

**MINUTES OF JUNE 12, 2008  
REGULAR MEETING  
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, Tonda Yandell, Barney Hill, Jacqui Lipski, Dale Hare, Zoning Enforcement Officer Ken Price, Building/Code Official Earl Levens, and Minute Clerk Veronica Howard.

Commissioners Roderick Rishel, David Serrato, Joseph Sweetapple, Tony Vancourt and Planning Commission Advisor Bill Hessell 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.

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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 June 17, 2008, and subject to a ten-day appeal time for a Public Hearing.

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LONG BEACH PLANNING COMMISSION**

After careful review Commissioner Lipski made motion seconded by Commissioner Yandell and unanimously carried to approve the Planning Commission minutes of May 22, 2008 recessed meeting as submitted.

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The first item of business under Old Business was an update on a temporary trailer located on Pineville Road submitted by Chuck Ryan as follows:

June 3, 2008

Long Beach Planning Commission:

Due to an oversight on my part, I missed my scheduled appearance before the planning commission on May 8, 2008. Please accept my sincere apology... I meant no disrespect... I have rescheduled and I am on the agenda for Thursday June 12, 2008.

Good News – The plaintiff's attorney in the lawsuit against the Bistes family (owners of my car lot property) has contacted the Bistes family attorney, Eddie Miller and wants to settle the lawsuit. Attorney Miller has been authorized by the Bistes family to negotiate a settlement. If we can go to closing with a clear title I can start construction quickly once the title is provided. I have asked attorney Eddie Miller to appear with me at the June 12<sup>th</sup> planning commission meeting. If there are questions, please call me on my cell at (228) 596-3121.

Sincerely,

  
Chuck Ryan

cc: Mayor, Billy Skellie  
City Attorney, Frank McCreary  
Alderman Ward 2, Richard Notter  
Planning-Zoning Commission

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LONG BEACH PLANNING COMMISSION**

Mr. Ryan came forward to state that negotiations between all parties involved in the settle have begun and was hopeful that a settlement would be reached within a week.

After a brief discussion it was decided that Mr. Ryan should appear before the Commission at the next regular scheduled meeting with an update.

\*\*\*\*\*

The next item of business under New Business was the discussion of Mobile, Manufactured and Modular homes:

Earl Levens, City of Long Beach Building Code Official came forward to state that Section 911 of the City of Long Beach Zoning Ordinance #344 that the conditional uses listed for Modular Homes are inconsistent, he stated that Modular homes should be more comparable to regular or stick built homes rather than mobile homes.

After discussion it was determined that the Commission would have Planning Commission Advisor Bill Hessell to draft a text change changing Section 911.

\*\*\*\*\*

The next agenda item was preliminary plat approval for Phase II of Castine Point & Re-approval of Phase I (originally approved on 6/22/06) of Castine Point submitted by Riecke Mississippi Holding, LLC as follows:

**MINUTES OF JUNE 12, 2008  
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LONG BEACH PLANNING COMMISSION**

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

**APPLICATION FOR CASE REVIEW**

- I. TYPE OF CASE REQUEST
- A.  Zoning Change
  - B.  Planning Commission Approval - Preliminary Plat Phase I & II
  - 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: Commission Road & Klondyke Road  
House number and street name

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

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

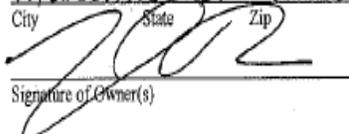
A. If in a subdivision:  
\_\_\_\_\_  
Subdivision Name

B. If Metes and Bounds: Attach a Legal Description

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

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

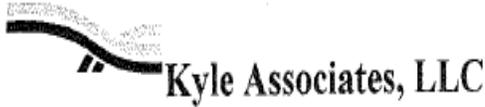
VII. Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

<u>Rivcke Mississippi Holdings, LLC</u>	<u>350 N. Curlew Blvd</u>
Name of Owner(s)	Mailing Address
<u>Mandeville LA 70448</u>	<u>(985) 626-7134</u>
City State Zip	Telephone (H) Office
	<u>5/29/08</u> <u>\$ 500.00</u>
Signature of Owner(s)	Date Fee

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

- A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.
- B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR REZONING ONLY)
- C. The setback requirement for all signs is measured from the leading edge of the sign or the portion of the sign close to the property line. If requesting a variance from the setback requirements for a sign, also indicate the elevation and size of the proposed sign.
- D. Applicant should appear personally or through his/her agent at the scheduled hearing.
- E. Claims of support or "no objection" from owner(s) of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.

