MINUTES OF SEPTEMBER 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, September 13, 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, Dale Hare, William Owen, Joseph Sweetapple, Jacquie Lipski, Tony Vancourt, Planning Commission Advisor Bill Hessell, Building/Code Official Earl Levens, and minute clerk Veronica Howard.

Commissioners Roderick Rishel and David Serrato 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.

****

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 September 18, 2007 and subject to a ten-day appeal for a Public Hearing.

****

Commissioner Yandell made motion seconded by Commissioner Vancourt and unanimously carried to approve Planning Commission Minutes of August 23, 2007.

****

MINUTES OF SEPTEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

The first item on the agenda was a Public Hearing for a Zone Change request submitted by Edward Wagner for property located at 2004 West 2nd Street as follows:

MINUTES OF SEPTEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

Deed Survey.

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
- 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: 2004 W 2ND ST. LONG BEACH
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: NO. NOT PART OF PELICAN COVE.
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 [illegible] with the processing of your application.

Ownership: I the [illegible] hereby agree to all the rules and regulations as set forth in the Long [illegible] agree to pay all fees and charges as stated.

J. EDWARD WAGNER
[illegible]

#24 PELICAN COVE LN. LONG BEACH,
City State Zip

J. EDWARD WAGNER
Mailing Address PO BOX 1472
LON BEACH,
Telephone (H) 228-224-4801
Office

[signature]
Signature of Owner(s)

8/3/07
Date

$ 100.00 + Admin Fee
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 [illegible] considered material but not conclusive.

MINUTES OF SEPTEMBER 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 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?

ZONING PRESENTLY R-3 WHICH DOES NOT PERMIT A RESTAURANT, NUMEROUS FAMILIES IN OUR COMMUNITY HAVE PRESENTED THE NEED FOR A FINE DINING FACILITY. SINCE NONE EXIST'S BETWEEN DOWNTOWN LONGBEACH TO SAME IN PASS CH

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.

AGAIN THE PRESENT ZONING DOES NOT PERMIT A RESTAURANT PROVIDING FINE DINNING, PLEASE SEE ITEM 3 FOR FURTHER EXPLANATION.

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?

PRESENT BUILDING FASADE DOES NOT PRESENT PROPER APPEARANCE FOR A RESIDENTIAL USE. THE PROPERTY WAS ZONED COMMERCIAL AS THE BUILDING WAS BUILT TO ACCOMODATE A 7-11 STORE. THIS BUILDING WAS REMODELED LATER FOR OFFICE USE.

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.

WE LOST OUR TENANTS DUE TO KATRINA AND THE BUILDING WITH EXISTING ZONING HAS REMAINED VACANT SINCE!
WE BELIEVE THE NEED DEFINITLY EXISTS FOR A FINE DINNING FACILITY AND THE CHANGE IN ZONING WILL BETTER SERVE THE NEEDS OF THE COMMUNITY.

FOR HOME OCCUPATION ONLY!

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

MINUTES OF SEPTEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

J. Edward & Mary C. Wagner
24 Pelican Cove Lane
Long Beach, MS 39560

September 13, 2007

Zoning Board
City of Long Beach

Re: 2004 W. 2nd St.

We are requesting the Zoning Board to grant us neighborhood commercial from existing R-3 with a variance for offices. The area requires neighborhood commercial, as there are no such facilities available between downtown Long Beach and downtown Pass Christian.

There are in the immediate area, within two blocks, 98 town homes and 245 apartment units at various stages of construction. Unfortunately there are no commercial facilities to service this new construction or the existing homes in the area.

We have a number of interested parties in the building but no one interested in office space, however one party of interest wants to install a fine dinning restaurant. This gentleman, Larry Ahlgren, has prior restaurant and food handling experience. He lives in one of the closest homes to this building and very aware of keeping any undesirable noise and odors from creating a nuisance. As you can see from the photos there is ample off street parking upward to fifty cars, with additional space available across the street.

Our building has been vacant for two years with out a tenant and this with insurance rates that are staggering. We respectfully request you grant this zoning change in order that we may service the community.

Regards

J. Edward Wagner

MINUTES OF SEPTEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

This petition supports the possibility of opening a restaurant in Long Beach located at West 2nd St.

Name	City
Teresa Sleare	Long Beach
Debbie Spayde	Long Beach
[illegible]	Long Beach
[illegible]	Long Beach
[illegible]	Long Beach
[illegible] Woodward	Long Beach
Rick McGill	Long Beach
[illegible]	[illegible]
Tony McGill	Long Beach
Julie Holley	Long Beach
[illegible]	L.B. 39560
Sandra White	L.B.
Conchetta Favre	L.B.
[illegible]	Pass
[illegible]	Long Beach
James Necaise	Long Beach
Adam Fairmont	Long Beach / Pass
[illegible] Alarcon	Pass Christian
[illegible]	Gulfport
[illegible]	Long Beach
K Banister	Long Beach
SHELBY EGAN	LONG BEACH
Teresa Wemple	Biloxi
Charyla Landry	Gulfport
Mandy Seal	Saucier
Annabela Green	Kiln
[illegible]	Long Beach
[illegible]	LONG BEACH
[illegible] Sadler	Long Beach
[illegible]	Long Beach
[illegible]	Long Beach
[illegible]	Long Beach
[illegible]	LONG BEACH
[illegible]	

Opus - Gautier (owner, chef Mike)

Coast Episcopal Toast to Coast

MINUTES OF AUGUST 23, 2007
LONG BEACH PLANNING COMMISSION

BOOK 1574 PAGE 213

STATE OF MISSISSIPPI

COUNTY OF HARRISON

1st Judicial District
Instrument Number 2002 1554 D
Filed 3 4 2002 4 1 P
Total Fees 8.00
Book 1574 Page 213-216 Recorded 3-5-02

ENTERED ON CONVEYER

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, I, the undersigned STEPHEN W. PHILLIPS, do hereby sell, convey and warrant unto J. EDWARD WAGNER and wife, MARY C. WAGNER, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property lying and being situated in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

A parcel of land situated in Fractional Section 22, 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 22, Replat of Lots 8 thru 31 of Pelican Cove Townhouses, City of Long Beach, Harrison County, Mississippi; thence along the North line of said Lot 22, N 89 degrees 54 minutes 15 seconds West 89.79 feet; thence North 04 degrees 08 minutes 43 seconds East 64.43 feet; thence North 03 degrees 12 minutes 58 seconds East 50.69 feet; thence North 01 degrees 14 minutes 25 seconds East 48.08 feet to the South margin of 2nd Street; thence along said South margin, North 70 degrees 10 minutes 31 seconds East 84.44 feet to an iron rod found; thence S 60 degrees 33 minutes 16 seconds East 191.14 feet to the Point of Beginning.

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

AD VALOREM TAXES for the current year have been prorated and are assumed by the

grantee herein. BOOK 1576 PAGE 214

The above described property constitutes no part of the homestead of the grantor, nor is it contiguous thereto.

Witness my signature, this, the 28 day of February, 2002.

STEPHEN W. PHILLIPS

STATE OF ARIZONA

COUNTY OF MARICOPA

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 28 day of February, 2002, within my jurisdiction, the within named STEPHEN W. PHILLIPS, who acknowledged that he executed the above and foregoing instrument.

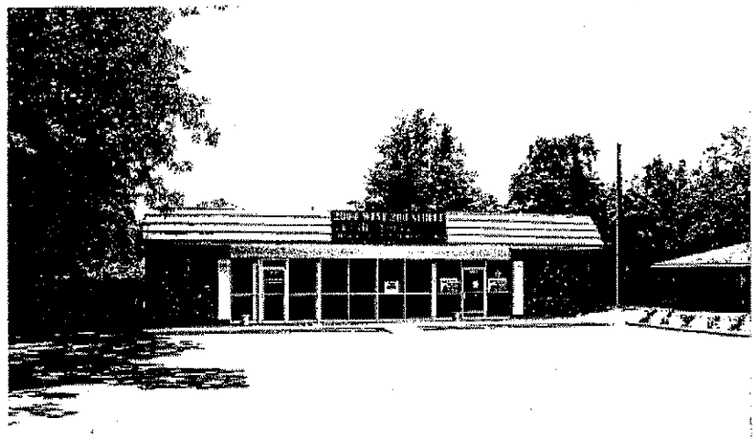
NOTARY PUBLIC

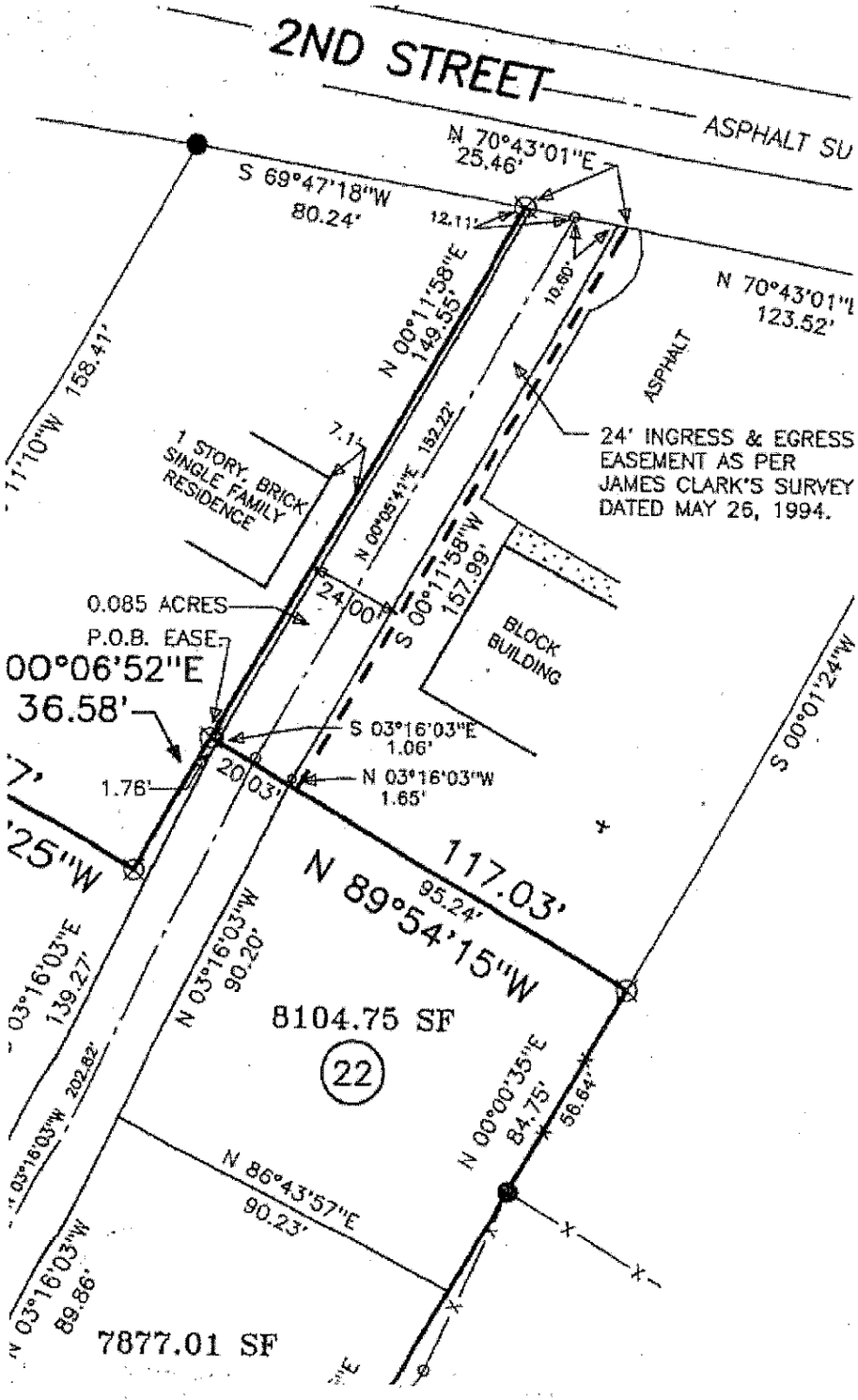
My Commission Expires:

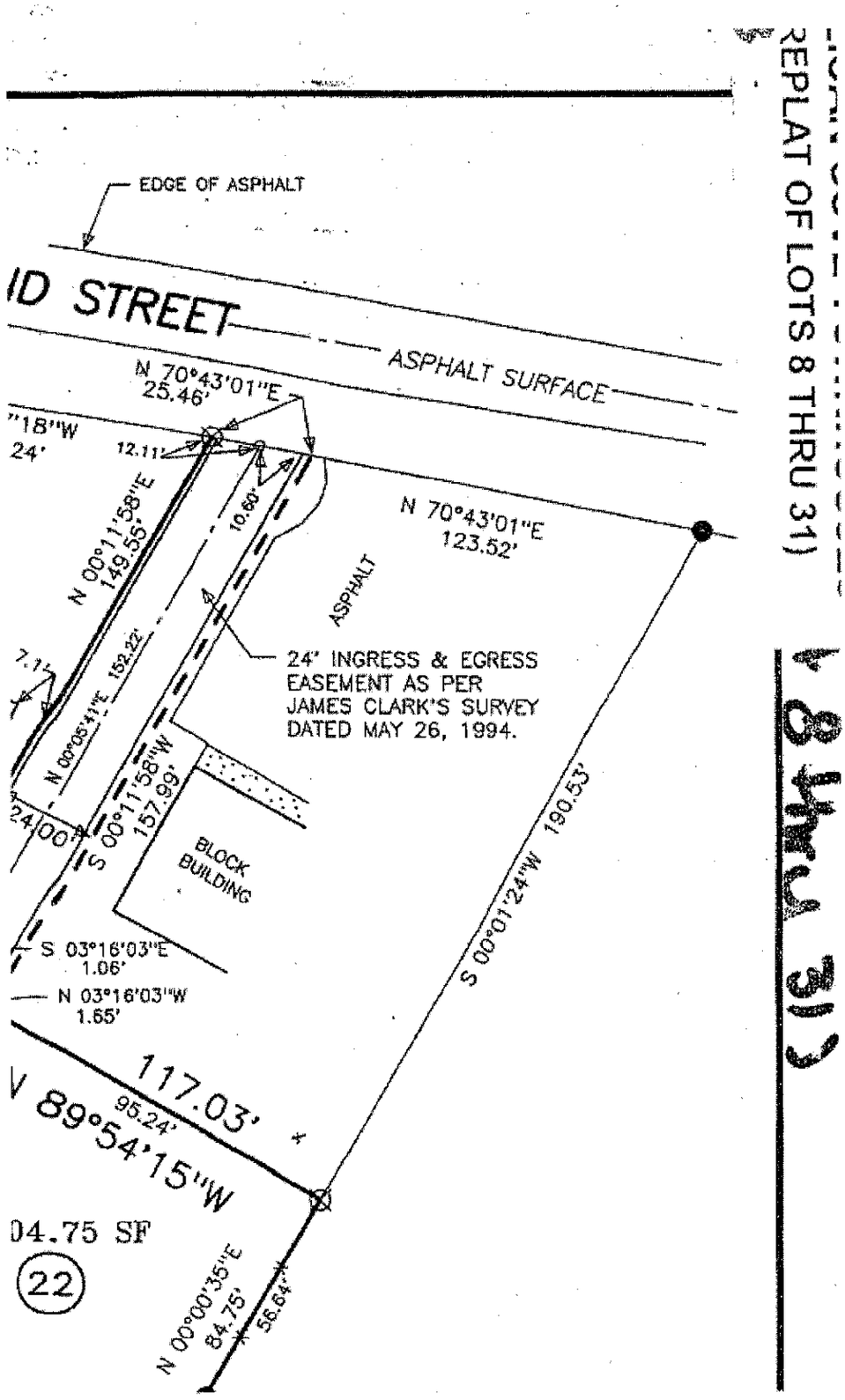
OFFICIAL SEAL
LUCINDA CHRISTIAN
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Comm. Expires Aug 28, 2004

Indexing Instructions: In Long Beach Section Block 32
Bounded N by 2nd Street
" W by Pelican Lane
" S by lot 22, Replat of Lots 8 thru 31 of Pelican Cove Townhouses
" E by unknown

MINUTES OF SEPTEMBER 13, 2007
LONG BEACH PLANNING COMMISSION




2ND STREET
ASPHALT SU
N 70°43'01"E
25.46'
S 69°47'18"W
80.24'
12.11'
N 00°11'58"E
149.55'
10.60'
N 70°43'01"E
123.52'
ASPHALT
158.41'
1 STORY, BRICK SINGLE FAMILY RESIDENCE
7.1'
N 00°05'41"E 152.22'
24' INGRESS & EGRESS EASEMENT AS PER JAMES CLARK'S SURVEY DATED MAY 26, 1994.
S 00°11'58"W
157.99'
0.085 ACRES
P.O.B. EASE.
24.00'
BLOCK BUILDING
00°06'52"E
36.58'
S 03°16'03"E
1.06'
N 03°16'03"W
1.65'
1.76'
20.03'
S 00°01'24"W
117.03'
95.24'
N 89°54'15"W
N 03°16'03"W
90.20'
03°16'03"E
139.27'
8104.75 SF
22
N 00°00'35"E
84.75'
56.64'
N 86°43'57"E
90.23'
N 03°16'03"W
89.86'
7877.01 SF


REPLAT OF LOTS 8 THRU 31)
EDGE OF ASPHALT
ID STREET
ASPHALT SURFACE
N 70°43'01"E
25.46'
"18"W
24'
12.11'
N 00°11'58"E
149.55'
10.60'
N 70°43'01"E
123.52'
ASPHALT
24' INGRESS & EGRESS
EASEMENT AS PER
JAMES CLARK'S SURVEY
DATED MAY 26, 1994.
7.14'
N 00°05'41"E 152.22'
S 00°11'58"W
157.99'
24.00'
BLOCK
BUILDING
S 00°01'24"W 190.53'
S 03°16'03"E
1.06'
N 03°16'03"W
1.65'
117.03'
95.24'
V 89°54'15"W
04.75 SF
22
N 00°00'35"E
84.75'
56.64'

MINUTES OF SEPTEMBER 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 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 (9344) 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.
J. Edward Wagner, 2004 W 2ND Street, Long Beach, Mississippi, has filed an application for a zone map change in accordance with the Comprehensive Zoning Ordinance. Applicant is requesting a change the zoning classification from R-3, Residential to C-3, Neighborhood Commercial for tax parcel number 0512J-09-069.00; the property is generally described as being on the SE Corner of West Second Street and Pelican Odds Blvd. The legal description is as follows:
A parcel of land situated in Fractional Section 22, Township 6, Range 13 West, City of Long Beach, Harrison County, Mississippi, and being more particularly described as follows:
Beginning at a found iron at the Northeast corner of Lot 22, Replat of Lots 8 thru 31 of Pelican Coop Townhouses, City of Long Beach, Harrison County, Mississippi, thence along the North line of said Lot 22, N 88 degrees 54 minutes 16 seconds West 88.79 feet thence North 04 degrees 08 minutes 43 seconds East 64.43 feet; thence North 88 degrees 12 minutes 58 seconds East 50.69 feet; thence North 01 degrees 14 minutes 25 seconds East 48.08 feet to the South margin of 2nd Street; thence along said South margin, North 76 degrees 12 minutes 31 seconds East 64.44 feet to an iron found; thence S 1 00 degrees 31 minutes 16 seconds East 191.14 feet to the Point of Beginning.
The public hearing to consider the above zoning map change will be held in the City of Long Beach, Mississippi 39560, Tuesday, September 13, 2007, at 6:30 p.m., in the Long Beach School District Administration Office located on Commission Road. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.
/s/ signed
Chairman
Planning Commission
D65,p.v18,1 Sat;
11/08/07

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., 519 dated 18th day of August, 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

AUG 22 2007

Sworn to and subscribed before me this 20th day of August, 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 SEPTEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

The Clerk reported that twenty (20) notices of Public Hearing were sent by certified mail, return receipt requested, to property owners within two hundred (200') feet of the subject property. Said return receipts were ordered as part of the record of these proceedings.

City of Long Beach

LEGAL NOTICE

PUBLIC HEARING

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

J. Edward Wagner, 2004 W 2ND Street, 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-3, Residential to C-3; Neighborhood Commercial for tax parcel number 0512J-03-069.001. The property is generally described as being on the SE Corner of West Second Street and Pelican Cove (private). The legal description is as follows:

> A parcel of land situated in Fractional Section 22, Township 8, Range 12 West, City of Long Beach, Harrison County, Mississippi, and being more particularly described as follows:
>
> Beginning at an iron found at the Northeast corner of Lot 22, Replat of Lots 8 thru 31 of Pelican Cove Townhouses, City of Long Beach, Harrison County, Mississippi; thence along the North line of said Lot 22, N 89 degrees 54 minutes 15 seconds West 89.79 feet thence North 04 degrees 08 minutes 43 seconds East 64.43 feet; thence North 03 degrees 12 minutes 58 seconds East 50.69 feet; thence North 01 degrees 14 minutes 25 seconds East 48.08 feet to the South margin of 2nd Street; thence along said South margin, North 70 degrees 10 minutes 31 seconds East 84.44 feet to an iron found; thence S 00 degrees 33 minutes 16 seconds East 191.14 feet to the Point of Beginning.

The public hearing to consider the above zoning map change will be held in the City of Long Beach, Mississippi 39560, Thursday, September 13, 2007, at 6:30 p.m., in the Long Beach School District Administration Office located on Commission Road. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

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

Mr. Wagner came forward to state his request. He stated that this building has been vacant since Hurricane Katrina and that Mr. Alghren wanted to rent the building from him for the purpose of opening a fine dining restaurant.

Mr. Alghren came forward to state he has been in the restaurant business for many years and that he his a residence of the surrounding neighborhood he also submitted for the record a petition with signatures of residence in favor of opening a restaurant at this location.

Commission Chairman called for anyone who wishes to speak in favor of the request and no one came forward.

Commission Chairman called for anyone who wished to speak in opposition of the request and Mr. David Walters of 22 Pelican Cove Lane came forward. He stated he had concerns regarding the noise, parking, trash and the smell from the dumpsters.

After careful discussion Commissioner Yandell made motion seconded by Commissioner Owen to close the Public Hearing.

After considerable discussion Commissioner Hare made motion seconded by Commissioner Owen and unanimously carried to approve the Zone Change Request as an R-O (Residential Office) zone change rather than the C-3 (Neighborhood Commercial) zone change, as applied for with the understanding that the applicant still needs to ask for Special Exception Use for the restaurant.

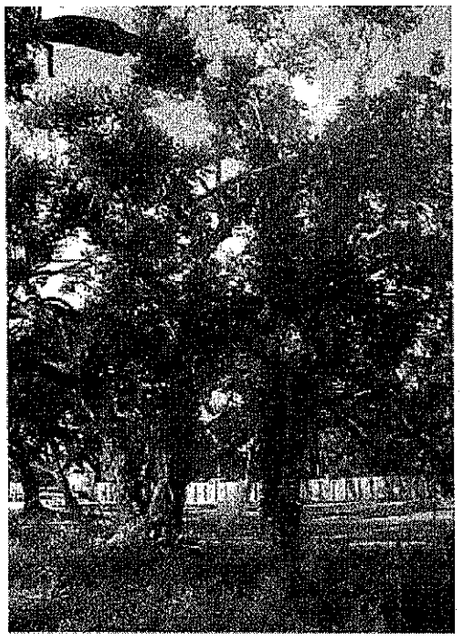
****

After considerable discussion the Planning Commission members agreed to schedule a work session time and place to be announced.

