

MINUTES OF APRIL 24, 2008
LONG BEACH PLANNING COMMISSION

Be it remembered that a regular scheduled 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 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 Tony Vancourt, Tonda Yandell, Dale Hare, Barney Hill, Jacqui Lipski, Joseph Sweetapple, Planning Commission Advisor Bill Hessel, 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 this recessed meeting 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 May 6, 2008, and subject to a ten-day appeal time for a Public Hearing.

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After careful review Commissioner Yandell made motion seconded by Commissioner Hill and unanimously carried to approve the Planning Commission minutes of April 10, 2008 regular scheduled meeting as submitted.

The first item of business was Planning Commission approval to remove three (3) Live Oak Trees submitted by the Long Beach School District as follows:

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City of Long Beach

FOR OFFICE USE ONLY
CHECK#
DATE:
PERMIT #
FEE:



*Application for Tree Removal
Office of the Building Official
City of Long Beach, Mississippi*

- Single Family Residential
 Multi-Family Residential, Commercial, or Industrial

Project (ex: Waffle House): NEW HARPER-McCAUGHAN ELEM SCHOOL, LBSD
Use address if you don't have a project name

Address: NEW SITE, LOCATED BTWN PINEVILLE & COMMISSION, EAST OF ROYAL

OWNER INFORMATION * LONG BEACH SCHOOL DISTRICT
Last Name: HAMILTON First: CAROLYN MI

Address: 19148 COMMISSION ROAD

City: LONG BEACH State: MS Phone: 228-864-1146

CONTRACTOR INFORMATION

Contractor: ROD COOKE CONSTRUCTION, INC - MOBILE, AL
Contractor Business Name

License #: _____ Removal Substantial Trimming MS COR # 09721

Description of Work: ROD COOKE CONSTRUCTION, INC WILL BE THE GENERAL CONTRACTOR FOR THE CONSTRUCTION OF THE NEW SCHOOL. THE TREE REMOVAL WILL BE PERFORMED UNDER THIS CONTRACT.

Please either attach a tree site plan showing the location of the trees to be permitted or sketch their locations on the back of this application.

I hereby make application for permit to perform the work as described herein and if permit is granted I agree to conform to all regulations and ordinances of the City pertaining thereto and in accordance with the plans submitted.

Applicants Signature: J.M.R. Approved By: _____
ON BEHALF OF OWNER

Remarks: _____

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Tree Site Plan: Please show the location of all trees to be permitted

SEE ATTACHMENTS

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N

Why does the applicant/owner want to remove the tree(s):

SEE ATTACHMENTS

CITY OF LONG BEACH TREE BOARD RECOMMENDATIONS BELOW:

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06-024 New Harper-McCaughan Elementary School
Long Beach School District

RE: Attachment to Application for Tree Removal

Item I: Why does the applicant/owner want to remove the tree(s):

The Long Beach School District purchased this 85.46 acre site to develop a new educational campus that would accommodate the future needs of the School District. The first phase of the Master Plan includes the construction of the New Harper-McCaughan Elementary School and an access drive that connects the site to both Commission and Pineville. There are three Live Oaks that will need to be removed for the first phase of construction to be accomplished.

One tree is located along the south property line. There is an existing open drainage trench along Pineville Road. Under the first phase of construction, a portion of this drainage trench will be converted to underground drainage and the trench will be filled. The tree is located adjacent to this trench and will be affected by the grading required to fill the trench. Also, the new access drive connects to Pineville road near this tree. The turning lanes required at this intersection will be in very close proximity to the tree. The location of the tree also creates a vehicular traffic visibility hazard at the intersection.

The second tree is located near the west property line. The new access drive is designed to run along the west side of the property while leaving a buffer of existing trees between this drive and the neighboring properties to the west of the site. The access drive winds around the significant Live Oaks on the site where possible. However, there is one location where this is not possible. There is a cluster of 5 trees blocking the path along this side of the property. The western most tree of this cluster must be removed to accommodate the access drive and still maintain a vegetated buffer with the properties to the west.

The third tree needs to be removed due to the placement of the new Harper-McCaughan Elementary School and the associated pavings. The school was designed to fit between the new access drive and the wetlands that exist in the southeast corner of the side. This location was selected based on the spatial constraints of the master plan. The school was designed with a very linear floor plan to fit this location on the site. The parking lots, parent drop-off, bus loop, retention pond, etc. leave little room on the site for reconfiguration to accommodate the Live Oak.

