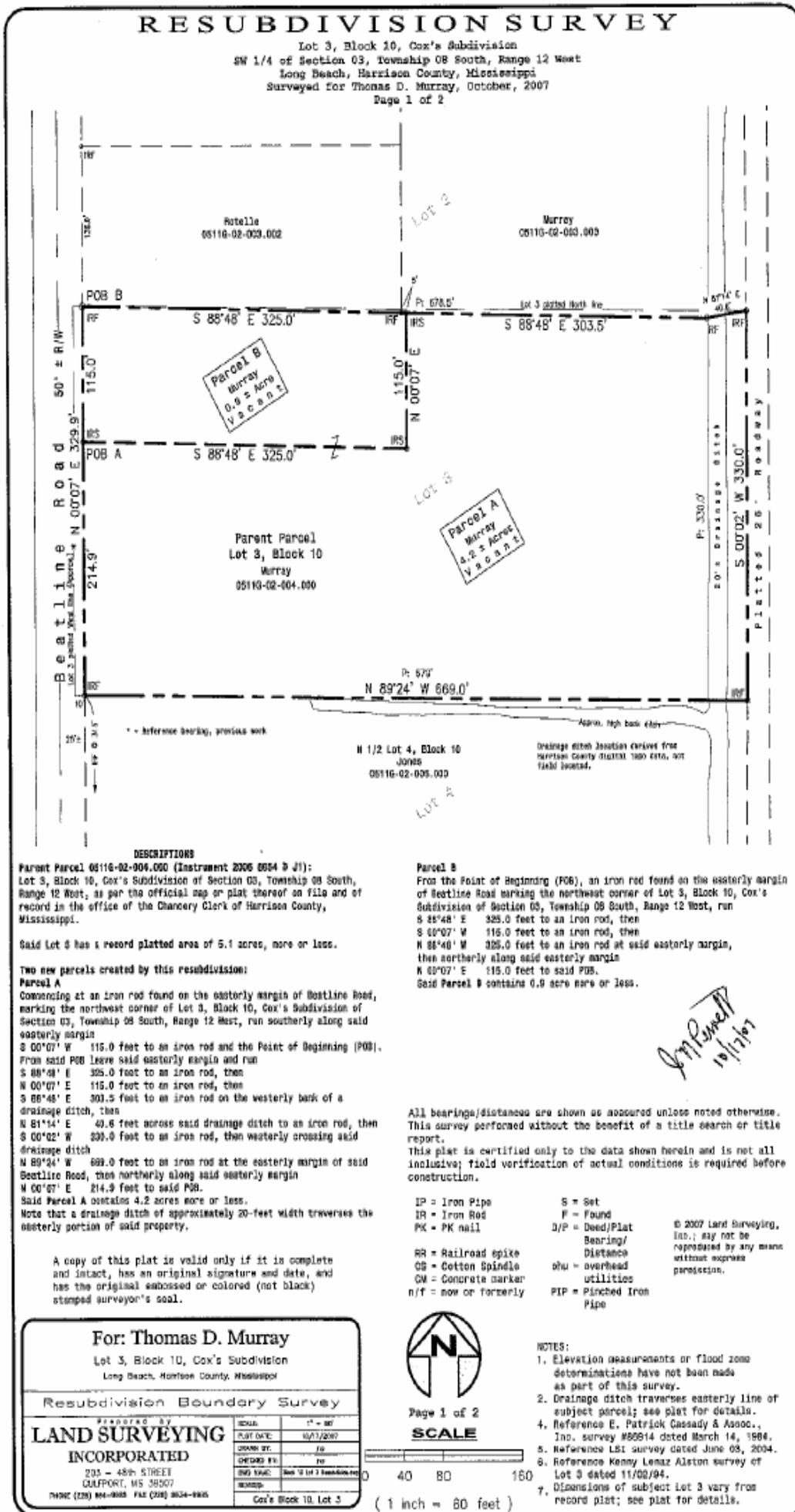
ADOPT _____ ATTEST _____

Mayor

Page 2 of 2

For: Thomas D. Murray Lot 3, Block 10, Cox's Subdivision Long Beach, Harrison County, Mississippi													
Resubdivision Boundary Survey													
Prepared by LAND SURVEYING INCORPORATED 203 - 48th STREET GULFPORT, MS 39507 PHONE (228) 854-9285 FAX (228) 854-9285	<table border="1"> <tr> <td>SCALE:</td> <td>N/A</td> </tr> <tr> <td>PLAT DATE:</td> <td>10/17/2007</td> </tr> <tr> <td>DRAWN BY:</td> <td>JF</td> </tr> <tr> <td>CHECKED BY:</td> <td>JF</td> </tr> <tr> <td>DWG NAME:</td> <td>Block 10 Lot 3 Resubdiv (07)</td> </tr> <tr> <td>REVISED:</td> <td></td> </tr> </table> Cox's Block 10, Lot 3	SCALE:	N/A	PLAT DATE:	10/17/2007	DRAWN BY:	JF	CHECKED BY:	JF	DWG NAME:	Block 10 Lot 3 Resubdiv (07)	REVISED:	
SCALE:	N/A												
PLAT DATE:	10/17/2007												
DRAWN BY:	JF												
CHECKED BY:	JF												
DWG NAME:	Block 10 Lot 3 Resubdiv (07)												
REVISED:													

MINUTES OF OCTOBER 25, 2007 LONG BEACH PLANNING COMMISSION



**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**



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

520 33RD STREET, GULFPORT, MS 39507
P.O. BOX 1677, GULFPORT, MS 39502

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



October 23, 2007

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

RE: Certificate of Resubdivision – Tax Parcel No. 0511G-02-004.000

Gentlemen:

We have received the referenced Certificate and have reviewed it for compliance with City requirements. The subdivision will create two parcels from one large 5.2 acre parcel fronting on Beatline Road. Parcel "A" will have approximately 215 feet of frontage on Beatline Road, and will be approximately 4.2 acres. Parcel "B" will have approximately 115 feet along Beatline and will be about 0.9 acres. Both parcels appear to meet the City's minimum standards for lot widths and dimensions. There is a large drainage ditch on the east side of Parcel "A"; and we recommend that the owner grant an easement to the City of sufficient width to encompass the entire ditch width, along with the additional width to the 25 foot platted roadway east of Parcel "A". This easement would allow the City access to periodically clean and maintain the ditch.