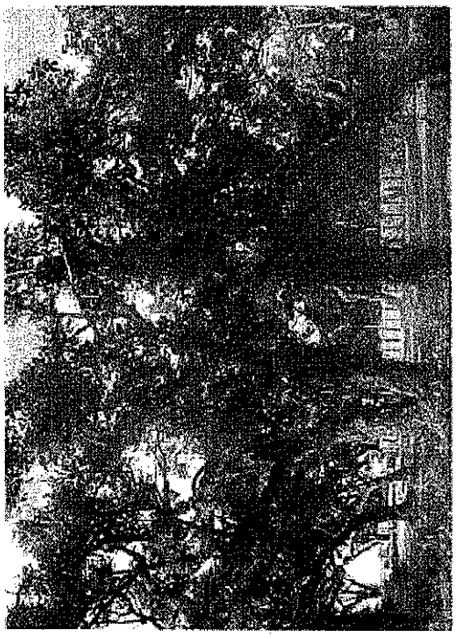
****

MINUTES OF SEPTEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

The next item on the agenda was Planning Commission approval to cut down a Live Oak Tree and a Magnolia Tree on property located at 108 West Azalea Drive and to cut down a Live Oak Tree on property located at 100 North Seashore Avenue submitted by Earl Levens, the City of Long Beach Building/Code Official as follows:

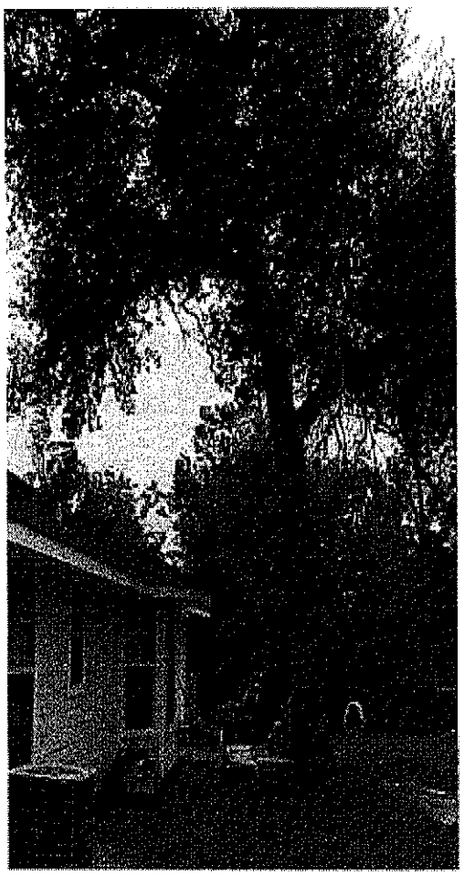


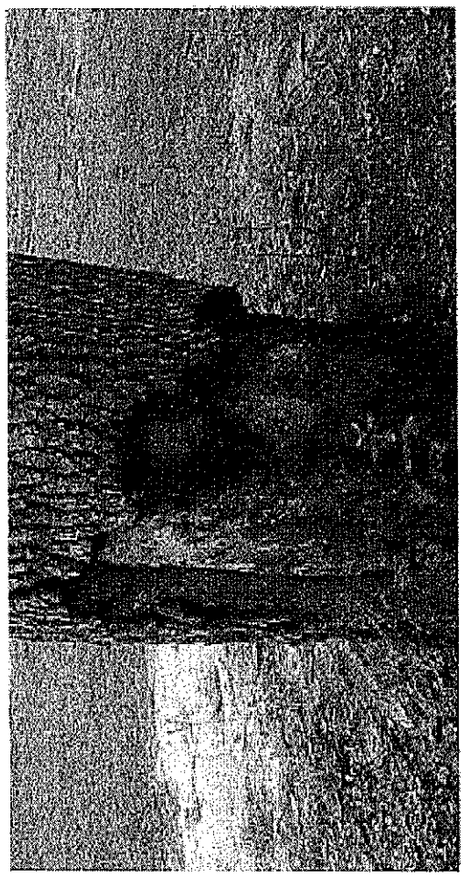
108 W Azalea



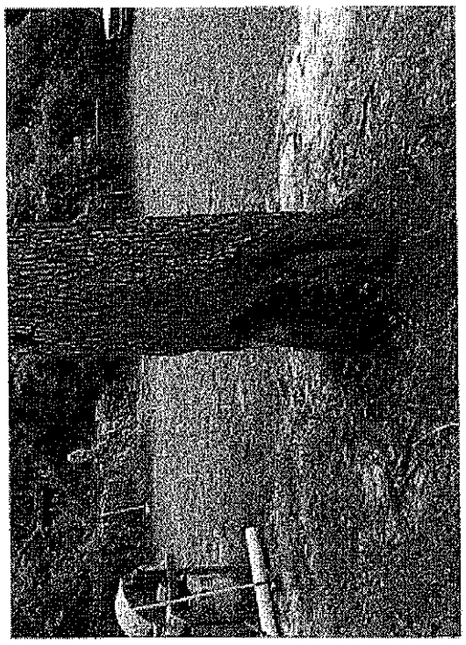
108 W Azalea

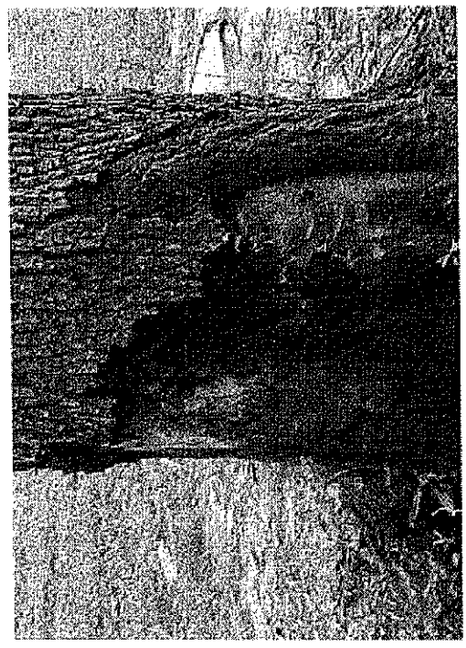
100 Seashore N





100 Sassafras





After considerable discussion Commissioner Owen made motion seconded by Commissioner Yandell and unanimously carried to approve the cutting down of said trees on said properties.

MINUTES OF SEPTEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

The next item on the agenda for Planning Commission approval was the Building Height Maximum requirements submitted by Earl Levens, Building/Code Official.

After considerable discussion Commissioner Vancourt made motion seconded by Commissioner Owen and infamously carried directing Planning Commission Advisor Bill Hessell to prepare a text amendment to Zoning Ordinance #344 changing the building height maximum requirement to be measured at the BFE (Base Flood Elevation).

****

The next agenda item was Planning Commission approval for a Certificate of Resubdivision submitted by Betty Barker for property located on Reed Avenue as follows:

MINUTES OF SEPTEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

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

II. Property Location: Reed Ave. on East end of Long beach
House number and street name

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) I have got a OK. on variance of 70 ft. my plans are too build 2 duplexes on the R-2 zoned property

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.

Beth L. Barker	905 Hansford dr.
Name of Owner(s)	Mailing Address
Gulfport MS. 39507	228-697-3231 / 228-867-6925
City State Zip	Telephone (H) Office
Beth L Barker	8/23/07 $250.00
Signature of Owner(s)	Date Fee

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

A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.

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

C. The setback requirement for all signs is measured from the leading edge of the sign or the portion of the sign close to the property line. If requesting a variance from the setback requirements for a sign, also indicate the elevation and size of the proposed sign.

D. Applicant should appear personally or through his/her agent at the scheduled hearing.

E. Claims of support or "no objection" from owner(s) of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.

SURVEYED FOR: Alfonso Real Estate

DESCRIPTION: Lots Twenty-four (24) through Thirty-four (34), inclusive, Block Nine (9) of OLD PLANTATION ADDITION, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County Mississippi in Plat Book 4 at page 16 (Copy Book 2-A at page 142)

CERTIFICATE: THIS IS TO CERTIFY THAT I HAVE CAUSED A SURVEY TO BE MADE ON THE ABOVE DESCRIBED PROPERTY, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KENNY LENAZ ALSTON
PROFESSIONAL LAND SURVEYOR INC.
4602 KENDALL AVE.
GULFPORT, MS 39507
(228) 864-2845 VOICE AND FAX
NO. PLS-2529
STATE OF MISSISSIPPI

KENNY L. ALSTON PROFESSIONAL PS-2529 SURVEYOR STATE OF MISSISSIPPI

DATE OF FIELD SURVEY: 05/02/2005

This property is subject to all local subdivision planning and zoning ordinances that could affect the above described property.

This survey does not reflect the existence or nonexistence of wetlands.

This property is subject to any and all recorded restrictive covenants, rights-of-ways and easements applicable to subject property that would be shown by a current title report.

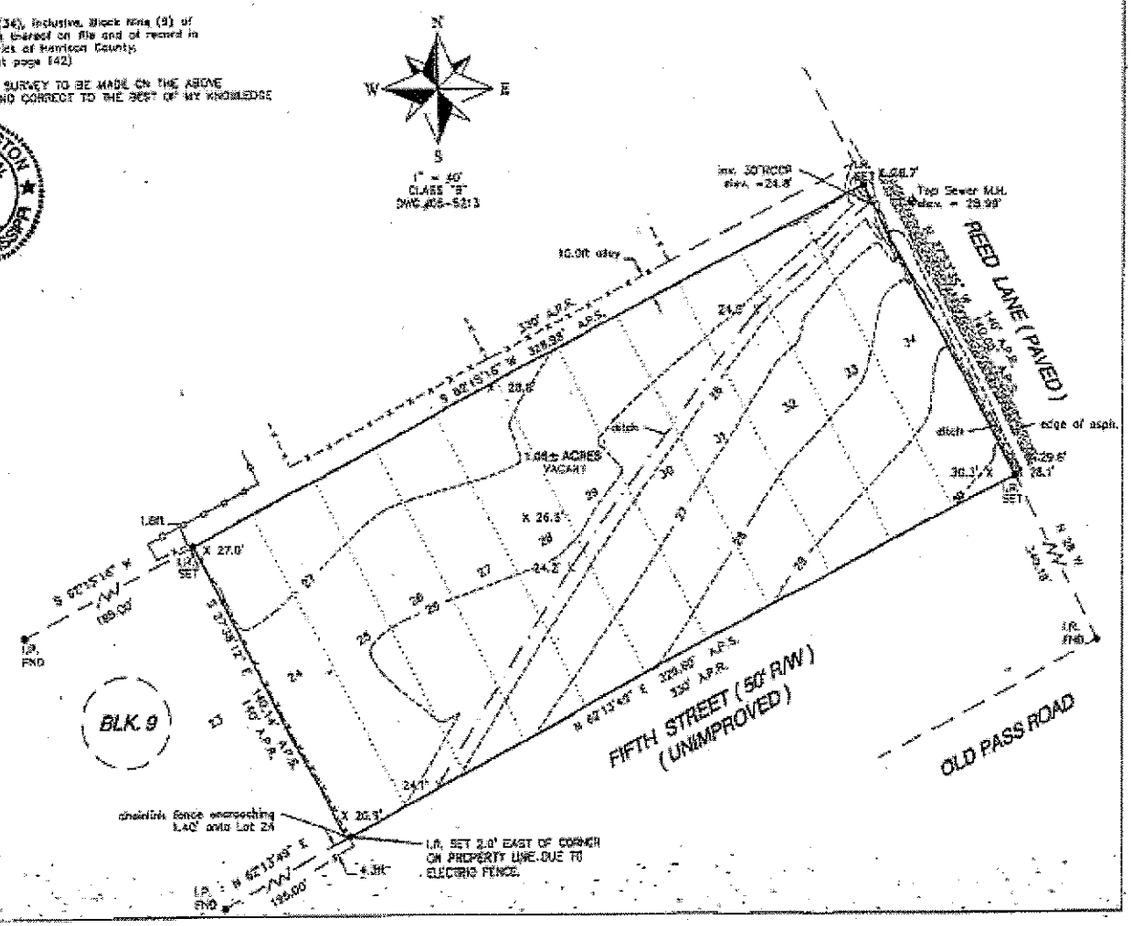
NOTE: This survey prepared without the benefit of a current title report.

All bearings on this plat were based on the west margin of Reed Lane at Block 12.

