MINUTES OF JULY 26, 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, July 26, 2007 and the same being the time and place fixed for holding said meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Commissioners Tonda Yandell, Joseph Sweetapple, Dale Hare, Roderick Rishel, Tony VanCourt, Planning Commissioner Advisor Bill Hessell, Zoning Enforcement Officer Kenneth Price, and Permit Clerk Veronica Howard. Tony VanCourt, in his capacity as Co-Chairman chaired said meeting.

Chairman Frank Olaivar, Commissioner David Serrato, Bill Owen, and Jacki Lipski were absent the 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.

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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 August 8, 2007 and subject to a ten-day appeal for a Public Hearing.

****

Commissioner Yandell made a motion seconded by Commissioner Sweetapple and unanimously carried to approve Planning Commission Minutes of July 12, 2007

MINUTES OF JULY 26, 2007

LONG BEACH PLANNING COMMISSION

The first item on the agenda was a Public Hearing for a Special Exception Use submitted by Carol Harmon for William Kane for property located on Old Pass Road as follows:

Survey
Recorded Deed

CITY OF LONGBEACH, 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. X Zoning Change - From Industrial to R-2
- B. 0 Planning Commission Approval
- C. 0 Special Exception Use
- D. 0 Variance Request
- E. 0 Change in Use
- F. 0 A Decision of the Building Official is Alleged to be in Error
- G. 0 Interpretation of the Zoning Ordinance
- H. 0 Home Occupation (attach copy of Deed or lease)

II. Property Location:
1300 OLD PASS RD LONG BEACH, MS 39560
House number and street name

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

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

A. If in a subdivision:

_____
Subdivision Name

B. If Metes and Bounds: Attach a Legal Description

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

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

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

WILLIAM KANE Name of Owner(s)	1217 SEVENTH ST Mailing Address
LONGBEACH MS 39560 City State Zip	868-3611 Telephone (H) Office
Wm Kane by POA Carol Harmon Signature of Owner(s)	3-23-07 $ 100.00 + ADMIN Fees 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.

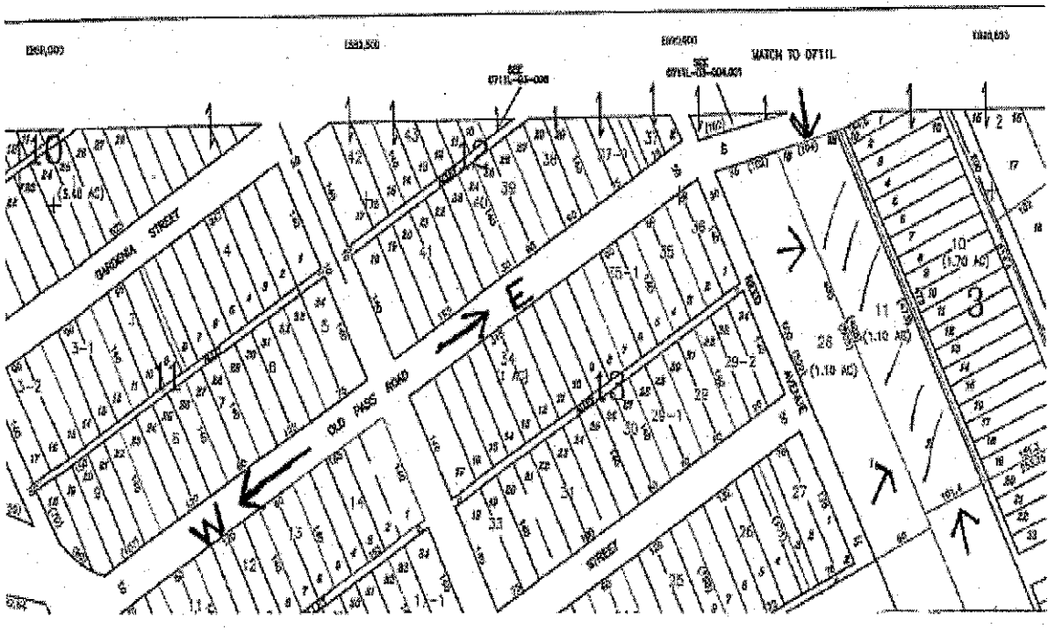
B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR RB ZONING ONLY).

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.