We therefore recommend approval of this subdivision contingent upon receipt of an adequate easement for the drainage ditch and upon payment of the "Special Connection Fee" for construction of the water and sewer taps per City Ordinance. A copy of the recorded easement should be provided to the City for its records prior to final approval and signature by the City.

Sincerely,

David Ball, P.E.

DB-539

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**



Oct. 11, 2007

Beatline Rd.
Long Beach, MS. 39560

RE: COSTS OF SPECIAL WATER AND SEWER CONNECTION, Beatline Rd.

Listed below is a breakdown of expenses to be incurred by you for the special water and sewer connection you have requested. As you will note, you will need to make two (2) separate payments; one to Utility Partners, LLC for the labor and overhead, and one to the City of Long Beach for materials and equipment.

CITY OF LONG BEACH

MATERIALS:

2-1" corporation stops \$24.36ea.	\$ 48.72
2-1" Curb Stops \$34.22ea.	\$ 68.44
50ft.-1" Tuff Tubing @ \$.50/ft	\$ 50.00
2-8"x1" Tapping saddle \$20.56ea.	\$ 41.12
40'-6" Sewer pipe @ \$2.10/ft.	\$ 301.60
2 8x6" wyes @ \$31.40ea.	\$ 62.80
2-6x6" Cleanouts \$25.15ea.	\$ 50.30
4-clay plastic femco \$16.20ea.	\$ 64.80

TOTAL MATERIALS \$687.78

EQUIPMENT:

Cat backhoe, 16 hrs. @ \$35.00/hr.	\$560.00
Dump Truck, 8hrs. @ \$22.50/hr	\$180.00

TOTAL EQUIPMENT and MATERIALS \$1427.78

404 Kohler Street • Long Beach, MS 39560
P.O. Box 591 • Long Beach, MS 39560
228-863-0440 • Fax 228-865-7844

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

Utility Partners LLC.

TOTAL LABOR & OVERHEAD **\$1138.59**

The total for materials and equipment comes to \$1427.78 and should be paid to the City of Long Beach. Total for labor and overhead is \$1138.59 and should be paid to Utility Partners LLC.

Sincerely,



CHRISTOPHER HULL
Supervisor, Water & Sewer Dept.

Upon the applicants request this item was tabled until a later date as to when the applicant was able to appear before the Commission to state his request.