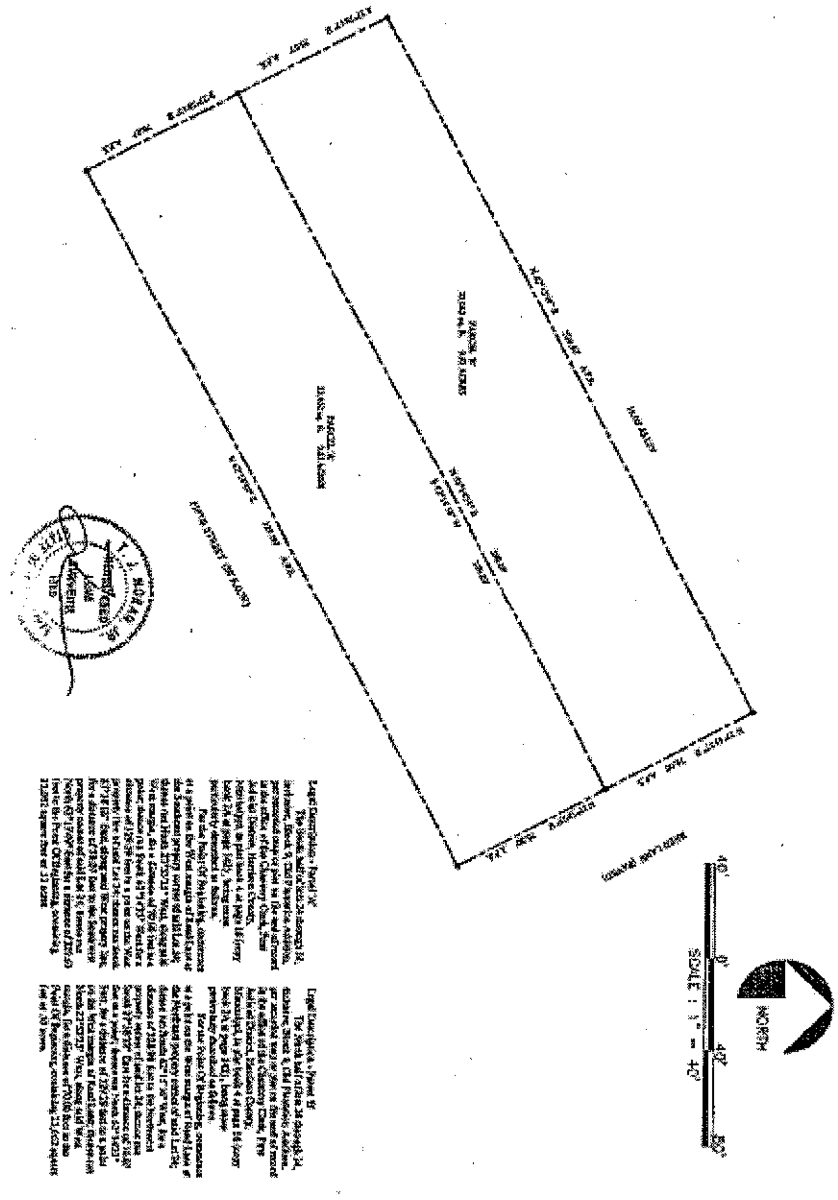
The above described property lies in firm zone C, community panel # 285257-0002-C of the F.E.M.A. flood zone maps revised May 4, 1986.

A.P.S. = As Per Surveyed
A.P.R. = As Per Record
X = Existing Elevation
I.R. = Iron Rod I.P. = Iron Pipe

Reference materials: D.B. 1238, pg. 583



MINUTES OF SEPTEMBER 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

September 12, 2007

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

RE: Certificate of Resubdivision – Tax Parcel No. 0711L-03-011.000

Gentlemen:

We have received a proposed Certificate of Resubdivision for the referenced parcel on the west side of Reed Avenue, at the north corner of an unimproved section of Gardenia Street. The proposed Subdivision will create two parcels, both about 70 feet in width along Reed Avenue, and both about 329 feet deep. Although the Certificate itself seems to be in order, we do have the following comments concerning this item:

1. The proposed parcels do not meet minimum City standards for lot width, and they will require a variance, if they have not already received one.
2. The legal description of Proposed Parcel B describes the north line of the parcel as being 328.98 feet in length. However, the survey drawing accompanying the Certificate indicates the length to be 329.60 feet. The developer should check the length and make the necessary corrections, either to the legal description or to the survey drawing.
3. There is an existing ditch which runs southwesterly through the property. Although a subdivision of the property will cause no change to the ditch, it should be noted that almost any development of the property will require rerouting the ditch, or some other modification. A Drainage Modification Permit is required before any work of that nature can be performed.

Although there is a minor change needed to the Certificate, we recommend that the City approve the subject Certificate of Resubdivision, contingent upon the necessary revisions as described above and upon payment of the "Special Connection Fee" for construction of the water and sewer taps. Such revisions should be submitted before any final approval or signature is made by the City.

Sincerely,

David Ball, P.E.

DB:539

O:\539\Cert Sub\Cert Sub 0711L-03-011.000.doc

Page 1 of 1

After considerable discussion Commissioner Yandell made motion seconded by Commissioner Owen and unanimously carried to approve the Certificate of Resubdivision as submitted contingent upon all fees paid prior to final acceptance and the City Engineer's recommendations.

****

The next agenda item was Planning Commission approval for a Certificate of Resubdivision submitted by Pete Carrubba for property located on Seal Ave/Klondyke Rd as follows:

MINUTES OF SEPTEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

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. () Zoning Change
- B. (X) Planning Commission Approval CERTIFICATE of RE-SUBDIVISION
- 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:
SEAL AVE/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:
LOT 7, SEAL 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.

Pete H. Carrubba	19037 Pineville Road
Name of Owner(s)	Mailing Address
Long Beach MS 39560	
City State Zip	Telephone (H) Office
[signature]	8/31/07 $ 250.00
Signature of Owner(s)	Date Fee

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

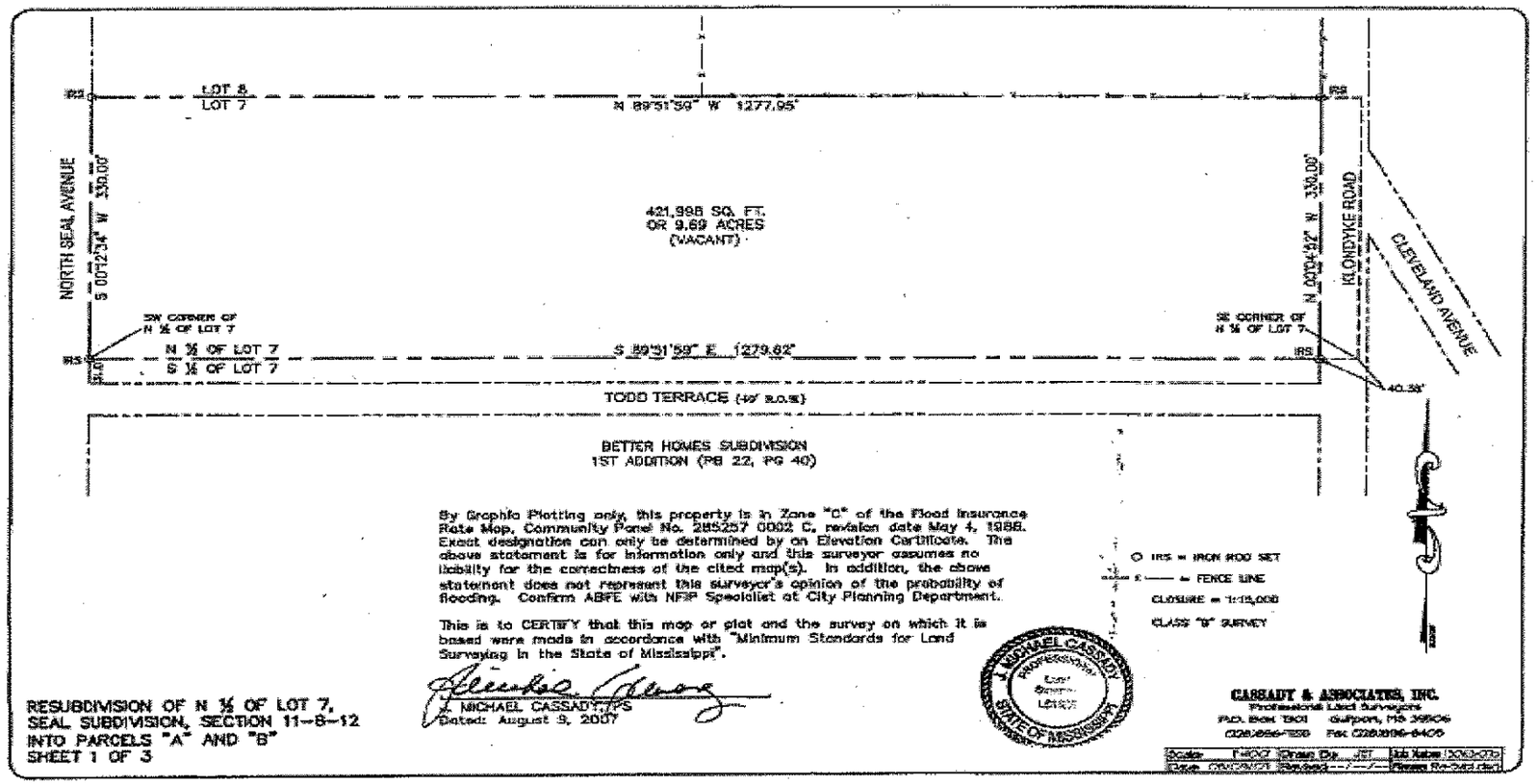
A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.

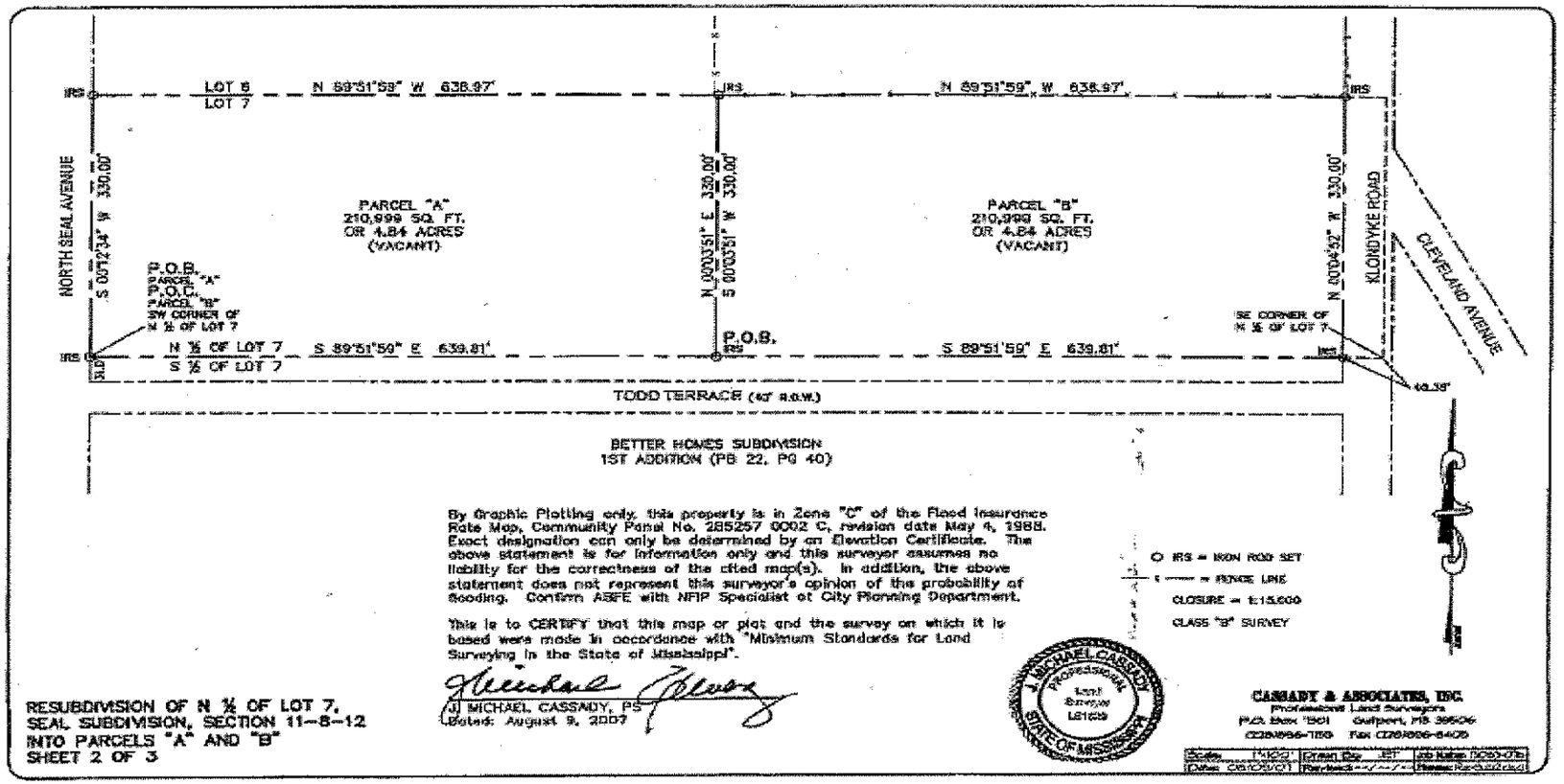
B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR REZONING ONLY)

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.