VACINITY MAP FOR 1300 OLD PASS RD (Special Exception use)



THE REQUEST FOR ZONING CHANGE ON THIS PROPERTY IS BEING MADE SO A DUPLEX APARTMENT CAN BE BUILT TO REPLACE PREVIOUS RENTAL PROPERTY THAT WAS LOST IN A FIRE ON SAME PROPERTY. THIS PROPERTY SETS IN A RESIDENTIAL NEIGHBORHOOD WITH NEW HOMES AND APARTMENTS BUILT BESIDE THIS PROPERTY. ALSO, THE STREETS TO THIS PROPERTY CAN NOT CARRY THE LOAD OF COMMERCIAL VEHICLES IF THIS PROPERTY WAS TO BE LEASED OR SOLD AS AN INDUSTRIAL SITE. IT WOULD BENEFIT EVERY ONE IN THIS AREA IF THIS PROPERTY WAS ZONED AS A RESIDENTIAL AREA.

07/06/2007 18:04 6514880496 RACYPRINTING PAGE 01/01

Friday 7-6-07

I John Kane agree to a special exception to build a duplex on this properit.

Thank You.

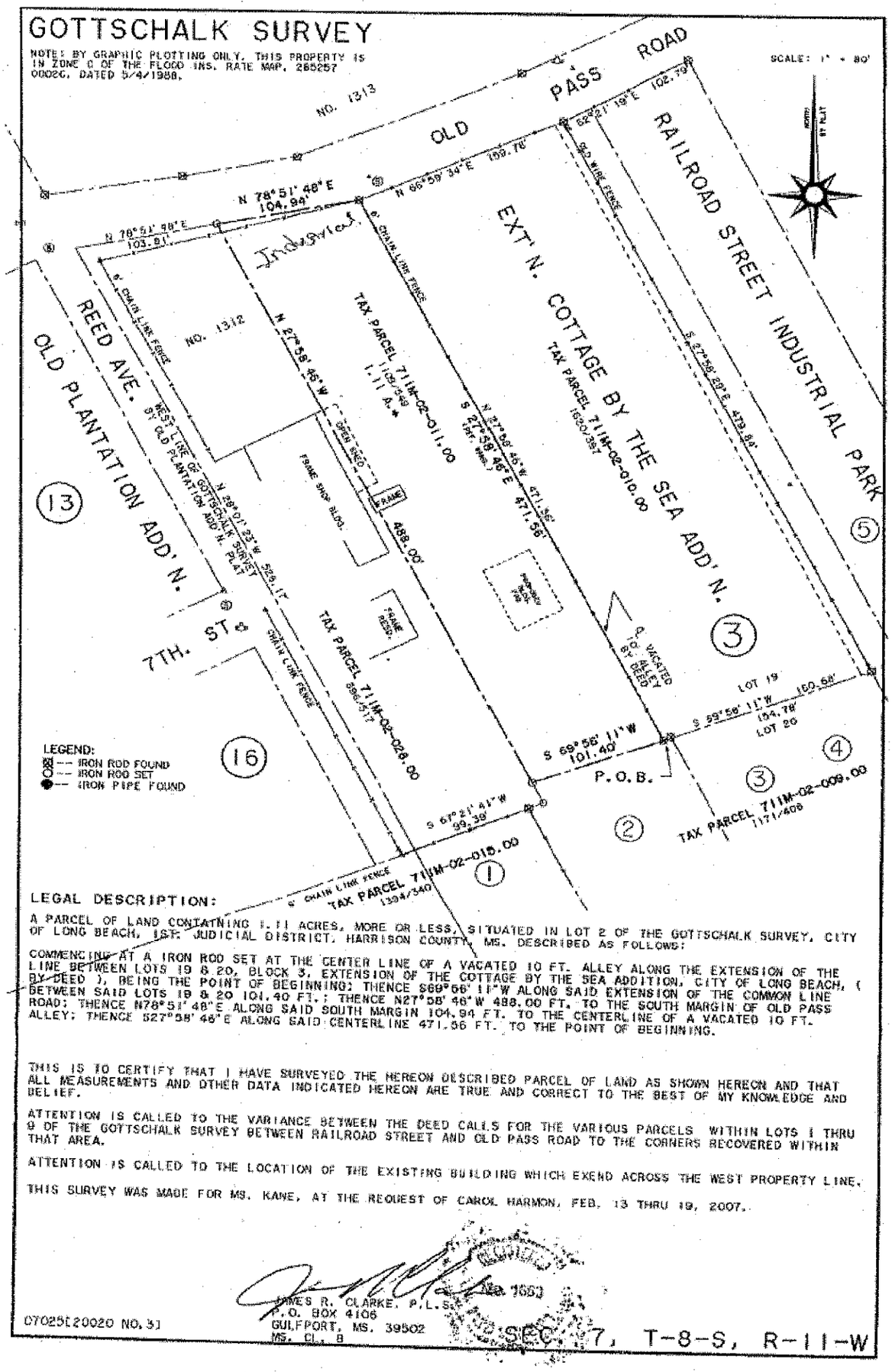
John Kane
563 Front Ave
St. Paul MN 55117