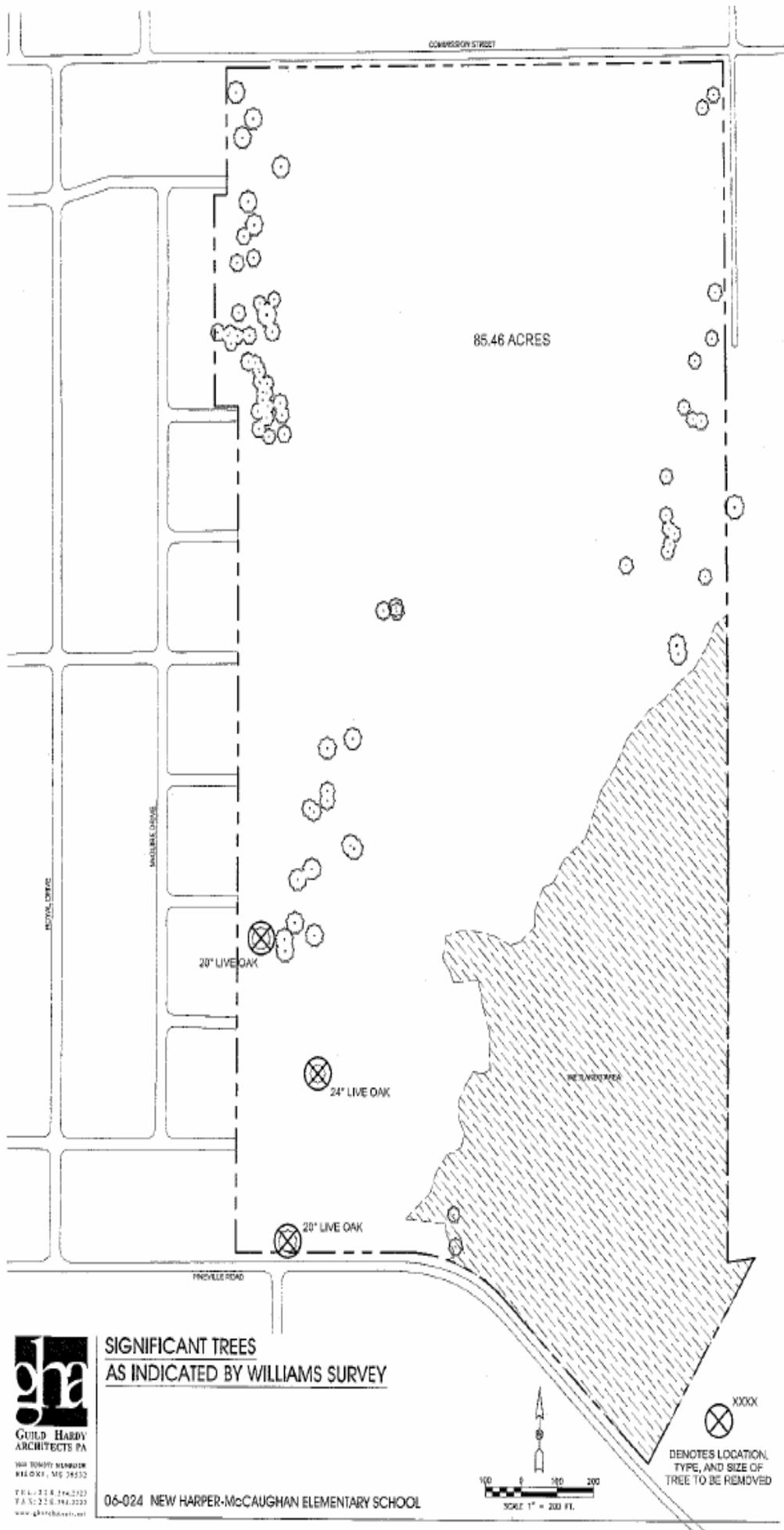
Great care has been taken to preserve the Live Oaks on the site where possible. In fact, the Master Plan recognizes that the grove of trees at the northwest corner of the site will not only be preserved, but will be utilized as a site feature. The future High School will be located to take advantage of the trees. The school will be oriented with its front looking onto the grove of Live Oak trees. This grove will be transformed to a park-like feature that can be accessed from the rest of the campus.

