

MINUTES OF DECEMBER 13, 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, November 8, 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: Commission Chairman Frank Olaivar, Commissioners Tonda Yandell, Roderick Rishel, Joseph Sweetapple, Tony Vancourt, Jacquie Lipski, David Serrato, Planning Commission Advisor Bill Hessel, Building/Code Official Earl Levens, Zoning Enforcement Officer Kenneth Price, and minute clerk Veronica Howard.

Commissioners Dale Hare and William Owen 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 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 January 18, 2008 and subject to a ten-day appeal for a Public Hearing.

Commissioner Yandell made motion seconded by Commissioner Lipski and unanimously carried to approve Planning Commission Minutes of November 8, 2007.

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

The first item on the agenda was an APPEAL HEARING, for an appeal and objection to the building official's decision submitted by Jason Purvis of Logan & Purvis, PLLC on behalf of his client Mrs. Janette Karazelidis as follows:

Logan & Purvis, P.L.L.C.

ATTORNEYS-AT-LAW
2211 24TH AVENUE
POST OFFICE DRAWER 4207
GULFPORT, MISSISSIPPI 39502-4207

FLOYD J. LOGAN
JASON B. PURVIS

TELEPHONE (228) 864-3666
FAXIMILE (228) 864-3672

November 9, 2007

Earl D. Levens
P.O. Box 929
Long Beach, MS 39560

RE: Janette Karatzelidis
Appeal of Zoning Ordinance

Dear Mr. Levens,

Please find the enclosed Application for Case Review.

On behalf of my client, Mrs. Janette Karatzelidis, I would like to appeal the decision made by the City of Long Beach. Should you have any questions, please do not hesitate to contact my office. With my kindest regards, I remain

Sincerely,


Jason B. Purvis

enclosure

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

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 - Appeal
 - G. Interpretation of the Zoning Ordinance
 - H. Home Occupation (attach copy of Deed or lease)
- II. Property Location: 18124 Allen Road
 House number and street name
- III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) Request for a short term (2 years) nonconforming use.
- IV. Legal Description of Land Involved. (Complete either A or B below.)
- A. If in a subdivision: Lots 19&20; Block 3; Cox's 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.

Jan & Tom Karatzelidis	18124 Allen Road
Name of Owner(s)	Mailing Address
Long Beach MS 39560	228-864-3660 (attorney)
City State Zip	Telephone (H) Office
	10-19-2007 \$
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 REZONING 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 DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

VARIANCE SUPPLEMENTAL APPLICATION
PAGE 2

Describe any special condition that justify the granting of this variance request and are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the variance and why the applicant cannot meet the stated code requirement?

My house was destroyed in Katrina and my business has been refused a permit.

My husband has been diagnosed with cancer; once I sell my land in Pass Christian and get my business operating, I will remove the mobile home and build a house.

Describe how the special condition discussed in #1 above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this variance request.

I bought this property in the condition it is in.

Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request for the variance necessary. State what hardship is caused if the applicant is required to meet code requirements. What is the result of this hardship? What would result if the Zoning Board denied this request?

If this request is denied, I will have no place to live.

Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which was granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that the granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable.

A variance was previously granted on personal hardship. A variance would allow me time to prepare for and build a home on the site. I only request time to improve the property and better the neighborhood.

FOR HOME OCCUPATION ONLY!

I _____ HAVE READ,
UNDERSTAND AND AM WILLING TO COMPLY WITH ZONING
ORDINANCE NO. 344 SECTION 912, HOME OCCUPATION.

**MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**

City of Long Beach

BOARD OF ALDERMEN

Richard Bennett
Charlie Boggs
Richard Burton
Allen D. Holder, Jr.
Mark Lishen
Joe McNary
Richard Notter



WILLIAM SKELLIE, JR.
MAYOR

CITY CLERK
TAX COLLECTOR
Rebecca E. Schruoff

CITY ATTORNEY
Frank R. McCreary, III

NOTICE OF VIOLATION OF ZONING ORDINANCE AND/OR
INTERNATIONAL PROPERTY MAINTENANCE CODE

October 17, 2007

Mrs. Jan Karazeledis
18124 Allen Road
Long Beach, MS 39560

Reference: tax parcel # 0611J-01-072.000

Dear Mrs. Karazeledis:

This is to notify you that you are in violation of the following:

Zoning Ordinance 344, Section 703: "NONCONFORMING USES OF LAND (OF LAND WITH MINOR STRUCTURES ONLY).

It is my understanding that Mr. Fred Meadows is no longer the property owner of the above mentioned tax parcel number. Due to a nonconforming use, the mobile home that is currently on said lot must be removed. You have 30 days from the receipt of this letter to comply.

Enclosed is a copy of the minutes from the City Council meeting of December 12, 1996.

Pursuant to Zoning Ordinance #344, Section 1204, you have the right to appeal this action within 30 days from receipt of this letter.

I appreciate your immediate cooperation in this matter. Should you have any questions please contact me at 228-863-1554.

Earl D. Levens
Building/Code Official

Enclosure (1)

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

Jason Purvis, of Logan & Purvis, P.L.L.C, 2211 24th Avenue, Gulfport, MS 39502, came forward to state the request he stated his clients lost everything in Hurricane Katrina and that is why they bought the property, he further stated that the realty company advertised the property as having commercial and residential zoning. He submitted for public record the following petition:

I am a resident of Long Beach and have no objections to Mr & Mrs Karatzidis operating their business & having their trailer at 18124 Allen Rd.

NAME	ADDRESS
1. Diana Page	126 Gandy Cir LB, MS 39520
2 Marcus A Dedear	18132 Allen Rd " " "
3 Mr	18136 Allen Rd " " "
4 Jeff Black	18147 Allen Rd. LB, MS 11
5 Umesha Williams	1011 Parll Row Apt. 1
6 MATT DEDEAR	18141 Allen Rd
7 Jay Spell	425 Gates Ave.
8 Jim & Tilly	423 Gates Ave
9 Jan Lett	411 Gates Ave Apt. A
10 KESTY BENVETO	313 Gates Ave
11 Mr	314 Gates Ave
12 Mr	
13 Conni Davis	314 Charles Ave
14 Erica Olson	410 Gates Ave.
15 Janis	18112 Allen Rd
16 Jerry Alford	18112 Allen Rd
17 Tania Bismonte	18101 Allen Rd
18 Mary Hansen	18094 Allen Rd.
19 Chris Ballard	18094 Allen Rd.
20 Ray & Helen Olinger	399 Lusher Ave
21 Tohi Najjar	508 N. Forest Ave., L.B.
22	

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

I am a resident of Long Beach and I have no objections to Mr & Mrs Karamitidis operating their business & having their trailer at 18124 Allen Rd

NAME	ADDRESS
1 DAVID HANSON	PO BOX 712 L.B. MS. 39560
2 Rosie "	" " " " "
3 Anzio Anubis	590 Klutke Rd 39560
4 Kelley	65/ KLUTKE RD 39560
5 LT	24 WINDSOR PL "
6 James R. Dreyfus	OK 5579 GATES AVE.
7 Snow Hill	5593 Gates Ave
8 Hannah Jones	5563 Gates Ave.
9 Norma McCall	5558 Gates Ave L.B.
10 Jeff McCall	5558 Gates Ave L.B.
11 W. Edwards	5559 Gates Ave
12 Scottie Super	5556 GATES AVE.
13 Jabbs Woodruff	18028 Bert Rd
14 Jane C. Murray	19024 Bert St.
15 Graham Cairns	16024 Bert St. Apt. A
16 Eddie Lee	18133 Allen Road
17 Alma Freeman	18137 Allen Rd
18 Marie Jancy	434 Gates Ave
19	
20	
21	
22	

After careful consideration and discussion Commissioner Serrato made motion seconded by Commissioner Sweetapple and unanimously carried to uphold the Building Officials decision and directed the applicant to file a complete application for a special exception use.

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

The next agenda item was a PUBLIC HEARING for a SPECIAL EXCEPTION USE to operate a business in an R-1, Zone District submitted by Jason Purvis of Purvis & Logan, PLLC of behalf of his client Mrs. Janette Karatzelidis as follows:

Logan & Purvis, P.L.L.C.

ATTORNEYS-AT-LAW
2211 24TH AVENUE
POST OFFICE DRAWER 4207
GULFPORT, MISSISSIPPI 39502-4207

FLOYD J. LOGAN
JASON B. PURVIS

TELEPHONE (228) 864-3666
FAXIMILE (228) 864-3672

November 14, 2007

Long Beach Building Inspector
ATTN: Veronica

RE: Jan Karatzelidis

Dear Veronica,

Please find enclosed our firm's check in the amount of \$100.00 for the fees associated with the request for special exception to allow Jan's Upholstery to approve her business at 18124 Allen Road, Long Beach, MS 39560. Thank you for your courtesy in this matter.

Sincerely,



Jason B. Purvis

enclosure

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION



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
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 - G. Interpretation of the Zoning Ordinance
 - H. Home Occupation (attach copy of Deed or lease)
- II. Property Location: 18124 Allen Rd
 House number and street name Parcel No.
- 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.

<u>Jan Karatzelis</u> Name of Owner(s) <u>Long Beach MS 39560</u> City State Zip <u>[Signature]</u> Signature of Owner(s) <i>Attorney</i>	<u>18124 Allen Rd.</u> Mailing Address <u>864-3666</u> Telephone (H) Office <u>11-16-2007</u> <u>\$ 100.00</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 DECEMBER 13, 2007
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VARIANCE SUPPLEMENTAL APPLICATION
PAGE 2

Describe any special condition that justify the granting of this variance request and are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the variance and why the applicant cannot meet the stated code requirement?

Property previously used as business location for upholstery shop.

Property was sold as commercial location.

Describe how the special condition discussed in #1 above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this variance request.

Please see the attached exhibit A. Seller represented a business

could be located at the address.

Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request for the variance necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request?

An upholstery shop does not cause excessive noise or interference

with the general character of the neighborhood. The property

is worthless to the applicant if the business cannot be operated.

Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which was granted to other properties. States how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that the granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable.

FOR HOME OCCUPATION ONLY!

I _____ HAVE READ,
UNDERSTAND AND AM WILLING TO COMPLY WITH ZONING
ORDINANCE NO. 344 SECTION 912. HOME OCCUPATION.

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

NDU-19-2007 11:12A FROM:

TO: 8650822

P.3



Owen & Co., LLC
REAL ESTATE
SHERRY L. OWEN

opening doors for you

2208 18th St. Suite D
Gulfport, MS 39501

O 228-822-9870
F 228-822-2818
1-866-231-5883

owenandco.com

April 24, 2007

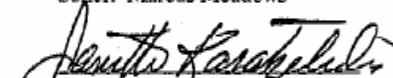
Re: 18124 Allen Rd.
Long Beach, MS 39503

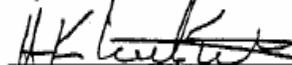
To Whom It May Concern:

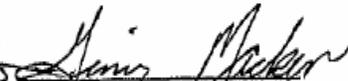
This letter is being sent to verify that, Meadows Upholstery Shop on 18124 Allen Rd. in Long Beach, MS, will have new owners operating as Jan's Upholstery Shop. Zoning is grandfathered in for the operation of the same type business just as it was previously for Meadows Upholstery Shop.


Seller: Marcus Meadows


Seller's Agent: Sherry Owen


Buyer: Janette Karatzelidis


Buyer: Athanasizs Karatzelidis


Buyer's Agent: Ginny Macken

Since 1945

**MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**

Residential Property

S 170513 A

Owen & Company, LLC [#569]
OWEN, SHERRY [owenss115]

228-822-9870
228-760-2815



List Price: \$ 220,000

List Date: 09/15/05
Excl. Agency: N
Photo: Yes
Internet: Y IDX: Y
Manufactured: Y
Agency (A/B/C): N/Y/Y
Co-op (A/B/C): 0.0/3.0/3.0
Other Info:

18124 ALLEN RD

City: LONG BEACH

Area: 07-LongBeach
Lot Size: 0.0
Legal:
Bedrooms: 3
Apx H/C SqFt: 1,960
Age: 8
Acreage: 1.800
Zoning: Single Family Residence

Zip Code: 39560
Subdivision: Non-Subdivision
Parcel #: 18124
#Full/Half Baths: 2 / 1
SqFt Source: OWNER
Age Source:
County: Harrison County
Map Coordinate:

Mortgage Type:
Monthly P&I:
Equity:
Homestead: Y
Condo/HO Assn Fee:
Other Condo/HO Fee:

Assumption:
Interest Rate:
Loan Balance:
Annl Home Ins:

Appl. Required:
Total Mthly Paymt:
Est Annual Taxes: \$ 1,500
Flood Ins Req:
Annl Flood Ins:

School District: Long Beach
Junior/Middle School: Long Beach
Owner Name:

Elementary School:
Senior High School: Long Beach
Owner/Agent: N

Prop Desc: GREAT LOCATION FOR BUSINESS IN THE HEART OF LONG BEACH. 4000-SQ-FT SHOP SPACE WITH 12 FOOT PULL-DOWN COMMERCIAL DOOR. STORAGE INCLUDED. DOUBLE WIDE TRAILOR FOR HOME OR OFFICE SPACE ATTACHED.