LOT 8
LOT 7
N 89°51'59" W 1277.95'
NORTH SEAL AVENUE
S 00°12'04" W 330.00'
421,998 SQ. FT.
OR 9.69 ACRES
(VACANT)
N 00°04'22" W 330.00'
KLONDYKE ROAD
CLEVELAND AVENUE
SW CORNER OF
N ½ OF LOT 7
SE CORNER OF
N ½ OF LOT 7
N ½ OF LOT 7
S ½ OF LOT 7
S 89°51'59" E 1279.62'
40.38'
TODD TERRACE (40' R.O.W.)
BETTER HOMES SUBDIVISION
1ST ADDITION (PB 22, PG 40)
By Graphic Plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 285257 0002 C, revision date May 4, 1988. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding. Confirm ABFE with NFIP Specialist at City Planning Department.
This is to CERTIFY that this map or plat and the survey on which it is based were made in accordance with "Minimum Standards for Land Surveying in the State of Mississippi".
J. MICHAEL CASSADY, PS
Dated: August 9, 2007
IRS = IRON ROD SET
FENCE LINE
CLOSURE = 1:15,000
CLASS "B" SURVEY
J. MICHAEL CASSADY
STATE OF MISSISSIPPI
CASSADY & ASSOCIATES, INC.
Professional Land Surveyors
RESUBDIVISION OF N ½ OF LOT 7,
SEAL SUBDIVISION, SECTION 11-8-12
INTO PARCELS "A" AND "B"
SHEET 1 OF 3



RESUBDIVISION OF N ½ OF LOT 7,
SEAL SUBDIVISION, SECTION 11-8-12
INTO PARCELS "A" AND "B"
SHEET 2 OF 3

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Ordinance and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel number 0511H-02-005.000 into Two new parcels. The subject properties are generally described as being located adjacent to East Seal Avenue and Klondyke Road.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:

LEGAL DESCRIPTION:

All of the North ½ of Lot 7, SEAL SUBDIVISION, Section 11, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi less that part now lying within Klondyke Road. Said parcel contains 421,988 square feet or 9.69 acres.

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

LEGAL DESCRIPTION OF PARCEL "A":

A parcel of land situated and being located in the North ½ of Lot 7, SEAL SUBDIVISION, Section 11, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the said North ½ of Lot 7; thence run from said Point of Beginning, South 89 degrees 51 minutes 59 seconds East 639.81 feet along the south line of the North ½ of Lot 7; thence run North 00 degrees 03 minutes 51 seconds East 330.00 feet to the north line of Lot 7; thence run North 89 degrees 51 minutes 59 seconds West 638.97 feet along the north line of Lot 7 to the west line of Lot 7 and the easterly margin of North Seal Avenue; thence run South 00 degrees 12 minutes 34 seconds West 330.00 feet along the west line of Lot 7 and the easterly margin of North Seal Avenue to the Point of Beginning. Said parcel contains 210,999 square feet or 4.84 acres.

LEGAL DESCRIPTION OF PARCEL "B":

A parcel of land situated and being located in the North ½ of Lot 7, SEAL SUBDIVISION, Section 11, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at the Southeast corner of the said North ½ of Lot 7; thence run South 89 degrees 51 minutes 59 seconds East 639.81 feet along the south line of the North ½ of Lot 7 to the Point of Beginning of the parcel herein described; thence continue from said Point of Beginning, South 89 degrees 51 minutes 59 seconds East 639.81 feet along the south line of the North ½ of Lot 7 to the westerly margin of Klondyke Road; thence run North 00 degrees 04 minutes 52 seconds West 330.00 feet along the westerly margin of Klondyke Road to the north line of Lot 7; thence run North 89 degrees 51 minutes 59 seconds West 638.97 feet along the north line of Lot 7; thence run South 00 degrees 03 minutes 51 seconds West 330.00 feet to the Point of Beginning. Said parcel contains 210,999 square feet or 4.84 acres.

CERTIFICATE OF OWNERSHIP:

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

Pete N. Cerrubba
Executor of the Estate of Virginia N. Cerrubba

Date: 8/16/07

Subscribed and sworn to before me, in my presence this 16th day of August, 2007, a Notary Public in and for the County of Harrison, State of Mississippi.

Bonnie Skinner
NOTARY PUBLIC

My Commission Expires: _____

BONNIE SKINNER, HARRISON COUNTY, MS NOTARY PUBLIC My Commission Expires January 11, 2010

CERTIFICATE OF SURVEY AND ACCURACY:

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and was prepared in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 31st day of August, 2007.

Michael Cassady, PLS
Registration No. 1523

Subscribed and sworn to before me, in my presence this 31st day of August, 2007, a Notary Public in and for the County of Harrison, State of Mississippi.

C.R. Hullett
NOTARY PUBLIC

My Commission Expires: MISSISSIPPI STATE AT LARGE MY COMMISSION EXPIRES: JUNE 17, 2011 BONDED THRU NOTARY PUBLIC UNDERWRITERS

CERTIFICATE OF APPROVAL:

I hereby certify that the Minor Subdivision shown on this plat does not involve the creation of new public streets, or any change in existing public streets, the extension of public water or sewer system or the installation of drainage improvements through one or more lots to serve one or more lots. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that therefore this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within sixty (60) days of the date below.

Administrator _____ Date: _____

PLANNING COMMISSION:

Submitted to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the _____ day of _____, 2007.

Planning Commission Chairman

APPROVAL:

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

ATTEST: _____ City Clerk

ADOPT: _____ Mayor

Prepared by:
City of Long Beach
Planning Commission
201 Jeff Davis Avenue
Long Beach, MS 39560
228-863-1554

RESUBDIVISION OF N ½ OF LOT 7,
SEAL SUBDIVISION, SECTION 11-8-12
INTO PARCELS "A" AND "B"
SHEET 3 OF 3

CASSADY & ASSOCIATES, INC.
Professional Land Surveyors
P.O. Box 901 Gulfport, MS 39506
(228)896-7155 Fax (228)896-8405

Scale: N / A	Drawn By: JET	Job Number: 2006-075	
Date: 08/08/07	Revisions:	Reviewed by:	

A. GARNER RUSSELL & ASSOCIATES, INC. / CONSULTING ENGINEERS
5203 33rd STREET, GULFPORT, MS 39507
P.O. BOX 1677, GULFPORT, MS 39502
TEL (228) 863-0667
FAX (228) 863-5232

September 12, 2007

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

RE: Certificate of Resubdivision – Tax Parcel No. 0611K-02-005.000

Gentlemen:

We are in receipt of the referenced Certificate of Resubdivision and have reviewed it for compliance with City requirements. The City received two Certificates for this parcel, which could have actually been handled via one Certificate. For the purposes of this discussion, we will consider the Certificates as one document. This Subdivision will create three parcels; two of which will front on North Seal Avenue, and one which will front on Klondyke Road. All three parcels certainly meet the City's minimum standards for lots; in fact, the proposed parcels are quite large.

According to our understanding of the Long Beach Subdivision Ordinance, the three lots created via this Subdivision are not further divisible using the Minor Subdivision process. Any further division of these parcels must be performed utilizing the Major Subdivision process, which is generally a more strict and lengthy process.

We find that the Certificate is in order, and we recommend approval of this subdivision, contingent upon the City's receipt of a "Special Connection Fee" to cover the cost of construction of any required water or sewer taps.

Sincerely,

David Ball, P.E.

DB:539

O:\539\Cert Sub\Cert Sub 0611K-02-005.000.doc

Page 1 of 1

UTILITY PARTNERS, LLC

September 13, 2007

RE: COSTS OF SPECIAL SEWER & WATER CONNECTIONS – SEAL AVENUE/TODD TERRACE

TO WHOM IT MAY CONCERN:

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

CITY OF LONG BEACH

MATERIALS:

2 – 6" Clean-out Assemblies @ $25.15/ea	50.30
30' – 6" Sewer Pipe @ $2.10/ft	63.00
60' – 1" Tuff Tubing @ .38/ft	22.80
2 – 1" Corporation Stop @ $24.36/ea	48.72
2 – 1" Curb Stop @ $34.22/ea	68.44
TOTAL MATERIALS	$ 253.26

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

EQUIPMENT

1 – Backhoe @ 35.00/hr – 8 hrs. total	280.00
TOTAL EQUIPMENT	$ 280.00
TOTAL MATERIALS & EQUIPMENT	**$ 533.26**
TOTAL LABOR & OVERHEAD	**$ 753.00**

The total for materials and equipment comes to $280.00 and should be paid to the City of Long Beach. Total for labor and overhead is $753.00 and should be paid to Utility Partners, LLC.

Sincerely,

CHRISTOPHER HULL
Supervisor, Water & Sewer

After considerable discussion Commissioner Owen made motion seconded by Commissioner Sweetapple and unanimously carried to approve the Certificate of Resubdivision contingent upon all fees paid prior to final acceptance and the City Engineer's recommendations.

****

The next agenda item was Planning Commission approval for a Certificate of Resubdivision submitted by Pete Carrubba for property located on Seal Avenue/Klondyke Road as follows:

MINUTES OF SEPTEMBER 13, 2007

LONG BEACH PLANNING COMMISSION

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

II. Property Location:
SEAL AVE / KLOUTYKE 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:
LOT 7, SEAL 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.

Pete B. Carrubba	19037 Pineville Road
Name of Owner(s)	Mailing Address
Long Beach MS 39560	
City State Zip	Telephone (H) Office
[signature]	08/31/07 $ 250.00
Signature of Owner(s)	Date Fee

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

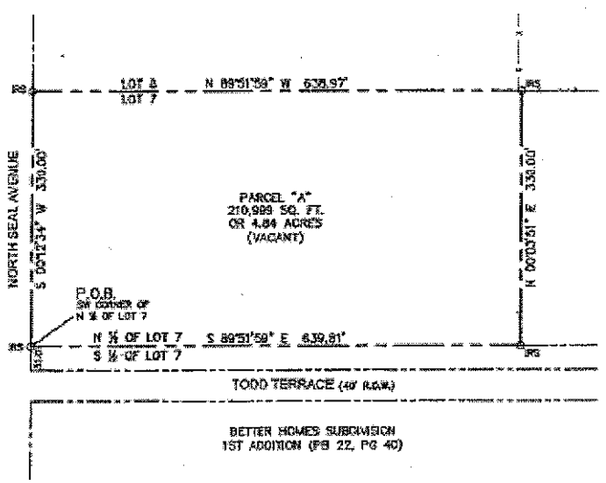
A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.

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



By Graphic Plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 285257 0002 C, revision date May 4, 1988. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding. Confirm ABFE with NFIP Specialist at City Planning Department.

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

J. MICHAEL CASSADY, PS
Dated: August 9, 2007

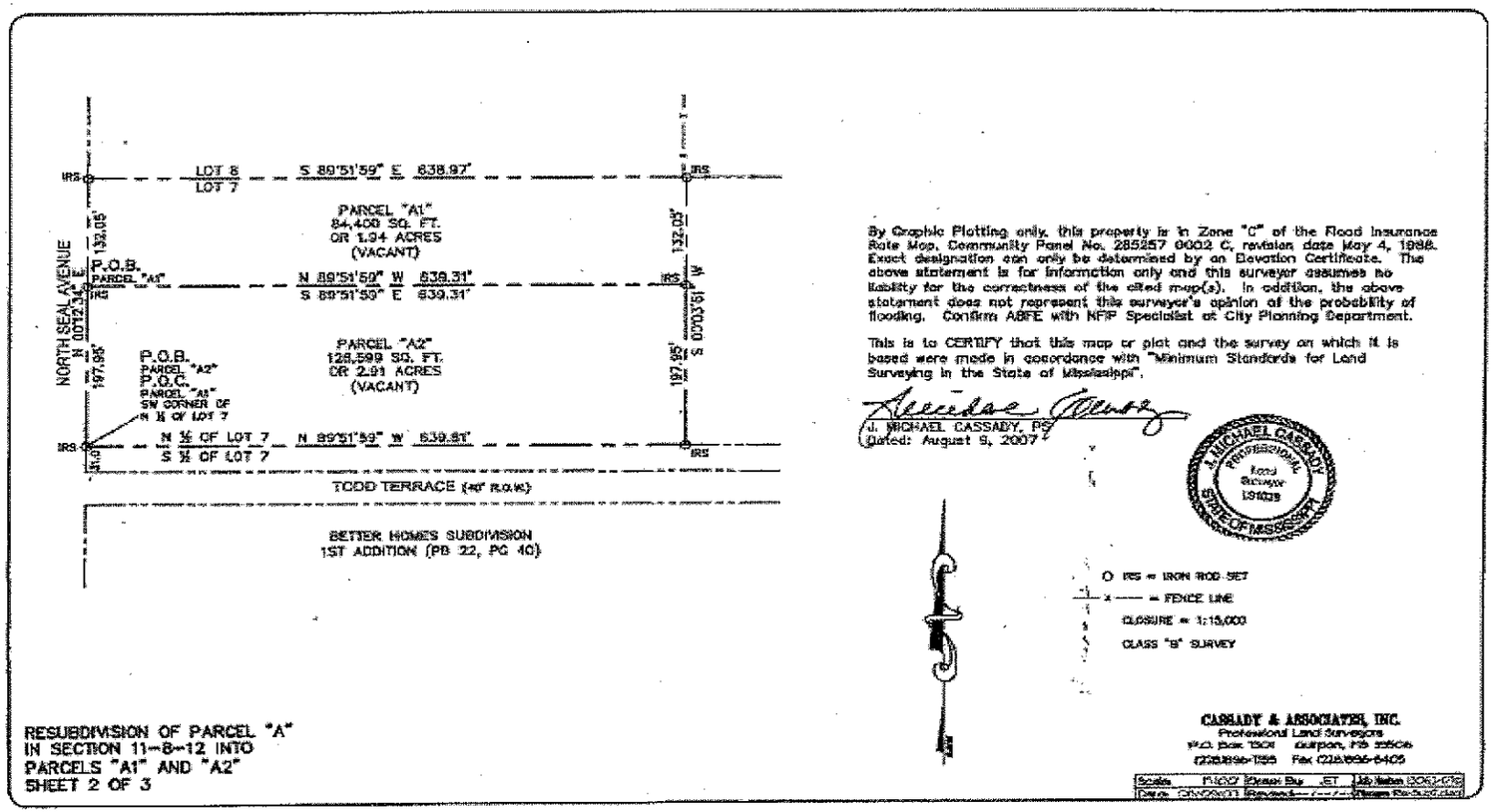
J. MICHAEL CASSADY
PROFESSIONAL
Land Surveyor
LS3619
STATE OF MISSISSIPPI