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Item II: Find the attached drawings:

- 1) Site Plan – Significant Trees as Indicated by Williams Survey
- 2) Site Plan – Proposed Site Layout
- 3) Copy of Williams Survey

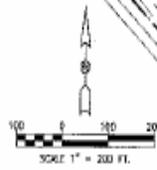
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**SIGNIFICANT TREES
AS INDICATED BY WILLIAMS SURVEY**

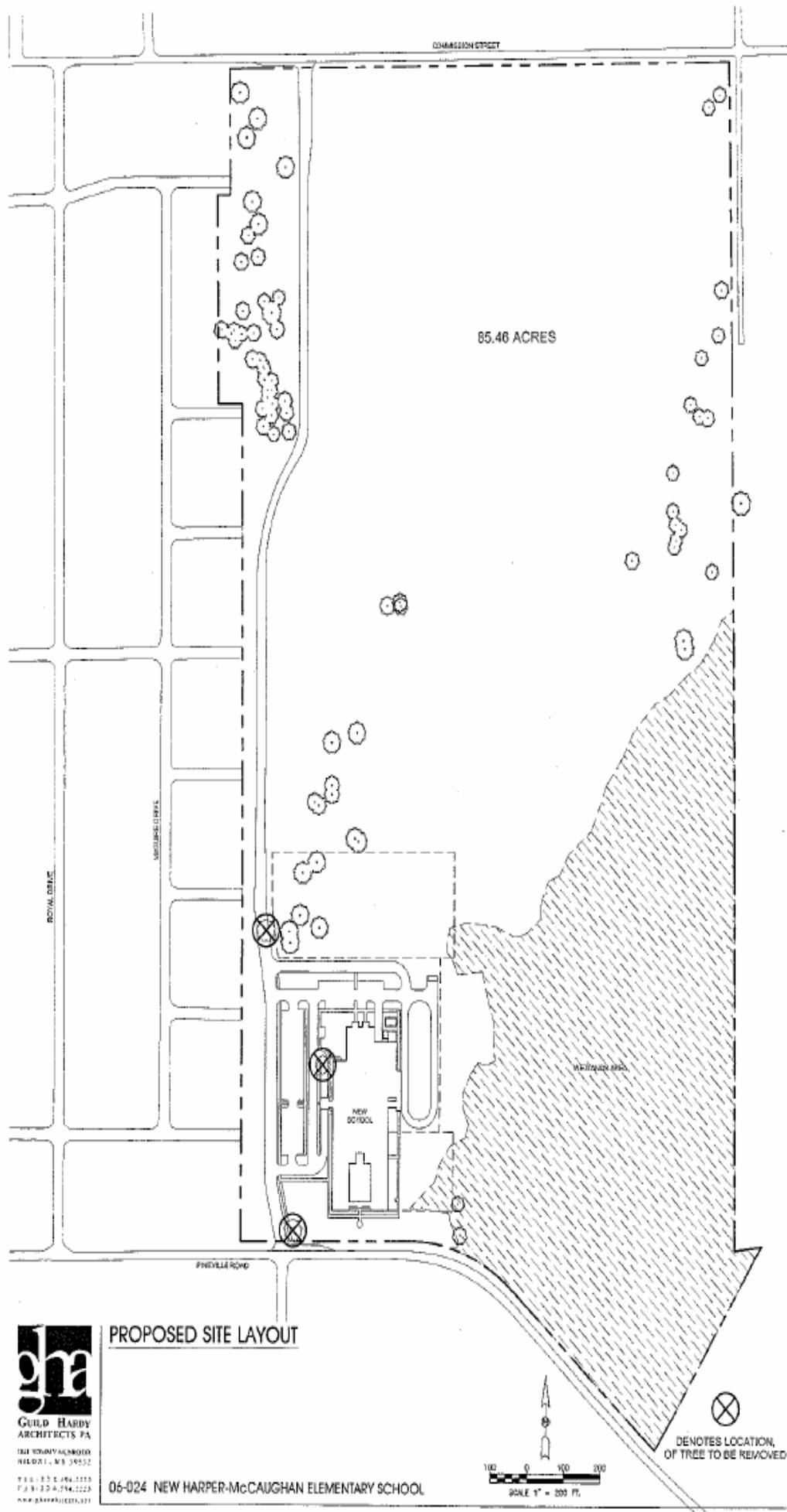
**GUILD HARDY
ARCHITECTS PA**
1000 TOMPKINS BLVD
MEMPHIS, MS 38102
TEL: 228.344.2123
FAX: 228.344.2020
www.ghaarchitect.com