Type: Double Wide	Style: Other - See Remarks
Exterior: Siding/Aluminum	Waterfront:
Flooring: Carpet-Wall to Wall, Inlaid/Vinyl	Walls: Paneling
Foundation: Piers	Heating Fuel: Natural Gas
Heating Syst: Cent/Elec. Furnace	Cooling Syst: Central Electric
Water Heater: Electric	Water/Sewer: City Water, City Sewer
Parking:	Restrictions: Restrictive Covenants
Amenities: Near Entertainment	Handicap:
Showing: Call List Ofc for Appt	Occupancy: Owner
Possession: Immediate	Accept Financ:
Rooms: Entry Foyer, Formal Living Rm, Formal Dining Rm, Study/Library/Office, Separate Master Br, Utility Rm Inside, Open Kitchen Plan	
Equip/Appl.: Range/Oven, Dishwasher, Refrigerator, Smoke Alarm, Cable TV	
Interior Feat: Fireplace, Cathedral Ceiling, Walk-In Closets, Window Treatments, French Doors, Ceiling Fan	
Exterior Feat: Storage Building, Workshop, Deck	
Apx Age Code: Under 10 Years	
Miscellaneous: 1-3 Acres, Other-See Remarks	
Virtual Tour http://	

- THIS INFORMATION IS CONFIDENTIAL, DEEMED RELIABLE BUT NOT GUARANTEED. BUYER AND/OR BUYER'S AGENT SHOULD VERIFY DATA AND EVALUATE SOURCE. - 02/16/07

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

NOV-19-2007 11:13A FROM:

TO: 8650822

P.5

4

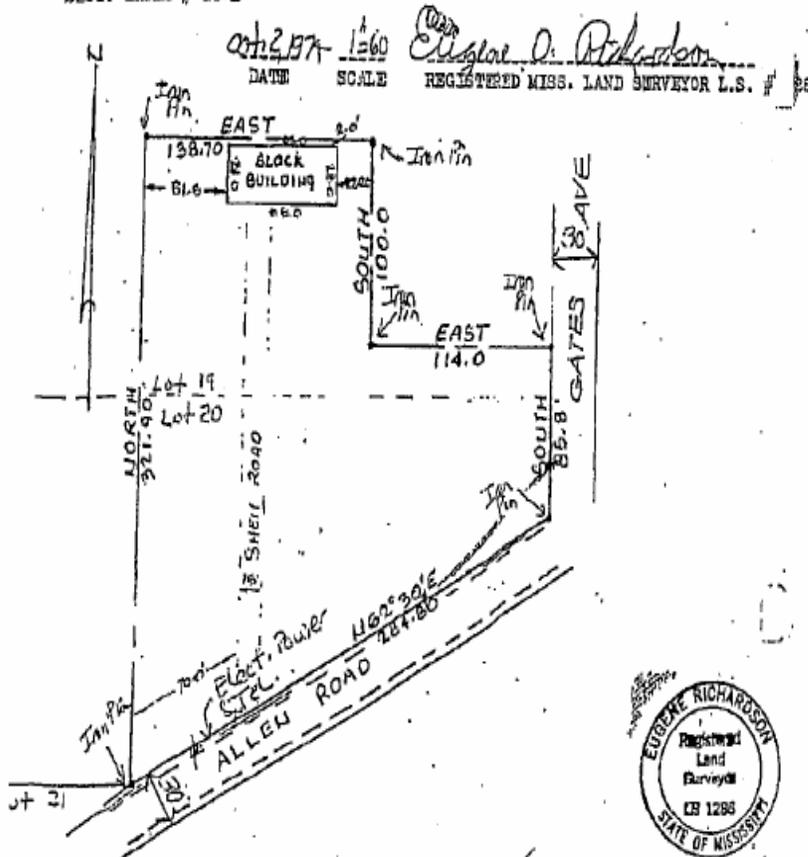
Minutes of December 13, 1996
 Long Beach Planning Commission

EUGENE RICHARDSON, LAND SURVEYOR & CONSTRUCTION ESTIMATOR

LAND, OIL & GAS OWNERSHIP MAPS

325 Canal Ave., Bay St. Louis, Miss. 39520 Phone Night 467-7348

PLAT OF SURVEY OF THE FRED MEADOWS PROPERTY BEING PURCHASED FROM D.D. DAURO, AND BEING LOCATED AT THE INTERSECTION OF ALLEN RD. AND GATES AVE. AND IN LOTS 19 and 20 OF BLOCK # 3 OF THE OOK SUB-DIVISION LOCATED IN THE NORTH HALF OF SECTION 13 T8S R1E4W OF HARRISON COUNTY, MISS. MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGIN FOR SURVEY AND TRUE POINT OF BEGINNING AT AN IRON PIN AT THE INTERSECTION OF GATES AVE. AND THE NORTH LINE OF ALLEN RD. THENCE S 62 DEG. 30' W ALONG ALLEN RD. FOR 284.8 FT. TO AN IRON PIN; THENCE NORTH 321.9 FT. TO AN IRON PIN; THENCE EAST FOR 138.7 FT. TO AN IRON PIN; THENCE SOUTH 100.0 FT. TO AN IRON PIN; THENCE EAST 114.0 FT. TO AN IRON PIN; THENCE SOUTH 85.8 FT. TO IRON PIN AND POINT OF BEGINNING, CONTAINING 1.50 ACRES MORE OR LESS. ORIGINAL PLAT OF SUB. BEING RECORDED IN PLAT BOOK COPY 4 PAGE 304 SECT. INDEX # 14-B



MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

NOV-19-2007 11:24A FROM:

TO:8650822

P.2



1st Judicial District
Instrument 2007 4938 D -J1
Filed/Recorded 5/14/2007 4:10 P
Total Fees 13.00
2 Pages Recorded

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, MARK RICHARD MEADOWS, a single person, does hereby grant, bargain, sell, convey and warrant, unto ATHANASIOS KARATZELIDIS and wife, JANETTE KARATZELIDIS, as joint tenants with full rights of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of MS, and more particularly described as follows, to-wit:

A parcel of land located at the intersection of Allen Road and Gates Avenue in the City of Long Beach and a part of Lots 19 and 20 of Block No. 3 of the Cox Subdivision located in the North half of Section 13, Township 8 South, range 12 West of Harrison County, Mississippi more particularly described by Metes and Bounds as follows: Begin for true point of beginning at an iron pin at the intersection of Gates Avenue and the North line of Allen Road, thence South 62 degrees 30 minutes West along Allen Road for 284.8 feet to an iron pin; thence North 321.9 feet to an iron pin; thence East for 138.7 feet to an iron pin; thence South 100.00 feet to an iron pin; thence East 114.00 feet to an iron pin; thence South 85.8 feet to an iron pin and point of beginning, containing 1.50 acres, more or less. Original Plat of Subdivision being recorded in Plat Book Copy 4, Page 306.

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

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

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

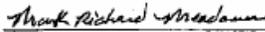
**MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**

NOU-19-2007 11:24A FROM:

TO: 6650822

P. 3

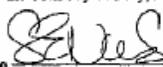
WITNESS THE SIGNATURE of the Grantor on this the 10th day of May, 2007.


MARK RICHARD MEADOWS

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, MARK RICHARD MEADOWS, who acknowledged that he signed, executed and delivered the above and foregoing instrument as his voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 10th day of May, 2007.

Notary Stamp Illegible 
NOTARY PUBLIC

(SEAL)

My Commission Expires:

ADDRESS OF GRANTOR:
18124 ALLEN RD
LONG BEACH, MS 39560
(228) 871-5907

ADDRESS OF GRANTEES:
1720 27TH AVENUE
GULFPORT, MS 39501
(228) 803-1417

PREPARED BY AND RETURN TO:

FILE# 070488

Schwartz, Orgler & Jordan, PLLC
15487 Oak Lane Drive, Suite 200-I
Gulfport, MS 39503
(228) 832-8550

INDEX IN: PT OF LOTS 19 & 20, BLOCK NO 3, COX S/D, HARRISON COUNTY, MS

Sec- 13, 8, 12

**MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**

The Clerk reported that she did cause to be published in The Sun Herald, a 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 (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 Special Exception Use.

Jan Karatzakis, 15124 Allen Road, Long Beach, Mississippi has filed an application for a special exception use from the Comprehensive Zoning Ordinance. The request is to operate a business on a lot zoned: R-1 - Single-Family Residential. The property is generally described as being West of Gales Avenue and North of Allen Road. A parcel of land located at the intersection of Allen Road and Gales Avenue in the City of Long Beach and a part of Lots 19 and 20 of Block No. 3 of the Cox Subdivision located in the North half of Section 13, Township 8 South, range 12 West of Harrison County, Mississippi more particularly described by Metes and Bounds as follows:

Begin for true point of beginning at an iron pin at the intersection of Gales Avenue and the North line of Allen Road, thence South 82 degrees 30 minutes "Wisk" along Allen Road for 284.8 feet to an iron pin, thence North 321.9 feet to an iron pin; thence East for 138.7 feet to an iron pin, thence South 100.00 feet to an iron pin, thence East 114.00 feet to an iron pin, thence South 85.8 feet to an iron pin and point of beginning, containing 1.59 acres, more or less. Original Plat of Subdivision being recorded in Plat Book Copy 4, Page 306. The public hearing to consider the above Special Exception Use will be held in the City of Long Beach, Mississippi 39560, Thursday, December 13, 2007 at 6:30 p.m. in the Long Beach School District Administration Office, located at 19143 Commission Road. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

Je/signed
 Chairman
 Planning Commission
 R25,shz27,1Tue
 1210552

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. 55 dated 27 day of Nov, 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.

NOV 29 2007

[Signature]
 Clerk

Sworn to and subscribed before me this 29 day of Nov, 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 DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

The Clerk reported that fourteen (14) 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 **Special Exception Use**.

Jan Karatzelidis, 18124 Allen Road, Long Beach, Mississippi has filed an application for a special exception use from the Comprehensive Zoning Ordinance. The request is to operate a business on a lot zoned R-1, Single-Family Residential. The property is generally described as being West of Gates Avenue and North of Allen Road:

A parcel of land located at the intersection of Allen Road and Gates Avenue in the City of Long Beach and a part of Lots 19 and 20 of Block No. 3 of the Cox Subdivision located in the North half of Section 13, Township 8 South, range 12 West of Harrison County, Mississippi more particularly described by Metes and Bounds as follows:

Begin for true point of beginning at an iron pin at the intersection of Gates Avenue and the North line of Allen Road, thence South 62 degrees 30 minutes West along Allen Road for 284.8 feet to an iron pin; thence North 321.9 feet to an iron pin; thence East for 138.7 feet to an iron pin; thence South 100.00 feet to an iron pin; thence East 114.00 feet to an iron pin; thence South 85.8 feet to an iron pin and point of beginning, containing 1.50 acres, more or less. Original Plat of Subdivision being recorded in Plat Book Copy 4, Page 306.

The public hearing to consider the above Special Exception Use will be held in the City of Long Beach, Mississippi 39560, Thursday, December 13, 2007 at 6:30 p.m., in the Long Beach School District Administration Office located at 19148 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 DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

Jason Purvis of Purvis & Logan PLLC came forward to state the request he stated that it was certified to his applicant that this property was zoned commercial. He further stated that he has been unable to locate Mr. Meadows to prove that he was operating a business before the sell of the property.

Commission Chairman called for anyone who wished to speak in favor of the request and Mr. Purvis submitted for public record the following document:

I am a resident of Long Beach and have no objections to Mr & Mrs Karatzidis operating their business & having their trailer at 18124 Allen Rd.