651 646 6096

328 229 6575

MINUTES OF JULY 26, 2007

LONG BEACH PLANNING COMMISSION



LEGAL DESCRIPTION:

A PARCEL OF LAND CONTAINING 1.11 ACRES, MORE OR LESS, SITUATED IN LOT 2 OF THE GOTTSCHALK SURVEY, CITY OF LONG BEACH, 1ST. JUDICIAL DISTRICT, HARRISON COUNTY, MS. DESCRIBED AS FOLLOWS:

COMMENCING AT A IRON ROD SET AT THE CENTER LINE OF A VACATED 10 FT. ALLEY ALONG THE EXTENSION OF THE LINE BETWEEN LOTS 19 & 20, BLOCK 3, EXTENSION OF THE COTTAGE BY THE SEA ADDITION, CITY OF LONG BEACH, (BY DEED), BEING THE POINT OF BEGINNING; THENCE S69°56' 11"W ALONG SAID EXTENSION OF THE COMMON LINE BETWEEN SAID LOTS 19 & 20 101.40 FT.; THENCE N27°58' 46"W 488.00 FT. TO THE SOUTH MARGIN OF OLD PASS ROAD; THENCE N78°51' 48"E ALONG SAID SOUTH MARGIN 104.94 FT. TO THE CENTERLINE OF A VACATED 10 FT. ALLEY; THENCE S27°58' 46"E ALONG SAID CENTERLINE 471.56 FT. TO THE POINT OF BEGINNING.

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE HEREON DESCRIBED PARCEL OF LAND AS SHOWN HEREON AND THAT ALL MEASUREMENTS AND OTHER DATA INDICATED HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ATTENTION IS CALLED TO THE VARIANCE BETWEEN THE DEED CALLS FOR THE VARIOUS PARCELS WITHIN LOTS 1 THRU 9 OF THE GOTTSCHALK SURVEY BETWEEN RAILROAD STREET AND OLD PASS ROAD TO THE CORNERS RECOVERED WITHIN THAT AREA.

ATTENTION IS CALLED TO THE LOCATION OF THE EXISTING BUILDING WHICH EXEND ACROSS THE WEST PROPERTY LINE.

THIS SURVEY WAS MADE FOR MS. KANE, AT THE REQUEST OF CAROL HARMON, FEB. 13 THRU 19, 2007.

JAMES R. CLARKE, P.L.S. No. 7663
P.O. BOX 4106
GULFPORT, MS. 39502
MS. CL. 8

07025L20020 NO. 31

SEC. 7, T-8-S, R-11-W

1st Judicial District
Instrument Number 2004 7922 0-J1
Filed/Recorded 9 23 2004 3:19 P
Total Fees 9.00
3 Pages Recorded

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, W. D. (WILLIAM DONALD) SIMMONS, does hereby sell, convey and warrant unto WILLIAM J. KANE and JOHN A. KANE, the following described land and property, lying and being situated in the City of Long Beach, First Judicial District, Harrison County, Mississippi, to-wit:

Parcel 1:

Lots 1 and 2 and the east 18 feet of Lot 3, Block 16, Old Plantation Addition Subdivision, as per map or plat thereof on file and of record in Copy Plat Book 2A, at Page 142, which can also be identified as Tax Parcel No. 0711M-02-027.000.

Parcel 2:

The North 522 feet, more or less, of that portion of Lot Number 1 in the Gottschalk Survey lying North of the Louisville and Nashville Railroad and being in the private claim of Claud Ladner in Township 8 South, Range 11 West, in Harrison County, Long Beach, Mississippi, and being more particularly described as follows:

Beginning at a point which is 1050 feet north of the Louisville and Nashville Railroad and on the East line of Lot Number 1, in the Gottschalk Survey, and run thence North a distance of 505 feet, more or less, to the South line of Old Pass Road, run thence Westerly along the South line of Old Pass Road a distance of 102 feet, more or less, to the East line of Reed Avenue, run thence South along the East line of Reed Avenue, a distance of 522 feet, more or less, to the property of Mandal, run thence East a distance of 96 feet, more or less, to the point of beginning. Being bounded on the North by Old Pass Road,

on the East by the property now or formerly of Simmons Steel Erection Company, on the south by property of Bailey Properties, Inc., and on the West by Reed Avenue. Tax Parcel No. 0711M-02-028.000.