06-024 NEW HARPER-McCAUGHAN ELEMENTARY SCHOOL



XXXX
DENOTES LOCATION,
TYPE, AND SIZE OF
TREE TO BE REMOVED

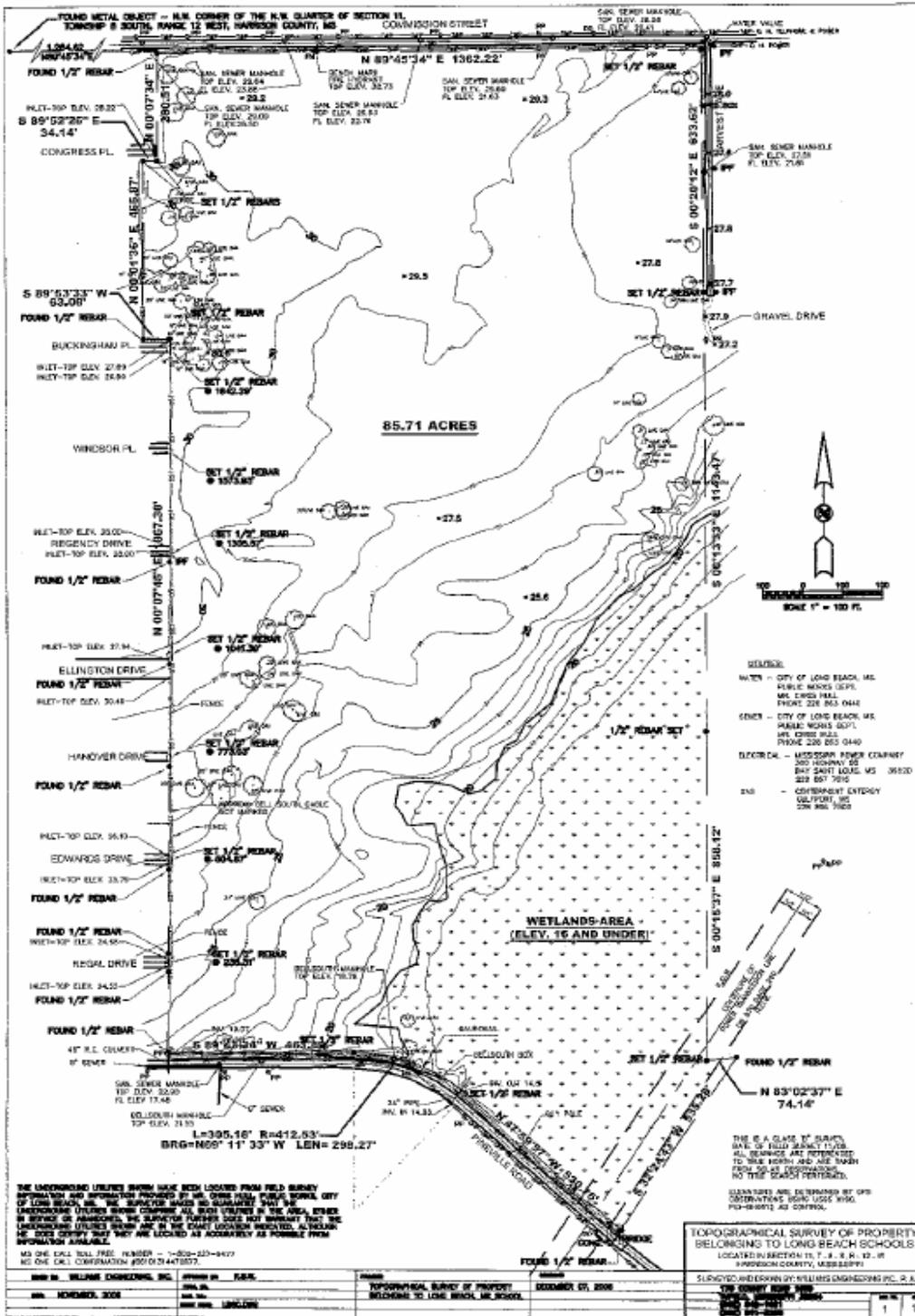
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PROPOSED SITE LAYOUT