NAME	ADDRESS
1. Diana Page	126 Gandy Cir LB, MS 39520
2 Marcus A Dedear	18132 Allen Rd " " "
3 John	18136 Allen Rd " " "
4 Jeff P. Dash	18147 Allen Rd LB, MS 11
5 Umesha Williams	1011 Parll Row Apt. 1
6 MATT Dedear	18141 Allen Rd
7 Jay Spell	425 Gates Ave.
8 Jim & Tully	423 Gates Ave
9 John Jett	411 Gates Ave Apt. A
10 KESTY BENVETO	313 Gates Ave
11 Wynell	314 Gates Ave
12	
13 Conni Davis	314 Charles Ave
14 Erica Olson	410 Gates Ave.
15 Bartho & Susan	18112 Allen Rd
16 Jerry Olson	18112 Allen Rd
17 Tania Broomfield	18101 Allen Rd
18 Mary Hansen	18094 Allen Rd.
19 Chris Ballard	18084 Allen Rd.
20 Ray & Helen Olinger	399 Lawler Ave
21 Tohi Najjar	508 N. Forest Ave., L.B.
22	

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

I am a resident of Long Beach and I have no objections to Mr & Mrs Karatzelidis operating their business & having their trailer at 18124 Allen Rd

NAME	ADDRESS
1 DAVID HANSON	PO BOX 712 L.B. MS. 39560
2 Rosie "	" " " " "
3 Anzio Crubb,	590 Kladyke Rd 31560
4 Kelakhoran	601 KLANDYKE RD 39560
5 EW	24 WINDSOR PL "
6 James P. Iveyman	OK 5579 GATES AVE.
7 Snow Hill	= 5593 Gates Ave
8 Hannah Jones	5563 Gates Ave.
9 Norma Mykell	5558 Gates Ave L.B.
10 Jeff M. Hill	5558 Gates Ave Es.
11 M. Edwards	5559 Gates Ave
12 Scottie Cooper	5556 GATES AVE.
13 Jabbs Woodcutt	18028 Bert Rd
14 Jane C. Murray	19024 Bert St.
15 Graham Cairns	18024 Bert St. Apt. A
16 Eddie J. Lee	18133 Allen Road
17 Alma Fedean	18137 Allen Rd
18 Laurie J. Nancy	434 Gates Ave
19	
20	
21	
22	

Virginia Macken of 102 Buena Vista Drive stated that the Board needed to take into consideration that things have changed since the storm and that the use is supposed to be "grandfathered" in.

Barbara Hendry of 517 Evergreen stated that the Karatzelidis' have done work for her in the past that they are good, upstanding people, she went on to state that

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

traffic has not and will not be a problem if they are allowed to operate a business at this location.

Mary Najjar stated that she has known the applicants for 20 yrs and they are good wonderful people and that this business would be an asset to the City of Long Beach.

Jamie Allen stated she has no objection to the business but is not in favor of any type zone change.

James O'Keefe was in favor.

Commission Chairman called for anyone who wished to speak in opposition of the request and the following came forward.

Martita Pierce of 5535 Gates Avenue came forward, she stated that the applicants have done good work, but the land is zoned R-1, Residential. She stated that because of the condition of Mr. Meadows daughter was the only reason the land was being used incorrectly. She stated that the lawyers were told that this lot was not commercial before the Karatzelidis' purchased it. She stated she does not believe in breaking the law. This use type of use of the land will decrease property value; she has lived here 41 years. She stated she was told when the Meadows were no longer the owners that the business and trailer would leave, she stated Mr. Meadows has been gone for one (1) year; this is an R-1 Zoned area the City needs to keep it that way.

Patrick Pierce 5535 Gates Avenue stated that the real estate company was told not to sell the property as commercial because it was zoned commercial. Stated that the business has not operated in one (1) year and that no documentation can be produced showing that it has how can this business be reinstated. Stated he owns 17 acres of land that he wants to

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

build on and that this type use of the land will decrease his property value and it should be protected by the law.

After considerable discussion Commissioner Serrato made motion seconded by Commissioner Lipski and unanimously carried to close the Public Hearing.

After careful discussion Commissioner Rishel made motion seconded by Commissioner Serrato and unanimously carried to approve the Special Exception use request according to Section 613 of the Zoning Ordinance and with the stipulation that only one (1) sign could be posted to the building and it had to have indirect lighting.

Next agenda item was a PUBLIC HEARING for a ZONE CHANGE request to change the zoning from R-1, Single Family Residential to C-3, Neighborhood Commercial submitted by Mrs. Mary Kippes as follows:

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

Copy of Recorded Deed



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 - *R-1 to C-3*
 - 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:

 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.

<p><i>Mary F. Kippes</i> _____ Name of Owner(s)</p> <p><i>Long Beach MS 39560</i> _____ City State Zip</p> <p><i>Mary F. Kippes</i> _____ Signature of Owner(s)</p>	<p><i>2000 Pineville Rd</i> _____ Mailing Address</p> <p><i>228-865-0400 / 324-3454</i> _____ Telephone (H) Office</p> <p><i>11-13-07</i> <i>\$100.00 + ADMIN FEES</i> _____ Date Fee</p>
---	--

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 DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

Please index this instrument as follows:

Long Beach Sec. Blk 40
N by Pecan Park S/D
S by Pineville Rd.
E by _____
W by Pecan Park S/D
also Pt of Lot 51
Henderson-Shipman Survey
10-8-12

BOOK 1487 PAGE 366

This instrument prepared by:

FAYE SPAYDE
ATTORNEY AT LAW
116 East Third Street
Long Beach, Mississippi 39560
Telephone: (228) 863-8675



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, we, the undersigned, WAVERLY R. MCGILL and ADELL E. MCGILL, do hereby sell, convey and warrant unto MARY F. KIPPES, the following described land and property situated and being in the First Judicial District of Harrison County, Mississippi, to-wit:

Commencing at the Southeast corner of said SW 1/4 of the NW 1/4 and running West along the South line of said SW 1/4 of the NW 1/4 146.0 feet to the POINT OF BEGINNING, running thence North 09 degrees 48 minutes 16 seconds West 360.4 feet to the South line of Pecan Park Subdivision, Part 3; running thence West along said South line 83.7 feet; running thence South along the East line of Pecan Park Subdivision, Part 3, 355.3 feet to the South line of the SW 1/4 of the NW 1/4, running thence East 145.1 feet to the POINT OF BEGINNING. Also, being a part of Lot 51 of the Henderson-Shipman-Hughes Survey of Section 10, being located in Section 10, Township 8 South, Range 12 West.

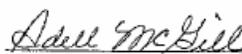
AD VALOREM TAXES for the year 2000 have been prorated and are assumed by the grantee.

THIS CONVEYANCE is subject to any and all restrictive covenants and conditions, easements, rights of way, and prior reservations of oil, gas and other minerals of record pertaining to the above described property.

WITNESS our signatures this the 1st day of March, 2000.



WAVERLY R. MCGILL



ADELL E. MCGILL

**MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**

BOOK **1487** PAGE **367**.

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid County and State, WAVERLY R. MCGILL and ADELL E. MCGILL, who acknowledged that they signed and delivered the above and foregoing instrument on the day and in the year therein mentioned.

GIVEN under my hand and official seal of office this the 1st day of March, 2000.

Roberta Carolyn Ayde
NOTARY PUBLIC
My Commission Expires: 11/12/02

GRANTORS' ADDRESS:
Post Office Box 216
Long Beach, Mississippi 39560
Telephone: (228) 822-9584

GRANTEE'S ADDRESS:
20170 Pineville Road
Long Beach, Mississippi 39560
Telephone: (228) 868-9658

Instrument No. 2170

STATEMENT OF FEES

Recording Fee	\$6.00
Records Management Fee	\$1.00
Abstract	\$1.00
Marginal Entry	\$1.00
Other	
TOTAL FEES COLLECTED	8.00



STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 3 o'clock and 58 minutes P. M. on 9th day of March, A.D. 2000 and recorded March 10 2000 in Records of Deeds Book 1487 Page 366 367

JOHN McADAMS, Chancery Clerk
John McAdams
By _____, D.C.
LAWRENCE GREENWOOD 00685

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

Dec 13 07 02:15p

Judy Smith

228-863-7476

p.2



**ALFONSO
REALTY, INC.**

December 13, 2007

City of Long Beach
Planning Zoning Commission

RE: Property of Mary Kippes
20170 Pineville Road
Long Beach, MS 39560
Parcel number 511J-02-063.000

To Whom It May Concern:

Please be advised that I was the listing agent for the above referenced property when it was purchased in February, 2000 by Mary Kippes. At that time records indicated that the property was in a C3 zone. An appraisal performed by Leslee Campbell John at the time of sale also classified this property as C3. This property was desirable to Ms Kippes because of the zoning. It was purchased with that usage in mind.

It is my understanding that the revised 2002 zoning maps have reclassified this property for residential usage only. Please consider revising this property again for a C3 classification.

It is my opinion that a C3 zoning classification would be the highest and best use for this property in keeping with the other small commercial properties located within close proximity to this property.

If further information is needed, please contact me at 669-6221.

Sincerely,

Judy Smith, GRI, CNS
Broker Associate

2619 PASS ROAD
BILLOXI, MS 39531
OFFICE (228) 594-6610
FAX (228) 398-4445
TOLL FREE (877) 278-4004

11477 HIGHWAY 49
GULFPORT, MS 39507
OFFICE (228) 832-8816
FAX (228) 832-6718
TOLL FREE (800) 277-8161

2003 PINEVILLE BLVD
OCEAN SPRINGS, MS 39564
OFFICE (228) 875-1272
FAX (228) 872-3636
TOLL FREE (877) 501-7108

1170 HIGHWAY 90
BAY ST. LOUIS, MS 39521
OFFICE (228) 467-0244
FAX (228) 466-4322
TOLL FREE (800) 465-0244



www.coldwellbankeralfonso.com

Each Office is Independently Owned And Operated.

**MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**

The Clerk reported that she did cause to be published in The Sun Herald, a 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.

Mary Kippes, 30170 Pinavite Road, 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 Single Family Residential to C-2 Neighborhood Commercial for tax parcel number 08114-02-068-000. The property is generally described as being East of North Forrest Avenue West of Ashley Lane and North of Pinavite Road. The legal description is as follows: Commencing at the Southeast corner of said SW 1/4 of the NW 1/4 and running along the South line of said SW 1/4 of the NW 1/4 145.0 feet to the POINT OF BEGINNING, running thence North 09 degrees 16 minutes 16 seconds West 380.4 feet to the South line of Pecan Park Subdivision, Part 3, running thence West along said South line 83.7 feet running thence South along the East line of Pecan Park Subdivision, Part 3, 265.3 feet to the South line of the SW 1/4 of the NW 1/4, running thence East 145.1 feet to the POINT OF BEGINNING. Also being part of Lot 51 of the Henderson-Shigmer-Hughes Survey of Section 10, Township 8 South, Range 12 West.

The public hearing to consider the above zoning map change will be held in the City of Long Beach, Mississippi 38560, Thursday, December 13, 2007, at 5:00 p.m. in the Long Beach School District Administration Office located at 19145 Cottonwood Road. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

As signed
Chairman
Planning Commission
R23_adv/1Tun 12/10/07

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., 55 dated 27 day of Nov, 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.

NOV 29 2007
[Signature]
Clerk 29
Sworn to and subscribed before me this 29 day of Nov, 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 DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

The Clerk reported that twenty-one (21) notices of Public Hearing were sent by certified mail, return receipt requested, to property owners within two hundred (200') feet to 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**.

Mary Kippes, 20170 Pineville Road, 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, Single Family Residential to C-3, Neighborhood Commercial for tax parcel number 0511J-02-063.000. The property is generally described as being East of North Forrest Avenue, West of Ashley Lane and North of Pinevill Road. The legal description is as follows:

Commencing at the Southeast corner of said SW ¼ of the NW ¼ and running West along the South line of said SW ¼ of the NW ¼ 146.0 feet to the POINT OF BEGINNING, running thence North 09 degrees 48 minutes 16 seconds West 360.4 feet to the South line of Pecan Park Subdivision, Part 3; running thence West along said South line 83.7 feet; running thence South along the East line of Pecan Park Subdivision, Part 3, 355.3 feet to the South line of the SW ¼ of the NW ¼, running thence East 145.1 feet to the POINT OF BEGINNING. Also, being a part of Lot 51 of the Henderson-Shipman-Hughes Survey of Section 10, being located in Section 10, Township 8 South, Range 12 West.

The public hearing to consider the above zoning map change will be held in the City of Long Beach, Mississippi 39560, Thursday, December 13, 2007, at 6:30 p.m., in the Long Beach School District Administration Office located at 19148 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 DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

The applicant came forward to state the request she stated zoning was changed in 2002 and she was not notified. She stated that her appraisal documents read that she was in a "C" flood zone and had a C-3 zoning. She stated that she wanted her property rezoned to what it was when she bought it regardless of what she was going to do with it.