Parcel 3:

The northern 488 feet, more or less, of Lot 3 in the Gottschalk Survey lying north of the Louisville & Nashville Railroad in Section 7, Township 8 South, Range 11 West in Harrison County, Long Beach, Mississippi, and being more particularly described as follows:

Commencing at the northwest corner of Lot 20, Block 3 of Cottage by the Sea Extension, and thence run westerly along a line that would be a westerly extension of the north line of said Lot 20 a distance of 5 feet to the Point of Beginning. From said Point of Beginning, run thence northwesterly and parallel to the east line of Lot 2 of said Gottschalk Survey and along the center of a 10-foot alley lying to the west of Block 3 of said Cottage by the Sea Extension a distance of approximately 475 feet, more or less, to the south margin of Old Pass Road; thence run westerly along the south margin of Old Pass Road a distance of approximately 104 feet, more or less, to a point on the south margin of Old Pass Road which is the west line of Lot 2 of said Gottschalk Survey; thence run southeasterly and along the west line of said Lot 2 a distance of 488 feet, more or less, to a point; thence run easterly along a line which would be a westward extension of the north line of Lot 20, Block 3, Cottage by the Sea Extension a distance of 101.4 feet, more or less, to the Point of Beginning, being bounded on the north by Old Pass Road; on the west by property now or formerly of W. D. Simmons; on the east by property of HMH Properties; and on the south by property of Ronald J. Jefferson. Tax Parcel No. 0711M-02-011.000.

The undersigned Grantor, W. D. (William Donald) Simmons, does hereby reserve unto himself, for the remainder of his natural life, a Life Estate in and to a part of Parcel 2 described above, the property being reserved as a Life Estate being described as follows, to-wit:

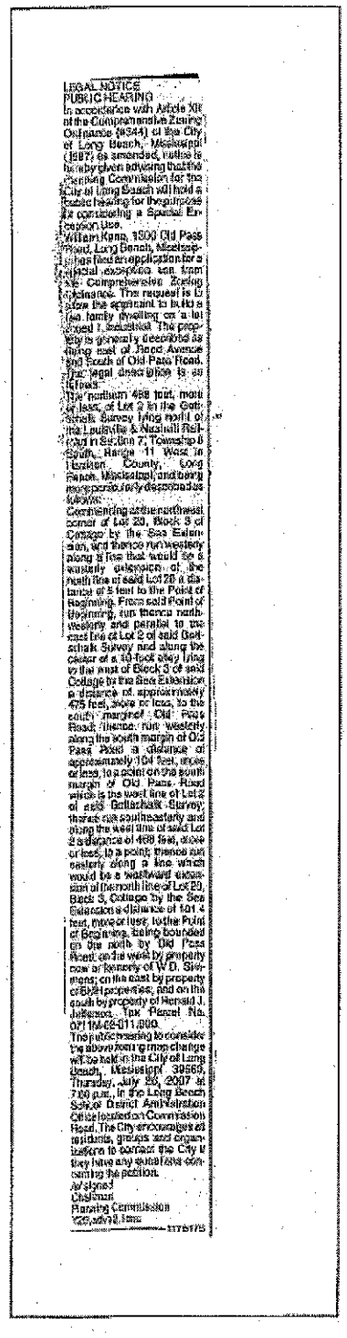
All of that part of Parcel 2 (the north 522 feet, more or less, of Lot 1 of the Gottschalk Survey) lying south of a line that is an easterly extension of the north line of 7th Street if the same were extended, which said Life Estate property consists of approximately the south 240 feet of Parcel 2 described above.