.....
The next agenda item was Planning Commission approval to build condominiums in an R-2, Low Density Multi-Family, zone district submitted by Mr. Kim Savant as follows:

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

4-11 15-25



CITY OF LONG BEACH, MISSISSIPPI
PO BOX 929
201 JEFF DAVIS AVENUE
TELEPHONE 228-863-1554
FAX 228-865-0822
permits@cityoflongbeachms.com



APPLICATION FOR CASE REVIEW

I. TYPE OF CASE REQUEST

- A. Zoning Change
- B. Planning Commission Approval
- C. Special Exception Use
- D. Variance Request
- E. Change in Use
- F. A Decision of the Building Official is Alleged to be in Error
- G. Interpretation of the Zoning Ordinance
- H. Home Occupation (attach copy of Deed or lease)

II. Property Location: 8th St & Pease
House number and street name

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)

IV. Legal Description of Land Involved. (Complete either A or B below.)

A. If in a subdivision: lots 1-20, blk. 5 Gates Sudv.
Subdivision Name

B. If Metes and Bounds: Attach a Legal Description

V. Names and Addresses of all Property Owners within 200 feet of subject land. (If bounded by street or alley, give names and mailing addresses of property directly across from the Subject Street or alley.) This information is necessary only if a Public Hearing is required.

VI. Fees: Attach a check in the amount appropriated for applicable request. This check is to be made payable to the City of Long Beach to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.

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

<u>Vincent DePado & Wm. Germano</u>	<u>131 Tannison Cove</u>
Name of Owner(s)	Mailing Address
<u>Pickayune MS 39456</u>	<u>(228) 596-0069</u>
City State Zip	Telephone (H) Office
<u>Kim B. Laurent, Agent</u>	<u>10/18/07 \$ 50.00</u>
Signature of Owner(s)	Date Fee

NOTATION: The following attachments must be submitted with application. If applicable:

- A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.
- B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR RE ZONING ONLY).
- C. The setback requirement for all signs is measured from the leading edge of the sign or the portion of the sign close to the property line. If requesting a variance from the setback requirements for a sign, also indicate the elevation and size of the proposed sign.
- D. Applicant should appear personally or through his/her agent at the scheduled hearing.
- E. Claims of support or "no objection" from owner(s) 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.

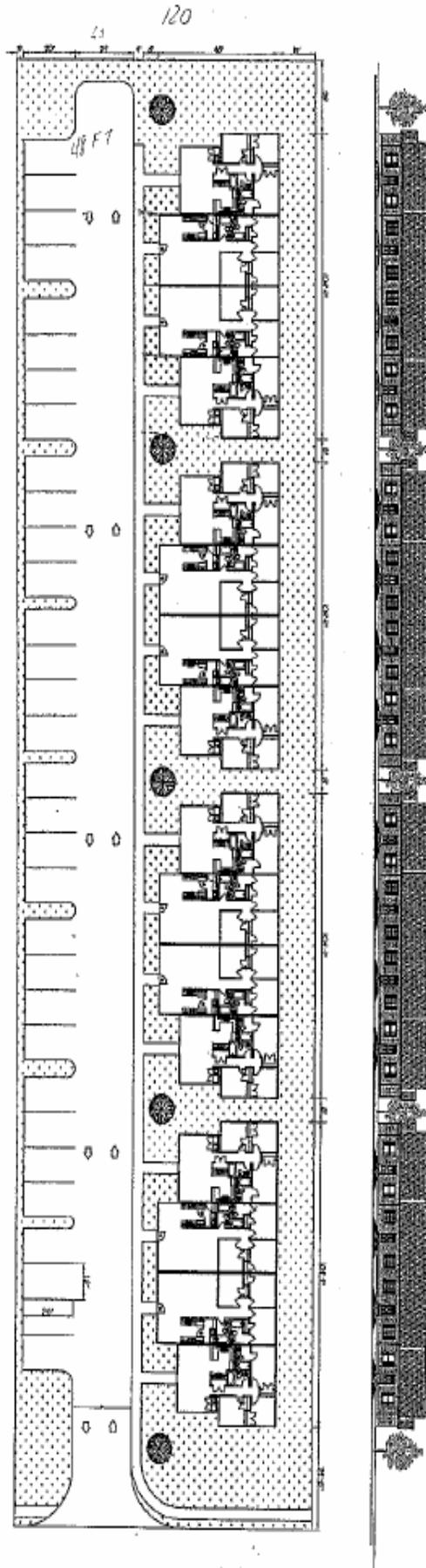
**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