Commission Chairman called for anyone who wished to speak in favor of the request and the following came forward:

Richard Galloway of 20011 Pineville Road stated that he was Mrs. Kippes dad and that the property was zoned commercial when she purchased it and that Mrs. Kippes relied on the City of Long Beach Zoning Map, the City Administration made a mistake and it should be changed back to a C-3 zoning.

Commission Chairman called for anyone who wished to speak in opposition of the request and the following came forward:

Barbara Hendry of 517 Evergreen Drive stated she was concerned of what type commercial endeavors might build on the property. Also stated she was concerned of the noise and the decrease in property value.

Wayne Woodall of 104 Maple Cove stated he was there representing the residents that lived at 103 and 105 Maple Cove also. He stated he purchased the property in 2002 and he relied on the Zoning Map showing that the property surrounding him was zoned residential and to approve this request was spot zoning and would affect his property value. He also stated why would Mrs. Kippes want to change the zoning if she wasn't planning on changing the use.

After much discussion and careful consideration Commissioner Serrato made motion seconded by

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

Commissioner Vancourt and unanimously carried to close the Public Hearing.

After careful consideration Commissioner Rishel made motion seconded by Commissioner Vancourt to deny the request based on lack of need. The motion being put to vote by the Commission Chairman, the results was as follows:

Commissioner Joseph Sweetapple	voted	Nay
Commissioner Jacqui Lipski	voted	Aye
Commissioner Tony Vancourt	voted	Nay
Commissioner Roderick Rishel	voted	Nay
Commissioner David Serrato	voted	Nay
Commissioner Tonda Yandell	voted	Nay

The question having received the affirmative vote of the Commissioners present and voting, the Commission Chairman declared the motion denied.

RESOLVED this the 13th day of December 2007.

THE CITY OF LONG BEACH

BY: _____
FRANK OLAIVAR, COMMISSION CHAIRMAN

ATTEST:

VERONICA HOWARD, CLERK

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

The next agenda item was a PUBLIC HEARING for a VARIANCE request for three (3) street variances, one being three (3) feet and the other two (2) being five (5) feet each to allow less street frontage than the required seventy-five (75) feet submitted by Mr. Patrick Huey 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
 - 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: LAROSA ROAD
 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:
MIDDLE HOME Subdivision
 Subdivision Name
lots 13, 14, 15, 16, 17, & 18 Block 5

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.

Name of Owner(s)	<u>Patrick D. Huey</u>	Mailing Address	<u>5128 Wilkerson Lane Long Beach Ms</u>
City	<u>Long Beach Ms</u>	Telephone (H)	<u>863 0616</u>
State	<u>38560</u>	Office	
Zip		Date	<u>11-13-07</u>
Signature of Owner(s)		Fee	<u>\$100.00 + ADMIN FEES</u>

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.

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

To: Long Beach Mayor and Board of Aldermen
From: Don Huey and Pat Huey
Re: Proposal to vacate dedicated street off of LaRosa St.

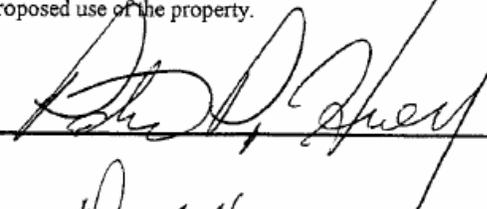
We are requesting this vacation that will enable us to build three houses on our property (lots 13-18 of Model Home subdivision)

The city engineer and the city previously had no objections to this action. We proceeded with vacating the street and all the neighbors agreed and signed on. However, Mr. Johnson called and said that he had changed his mind. Someone in city hall advised him not to do it because the way it is now, no building can be built within 48' of his property. This allows him his eight feet plus the 48' (street 30' width plus setback of 18' required.) Therefore, we withdrew our request.

We then asked for variances that would allow us to build within 8' of the dedicated street line, since the city has no intention of ever developing this street. We could then build two houses, each on 70' lots and one house on a 72' 9" lot. The zoning board refused this request because some of the neighbors feared street flooding and low cost multi-family housing (a rumor that was spread before the hearing.)

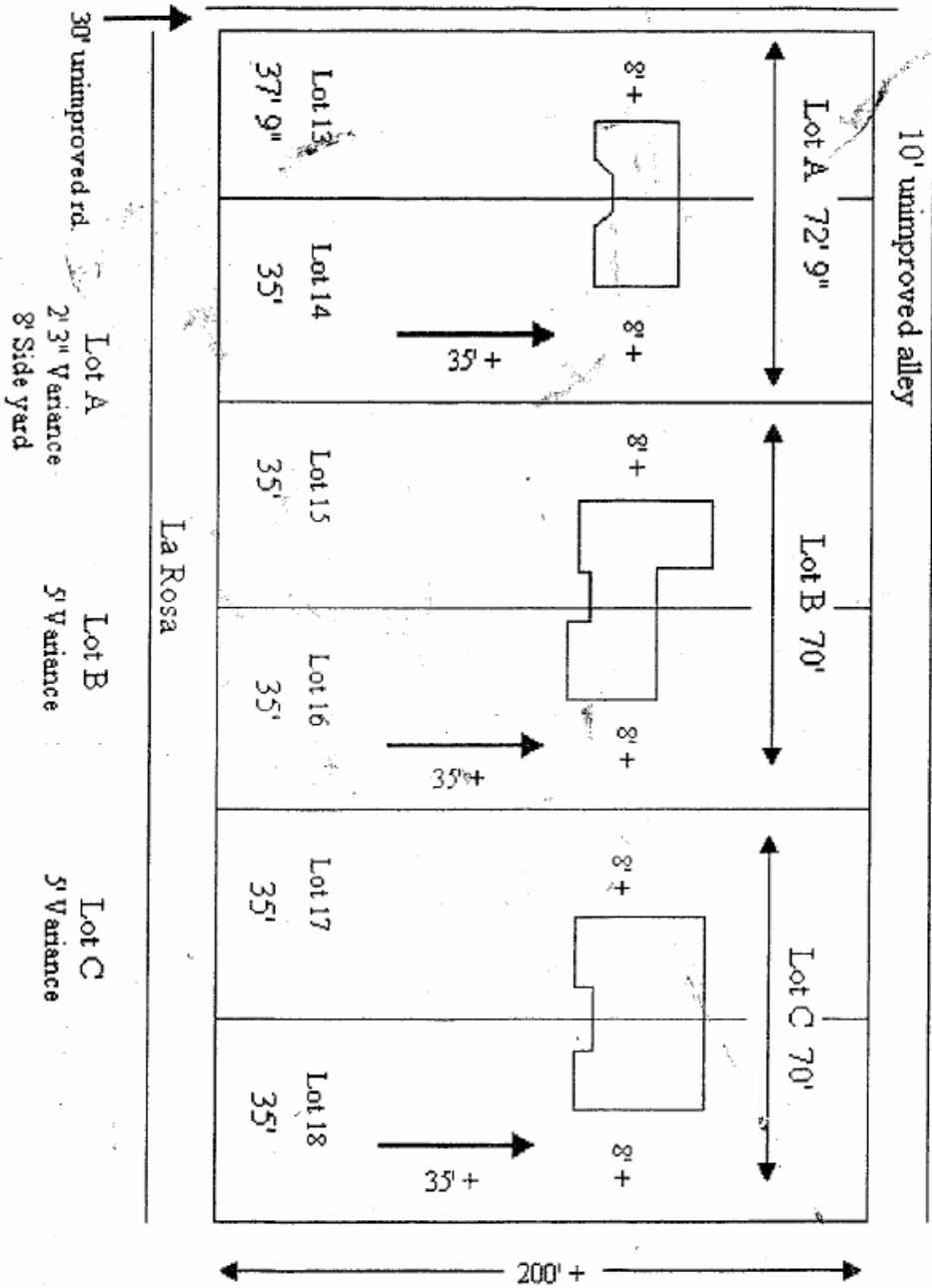
Because of this background, we proposed to Mayor Bass that we would purchase the culverts downstream of the ditch if the city would install them. He agreed to this as it would help with the flooding in the area. Therefore, we are again asking to vacate the street with the understanding that we will buy the necessary culverts that the city will install.

Please note attached area map, indicating the area involved in our request and the proposed use of the property.

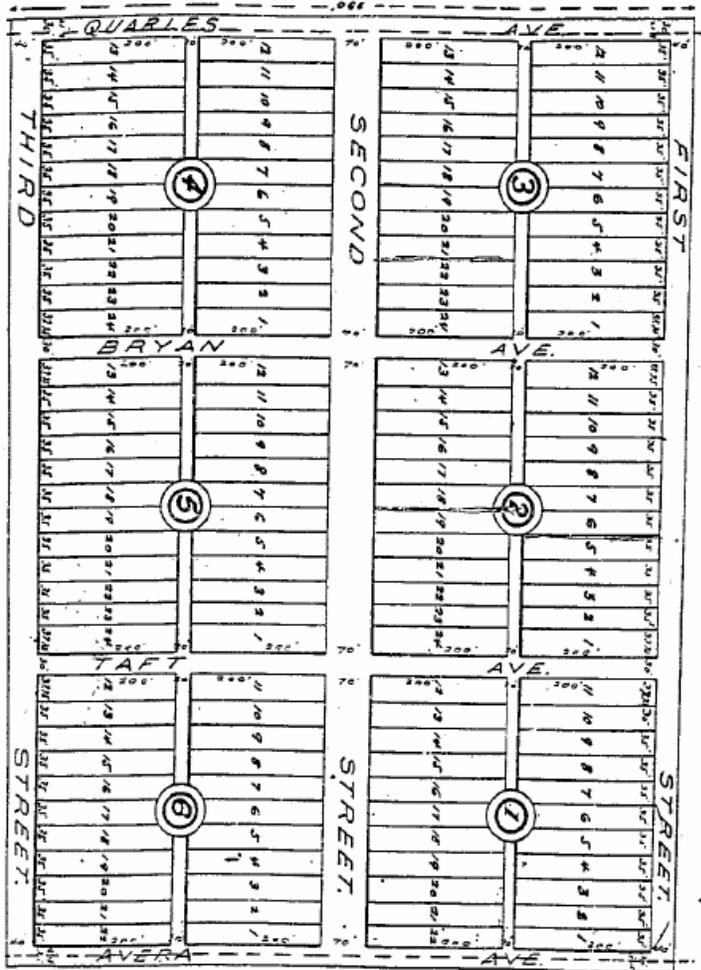




**MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**



**MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**



Discussion:
The undersigned, the name of the lot shown on the plat is being requested to be a map of several lots located in the city of Long Beach, California, more or less 500 sq ft, 1/2 acre, 1/4 acre, 1/8 acre, 1/16 acre, 1/32 acre, 1/64 acre, 1/128 acre, 1/256 acre, 1/512 acre, 1/1024 acre, 1/2048 acre, 1/4096 acre, 1/8192 acre, 1/16384 acre, 1/32768 acre, 1/65536 acre, 1/131072 acre, 1/262144 acre, 1/524288 acre, 1/1048576 acre, 1/2097152 acre, 1/4194304 acre, 1/8388608 acre, 1/16777216 acre, 1/33554432 acre, 1/67108864 acre, 1/134217728 acre, 1/268435456 acre, 1/536870912 acre, 1/1073741824 acre, 1/2147483648 acre, 1/4294967296 acre, 1/8589934592 acre, 1/17179869184 acre, 1/34359738368 acre, 1/68719476736 acre, 1/137438953472 acre, 1/274877906944 acre, 1/549755813888 acre, 1/1099511627776 acre, 1/2199023255552 acre, 1/4398046511104 acre, 1/8796093022208 acre, 1/17592186044416 acre, 1/35184372088832 acre, 1/70368744177664 acre, 1/140737488355328 acre, 1/281474976710656 acre, 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**MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**

BOOK 1613 PAGE 352



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



[Signature]
1st Judicial District
Instrument Number 2003 248 D
Filed 1 14 2003 3 57 P
Final Fees: \$80.
Notary Public 353 1-15-03

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 which is hereby acknowledged, I, the undersigned, DON HUEY, Grantor, does hereby grant, bargain, sell, convey and warrant unto FAYRICK D. HUEY, the Grantee, as joint tenants with the right of survivorship, and not as tenants in common, fee simple title in and to the following described real property located and situated in the First Judicial District of Harrison County, Mississippi, to-wit:

Lots 13, 14, 15, 16, 17 and 18, Block 5, MODEL HOME SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, in Plat Book 7 at page 18 (Copy Book 1A at Page 233).