MINUTES OF JULY 26, 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 evidenced 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.
William Kane, 1500 Old Pass Road, Long Beach, Mississippi has filed an application for a special exception use from the Comprehensive Zoning Ordinance. The request is to allow the applicant to build a two family dwelling on a lot zoned I, Industrial. The property is generally described as being east of Pierce Avenue and South of Old Pass Road. The legal description is as follows:
The northern 468 feet, more or less, of Lot 2 in the Gottschalk Survey lying north of the Louisville & Nashville Railroad in Section 7, Township 8 South, Range 11 West in Harrison County, Long Beach, Mississippi, and being more particularly described as follows:
Commencing at the northeast corner of Lot 29, Block 3 of Cottage by the Sea Extension, and thence run westerly along a line that would be a eastern extension of the north line of said Lot 29 a distance of 5 feet to the Point of Beginning. From said Point of Beginning, run thence northwesterly and parallel to the east line of Lot 2 of said Gottschalk Survey and along the center of a 10-foot alley lying to the west of Block 3 of said Cottage by the Sea Extension a distance of approximately 475 feet, more or less, to the south margin of Old Pass Road; thence run westerly along the south margin of Old Pass Road a distance of approximately 104 feet, more or less, to a point on the south margin of Old Pass Road which is the west line of Lot 2 of said Gottschalk Survey; thence run southeasterly and along the west line of said Lot 2 a distance of 468 feet, more or less, to a point; thence run easterly along a line which would be a westward extension of the north line of Lot 29, Block 3, Cottage by the Sea Extension a distance of 101 feet, more or less, to the Point of Beginning, being bounded on the north by Old Pass Road; on the west by property now or formerly of W.D. Stevens; on the east by property of B&H properties; and on the south by property of Ronald J. Jefferson. Tax Parcel No. 071M-09-011.000.
The public hearing to consider the above zoning change will be held in the City of Long Beach, Mississippi 39560, Thursday, July 26, 2007 at 7:00 p.m., in the Long Beach Senior District Recreation Office located on Commission Road. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.
/s/ signed
Chairman
Planning Commission
120,adv2,1sns
1176175

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi personally appeared Karen Shook 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. 123 No. 280 dated 12th day of July, 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 newapaper 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.

Karen Shook
Clerk

Sworn to and subscribed before me this 13th day of July, A.D., 20 07

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

Kandi A. Berkley
Notary Public

Printer's Fee ..... $ 37.84
Furnishing proof of publication ..... $ 3.00
TOTAL 60.84

The Clerk reported further that twelve (12) 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.**

William Kane, 1300 Old Pass Road, Long Beach, Mississippi has filed an application for a special exception use from the Comprehensive Zoning Ordinance. The request is to allow the applicant to build a two family dwelling on a lot zoned I, Industrial, The property is generally described as being east of Reed Avenue and South of Old Pass Road. The legal description is as follows:

The northern 488 feet, more or less, of Lot 2 in the Gottschalk Survey lying north of the Louisville & Nashvill Railroad in Section 7, Township 8 South, Range 11 West in Harrison County, Long Beach, Mississippi, and being more particularly described as follows:

Commencing at the northwest corner of Lot 20, Block 3 of Cottage by the Sea Extension, and thence run westerly along a line that would be a westerly extension of the north line of said Lot 20 a distance of 5 feet to the Point of Beginning. From said Point of Beginning, run thence northwesterly and parallel to the east line of Lot 2 of said Gottschalk Survey and along the center of a 10-foot alley lying to the west of Block 3 of said Cottage by the Sea Extension a distance of approximately 475 feet, more or less, to the south marginof Old Pass Road; thence run westerly along the south margin of Old Pass Road a distance of approximately 104 feet, more or less, to a point on the south margin of Old Pass Road which is the west line of Lot 2 of said Gottschalk Survey; thence run southeasterly and along the west line of said Lot 2 a distance of 488 feet, more or less, to a point; thence run easterly along a line which would be a westward extension of the north line of Lot 20, Block 3, Cottage by the Sea Extension a distance of 101.4 feet, more or less, to the Point of Beginning, being bounded on the north by Old Pass Road; on the west by property now or formerly of W.D. Simmons; on the east by property of BMH properties; and on the south by property of Ronald J. Jefferson. Tax Parcel No. 0711M-02-011.000.

The public hearing to consider the above zoning map change will be held in the City of Long Beach, Mississippi 39560, Thursday, July 26, 2007 at 7:00 p.m., in the Long Beach School District Aministration Office located on Commission Road. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • 863-1556 • FAX 865-0822
www.cityoflongbeachms.com

Ray Harmon came forward to represent Carol Harmon, his wife; he stated his request was to build a duplex on a lot zoned Industrial, he stated that in the past there was a single family dwelling on this lot due to a fire it was no longer there and that he was trying to replace what was previously there.

The Commission Chairman called for anyone who wished to speak in favor of the request Mr. William Simmons of 1216 7th Street came forward.

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

Commissioner Yandell made motion seconded by Commissioner Hare and unanimously carried to close the public hearing.

After considerable discussion was had Commissioner Sweetaplle made motion seconded by Commissioner Rishel and unanimously carried to approve the request for a Special Exception Use as submitted.