**MINUTES OF JUNE 12, 2008  
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LONG BEACH PLANNING COMMISSION**



**SUBMITTAL FORM**

Date: 05/29/08

To (Company Name): City of Long Beach  
Planning Commission

Attention: Veronica Howard

From: Edward Wilson  
Project Manager  
Kyle Associates, L.L.C.  
638 Village Lane North  
Mandeville, LA 70471  
(985) 727-9377 (office)  
(985) 727-9390 (fax)  
(228)365-3825 (cell)  
ewilson@kyleassociates.net

Project Name: Castine Point Phase II

Project No.: 40562

<u>Quantity</u>	<u>Item Description</u>
1	Check Payable to City of Long Beach (500.00)
1	Application for Case Review
1	Copy Master Site Development Plan Phase II (24x36)
10	Copy Master Site Development Plan Phase II (11x17)

Remarks: Mrs. Howard  
This is our submittal of Application for Case Review to the City of Long Beach Planning Commission. Please schedule use to be on the June 12<sup>th</sup> Agenda. We have submitted construction plans to David Ball and to City of Long Beach Public Works. If we may be of any further assistance please call. Your time and consideration are greatly appreciated.

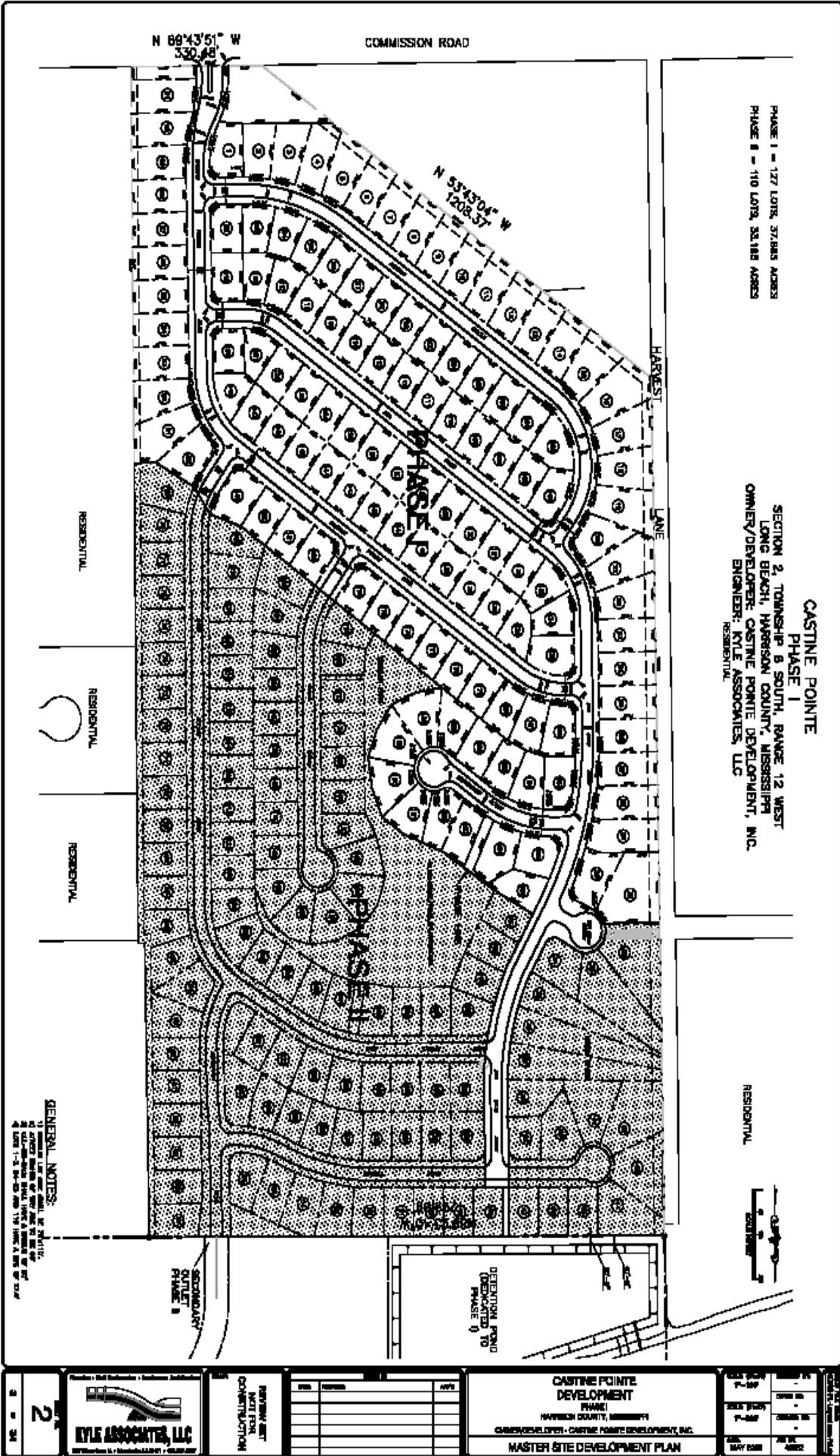
Thank you

Edward Wilson  
Project Manager

Mandeville (985)727-9377	P.O. Box 1831 Mandeville, LA 70470-1831 Fax (985)727-9390	New Orleans (504)227-9355
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# MINUTES OF JUNE 12, 2008 REGULAR MEETING LONG BEACH PLANNING COMMISSION

K:\2008\42862 - Castine Pointe\Drawings\1) Plans\Phase 1\42862-PL-Layout sub-R4.dwg, 100 Scale Sub Layout, BP1/2508 R: 12:24 AM, rvaajparik



**MINUTES OF JUNE 12, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**



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

560 33<sup>RD</sup> STREET, GULFBROOK, MS 39507  
P.O. BOX 1677, GULFBROOK, MS 39502

TEL (228) 863-0867  
FAX (228) 863-5232



June 10, 2008

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

**RE: Castine Pointe Subdivision - Phase I**

Ladies and Gentlemen:

We are in receipt of Plans and Specifications submitted for the referenced subdivision. Phase I was previously approved in June of 2006, but is being resubmitted for approval at this time in accordance with the requirements of the Subdivision Ordinance. In conjunction with the Public Works Department, we have reviewed the Plans & Specifications and have prepared the following comments:

1. The pump station at the west end of Marion Lane, which will serve a sizeable portion of this development, should be upgraded as a part of the subdivision improvements.
2. Plans, Sheet 2-- Coordinate the size, configuration, and placement of the island in the entrance boulevard with the Fire Department.
3. Plans, Sheet 3 & 4 - Include a note requiring the installation of perforated "sock pipe" behind the curb as underdrains in areas where the ground water requires it or where required by the Engineer or the City. Although the ordinance allows concrete streets, the City strongly prefers an asphalt street.
4. Plans, Sheet 6
  - a. Provide a lot grading plan indicating the final drainage plan for the lots, especially how the drainage will function on back lot lines. Where drainage is required on back property lines, underground culvert and drainage boxes should be provided, instead of a series of swales which invariably are filled in and cause problems in the future.
  - b. The drainage calculations we have from the previous submission of the plans indicate that the runoff to Commission Road, and eventually to Canal 1, will increase by 22 CFS. This was "offset" by a ~40 CFS reduction in flow to Canal 2; however, Canal 1 is prone to flooding as it currently exists and the culverts crossing Commission Road are probably undersized for a 22 CFS increase. The south pond should be redesigned to control the post-development runoff to pre-development levels. Resubmit calculations for the ponds, indicating pond areas, outfall structure design, maximum water elevation, maximum outflow, etc.