This being the same property previously conveyed to Don Huey in Warranty Deed dated March 28, 2002, and recorded in Deed Book 1577 at Page 576 in the records of the First Judicial District of Harrison County, Mississippi.

together with all improvements situated thereon and all appurtenances thereto belonging.

This conveyance is made subject to any and all recorded restrictive covenants, rights-of-way, easements and prior reservations of oil, gas and mineral rights.

The above-described real property is no part of the homestead of the Grantor nor is it adjacent or contiguous thereto.

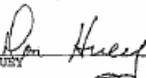
IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantee, or its assigns, any deficit on an actual proration, and

**MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**

BOOK 1613 PAGE 553

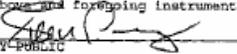
likewise, the Grantee agrees to pay to the Grantor, or its assigns, any amount overpaid by it.

WITNESS OF SIGNATURE of the undersigned Grantor, this the 10th day of January, 2008.


DON HUEY

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 10th day of January, 2008, within my jurisdiction, the within named Don Huey, who acknowledged that he executed the above and foregoing instrument.


NOTARY PUBLIC
My Commission Expires: _____

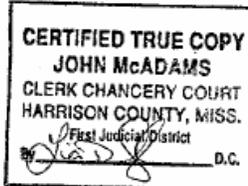


ADDRESS & PHONE NO. OF GRANTEE:

Don Huey
190-B Beauvoir Road
Biloxi, MS 39531
(228) 594-9744

ADDRESS & PHONE NO. OF GRANTEE:

Patrick D. Huey
110 Shore Drive
Long Beach, MS 39560
(228) 326-8972



PREPARED BY & RETURN TO:

PERRY, MURR & TEEB, P.A.
P.O. BOX 389
GULFPORT, MS 39502
(228) 863-0092

**MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**

The Clerk reported that she did cause to be published in The Sun Herald, a 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



STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi personally appeared Jute 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., 55 dated 27 day of Nov, 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.

NOV 29 2007

J. A.
Clerk

Sworn to and subscribed before me this 29 day of Nov, A.D., 20 07

KANDI A. BERKLEY
Notary Public, State of Mississippi
Harrison County
My Commission Expires
April 05, 2010
Kandi Berkley
Notary Public

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

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

The Clerk reported that twenty-one (21) 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 **Variances**.

Patrick D. Huey, 5128 Wilkerson Lane, Long Beach, Mississippi has filed an application for 3 Variances from the Comprehensive Zoning Ordinance. Applicant is requesting three street variances. One being three (3) feet and the other two being five (5) feet each, these request are to allow less street frontage than the required seventy-five (75) feet. All of the Variances are to allow for the creation of three (3) new building sites.

The property is located north of and adjacent to LaRosa Road and east of Seal Avenue. The Harrison County tax parcel numbers is 0611N-02-010.010 and 011-1. The legal description is as follows:

Lots 13, 14, 15, 16, 17 and 18, Block 5, Model Home Subdivision, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi, in Plat Book 7 at page 18 (Copy Book 3A at Page 233).

The public hearing to consider the above Variances will be held in the City of Long Beach, Mississippi 39560, Thursday, December 13, 2007 at 6:30 p.m., in the Long Beach School District Administration Office located at 19148 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 DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

Mr. Huey came forward to state his request.

Commission Chairman called for anyone who wished to speak in favor of the request and Harry Mathieu came forward.

Commission Chairman called for anyone who wished to speak in opposition to the request and no one came forward.

After careful consideration and discussion Commissioner Yandell made motion seconded by Commissioner Lipski and unanimously carried to close the Public Hearing.

After considerable discussion Commissioner Yandell made motion seconded by Commissioner Lipski and unanimously carried to approve the request as submitted.

The next agenda item under OLD BUSINESS was Master Plan and Smart after discussion Commissioner Sweetapple made motion seconded by Commissioner Rishel and unanimously carried to reschedule the Public Hearing for the Mixed Use District to January 10, 2008 at 6:30 p.m. at 19148 Commission Road the School Administration Office.

Next agenda item was Zoning Ordinance #344 Section 912 Home Occupation text change. Noted for the record no action was taken.

Next agenda item was Ordinance #533 Long Beach Sign Ordinance text change. After Careful and considerable discussion Commissioner Lipski made motion seconded by Commissioner Yandell and unanimously carried to amend the text in Ordinance #533 Long Beach Sign Ordinance as follows:

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

Section 5. Permitted Signs According to Zoning Districts

(b) Signs Permitted in C-1, C-2, C-3, and I Districts.

Signs permitted in the Central Business District, C-1 Highway Commercial District, C-2, the Neighborhood Commercial District, C-3, and the Industrial District, I, and restrictions thereon are as follows:

- (1) Permitted signs. Permitted signs are defined as:
Monument; Subdivision Identification; Wall; Nameplate; Real Estate; Construction; Political; Canopy; Projecting and Roof.
- (2) Monument or Monument Style Signs. One (1) monument sign, limited to two face, placed in a landscaped area of not less than 250 square feet for each developed parcel or premise having a frontage on public right-of-way, not to exceed sixty (60) square feet, per side, of sign area is permitted.
 - (i) Where a parcel has in excess of one hundred (100) feet of street frontage, one additional monument sign may be erected for each additional one hundred (100) feet of street frontage in excess of the first one hundred (100) feet of street frontage abutting said parcel.
 - (ii) Where a parcel is permitted to have more than one monument signs on each parcel shall be not less than one hundred (100) feet apart.
 - (iii) The total area of all monument signs on each parcel shall not exceed sixty (60) square feet of sign area, per side, for each sign permitted.
 - (iv) All monument signs shall be placed in a manner so not to interfere with traffic in any way, or confuse traffic, or to present any traffic hazard.
 - (v) All monument signs shall be parallel or perpendicular to the street unless otherwise required by the City.

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

- (vi) All monument signs shall not exceed fifteen (15) feet in heights and shall have a base dimension of 50% or more the greatest width of the sign.
- (vii) No part of sign structure shall be closer than ten (10) feet to a paved street, a driveway, a sidewalk, the nearest easement line, or the nearest right-of-way line except with approval from the Building Official.
- (viii) The monument sign base shall be constructed of materials similar in appearance to those of the principal structure and shall consist of brick, natural stone, stucco, textured cast stone, or integrally colored concrete masonry units. The structure surrounding the face of the sign from the base to the top of the sign must be solid, continuous, and color of the principle building, materials must be architecturally consistent with the building.
- (ix) The sign copy area shall have a minimum clearance of 20 inches above ground level.
- (x) The base width dimension is 50% or more the greatest width of the sign.

The next agenda item under NEW BUSINESS was FINAL PLAT approval for Oak Haven Subdivision submitted by Jeff & Debra Savarese as follows:

**MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**



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 **FINAL PLAT 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: Beatline Road
House number and street name

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) Final Plat Approval for Private Subdivision

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

A. If in a subdivision: Oak Haven
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.

Jeff + Debra Savarese 123 Briarwood Dr
Name of Owner(s) Mailing Address

Lona Beach, MS 39560 228-868-1988
City State Zip Telephone (H) Office

Jeff Savarese _____
Signature of Owner(s) Date Fee \$ 300.00

- 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

05-076

**MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**



1st Judicial District
Instrument 2004 10870 D -J1
Filed/Recorded 12 10 2004 8 15 A
Total Fees 12.00
2 Pages Recorded

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

Index to ...
Township 8 South, Range 12 West
Section 9: SE ¼ of NE ¼ (part)

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

RONALD J. JEFFERSON and NORMA JEFFERSON
(of 1500 28th Street, Gulfport, MS 39501 Phone: 228/863-5313),
as GRANTORS,

hereby grant, bargain, sell, convey and warrant unto

JEFF SAVARESE and DEBRA SAVARESE,
as joint tenant with full rights of survivorship and not as tenants in common
(of 723 Briarwood Drive, Long Beach, MS 39560 Phone: 228/868-1988),
as GRANTEES,

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

TOWNSHIP 8 SOUTH, RANGE 12 WEST

SECTION 9: A parcel of land containing 3.20 acres, more or less, situated in the Southeast Quarter of the Northeast Quarter of Section 9, Township 8 South, Range 12 West, City of Long Beach, First Judicial District, Harrison County, Mississippi, being more particularly described as follows, to-wit:

Commencing at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 9, Township 8 South, Range 12 West, Harrison County, Mississippi; thence South 89 degrees 56 minutes 15 seconds West 20.00 feet; thence North 00 degrees 05 minutes 37 seconds West along the West margin of Beatline Road 402.00 feet; thence South 89 degrees 56 minutes 15 seconds West 155.89 feet to the Point of Beginning; thence continue South 89 degrees 56 minutes 15 seconds West 406.11 feet; thence North 00 degrees 07 minutes 48 seconds West 323.90 feet to the South line of Pecan Park VII Subdivision; thence continue along said South line South 88 degrees 21 minutes 32 seconds East 21.10 feet; thence continue North 00 degrees 54 minutes 28 seconds East 43.55 feet; thence continue North 89 degrees 56 minutes 12 seconds East 383.53 feet to the West line of the Property, now or formerly of JAS, Inc.; thence South 00 degrees 12 minutes 37 seconds East

Initials: RJ NJ

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

2

*Ronald J. Jefferson and Norma Jefferson Warranty Deed to
Jeff Savarese and Debra Savarese*

Page 2

along said West line 210.33 feet; thence continue along said West line South 00 degrees 16 minutes 47 seconds East 156.49 feet to the Point of Beginning.

AND ALSO:

An easement for ingress and egress and road purposes on, over and across that certain strip of land which is marked "Road R/W" on the survey of John W. Smith, Surveyor, dated September 15, 1970, a copy of which is attached to that certain Warranty Deed of September 29, 1970, as recorded among the land records in the First Judicial District office of the Chancery Clerk of Harrison County, Mississippi in Deed Book 654, at Page 7 thereof, full and complete reference thereto being made for all purposes. The said easement is bounded on the West side of Beatline Road and proceeds in a West and Northwesterly direction therefrom and ends at a cul-de-sac which has a radius of 50 feet.

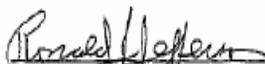
Tax Parcel Number: 0511K-02-082.000 (tax parcel number for information purposes only)

It is the intention of Grantors to convey, and said Grantors do hereby convey and warrant unto the above named Grantees, all lands and improvements owned by Grantors (or either of them) situated within the East Half of the Southeast Quarter of the Northeast Quarter of Section 9, Township 8 South, Range 12 West, in the First Judicial District of Harrison County, Mississippi, whether or not fully and completely specifically described above.

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

All ad valorem taxes assessed to said property for the year 2004 and thereafter are assumed and shall be paid by the Grantees herein, their successors and assigns.

WITNESS OUR SIGNATURES on the date of our acknowledgment below, and effective as of the 9th day of December, 2004.


RONALD J. JEFFERSON


NORMA JEFFERSON

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named RONALD J. JEFFERSON and NORMA JEFFERSON, each of whom acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed as of the day and in the year therein mentioned.

GIVEN under my hand and official seal, this the 9th day of December, 2004.

(SEAL)




Notary Public
My Commission Expires:

Notary Public State of Mississippi At Large
My Commission Expires: March 1, 2007
Bonded Thru Heiden, Brooks & Gelfand, Inc.

05-076
1

**MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**



1st Judicial District
Instrument Number 2004 9014 D-J1
Filed/Recorded 10 25 2004 11 45 A
Total Fees 12.00
4 Pages Recorded

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

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

ADMINISTRATOR'S DEED

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

**WOODROW W. PRINGLE, III,
ADMINISTRATOR,
sometimes and also known as the
TEMPORARY ADMINISTRATOR,
of the
ESTATE OF CLOTIL B. BEACHAM,
and
SAM W. BEACHAM,
sometimes and also known as
SAMUEL W. BEACHAM,
as GRANTORS,**

hereby grant, bargain, sell, convey and warrant unto

**JEFF SAVARESE and DEBRA SAVARESE,
as joint tenants with full rights of survivorship and not as tenants in common,
as GRANTEES,**

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

TOWNSHIP 8 SOUTH, RANGE 12 WEST

SECTION 22: That certain parcel of land located and being in Section 22, Township 8 South, Range 12 West, and in LOT 50 of the HENDERSON-SHIPMAN-HUGHES PARTITION of the B Pellerin Claim and what would be Section 9, Township 8 South, Range 12 West, if same were regularly laid out and surveyed, and more particularly described as follows:

Beginning at the intersection of the North line of the Pineville Road with the West line of the road sometimes known as the White Harbor Road, or the Beatline Road, and running thence West along the North line of the Pineville Road a distance of 590 feet, more or less; running thence North 382 feet, more or less; running thence East 590 feet, more or less to the West margin

Initials: S. W. B.
[Signature]
WNP/PA

2

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

*Woodrow W. Pringle, III, as Administrator of the Estate of Clotil B. Beacham, et al
Administrator's Deed to Jeff Savarese and Debra Savarese, joint tenants
Section 22, T8S-R12W: SE ¼ of NE ¼ (part)*

Page 2

of the Beatline Road; running thence South 382 feet, more or less, to the Point of Beginning. Together with all and singular the rights, members, privileges and appurtenances thereunto belonging or in any way appertaining.