****

Work Session was scheduled to discuss the Master Plan and Smart Code for Tuesday, July 31, 2007 at the Long Beach School District Central Office, 19148 Commission Road, Long Beach, Mississippi to begin after the appeal and objection hearing.

****

The next item under OLD BUSINESS to come before the Commission was an appeal and objection to Building Permit #4367 for Jerry Lawnmower located at 406 Seal Avenue submitted by Deutsch, Kerrigan, and Stiles on behalf of their client Peggy Joyce Blakeney. An appeal hearing date of Tuesday, July 31, 2007; Long Beach School District Central Office, 19148 Commission Road, Long Beach, Mississippi; was scheduled by the Commission.

MINUTES OF JULY 26, 2007
LONG BEACH PLANNING COMMISSION

The next agenda item under NEW BUSINESS to come before the Commission was Planning Commission approval to operate a business out of a trailer on a lot located at 580 Klondyke Road submitted by Nunzio Carrubba as follows:

CITY OF LONGBEACH, 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. 0 Zoning Change
- B. X Planning Commission Approval
- C. 0 Special Exception Use
- D. 0 Variance Request
- E. 0 Change in Use
- F. 0 A Decision of the Building Official is Alleged to be in Error
- G. 0 Interpretation of the Zoning Ordinance
- H. 0 Home Occupation (attach copy of Deed or lease)

II. Property Location: 580 Klondyke RD
House number and street name

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

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

A. If in a subdivision:

Subdivision Name

B. If Metes and Bounds: Attach a Legal Description

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

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

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

Nunzio J. Carrubba	735 E Pass Rd Gulfport MS 39507
Name of Owner(s)	Mailing Address
City State Zip	861-4555 897-5488
	Telephone (H) Office
Signature of Owner(s)	7/18/07 $50.00
	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.

VARIANCE SUPPLEMENTAL APPLICATION
PAGE 2

STATE REQUEST

Describe any special condition that justify the granting of this variance request and are peculiar toe 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?

To Operate Coast Fun Machines LLC
FOR A Period OF 6 months while Building
is Constructed

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.

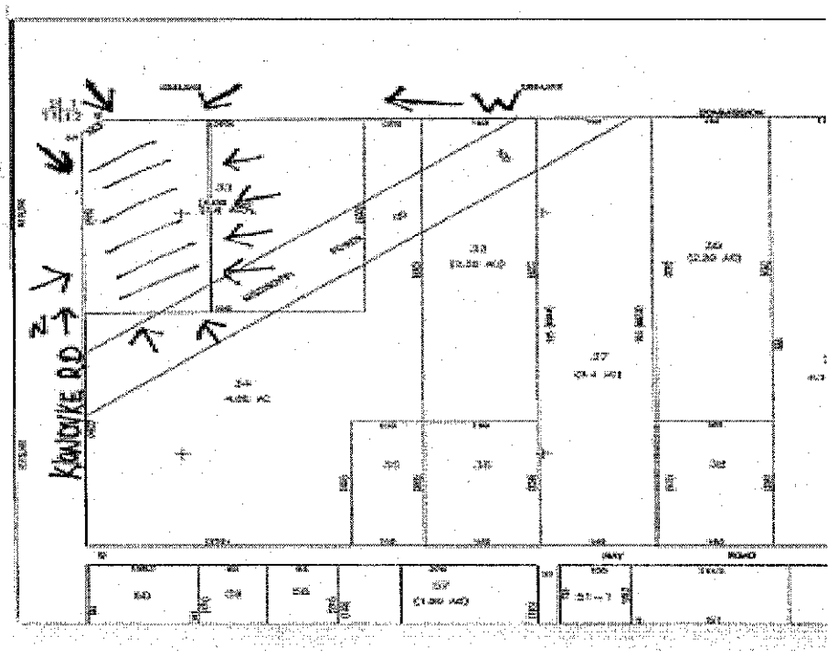
FOR HOME OCCUPATION ONLY!