SUPPLEMENTAL APPLICATION
Parcel # 0611P-04-067.000

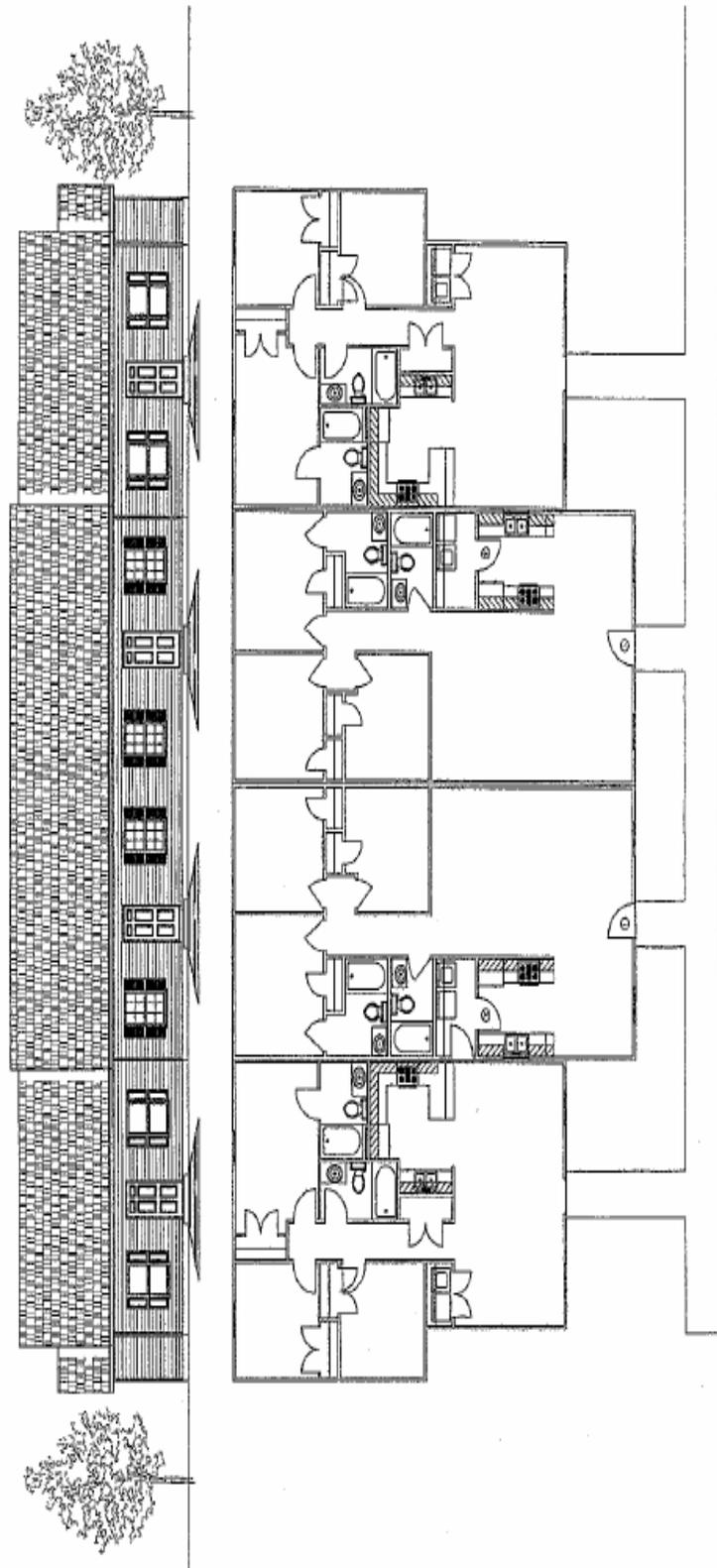
As agent for Vincent DePaolo and William Germano I am requesting Planning Commission approval to construct a 16 unit condominium in a R-2 zone. The property is generally described as being west of and adjacent to platted unimproved Pease Street and south of and adjacent to 8th Street. This property is presently unimproved and is bounded on the west by a drainage easement. Immediately to the East exists a mix of one story single family structures and duplexes. To the North of 8th there are single family residences. The development will be accessed from 8th and the buildings will face on site parking. The town home style condominium units face east and will consist of four separate buildings with four units in each building. The individual units are approximately 1000-1300 square feet with two bedrooms and two baths. The exterior will be either vinyl or hardy plank siding comparable to the existing structures in the area. Landscaping and green areas will comprise approximately 40% of the site and 32 - 12' x 20' parking spaces are provided. (two per unit)

The parcel will be developed in one phase with permitting being applied for shortly after the first of 2008. This is a quality development that will provide much needed cost conscious housing. As mentioned the parcel is currently unused and this will add to the tax rolls of the city without need or infrastructure improvements. Individual ownership of the units ensures that the development will be maintained and be a long term asset to the City of Long Beach.