06-024 NEW HARPER-McCAUGHAN ELEMENTARY SCHOOL

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After careful consideration and discussion Commissioner Hill made motion seconded by Commissioner Sweetapple and unanimously carried to approve the removal of the three (3) Live Oak Trees with the understanding that they are to replace the three (3) trees by planting three (3) new trees and also that an adequate drip line is provided around the existing trees on the site.

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The next agenda item was Home Occupation Approval submitted by Shelly Martin as follows:



APPLICATION FOR HOME OCCUPATION
 ZONING/BUILDING DEPARTMENT
 PO BOX 929
 TELEPHONE 228-863-1554
 FAX 228-865-0822



HOME OCCUPATION is any occupation within a dwelling and clearly incidental thereto, carried on by a member of the family residing on the premises provided that no other person not a resident of the premises is employed, that no stock in trade is kept or commodities sold, no mechanical equipment is used except such that is normally used for family, domestic or household purposes, and there is no exterior indication other than a sign permitted by the district regulations, that the building is being used for any purpose other than a dwelling. When within the above requirements, a home occupation included, but is not limited to the following:

- (a) artist and sculptors;
- (b) authors and composers;
- (c) dressmakers, seamstresses, and tailors;
- (d) family day care home, limited to not more than three (3) children;
- (e) office facility of a minister, rabbi, or priest;
- (f) office facility of a salesman, sales representative, provided that no retail or wholesale transactions are made on the premises;
- (g) individual tutoring;
- (h) individual stringed instrument instruction

However, a home occupation shall not in any event be deemed to include auto repairs, minor or major, barber/beauty shops, dance instructions, upholstering, stables/kennels, restaurants, tourist homes, veterinary clinics/hospitals, private schools w/organized classes, gift shops, medical/dental clinics, medical offices, painting of vehicles, trailers, or boats, photo developing, photo studios, radio/television repair, or cabinet shops.

SPECIAL NOTE: an \$80.00 application fee and a copy of the owner's recorded warranty deed must be included with this application in addition, if such dwelling is being leased, written permission from the landlord will need to be provided also.

Owner Information

Last Name: Martin First: Shelly Middle Initial: _____
 Address: 206 Kuyrkendal Place
 City: LB State: MS Zip: 39560 Phone: 228 323 1113
 Signature: Shelly Martin Date: 4-21-2008
Signature of applicant implies consent to any background checks deemed appropriate by this department

Business Information

Business Name: Back Yard Haven
Business Name
 To be used for: sales of leisure products

Application is hereby made for a Certificate of Occupancy for the use of the building, structure, or premises as identified and described herein. It is agreed that all the laws, ordinances and regulations enforced by the Building Inspection Department of the City of Long Beach, Miss., Shall be complied with in pursuit of the granting of this Certificate whether or not specified herein.

FOR OFFICE USE ONLY

Zoning Classification: _____ Conforming: Yes No

Agenda Date: _____

Comments/Notes: _____

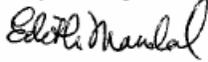
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April 22, 2008

To Whom It May Concern:

My granddaughter, Shelly Martin, has my permission to operate a home office from my residence located at 206 Kuykendall Place, Long Beach, MS 39560

Very Kind Regards,



Edith Mandal

Mrs. Martin came forward to state her request. She stated she is a sales lady selling hot tubs from her home. She stated she did receive a copy of Section 912 Home Occupation of the City of Long Beach Zoning Ordinance #344 and is willing to comply with all stipulations.

After considerable discussion Commissioner Yandell made motion seconded by Commissioner Lipski and unanimously carried to approve the Home Occupation provided she complies with Section 912 Home Occupations of the City of Long Beach Zoning Ordinance #344.

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

APPROVED:

Commission Chairman, Frank Olaivar

Date: _____

ATTEST:

Veronica Howard, Minute Clerk