**MINUTES OF JUNE 12, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

June 10, 2008

- c. The drainage design calls for "Contech" pipe, which we assume is Contech A-2000 PVC pipe. This appears to be an equivalent (or better) product to the HDPE culvert allowed by City ordinance. We see no reason to disallow it, provided that it is installed in accordance with the manufacturer's recommendations. Obviously, all culverts crossing City streets should be reinforced concrete pipe.
  - d. The existing ditch along Commission Road should be regraded at a constant slope from the existing dual 36" culverts east of the development to the outlet of the detention pond.
5. Plans, Sheet 7
- a. It appears that a slight revision to the sewer main alignment along the first 900 feet of Castine Pointe Boulevard could avoid at least the largest conflict box at Sta. ~1+00, by moving the sewer main to the eastern side of the road instead of the western side.
  - b. Add an additional sewer manhole outside of the lift station, and flow all sewer through it into the lift station. This will allow better bypass capability for Public Works in the event of an emergency.
  - c. The sewer main connecting to the existing sewer manhole in Commission Road will be in the flowline of the ditch. A quick check of the sewer system seems to indicate that the entire sewer system could flow north to the subdivision lift station. This may eliminate the conflict boxes referenced in Item a. above.
6. Plans, Sheet 8 – All water mains shall be 8" C900 or ductile iron, as required by the Specifications.
7. Plans, Sheet 11 – Although some changes may be necessary after the revisions to the southern detention pond, provide some end treatment for the culverts crossing the subdivision entrance, either headwalls or flared-end sections (if space permits).
8. Plans, Plan & Profile Sheets – The vertical scale on the P&P sheets appears to be 1"=3', as opposed to 1"=10' as indicated.
9. Plans, Sheet 23 – The curb & gutter pan should have a gutter pan sloped at 4%.
10. Plans, Sheet 25 – Add a "tooled joint" to the gutter where the curb & the drainage box join, to control concrete cracking at that point.
11. Plans, Sheet 28 – Revise the detail to require ductile iron sewer pipe centered in the conflict box. The City does not allow the casing pipe as shown in the detail.
12. Plans, Sheet 30
- a. Provide a ¾" water service to the pump station control panel.
  - b. Remove the 90° bend on the blind flange.
  - c. Remove the chain link fence, but provide lockable panels, hatches, etc.
  - d. Revise the valve vault to require a "wye" connection between the discharge pipes, as opposed to the "tee" connection shown.
  - e. The "Stop Pumps" elevation in the wetwell should be at least 30" above the invert of the station, or at the "top" of the pumps.
13. Plans, Sheet 31

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June 10, 2008

- a. Water Service Detail
  - i. Omit the "Backflow Device"
  - ii. Because the City does not require water meters, the curb valve should end with a 3/4" CTS x FIPT fitting.
  - iii. Require a double-strap Smith/Blair or equal service saddle.
- 14. Specifications, Section 02234 – The density of compacted limestone road base should be 95% Modified Proctor Density.
- 15. Specifications – There does not appear to be a section for the "Contech" drainage pipe.
- 16. Preliminary Plat – Provide a preliminary plat in accordance with the requirements of the Subdivision Ordinance. This plat, after necessary revisions and completion of the work, will become the final plat.
- 17. Master Stormwater System Report -- Although all titles in the reports indicates that the storm event utilized for the analysis is the 10-year storm event, it appears that the runoffs closely match the expectations for a 100-year event, which is the required design capacity for drainage systems and detention ponds. The Engineer should verify the storm event used for the analysis and make any necessary revisions to the report.

Although this subdivision has previously received contingent approval, we recommend withholding approval of this subdivision until the above items can be properly addressed. We have been coordinating the review of this subdivision with the developer's Engineer and will continue to work with him to ensure the development's compliance with City requirements.

Sincerely,



David Ball, P.E.

DB:539

**MINUTES OF JUNE 12, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

***LONG BEACH FIRE DEPARTMENT***

**Subdivision/Site Inspection Form**

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Subdivision and/or Site: Castine Pointe (Phase One)

Address or Location: Commission Rd.