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

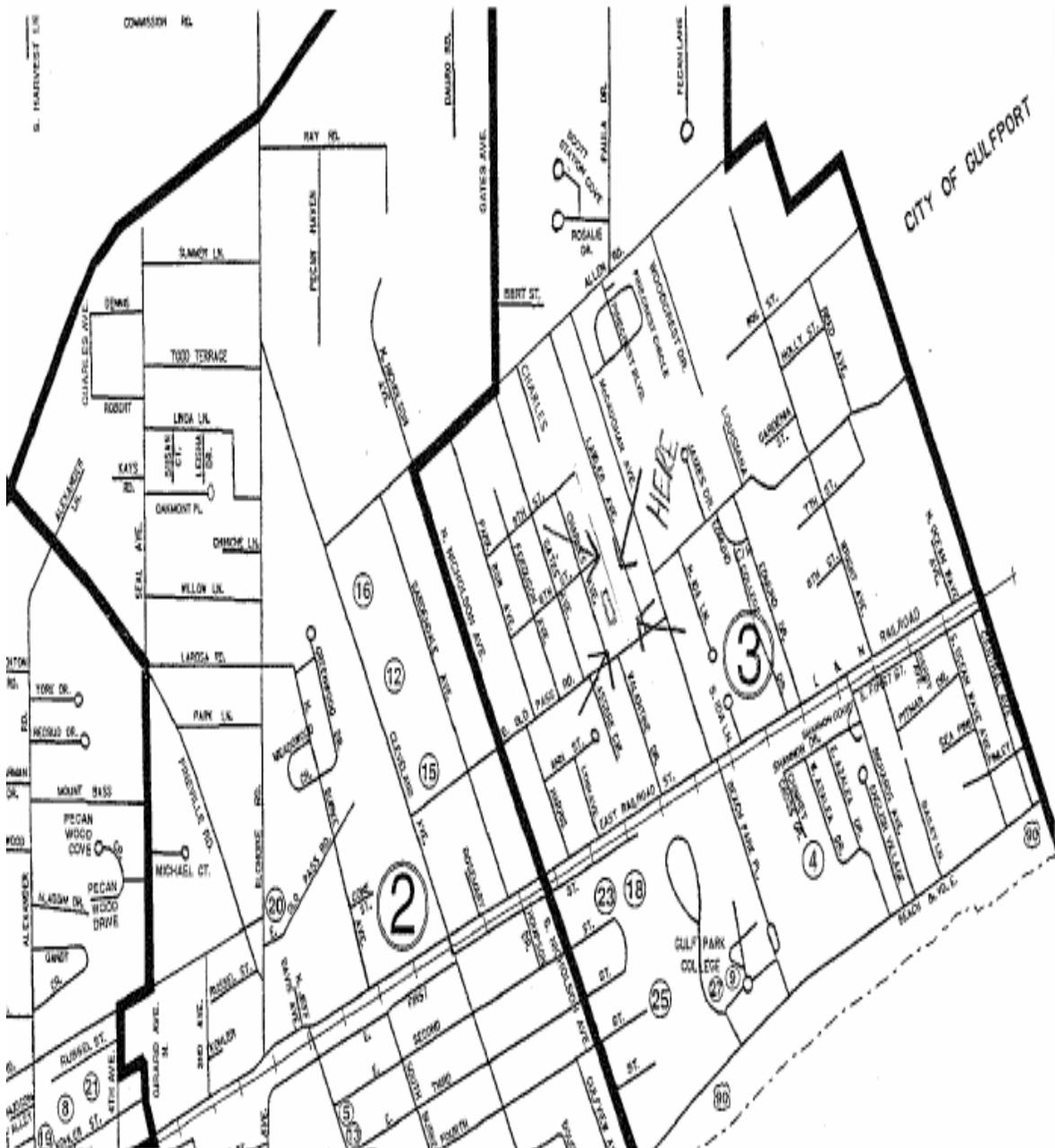


**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**



**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

VACINITY MAP AS FOLLOWS:



Mr. Kim Savant of #4 Independence Drive, Gulfport, MS came forward to state request.

**MINUTES OF OCTOBER 25, 2007
LONG BEACH PLANNING COMMISSION**

After careful consideration Commissioner Rishel made motion seconded by Commissioner Sweetapple to approve the request as submitted.

There being no further business to come before the Planning Commission at this time Commissioner Owen made motion seconded by Commissioner Hare and unanimously carried to adjourn until the next regularly scheduled meeting in due course.

Tony Vancourt, Co-Chairman Date

Attest _____
Veronica Howard Minute Clerk