Tax Parcel No. 0511K-02-082.000 (tax parcel number for information purposes only)

The acts of Woodrow W. Pringle, III, as Administrator of the Estate of Clotil B. Beacham herein are undertaken in accordance with an Order of the Chancery Court of Harrison County, Mississippi in its First Judicial District Cause No. 03-01998-2 dated September 24, 2004, full and complete reference thereto being hereby made for all purposes. The undersigned hereby agree and stipulate that all net proceeds arising from the sale manifested herein shall be tendered to Woodrow W. Pringle, III, as Administrator of the Estate of Clotil B. Beacham pursuant to the Order aforesaid.

Edward F. Donovan, who is the court appointed Guardian ad Litem for Sam W. Beacham on matters concerning the Estate of Clotil B. Beacham, joins in this Administrator's Deed in order to express within the conveyance document his joinder and consent to the sale of the Beacham family property on the terms approved by the Chancery Court within the Estate of Clotil B. Beacham. Edward F. Donovan claims no title interest in the subject real property but agrees to a conveyance of all interests held by Sam W. Beacham as a part of the Chancery Court approved sale into the Grantees herein.

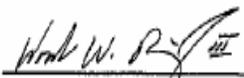
Clotil B. Beacham, who departed this life September 10, 2001, was the widow and sole surviving joint tenant of Sam P. Beacham, sometimes and also known as Samuel Pinkny Beacham, who died September 16, 1965.

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

All ad valorem taxes assessed to said property for the year 2004 and thereafter are assumed and shall be paid by the Grantees herein, their successors and assigns.

The parties hereto hereby agree that this document may be executed in counterparts and combined to form a single original instrument.

WITNESS THE EXECUTION HEREOF on the dates of our respective acknowledgments below, and effective the 21st day of October, 2004.



WOODROW W. PRINGLE, III
ADMINISTRATOR,
sometimes and also known as
TEMPORARY ADMINISTRATOR,
OF THE ESTATE OF CLOTIL B. BEACHAM

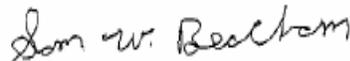
S. W. B
EXT

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

3

*Woodrow W. Pringle, III, as Administrator of the Estate of Clotil B. Beacham, et al
Administrator's Deed to Jeff Savarese and Debra Savarese, joint tenants
Section 22, T&S-R12W: SE ¼ of NE ¼ (part)*

Page 3



SAM W. BEACHAM
sometimes and also known as
SAMUEL W. BEACHAM



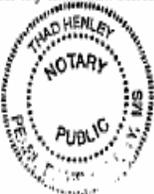
EDWARD F. DONOVAN, ESQ.,
GUARDIAN AD LITEM FOR
SAM W. BEACHAM

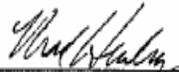
STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **WOODROW W. PRINGLE, III**, who being by me first duly sworn, stated on oath that he is the duly appointed and acting **ADMINISTRATOR, sometimes and also known as the TEMPORARY ADMINISTRATOR, OF THE ESTATE OF CLOTEL B. BEACHAM**, and he acknowledged to me that in his capacity as such Administrator/Temporary Administrator, and for and on behalf of the Estate aforesaid, he signed, executed and delivered the above and foregoing Administrator's Deed as of the day and in the year therein mentioned, having been first duly authorized so to do.

GIVEN under my hand and official seal this, the 21st day of October, 2004.

(SEAL)





Notary Public
My Commission Expires:

Notary Public State of Mississippi At Large
My Commission Expires: March 1, 2007
Bonded Thru Helton, Brooks & Garland, Inc.

STATE OF MISSISSIPPI
COUNTY OF RANKIN

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **SAM W. BEACHAM, sometimes and also known as SAMUEL W. BEACHAM**, who acknowledged that he signed, executed and delivered the above and foregoing Administrator's Deed as of the day and in the year therein mentioned, having been first duly authorized so to do.

GIVEN under my hand and official seal this, the 20th day of October, 2004.

(SEAL)





Notary Public
My Commission Expires:

Notary Public State of Mississippi At Large
My Commission Expires: March 1, 2007
Bonded Thru Helton, Brooks & Garland, Inc.

4

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

*Woodrow W. Pringle, III, as Administrator of the Estate of Clotil E. Beacham, et al
Administrator's Deed to Jeff Savarese and Debra Savarese, joint tenants
Section 22, TRS-R12W: SE ¼ of NE ¼ (part)*

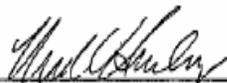
Page 4

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **EDWARD F. DONOVAN, ESQ.**, who being by me first duly sworn, stated on oath that he is the duly appointed and acting **GUARDIAN AD LITEM FOR SAM W. BEACHAM**, and he acknowledged to me that in his capacity as such Guardian ad litem, and for and on behalf of the ward aforesaid, he signed, executed and delivered the above and foregoing Administrator's Deed as of the day and in the year therein mentioned, having been first duly authorized so to do.

GIVEN under my hand and official seal this, the 21st day of October, 2004.





Notary Public
My Commission Expires:

Notary Public State of Mississippi At Large
My Commission Expires March 1, 2007
Bonded thru Halden, Brooks & Gardard, Inc.

Grantors' Address, etc.
C/O Woodrow W. Pringle, III, Esq.
Post Office Box 925
Gulfport, MS 39502
Phone: 228/868-8355

Grantees' Address, etc.
723 Briarwood Drive
Long Beach, MS 39560
Phone: 228/868-1988

Index to
Township 8 South, Range 12 West
Section 22: SE ¼ of NE ¼ (part)
and
Henderson-Shipman-Hughes
Partition of B Pellerin Claim -
Lot 50: 1 Parcel-Pineville Rd @ Beatline Rd

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

Jeff & Debra Savarese 723 Briarwood Dr Long Beach, MS 39560

December 3, 2007

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

RE: Final Plat Approval
 Oak Haven Subdivision
 Property Owned by Jeff & Debra Savarese

Gentlemen:

Please allow this letter to serve as official notice that Aaron L. Harris and Harris & Heinrich, LLC is authorized to act as my agent and on my behalf in the above planning commission matter.

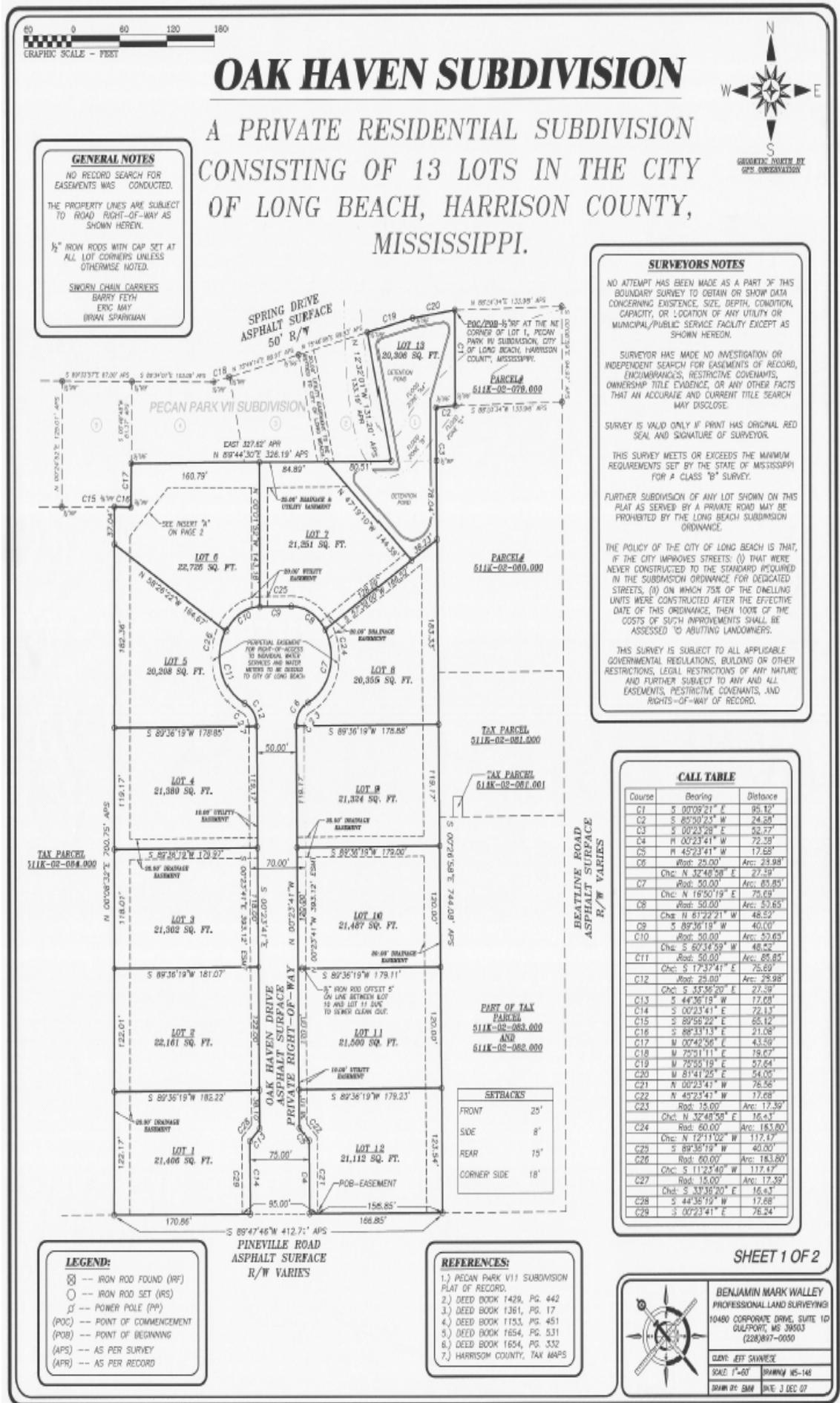
If you have any questions, please call me at (228) 868-1988.

Sincerely,

Jeff Savarese

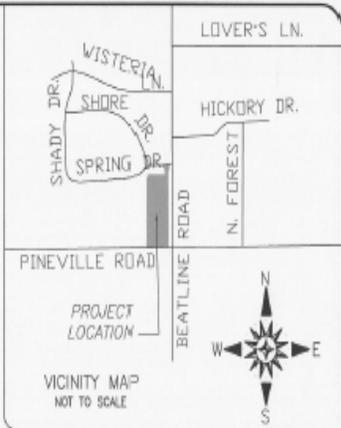

Cc: Harris & Heinrich, LLC

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION



MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

OAK HAVEN SUBDIVISION
 A PRIVATE RESIDENTIAL SUBDIVISION
 CONSISTING OF 13 LOTS IN THE CITY OF
 LONG BEACH, HARRISON COUNTY, MISSISSIPPI.



CERTIFICATE OF OWNERSHIP:

THIS IS TO CERTIFY THAT JEFF SAWARESE AND DEBRA SAWARESE ARE THE OWNERS OF OAK HAVEN SUBDIVISION, A RESIDENTIAL SUBDIVISION IN THE CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI. THIS SUBDIVISION CONTAINS A PRIVATE STREET THAT SHALL NOT BE DEDICATED.

WITNESS THE SIGNATURE OF THE OWNER THIS _____ DAY OF _____, 2007.