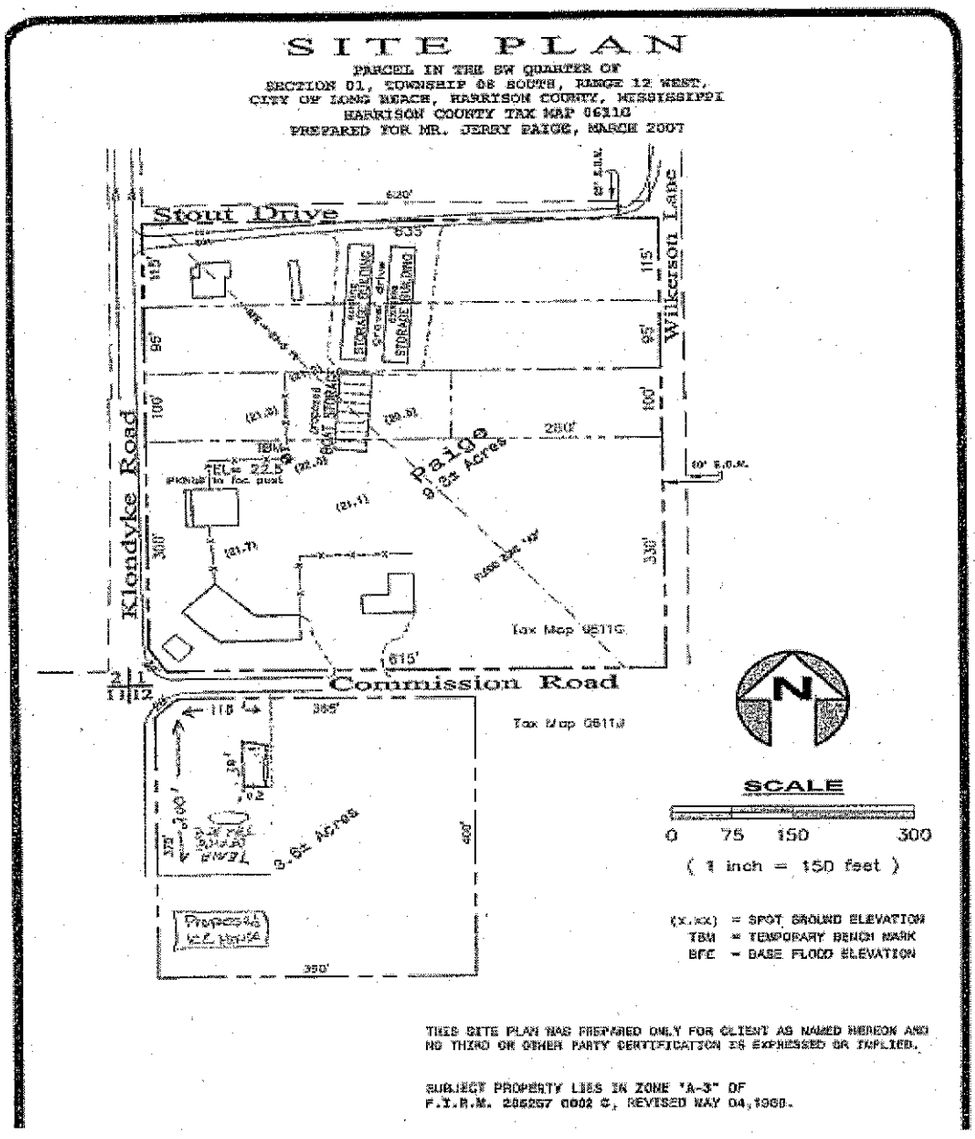
I _____ HAVE READ, UNDERSTAND AND AM WILLING TO COMPLY WITH ZONING ORDIANCE NO. 344 SECTION 912. HOME OCCUPATION.

MINUTES OF JULY 26, 2007

LONG BEACH PLANNING COMMISSION

VACINITY MAP FOR 580 Klondyke RD





07-07-24 1136 PARKVILLE, MD DEFAULT.CSID

Specifications

Size(s)
- 44' Long (including hitch)
- 40' Box size
- 12' Wide
- 8' Ceiling height

Interior Finish
- Paneled walls
- Vinyl tile floors
- Gypsum ceiling
- Wide open shells available

Electric
- Fluorescent ceiling lights
- Breaker panel

Windows/Door
- Horizontal slider windows
- Vision panel door with standard lock

Heating and Cooling
- Electric heat in Central AC Unit
- Central AC Unit

Exterior Finish/Frame
- Aluminum siding
- I-beam frame
- Standard drip rail gutters

Additional floor plans available. Floor plans and specifications may vary from those shown and are subject to in-stock availability.