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**Subdivision Site and Acceptance Test**

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

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**Site Plan**

Preliminary Site Plan Review Date: 06/10/2008

Preliminary Site Plan: Accepted  Rejected

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**Hydrants Test**

Water Main Size: 8" Accepted:  Rejected

Hydrant Number: 1 thru 12 Location:  
Gallons per Minute: Accepted:  Rejected:

Hydrant Number: Location:  
Gallons per Minute: Accepted:  Rejected:

Hydrant Number: Location:  
Gallons per Minute: Accepted:  Rejected:

Hydrant Number: Location: Lot 111  
Gallons per Minute: Accepted:  Rejected:

Hydrant Number: Location:  
Gallons per Minute: Accepted:  Rejected:

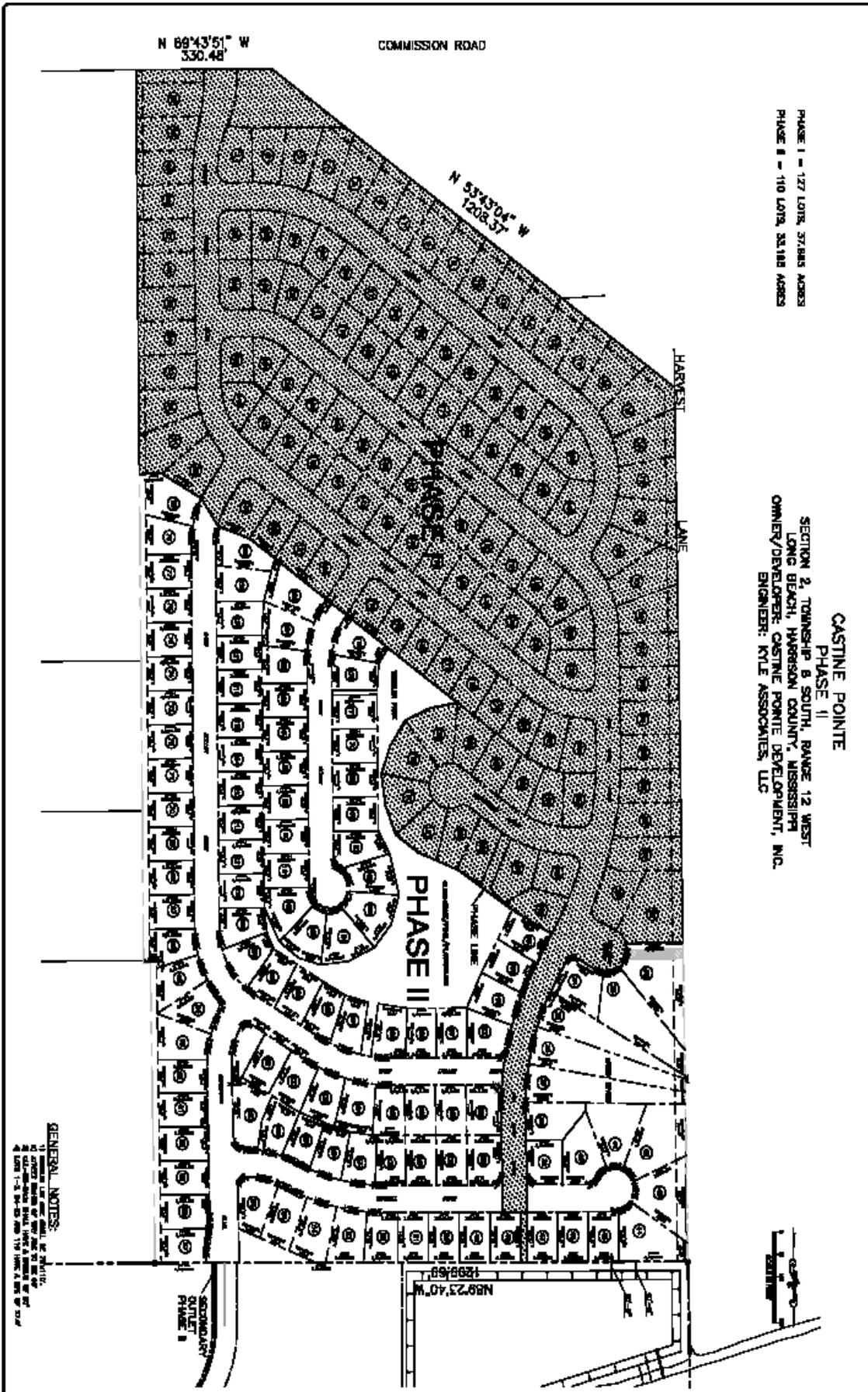
Hydrant Number: Location:  
Gallons per Minute: Accepted:  Rejected:

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

Reviewed by: Griff Skellie  Date: 06/10/2008 Fee: \$320.00

# MINUTES OF JUNE 12, 2008 REGULAR MEETING LONG BEACH PLANNING COMMISSION

K:\2008\0202 - Castine Pointe\Drawings\1) Plans\Phase 2\0202-PL-Layout.com-PL.dwg, 100 Basic Subd Layout, 01/12/2008 10:14:37 AM, rva\jharik



**CASTINE POINTE**  
**PHASE II**

SECTION 2, TOWNSHIP 8 SOUTH, RANGE 12 WEST  
LONG BEACH, HARRISON COUNTY, MISSISSIPPI  
OWNER/DEVELOPER: CASTINE POINTE DEVELOPMENT, INC.  
ENGINEER: KYLE ASSOCIATES, LLC

PHASE I - 127 LOTS, 37,845 ACRES  
PHASE II - 110 LOTS, 25,182 ACRES

**GENERAL NOTES:**  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. THE SHOWN LOT LINES ARE THE CENTER LINES OF THE LOTS.  
3. THE SHOWN LOT LINES ARE THE CENTER LINES OF THE LOTS.  
4. THE SHOWN LOT LINES ARE THE CENTER LINES OF THE LOTS.

<b>2</b>	 <b>KYLE ASSOCIATES, LLC</b> <small>REGISTERED PROFESSIONAL ENGINEERS</small>	<b>REGISTERED PROFESSIONAL ENGINEER</b> <small>REGISTERED PROFESSIONAL ENGINEER</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;">DATE</td><td style="width: 50%;">REV</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	DATE	REV							<b>CASTINE POINTE DEVELOPMENT</b> PHASE II <small>HARRISON COUNTY, MISSISSIPPI</small> OWNER/DEVELOPER - CASTINE POINTE DEVELOPMENT, INC. <b>MASTER SITE DEVELOPMENT PLAN</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;">DATE</td><td style="width: 50%;">REV</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	DATE	REV						
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**MINUTES OF JUNE 12, 2008  
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LONG BEACH PLANNING COMMISSION**



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

580 33<sup>RD</sup> STREET, GULFPORT, MS 39507  
P.O. BOX 1877, GULFPORT, MS 39508

TEL: (228) 853-0887  
FAX: (228) 853-0238



June 11, 2008

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

**RE: Castine Pointe Subdivision - Phase II**

Ladies and Gentlemen:

We are in receipt of Plans and Specifications submitted for the referenced subdivision. In conjunction with the Public Works Department, we have reviewed the Plans & Specifications and have prepared the following comments:

1. Plans, Sheet 3 & 4 - Include a note requiring the installation of perforated "sock pipe" behind the curb as underdrains in areas where the ground water requires it or where required by the Engineer or the City. Although the ordinance allows concrete streets, the City strongly prefers an asphalt street.
2. Plans, Sheet 6
  - a. Provide a lot grading plan indicating the final drainage plan for the lots, especially how the drainage will function on back lot lines. Where drainage is required on back property lines, underground culvert and drainage boxes should be provided, instead of a series of swales which invariably are filled in and cause problems in the future.
  - b. Submit calculations for the north pond, indicating pond areas, outfall structure design, maximum water elevation, maximum outflow, etc.
  - c. The drainage design calls for "Contech" pipe, which we assume is Contach A-2000 PVC pipe. This appears to be an equivalent (or better) product to the HDPE culvert allowed by City ordinance. We see no reason to disallow it, provided that it is installed in accordance with the manufacturer's recommendations. Obviously, all culverts crossing streets should be reinforced concrete pipe.
3. Plans, Sheet 7 - Deepen the sewer main between SMH #B9 and SMH #B6 and connect the Crawford Drive sewer to SMH #B6 instead of SMH #B19. This should eliminate all three conflict boxes in this phase and could eliminate at least 1 sewer manhole.
4. Plans, Sheet 8
  - a. All water mains shall be 8" C900 or ductile iron, as required by the Specifications.