BY: JEFF SAWARESE

BY: DEBRA SAWARESE

ACKNOWLEDGMENT

HARRISON COUNTY, MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY OF _____ OF _____, 2007, WITHIN MY JURISDICTION, THE WITHIN JEFF SAWARESE, WHO ACKNOWLEDGED THAT HE IS MANAGING PARTNER OF OAK HAVEN SUBDIVISION, THAT HE EXECUTED THE ABOVE AND FOREGOING PLAT.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CERTIFICATE OF LIEN HOLDER:

THIS IS TO CERTIFY THAT HANCOCK BANK IS THE OWNER AND LIEN HOLDER OF A MORTGAGE AND LIEN UPON THE LAND PLATTED AND DESCRIBED HEREON, AND THAT AS SUCH MORTGAGEE AND LIEN HOLDER, DOES HEREBY JOIN WITH THE OWNER OF SAID LAND IN OAK HAVEN SUBDIVISION.

HANCOCK BANK

BY: _____

DATE: _____

ACKNOWLEDGMENT

HARRISON COUNTY, MISSISSIPPI

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY OF _____ OF _____, 2007, WITHIN MY JURISDICTION, THE WITHIN JEFF SAWARESE, WHO ACKNOWLEDGED THAT HE IS MANAGING PARTNER OF OAK HAVEN SUBDIVISION, THAT HE EXECUTED THE ABOVE AND FOREGOING PLAT.

ENGINEER'S CERTIFICATION

THE PLANS OF SAID SUBDIVISION AND THE CONSTRUCTION OF ALL IMPROVEMENTS THEREON, WHICH ARE OR MAY BECOME THE PROPERTY OF THE CITY OF LONG BEACH, HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LONG BEACH AND ALL OTHER LAWS, RULES, ORDINANCES, REGULATIONS AND THAT THEY MEET OR EXCEED ALL ACCEPTED ENGINEERING STANDARDS.

WITNESS BY SIGNATURE AND SEAL THIS _____ DAY OF _____, 2007.

MARIN L. HARRIS, PE 12074

SURVEYOR'S CERTIFICATION

I, BENJAMIN MARK WALLEY, PROFESSIONAL LAND SURVEYOR IN AND FOR THE STATE OF MISSISSIPPI, DO HEREBY CERTIFY THAT THE FOREGOING PLAT AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESS BY SIGNATURE AND SEAL THIS _____ DAY OF _____, 2007.

BENJAMIN MARK WALLEY, PLS-02945

CERTIFICATE OF COMPARISON

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE HAVE COMPARED THIS DUPLICATE PLAT WITH THE ORIGINAL PLAT OF OAK HAVEN SUBDIVISION, AND FIND THE SAME TO BE AN EXACT DUPLICATE THEREOF.

WITNESS OUR SIGNATURES ON THIS _____ DAY OF _____, 2007.

CHANCERY CLERK

BENJAMIN MARK WALLEY, PLS-02945

BY: _____

DEPUTY CLERK

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI BY ORDER FULLY ADOPTED ON _____, 2007, AND ENTERED IN THE OFFICIAL MINUTES OF THE CITY OF LONG BEACH IN MINUTE BOOK _____, ON PAGE _____.

CITY OF LONG BEACH

BY: _____

MAYOR

BY: _____

MUNICIPAL CLERK

DATE OF EXECUTION

DATE OF EXECUTION

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE LONG BEACH RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A SUBDIVISION PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF THE SAID RULES AND REGULATIONS.

LONG BEACH PLANNING COMMISSION

BY: _____

CHAIRMAN
LONG BEACH PLANNING COMMISSION

DATE OF EXECUTION

RECORDING CERTIFICATE

FILED AND RECORDED ON THIS _____ DAY OF _____, 2007, IN PLAT BOOK _____

ON PAGE _____

BY: _____

CHANCERY CLERK

DEPUTY CLERK

SURVEY DESCRIPTION: OVERALL

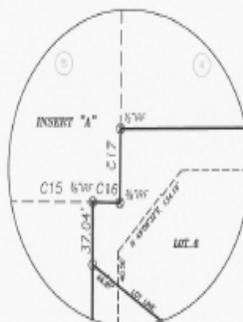
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, PECAN PARK VI SUBDIVISION, THENCE S00°09'21"E 85.12' TO AN IRON ROD FOUND; THENCE S85°50'23"W 24.28' TO AN IRON ROD FOUND; THENCE S00°23'28"E 52.77' TO AN IRON ROD FOUND; THENCE S00°20'58"E 744.08' TO AN IRON ROD SET ON THE NORTH MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID NORTH MARGIN, S89°47'46"W 412.77' TO AN IRON ROD SET; THENCE LEAVING SAID NORTH MARGIN, N00°08'32"E 700.75' TO AN IRON ROD FOUND; THENCE S88°33'13"E 21.08' TO AN IRON ROD FOUND; THENCE N00°42'51"E 43.58' TO AN IRON ROD FOUND; THENCE N89°44'30"E 326.19' TO AN IRON ROD SET; THENCE N12°32'01"W 131.00' TO AN IRON ROD FOUND ON THE SOUTH MARGIN OF SPRING DRIVE; THENCE N73°55'19"E 57.64' TO AN IRON ROD FOUND; THENCE FURTHER ALONG SAID SOUTH MARGIN, N88°41'29"E 54.00' BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 7.24 ACRES OF LAND.

SURVEY DESCRIPTION: PERPETUAL EASEMENT

A PERPETUAL EASEMENT LOCATED IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, PECAN PARK VI SUBDIVISION, THENCE S00°09'21"E 85.12' TO AN IRON ROD FOUND; THENCE S85°50'23"W 24.28' TO AN IRON ROD FOUND; THENCE S00°23'28"E 52.77' TO AN IRON ROD FOUND; THENCE S00°20'58"E 744.08' TO AN IRON ROD SET ON THE NORTH MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID NORTH MARGIN, S89°47'46"W 156.85' TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH MARGIN, N00°23'41"W 76.56'; THENCE N45°23'41"W 17.68'; THENCE N00°23'41"W 393.12'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00', AN ARC LENGTH OF 17.39' AND A CHORD BEARING AND DISTANCE OF N32°48'58"E 16.43'; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00', AN ARC LENGTH OF 163.80' AND A CHORD BEARING AND DISTANCE OF N12°11'02"W 117.47'; THENCE S89°16'19"W 40.00'; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00', AN ARC LENGTH OF 117.47' AND A CHORD BEARING AND DISTANCE OF S11°23'40"W 117.47'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00', AN ARC LENGTH OF 17.39' AND A CHORD BEARING AND DISTANCE OF S33°36'20"E 16.43'; THENCE S00°23'41"E 393.12'; THENCE S44°36'19"W 17.68'; THENCE S00°23'41"E 76.24' TO THE NORTH MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID NORTH MARGIN, N89°47'46"E 95.00' BACK TO THE POINT OF BEGINNING.



SHEET 2 OF 2

SURVEYOR'S NOTES
 FLOOD ZONE INFORMATION SHOWN HEREBY WAS SCALED FROM FEMA FLOOD MAP 285257 0001C, DATED MAY 4, 1988.
 THE CITY OF LONG BEACH HAS ACCESS BY PERPETUAL EASEMENT TO REGULATE THE USE OF PUBLIC ENTITIES SUCH AS WATER AND SEWER, IN THE EVENT THAT A TENANT OR OWNER DOES NOT COMPLY WITH PAYMENT FOR UTILITIES THE CITY RESERVES THE RIGHT TO ENTER AND DENY UTILITY USE.
 NEITHER STREETS, WATER OR SEWER SYSTEMS OR EASEMENTS OFFERED TO BE DEDICATED TO OR ACCEPTED BY THE CITY EXCEPT AS SHOWN HEREON.

BENJAMIN MARK WALLEY
 PROFESSIONAL LAND SURVEYING
 10480 CORPORATE DRIVE, SUITE 107
 GULFPORT, MS 39503
 (228)897-0000

CLIENT: JEFF SAWARESE
 SCALE: 1"=60' DRAWING: MS-145
 DRAWN BY: SAH DATE: 3 DEC 07

**MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**



MISSISSIPPI DEPARTMENT OF HEALTH

RECEIVED

OS-076	
ALH	
RBH	
DRW	✓
SRD	
FILE	✓

November 16, 2006

Mr. Aaron Harris, P.E.
Harris & Heinrich, LLC
608 34th Street
Suite B
Gulfport, MS 39501

RE: Oak Haven Subdivision Phase 1, 12 lots, City of Long Beach, PWS ID 0240005,
Harrison County, Ref # 110066

Dear Mr. Harris:

We have reviewed the information submitted in relation to the above referenced project and plans and specifications are hereby approved, contingent upon maintaining the 30 inch water and sewer separation as noted in the plans.

The Bureau of Public Water Supply, Mississippi State Department of Health must be notified of the final inspection in sufficient time to assure that a Bureau representative can be present. When this project has been completed, we will need:

Certification from you that the project has been constructed in substantial accordance with the approved specifications.

Records of satisfactory bacteriological results from an approved laboratory should be included with your certification.

One set of as-built plans.

If construction of this project has not been initiated within one year from this date, then this approval will be invalid and the project must be resubmitted.

We are retaining two sets of plans and specifications for our files.

Sincerely,

Kelvin Allen
Kelvin Allen, P.E., Director
Bureau of Public Water Supply

pc: Responsible Official
Certified Operator
County Environmentalist
Harrison County Utility Authority

BRIAN W. AMY, MD, MHA, MPH • STATE HEALTH OFFICER

570 East Woodrow Wilson • Post Office Box 1700 • Jackson, Mississippi 39215-1700
601-576-7634 • Fax 601-576-7931 • www.HealthyMS.com

Equal Opportunity In Employment/Services

MINUTES OF DECEMBER 13, 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

December 12, 2007



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

RE: Oak Haven Subdivision

Gentlemen:

We are in receipt of the proposed final plat for the referenced subdivision. While this subdivision was originally approved by the Board as a regular subdivision with all improvements dedicated to the City, the developer has requested that he be allowed to keep the entire subdivision private to allow for a gated neighborhood. The proposed plat is submitted in accordance with that desire and accordingly, contains no dedication of streets, infrastructure, or other improvements to the City of Long Beach. Because the subdivision is proposed as a private subdivision with no responsibility of ownership or maintenance by the City, we did not perform a walkthrough of the improvements in the subdivision. However, it is worth noting that the subdivision appears to have been built according to City standards and is being platted according to those standards, less the dedication of the improvements. Furthermore, the developer's engineer will still provide his Certification that all improvements in the subdivision were constructed to all applicable laws and regulations.

The developer has been clearly informed and has indicated his understanding that the City does not now nor may ever have any responsibility to maintain, repair, or otherwise service any of the improvements in the subdivision. He should also note that Article IV, Section 11 (d) of the City's Subdivision Ordinance requires that the initial purchase of any lot in the subdivision should include a disclosure statement outlining the maintenance responsibilities.

The Plat itself appears to be in order and includes all the appropriate Certifications and Acknowledgements for a private subdivision. The Plat does include a perpetual easement to the City of Long Beach for the right-of-access to water service shut-off valves, but this easement should in no way burden the City with the responsibility for maintenance of the water services or other improvements. The developer still must provide all items required by the Subdivision Ordinance for Final Plat approval, including but not limited to, as-built construction plans, proof of final approval of the water and sewer system from the appropriate State and regional authority, and appropriate markers denoting the corners of the subdivision and of the individual lots.

Based on the above, we recommend approval of the Final Plat of Oak Haven subdivision, contingent upon the receipt of all necessary items as described in the Subdivision Ordinance, with final approval and signatures by the City withheld until such time.

Sincerely,

David Ball, P.E.

DB-539

**MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**

LONG BEACH FIRE DEPARTMENT

Subdivision/Site Inspection Form

Subdivision and/or Site: Oak Haven

Address or Location: Pineville Rd. & Beatline Rd.

Subdivision Site and Acceptance Test

For all new subdivisions located within the City of Long Beach, a minimum of \$80.00 plus \$20.00 per fire hydrant shall be levied. **This fee includes initial site plan review, with the inspection and test on each hydrant for the final acceptance test.** The fee is payable upon submittal of the initial plans for review to the Long Beach Building Code Office.

Site Plan

Preliminary Site Plan Review Date:

Preliminary Site Plan:

Accepted Rejected

Hydrants Test

Water Main Size: 6"

Accepted: Rejected

Hydrant Number: 1011
Gallons per Minute: 1968

Location:
Accepted: Rejected:

Hydrant Number:
Gallons per Minute:

Location:
Accepted: Rejected:

Hydrant Number:
Gallons per Minute:

Location:
Accepted: Rejected:

Hydrant Number:
Gallons per Minute:

Location:
Accepted: Rejected:

** All hydrants will be tested before the final acceptance is given on the site plan. Please make sure all water valves are turned on. **

Reviewed by: Griff Skellie

Date: 12/04/2007

Note: This is the final acceptance notification all hydrants meet requirements

Protecting Life and Property

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

After careful consideration Commissioner Yandell made motion seconded by Commissioner Serrato and unanimously carried to approve the Plat contingent upon the acknowledgement and Signature block being corrected and the City Engineers recommendations.