WILLIAMS SCOTSMAN
Mobile Offices • Storage Products And More

Mobile Office 44x12 SM

WILLIAMS SCOTSMAN, INC.
8550 Bellingrath Road
Theodore, AL 36582
Phone: 251-653-0510
Fax: 251-653-0599
Toll free: 800-782-1500

Page 3

MINUTES OF JULY 26, 2007

LONG BEACH PLANNING COMMISSION

LONG BEACH RENTALS, LLC
18308-C COMMISSION ROAD - LONG BEACH, MS 39560
(228) 864-6875 PH: 891-5488

This Rental Agreement made between Long Beach Rentals, LLC, a company doing business in Harrison County, State of Mississippi, hereinafter called "Lessor", and Thomas Carter (Hereinafter called "Lessee") whose address is 580 Klondyke Rd. SS# 426-82-1649 DL# _____.
Long Beach, Ms. 39560
Lessor does hereby demise and lease unto Lessee ~~manager~~ 580 Klondyke Rd. in building known as Long Beach Rentals, LLC, Long Beach, Mississippi to be used as storage room for storing personal property, to have and to hold for a period of 1yr. month, beginning on the 1st day of Sept., 2007, Lessee paying unto Lessor the sum of $500.00 per month, payable one month in advance to Lessor at 18308-C Commission Road, Long Beach, Mississippi 39560 as rent for the use of said premises. If rent is not paid within 5 days of month due, a 10 percent (10%) late charge will be added to the amount due.

LESSEE EXPRESSLY AGREES AND COVENANTS WITH LESSOR THAT:

1. He will not use the demised premises for an unlawful purpose; that he will pay the rent each month as it becomes due; that he will keep the demised premises in good condition (usual wear and depreciation excepted); that he will not store explosive or highly inflammable material or goods on the demised premises without the written consent of Lessor.

2. Lessee will at his expense obtain insurance on the property stored on the demised premises, and that Lessor shall not be responsible for any damage or loss to said property caused by fire, water, theft, leakage, rodents, or from any hazard or cause whatsoever; that Lessor and Lessee each forfeit and waive any right of action that he may later acquire against the other for loss or damage to his property where such loss is caused by fire or any of the hazards insured by the standard extended coverage endorsement that arises out of or is connected with the leasing of the demised premises.

3. Lessor or its designated agent may enter said premises when deemed necessary for inspection or repair to protect the premises and property of other parties.

4. In addition to such liens and remedies provided by law to secure and collect rent, Lessee hereby grants to Lessor a lien and security interest upon all of Lessee's property, now or at any time hereafter stored on the demised premises, and in case of default in the payment of said rent by Lessee, Lessor is authorized to seize and take possession of said property and place Lessor's lock on the door of the demised premises, and after due notice to Lessee as provided herein, if the rent is not paid within the time specified in said notice, sell the property at public or private sale, according to the notice given, for the payment of said rent, and from the proceeds of such sale may be applied by Lessor against his lien, including the reasonable cost of such sale.

5. Notice shall be in writing setting forth an itemized statement of the amount of the indebtedness, and shall be delivered in person or forwarded by certified or registered mail addressed to Lessee at the address set forth below (or such other address Lessee shall furnish Lessor in writing), and shall contain a demand for the payment of said rent on or before a day mentioned not less than 10 days from delivery of the notice if it be personally delivered or from the time when the notice should reach its destination according to due course of post if sent by mail, and a statement that unless the rent is paid within the time specified, the property will be sold at specified place. Charge incurred by Lessor to deliver/mail such letters will be added to the itemized statement of indebtedness.

6. Should Lessee hold and retain possession of the demised premises after the expiration of this lease, his occupancy of the demised premises shall be as a tenant from month to month, and that all the covenants and conditions contained herein shall continue in full force and effect so long as Lessee holds over and retains possession of the demised premises.

7. In the event of breach of any of the foregoing covenants and conditions by Lessee, Lessor may, at the option of Lessor, terminate this lease. Rental units to be used only for storage.

LESSEE: LESSOR:

PRINT NAME Thomas Carter LONG BEACH RENTALS, LLC

SIGNATURE _____ BY: Sharon Guthrie (office manager)

Mr. Carrubba came forward to state his request, he stated he was asking for approval to place a 20X30 metal mobile office with stucco front, on a lot located at 580 Klondyke Road to operate his business from until the owner Jerry Paige was able to have a permanent building constructed.

After considerable discussion Commissioner Yandell made motion seconded by Commissioner Sweetapple and unanimously carried to table this item until the August 9, 2007 Planning Commission meeting to allow Mr. Carrubba time to provide the Planning Commissioners with much needed documents that there would be a permanent structure constructed on this lot within a reasonable period of time.

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

Tony Vancourt, Commission Co-Chairman Date

Attest _____

Veronica Howard Permit Clerk