IRS = IRON ROD SET
= FENCE LINE
CLOSURE = 1:15,000
CLASS "B" SURVEY

RESUBDIVISION OF PARCEL "A"
IN SECTION 11-8-12 INTO
PARCELS "A1" AND "A2"
SHEET 1 OF 3

CASSADY & ASSOCIATES, INC.
Professional Land Surveyors
P.O. Box 1301 Gulfport, MS 39506
(228)636-1155 Fax (228)636-0405

Scale: 1"=100'	Drawn By: JET	Job Name: 0003-01	
Date: 08/07/07	Reviewed:	Planner Recommended:	


LOT 8
LOT 7
S 89°51'59" E 638.97'
PARCEL "A1"
84,408 SQ. FT.
OR 1.94 ACRES
(VACANT)
P.O.B.
PARCEL "A1"
N 89°51'59" W 639.31'
S 89°51'59" E 639.31'
PARCEL "A2"
126,599 SQ. FT.
OR 2.91 ACRES
(VACANT)
P.O.B.
PARCEL "A2"
P.O.C.
PARCEL "A1"
SW CORNER OF
N ½ OF LOT 7
N ½ OF LOT 7
S ½ OF LOT 7
N 89°51'59" W 639.91'
NORTH SEAL AVENUE
N 00°12'34" E
197.95'
132.05'
S 00°03'51" W
IRS
TODD TERRACE (40' R.O.W.)
BETTER HOMES SUBDIVISION
1ST ADDITION (PB 22, PG 40)
By Graphic Plotting only, this property is in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 285257 0002 C, revision date May 4, 1988. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding. Confirm ABFE with NFIP Specialist at City Planning Department.
This is to CERTIFY that this map or plot and the survey on which it is based were made in accordance with "Minimum Standards for Land Surveying in the State of Mississippi".
J. MICHAEL CASSADY, PS
Dated: August 9, 2007
J. MICHAEL CASSADY
PROFESSIONAL
Land Surveyor
STATE OF MISSISSIPPI
O IRS = IRON ROD SET
x —— = FENCE LINE
CLOSURE = 1:15,000
CLASS "B" SURVEY
CASSADY & ASSOCIATES, INC.
Professional Land Surveyors
Fax (228)896-6405
RESUBDIVISION OF PARCEL "A"
IN SECTION 11-8-12 INTO
PARCELS "A1" AND "A2"
SHEET 2 OF 3

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel number 0811K-02-005.000 into two new parcels. The subject properties are generally described as being located adjacent to East Seal Avenue and Hawthorne Road.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:

LEGAL DESCRIPTION:

A parcel of land situated and being located in the North ½ of Lot 7, SEAL SUBDIVISION, Section 11, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the said North ½ of Lot 7; thence run from said Point of Beginning, South 89 degrees 51 minutes 59 seconds East 639.81 feet along the south line of the North ½ of Lot 7; thence run North 00 degrees 03 minutes 51 seconds East 320.00 feet to the north line of Lot 7; thence run North 89 degrees 51 minutes 59 seconds West 638.97 feet along the north line of Lot 7 to the west line of Lot 7 and the easterly margin of North Seal Avenue; thence run South 00 degrees 12 minutes 34 seconds West 320.00 feet along the west line of Lot 7 and the easterly margin of North Seal Avenue to the Point of Beginning. Said parcel contains 210,969 square feet or 4.84 acres.

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

LEGAL DESCRIPTION OF PARCEL "A1":

A parcel of land situated and being located in the North ½ of Lot 7, SEAL SUBDIVISION, Section 11, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at the Southwest corner of the said North ½ of Lot 7, said point being on the easterly margin of North Seal Avenue; thence run North 00 degrees 12 minutes 34 seconds East 197.95 feet along the west line of Lot 7 and the easterly margin of North Seal Avenue to the Point of Beginning; thence continue from said Point of Beginning, North 00 degrees 12 minutes 34 seconds East 122.05 feet along the west line of Lot 7 and the easterly margin of North Seal Avenue to the Northwest corner of said Lot 7; thence run South 89 degrees 51 minutes 59 seconds East 638.97 feet along the north line of Lot 7; thence run South 00 degrees 03 minutes 51 seconds West 122.05 feet; thence run North 89 degrees 51 minutes 59 seconds West 639.31 feet to the Point of Beginning. Said parcel contains 84,400 square feet or 1.94 acres.

LEGAL DESCRIPTION OF PARCEL "A2":

A parcel of land situated and being located in the North ½ of Lot 7, SEAL SUBDIVISION, Section 11, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Beginning at the Southwest corner of the said North ½ of Lot 7, said point being on the easterly margin of North Seal Avenue; thence run from said Point of Beginning, North 00 degrees 12 minutes 34 seconds East 197.95 feet along the west line of Lot 7 and the easterly margin of North Seal Avenue; thence run South 89 degrees 51 minutes 59 seconds East 639.31 feet; thence run South 00 degrees 03 minutes 51 seconds West 197.90 feet to the south line of the North ½ of Lot 7; thence run North 89 degrees 51 minutes 59 seconds West 638.81 feet along the south line of the North ½ of Lot 7 to the Point of Beginning. Said parcel contains 126,569 square feet or 2.91 acres.

CERTIFICATE OF OWNERSHIP:

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

Pete H. Cerniba
Executor of the Estate of Virginia M. Cerniba

Date: 9/14/07

RESUBDIVISION OF PARCEL "A" IN SECTION 11-8-12 INTO PARCELS "A1" AND "A2" SHEET 3 OF 3

Subscribed and sworn to before me, in my presence this 14th day of August, 2007, a Notary Public in and for the County of Harrison, State of Mississippi.

NOTARY PUBLIC

My Commission Expires: _____

HARRISON COUNTY NOTARY PUBLIC My Commission Expires January 11, 2010

CERTIFICATE OF SURVEY AND ACCURACY:

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and meets or exceeds in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 31st day of Aug., 2007.

Michael Cassidy, PS
Registration No. 1629

Subscribed and sworn to before me, in my presence this 31st day of August, 2007, a Notary Public in and for the County of Harrison, State of Mississippi

NOTARY PUBLIC

My Commission Expires: _____

CERTIFICATE OF APPROVAL:

I hereby certify that the Minor Subdivision shown on this plat does not involve the creation of new public streets, or any change in existing public streets, the extension of public water or sewer system or the installation of drainage improvements through one or more lots to serve one or more lots. That the subdivision shown is in or respects in compliance with the City ordinances of Long Beach and that therefore this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within sixty (60) days of the date below.

Administrator — Date:

PLANNING COMMISSION:

Submitted to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the _____ day of _____, 2007.

Planning Commission Chairman

APPROVAL:

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

ATTEST: — ADOPT:

City Clerk — Mayor

Prepared by:
City of Long Beach
Planning Commission
201 Jeff Davis Avenue
Long Beach, MS 39560
228-863-1554

CASSIDY & ASSOCIATES, INC.
Professional Land Surveyors
P.O. Box 1001 Gulfport, MS 39506
(228)896-1115 Fax (228)896-8405

Scale: N/A	Drawn By: JET	Job Number: 1003-02
Date: 08/30/07	Revised:	Plotted:

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

September 12, 2007

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

RE: Certificate of Resubdivision – Tax Parcel No. 0611K-02-005.000

Gentlemen:

We are in receipt of the referenced Certificate of Resubdivision and have reviewed it for compliance with City requirements. The City received two Certificates for this parcel, which could have actually been handled via one Certificate. For the purposes of this discussion, we will consider the Certificates as one document. This Subdivision will create three parcels; two of which will front on North Seal Avenue, and one which will front on Klondyke Road. All three parcels certainly meet the City's minimum standards for lots; in fact, the proposed parcels are quite large.

According to our understanding of the Long Beach Subdivision Ordinance, the three lots created via this Subdivision are not further divisible using the Minor Subdivision process. Any further division of these parcels must be performed utilizing the Major Subdivision process, which is generally a more strict and lengthy process.

We find that the Certificate is in order, and we recommend approval of this subdivision, contingent upon the City's receipt of a "Special Connection Fee" to cover the cost of construction of any required water or sewer taps.

Sincerely,

David Ball, P.E.

DB:539

O:\539\Cert Sub\Cert Sub 0611K-02-005.000.doc

Page 1 of 1

UTILITY PARTNERS, LLC

September 13, 2007

RE: COSTS OF SPECIAL SEWER & WATER CONNECTIONS – SEAL AVENUE/TODD TERRACE

TO WHOM IT MAY CONCERN:

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

CITY OF LONG BEACH

MATERIALS:

2 – 6" Clean-out Assemblies @ $25.15/ea	50.30
30' – 6" Sewer Pipe @ $2.10/ft	63.00
60' – 1" Tuff Tubing @ .38/ft	22.80
2 – 1" Corporation Stop @ $24.36/ea	48.72
2 – 1" Curb Stop @ $34.22/ea	68.44
TOTAL MATERIALS	$ 253.26

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

EQUIPMENT

1 – Backhoe @ 35.00/hr – 8 hrs. total	280.00
TOTAL EQUIPMENT	$ 280.00
TOTAL MATERIALS & EQUIPMENT	**$ 533.26**
TOTAL LABOR & OVERHEAD	**$ 753.00**

The total for materials and equipment comes to $280.00 and should be paid to the City of Long Beach. Total for labor and overhead is $753.00 and should be paid to Utility Partners, LLC.

Sincerely,

CHRISTOPHER HULL
Supervisor, Water & Sewer

After careful discussion Commissioner Yandell made motion seconded by Commissioner Hare and unanimously carried to approve the Certificate of Resubdivision contingent upon all fees paid prior to final acceptance and the City Engineer's recommendations.

****

MINUTES OF SEPTEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

The next agenda item was Planning Commission approval to build a volunteer/retreat center at New Life Church located at 20201 28th Street 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. () 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:
20201 28th Street, Long Beach
House number and street name

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

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.