The next agenda item was HOME OCCUPATION approval submitted by Mr. and Mrs. Charles Nolan for property located at 135 South Lang 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



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: 135 S. Lang Ave Long Beach
 House number and street name

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)
Home Occupation: Author & Speaker at Conferences; Consultant

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.

Mr. & Mrs. Charles Nolan
 Name of Owner(s) 135 S. Lang Ave
 Mailing Address

Long Beach MS 39560
 City State Zip 228-575-5082
 Telephone (H) Office

Charles P. Nolan
 Signature of Owner(s) Date \$ 80.00
 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 DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**

Harrison County Online!

Page 1 of 1

site menu | site contact

Tax Assessor

Departments

8:19:40 AM Home > Real and Personal Property Rolls

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

2007 Proposed Landroll Information

NOLAN CHARLES E & GAYLE K
135 SOUTH LANG AVE LONG BEACH MS39560

Physical Street Address:
135 LANG AVE

Parcel #:	PPIN	Tax District	Homestead Exp.	Jud
0512H-02-007.000	40335	L	Over 65	

Supervisor District:	Subdivision:
3	HARBOR VIEW & EXT

Exemption Code
Non-Exempt

Section	Township	Range	Instrument Num
15	08	12	2005-0017765-D

Click for more book and

Acres	Land Value	Improvements	Total Value	Asse
0	28000	24361	52361	

Legal Description
S 20 FT OF LOT 14 & ALL 15-17 INC. BLK. 8 HARBOR VIEW

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

©2002-2007 Harrison County - All Rights Reserved
Currently, there are 51 people online

<http://co.harrison.ms.us/landroll/results.asp?ppin=40335&year=2007&status=Proposed> 12/4/2007

Applicant came forward to state the request.

Commission Chairman asked applicant if he had received a copy of Section 912 HOME OCCUPATION of the City of Long Beach Zoning Ordinance and he that stated he had and is willing to comply.

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

VARIANCE SUPPLEMENTAL APPLICATION
PAGE 2

Describe any special condition that justify the granting of this variance request and are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the variance and why the applicant cannot meet the stated code requirement?

Describe how the special condition discussed in #1 above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this variance request.

Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request for the variance necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request?

Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which was granted to other properties. States how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that the granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable.

FOR HOME OCCUPATION ONLY!
 HAVE READ,
UNDERSTAND AND AM WILLING TO COMPLY WITH ZONING
ORDINANCE NO. 344 SECTION 512. HOME OCCUPATION. (COPY ATTACHED)

**MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION**

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

Tax Assessor

[Departments](#)

11:58:48 AM

[Home](#) > Real and Personal Property Rolls

Department Menu

- [Tax Assessor Home](#)
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- [Renew Car Tags](#)

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

2007 Proposed Landroll Information

MULLIGAN MICHAEL & SHARON
129 RICHARDS AVE LONG BEACH MS39560

Physical Street Address:
129 RICHARDS AVE

Parcel #:	PPIN	Tax District	Homestead Exp.	Jud
0711M-03-031.000	90940	L	Regular	

Supervisor District:
3

Subdivision:
RICHARDS SUBD

Exemption Code
Non-Exempt

Section	Township	Range	Instrument Num
07	08	11	1013/0101

[Click for more book and](#)

Acres	Land Value	Improvements	Total Value	Asse
0	45270	15043	60313	

Legal Description

S 30 FT OF LOT 16, ALL OF LOT 17, N 30 FT OF LOT 8 BLK 1 RICHARDS SUBALSO E OF SE COR OF LOT 18 BLK 1 RICHARDS SUBD N 69 DGS E 112 FT N 40 FT S 69 DG TO

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

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

Applicant was not present to state the request the matter was table.

Next agenda was PLANNING COMMISSION approval to place temporary sign at the corner of Jeff Davis Avenue and Hwy 90 submitted by Mr. Shawn Humphrey 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
 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: 100 East Beach Blvd
 House number and street name

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)
Temporary sign for downtown Long Beach already in place on Highway 90 and Jeff Davis Ave

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.

Name of Owner(s) Shawn Humphrey Mailing Address 126 Jeff Davis Ave
 City Long Beach State MS Zip 39560 Telephone (H) 228-869-3337 Office 228-863-8133
 Signature of Owner(s) [Signature] Date 12/6/07 Fee \$50.00

- 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 of "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 DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

Applicant came forward to state his request, he stated he moved his business from Gulfport to Long Beach, he has clients traveling to Long Beach and there is no sign at the end of Jeff Davis Avenue directing traffic onto Jeff Davis Avenue.

After careful consideration and discussion Commissioner Sweetapple motioned seconded by Commissioner Serrato and unanimously carried to allow a sign to remain in place until the City was able to place a street sign in its place.

Next agenda item was PLANNING COMMISSION approval to place an ICE VENDING MACHINE at 7011 Beatline Road submitted by Mr. David Talley 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
 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: 7011 BEATLINE RD, LONG BEACH, MS
 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.

<u>DAVID J. TALLEY</u> Name of Owner(s)	<u>7011 BEATLINE RD</u> Mailing Address
<u>LONG BEACH MS 39560</u> City State Zip	<u>601-337-7000 (Cell)</u> Telephone (H) Office
<u>David Talley</u> Signature of Owner	<u>12/5/2007</u> <u>\$50.00</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 REZONING 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 DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

LEGAL DESCRIPTION: (ANNEXATION TERRITORY)

Beginning at the northwest corner of Section 4, Township 8 South, Range 12 West, Harrison County, Mississippi, being the present northwest corner of the City Limits of the City of Long Beach, Mississippi and also at the intersection of the centerline of Beatline Road and 28th Street; thence south along the east line of said Section 4 a distance of 25 feet; thence west 25 feet to the southwest corner of the intersection of Beatline Road and 28th Street; thence north 25 feet to the centerline of 28th Street; thence westerly along said centerline of 28th Street 468 feet, more or less, to the southerly extension of a line drawn parallel with and 453.47 feet west of the west margin of Beatline Road; thence northerly parallel with said west margin of Beatline Road 328.21 feet, more or less, to the north line of Lot 4, Block 4, Cox's Subdivision of the E 1/2 of the SE 1/4 of Section 33, Township 7 South, Range 12 West, Harrison County, Mississippi; thence N 89° 57' 18" E along said north line of Lot 4 a distance of 300.0 feet to a point 153.47 feet west of the west margin of Beatline Road; thence south parallel with Beatline Road 150.0 feet; thence east parallel with said north line of Lot 4 a distance of 193.47 feet to the centerline of Beatline Road; thence south along said centerline 153 feet, more or less, to the north margin of 28th Street; thence east 40 feet to the northeast corner of the intersection of Beatline Road and 28th Street; thence south 25 feet to the North line of Section 3, Township 8 South, Range 12 West, Harrison County Mississippi, thence westerly along the North line of said Section 3 a distance of 40 feet to the Point of Beginning.

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

Talley C-Store Enterprise
Dba/Beatline Chevron
7011 Beatline Road
Long Beach, MS 39560

December 5, 2007

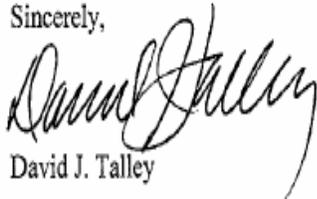
RE: Request For Planning Commission Approval

This submission for approval includes the following:

1. Installation of self-serve ice dispenser within the property of existing convenience store.
2. Addition of natural gas supply to building for the purpose of heating, and cooking.
3. Replacement of existing high-rise Chevron fuel price sign with a Chevron monument sign. Replacement sign will exist in the same footprint of existing sign, be more visually aesthetic to the community, be less costly to maintain, and easily protected against storm damage.
4. Replacement of previous dumpster enclosure destroyed by storm with an enclosure (approximately 15' X 40') to be used to house dumpsters and new generator.

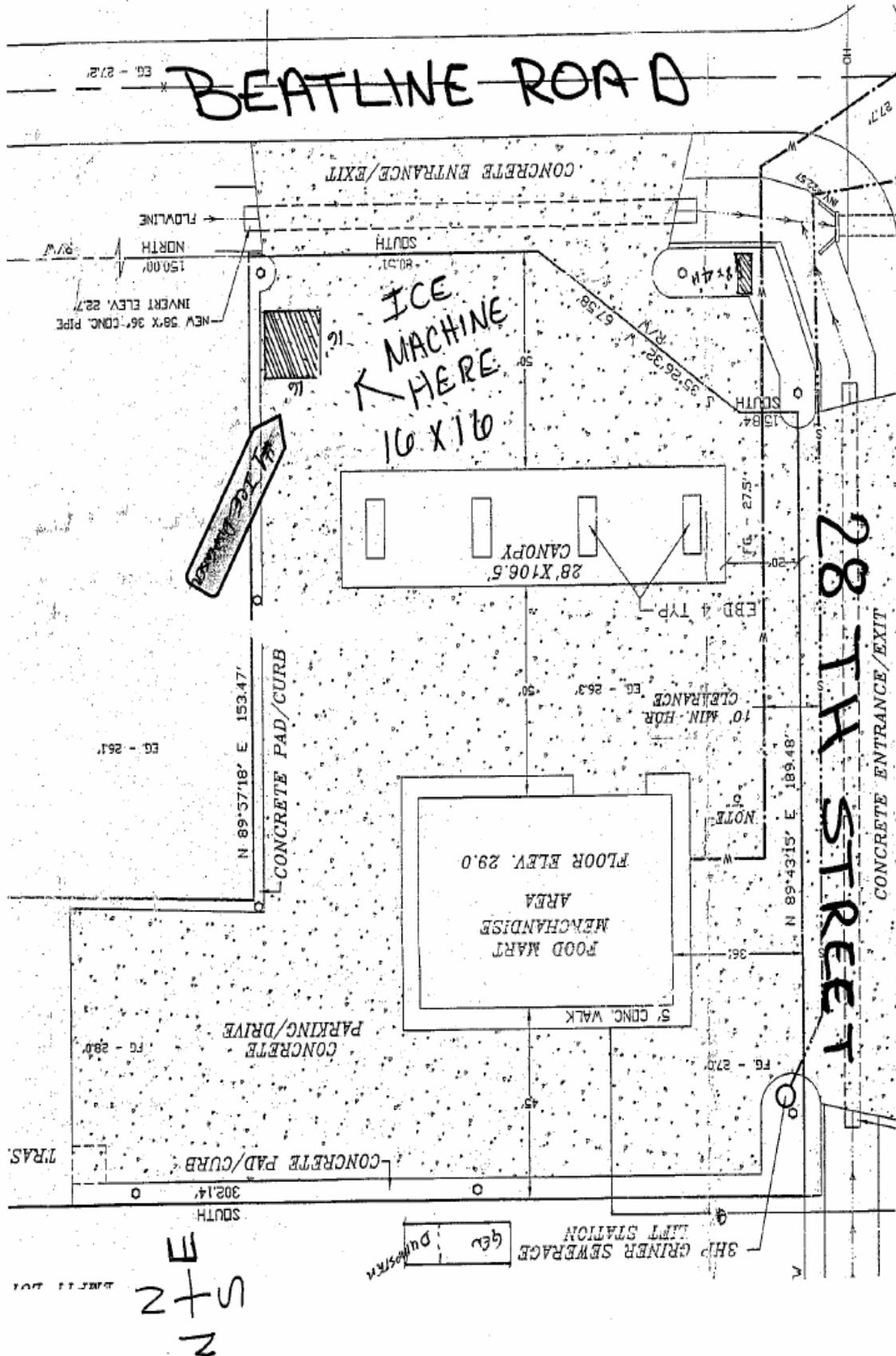
The completion of the requested will be thirty to ninety days after the Planning Commission Approval.

Sincerely,



David J. Talley

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION



Applicant came forward to state request.

After careful discussion Commissioner Yandell made motion seconded by Commissioner Serrato and unanimously carried to approve the request as submitted.

MINUTES OF DECEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

There being no further business to come before the Planning Commission at this time Commissioner Vancourt made motion seconded by Commissioner Lipski and unanimously carried to recess the meeting to Thursday, December 20, 2007, at 3:00 p.m.

Frank Olaivar, Chairman Date

Attest _____
Veronica Howard, Minute Clerk