New Life Church By Vicki Weesner — Name of Owner(s)
20201 28th St, Long Beach, MS 39560 — Mailing Address
Long Beach MS 39560 — City State Zip
Pastor Larry Ficklin (228)363-0058 — Telephone (H)
Volunteer Center (228)214-4270 — Office
New Life Church By Vicki Weesner — Signature of Owner(s)
9/7/07 — Date
$50.00 — 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.

site menu | site contact

Tax Assessor

Departments

10:51:00 AM

Department Menu
- Tax Assessor Home
- Tax Roll Main

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

Linked Site Services
- Land Records Online
- Pay Property Taxes
- Renew Car Tags

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

NEW COVENANT CHURCH OF L B
20201 28TH ST LONG BEACH MS39560

Physical Street Address:
0 28TH ST

Parcel #:	PPIN	Tax District	Homestead Exp.	Jud
0511A-01-003.000	82285	L		

Supervisor District:	Subdivision:
3	N/A

Exemption Code
Church

Section	Township	Range	Instrument Num
03	08	12	1132/0401

Click for more book and

Acres	Land Value	Improvements	Total Value	Asse
10	0	0	0	

Legal Description
10 AC BEG 330 FT E OF NW COR OF NE 1/4 OF SEC 3 IN S MAR OF 28TH ST S 1320 FT N 1320 FT TO RD W ALONG RD 330 FT TO POB BEING E 1/2 OF W 1/2 OF NW 1/4 OF SEC

Click Here To Print This Page | Previous Page

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Currently, there are 69 people online

MINUTES OF SEPTEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

NEW LIFE CHURCH RETREAT AND VOLUNTEER CENTER

PHASE ONE: (CURRENT)

- INSTALL POWER (COAST ELECTRIC HAS OFFERED TO DO A PACKAGE DEAL WHERE THEY WILL INSTALL ~~ONE~~ THREE ADDITIONAL 320 AMP POLES ON THE SOUTH END OF THE PROPERTY FOR EXPANSION PURPOSES. DAVID WITH COAST ELECTRIC IS OVERSEEING THIS PROJECT, AND ADVISING US ON PROGRESS, PERMITS, INSPECTIONS, ETC.)
- BEGINNING OF INSTALLATION OF ADDITIONAL WATER AND SEWAGE DRAIN LINES, HOLDING TANKS, AND PUMPS TO ACCOMMODATE FUTURE PLANS.
- PREPARATION FOR ASPHALT TO EXPAND PARKING LOT AND ADD TEMPORARY RV SITES. (WE HAVE PREVIOUSLY SUBMITTED BIDS ON THE ASPHALT, BUT WERE ADVISED NO PERMITS WERE REQUIRED.)

PHASE TWO: (SEPTEMBER & OCTOBER)

- SET UP RETREAT VILLAGE OF COTTAGES, SHOWER AND RESTROOM FACILITIES, AND EXPAND RV SITES. (PLANS AND INFORMATION ATTACHED.)
- CONTINUE WITH POWER, WATER, AND SEWAGE EXPANSION TO ACCOMMODATE EXPANSION.
- MOVE AS MANY VOLUNTEER TEAMS AS POSSIBLE FROM CHURCH BUILDING TO BEGIN UTILIZING RETREAT VILLAGE TO HOUSE VOLUNTEERS. RETURN CHURCH BUILDING TO ITS PRIMARY PURPOSE.

PHASE THREE: (NEAR FUTURE)

- RELOCATE EXPANDED RV SITES TO FAR SOUTH END OF PROPERTY.
- ADD A FELLOWSHIP HALL ON THE ASPHALT AREA FOR RETREATS, VOLUNTEER GROUPS, YOUTH CAMPS, WEDDINGS, AND OTHER CHURCH FUNCTIONS. (WE ARE NOT CERTAIN ON THE SPECIFIC PLANS FOR THIS YET, BUT ARE CURRENTLY LOOKING AT THE POTENTIAL OF A "SPRUNG STRUCTURE" OR PAVILLION TYPE STRUCTURE. FURTHER PLANS WILL BE PROVIDED WHEN WE NEAR THAT STAGE.)

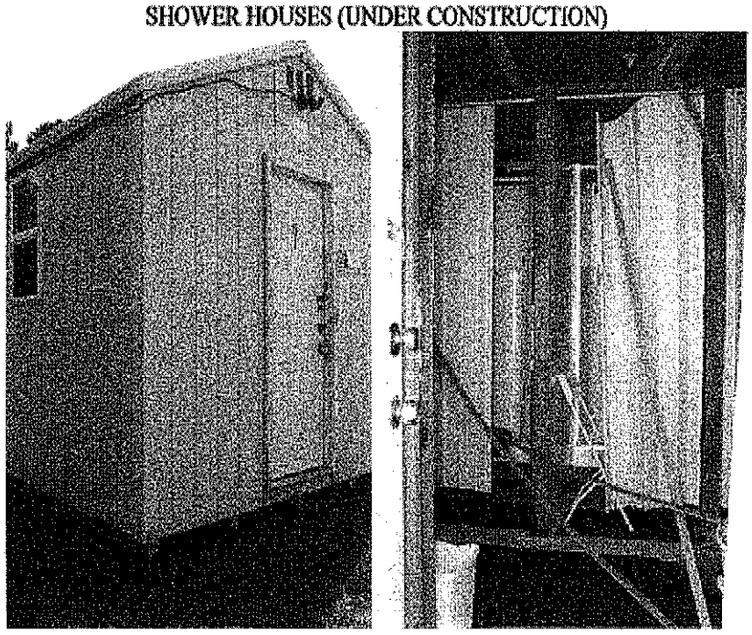
PHASE FOUR: (NO TIME FRAMED PLANNED)

- AFTER VOLUNTEER RELIEF AND RECOVERY TEAMS ARE NO LONGER COMING TO SERVE ON THE GULF COAST, THIS FACILITY WILL THEN FULFILL ITS PRIMARY PURPOSE OF A RETREAT CENTER FOR PASTORIAL CONFERENCES, RETREATS, YOUTH CAMPS, WEDDINGS, AND OTHER CHURCH FUNCTIONS.
- NO SPECIFIC PLANS ARE IN PLACE FOR ANY FURTHER EXPANSION, BUT WOULD BE PRESENTED AT AN APPROPRIATE TIME.

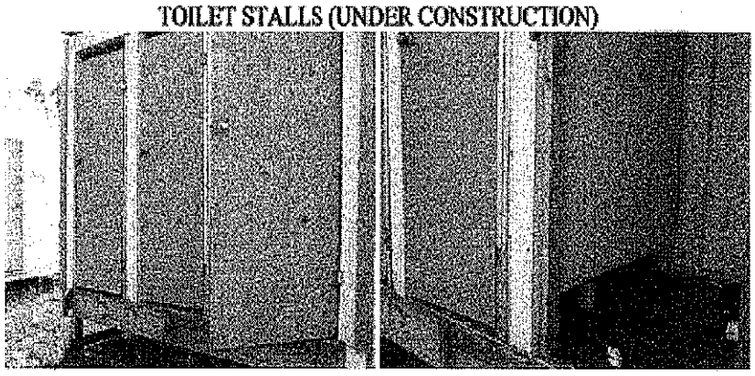
SHOWER HOUSE/ RESTROOMS
THAT WILL BE ADDED IN EXPANSION OF
RETREAT "VILLAGE" (PHASE 2)

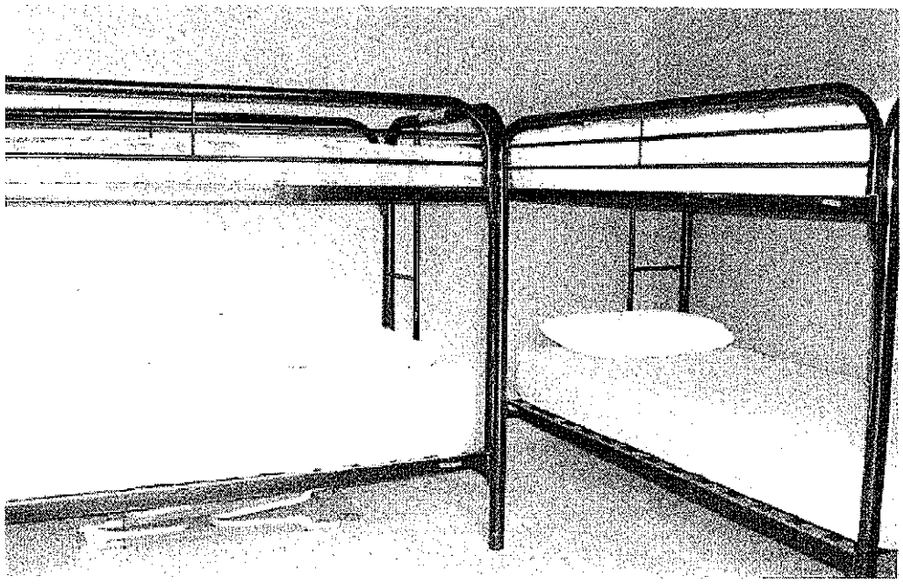
6 SHOWER STALLS
8 TOILETS

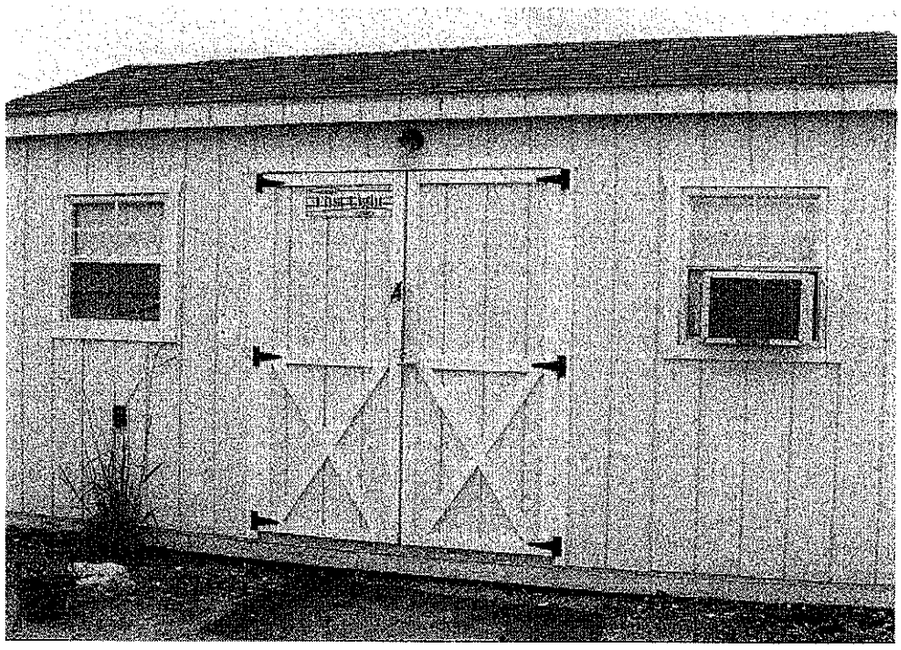
SHOWER HOUSES (UNDER CONSTRUCTION)



TOILET STALLS (UNDER CONSTRUCTION)

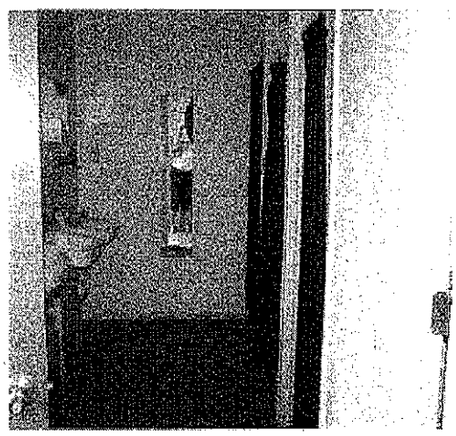


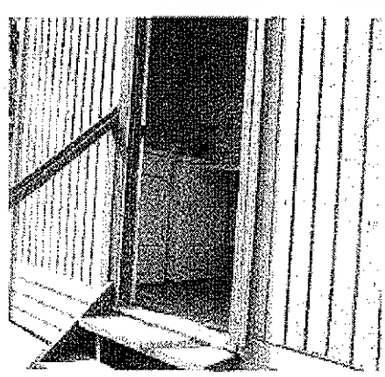




EXISTING SHOWER HOUSE/LAUNDRY/ RESTROOMS
THAT WILL BE MOVED TO BACK OF PROPERTY IN
RETREAT "VILLAGE" (DURING PHASE 2)

6 SHOWER STALLS
2 TOILETS
2 SETS OF WASHERS/DRYERS





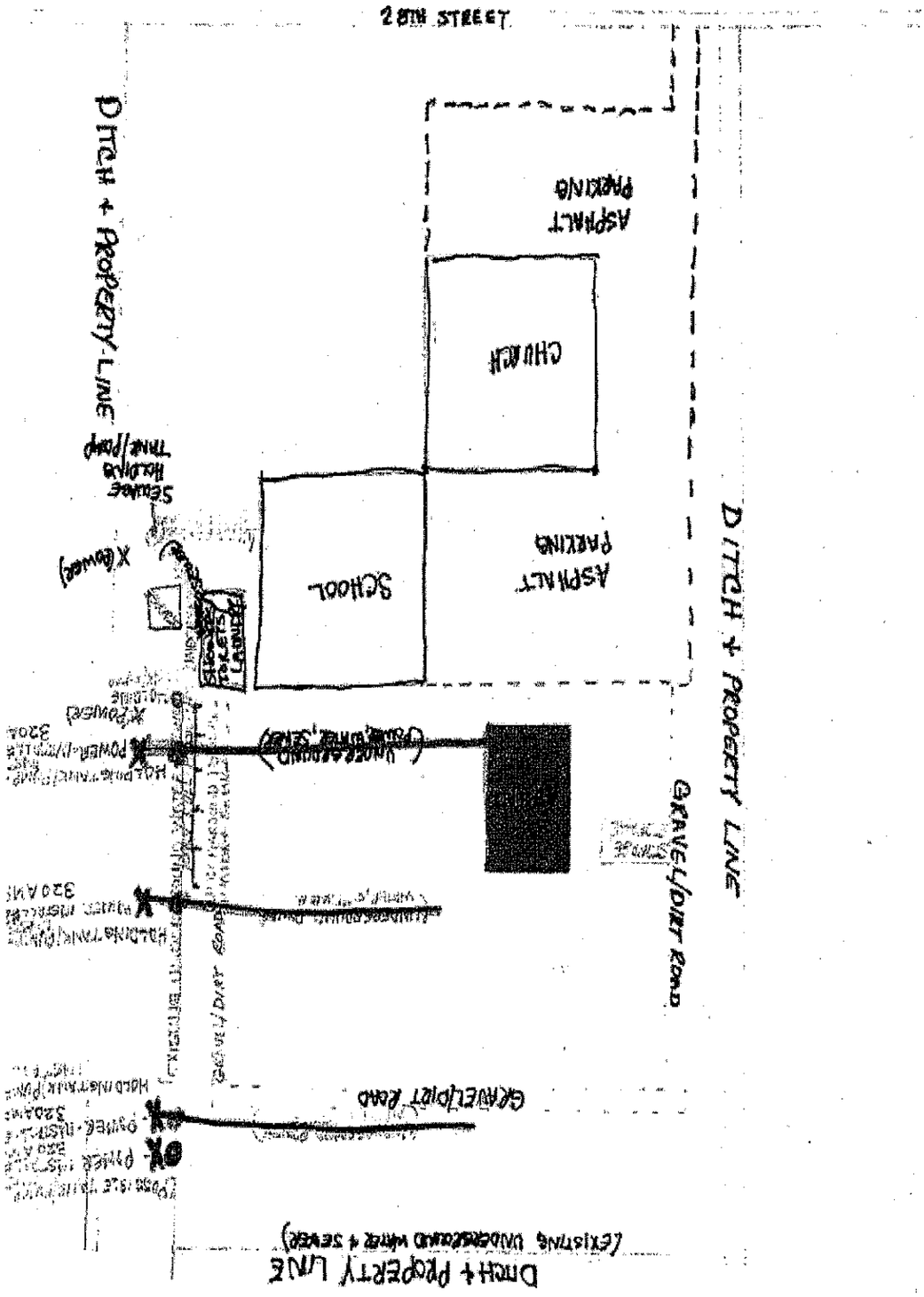
MINUTES OF SEPTEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

FELLOWSHIP HALL
(PHASE ~~1~~) 3 ?

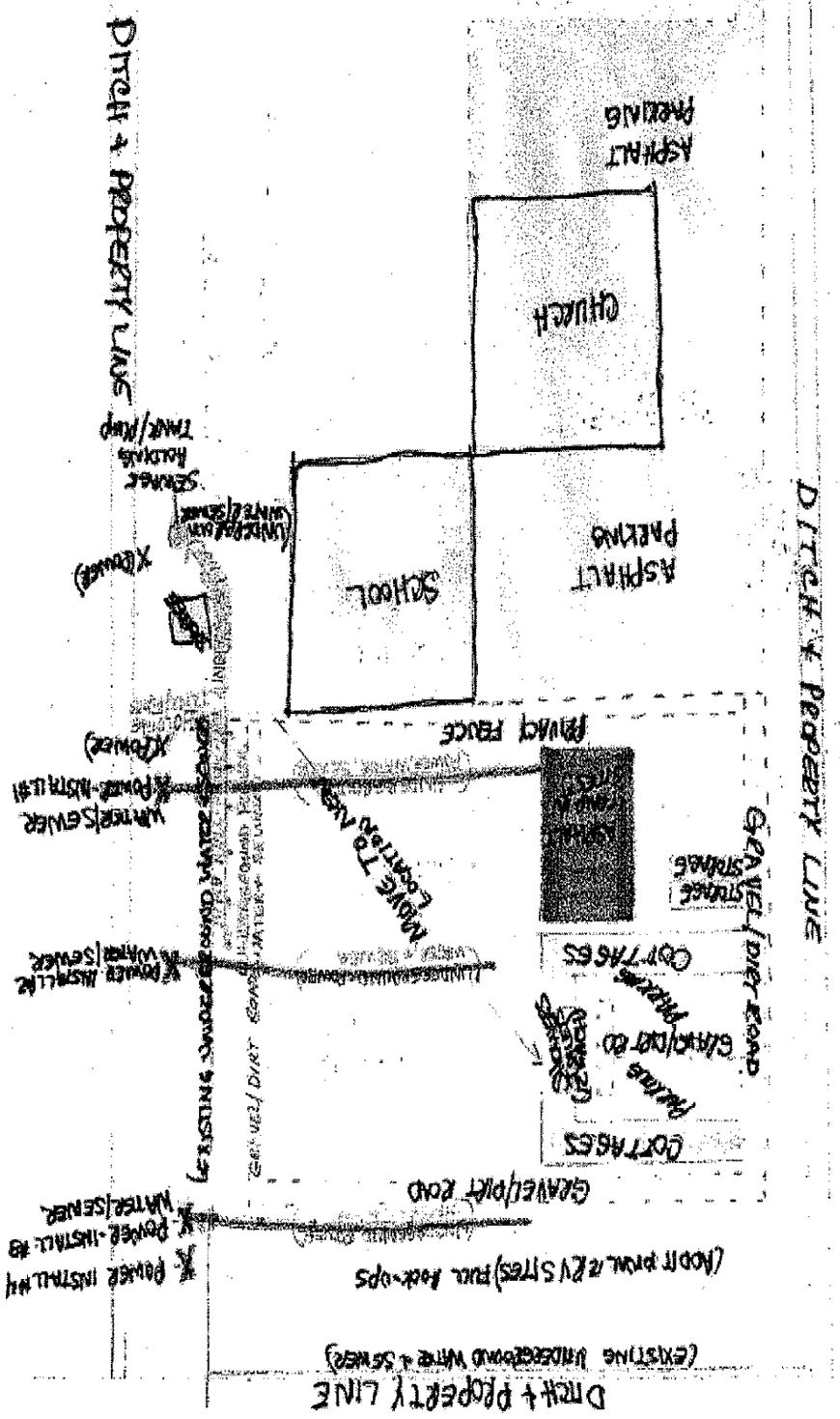
has created a volunteer base camp to support the thousands of people who have decided to donate their time, money and sweat equity to the rebuilding of the Gulf Coast. contributions have included financial support as well as donation of three, large "Sprung Structures," durable, temporary structures that are now storing valuable building materials and other supplies used by the volunteers as they build and renovate thousands of damaged homes.

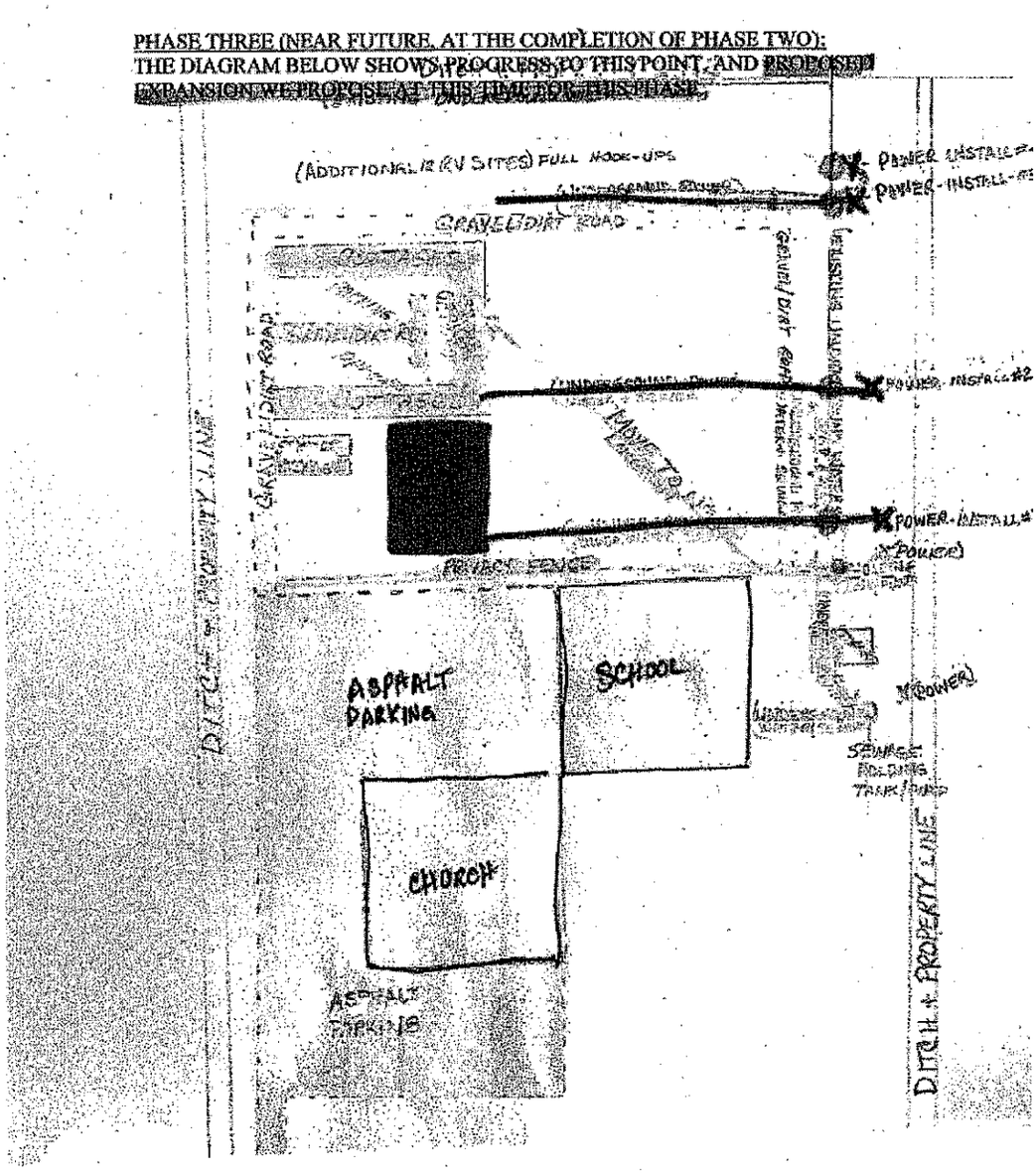
We have recently been notified by a fellow ministry here on the coast of the potential for us to utilize one of the above "sprung structures" at some point in the future, for a fellowship hall. This is all in the very early stages of planning and no guarantee at this time. Should this become a reality, we will seek further approval on this structure, which would be placed on the asphalt slab we have proposed.

PHASE ONE (CURRENT):
THE DIAGRAM BELOW SHOWS WHERE WE CURRENTLY ARE, EXISTING STRUCTURES, AND [redacted]



PHASE TWO (SEPTEMBER AND OCTOBER):
THE DIAGRAM BELOW SHOWS EXISTING STRUCTURES, ASPHALT, AND INFRASTRUCTURE TO THE END OF PHASE ONE, AND PROPOSED EXPANSION IN PHASE TWO.





Pastor Larry Ficklin of New Life Church came forward to state his request.

After considerable discussion the request was withdrawn by Pastor Larry Ficklin.

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MINUTES OF SEPTEMBER 13, 2007
LONG BEACH PLANNING COMMISSION

The next agenda item was the clarification of zoning for property located at 19391 28th Street.

Nancy Stone Bougioes of 23171 Stable Wood Circle, Pass Christian came forward to state that she was asking for clarification of this propety for the purpose of building a duplex type community.

After careful discussion it was determined that research was needed to verify that on October 8, 1992 when the Planning Commission recommended approval for the PUD that the Mayor and Board of Aldermen did in fact approve the Rezoning of the property to a PUD and that it was inadvertently left of the Official Zoning Map of when it was adopted.

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

Frank Olaivar, Commission Chairman 9/19/08 Date

Attest _____

Veronica Howard Minute Clerk