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LONG BEACH PLANNING COMMISSION**

June 11, 2008

- b. At the intersection of the water mains on Sea Oats Drive & Seagull Drive, move the water valve to the eastern side of the Seagull Drive water main, instead of the west side.
5. Plans, Plan & Profile Sheets – The vertical scale on the P&P sheets appears to be 1"=3' as opposed to 1"=10' as indicated.
6. Plans, Sheet 19 – The curb & gutter pan should have a gutter pan sloped at 4%.
7. Plans, Sheet 21 – Add a "tooled joint" to the gutter where the curb & the drainage box join, to control concrete cracking at that point.
8. Plans, Sheet 22 – Revise the detail to require ductile iron sewer pipe centered in the conflict box. The City does not allow the casing pipe as shown in the detail.
9. Plans, Sheet 24
  - a. Water Service Detail
    - i. Omit the "Backflow Device"
    - ii. Because the City does not require water meters, the curb valve should end with a ¾" CTS x FIPT fitting.
    - iii. Require a double-strap Smith/Blair or equal service saddle.
10. Specifications, Section 02234 – The density of compacted limestone road base should be 95% Modified Proctor Density.
11. Specifications – There does not appear to be a section for the "Contech" drainage pipe.
12. Preliminary Plat – Provide a preliminary plat in accordance with the requirements of the Subdivision Ordinance. This plat, after necessary revisions and completion of the work, will become the final plat.
13. Master Stormwater System Report – Although all titles in the reports indicates that the storm event utilized for the analysis is the 10-year storm event, it appears that the runoffs closely match the expectations for a 100-year event, which is the required design capacity for drainage systems and detention ponds. The Engineer should verify the storm event used for the analysis and make any necessary revisions to the report.

There are still substantial revisions needed to the Plans; we therefore recommended withholding approval at this time. As with the Phase I plans, we have been coordinating the review of this subdivision with the developer's Engineer and will continue to work with him to ensure the development's compliance with City requirements.

Sincerely,



David Ball, P.E.

DB-539

**MINUTES OF JUNE 12, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

***LONG BEACH FIRE DEPARTMENT***

**Subdivision/Site Inspection Form**

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Subdivision and/or Site: Castine Pointe Subdivision Phase II

Address or Location: Commission Rd.

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**Subdivision Site and Acceptance Test**

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

---

**Site Plan**

Preliminary Site Plan Review Date: 05/30/2008

Preliminary Site Plan:

Accepted  Rejected

---

**Hydrants Test**

Water Main Size: 8"

Accepted:  Rejected

Hydrant Number:  
Gallons per Minute:

Location:  
Accepted:  Rejected:

Hydrant Number:  
Gallons per Minute:

Location:  
Accepted:  Rejected:

Hydrant Number:  
Gallons per Minute:

Location:  
Accepted:  Rejected:

Hydrant Number:  
Gallons per Minute:

Location: Lot 111  
Accepted:  Rejected:

Hydrant Number:  
Gallons per Minute:

Location:  
Accepted:  Rejected:

Hydrant Number:  
Gallons per Minute:

Location:  
Accepted  Rejected

**MINUTES OF JUNE 12, 2008  
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LONG BEACH PLANNING COMMISSION**

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

Reviewed by: Griff Skellie  Date: 01/29/2008 Fee: \$280.00

Note: Accepted with the change of water main size to 8" throughout Phase II

***Protecting Life and Property***

After considerable discussion Commissioner Yandell made motion seconded by Commissioner Hare and unanimously carried to approve the preliminary plat for Castine Point Phase I, contingent upon the City Engineer's recommendation. It was noted for the record that the City Engineer withheld approval at this time and Fire Department granted approval as noted in the aforesaid letters. The motion further approved Phase II; contingent upon a concurrent secondary outlet providing access to Klondyke Road and the City Engineer's recommendation. It was again noted for the record that the City Engineer withheld approval at this time and the Fire Department granted approval as noted in the aforesaid letters.

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The next agenda item was sketch approval for a subdivision located at 400 Klondyke Road submitted by J & D Properties of South Mississippi as follows:

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LONG BEACH PLANNING COMMISSION**



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



**APPLICATION FOR CASE REVIEW**

**I. TYPE OF CASE REQUEST**

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

*Sketch Approval  
- DELETED OF RECORD*

**II. Property Location:**

400 Rhondyke Rd.  
House number and street name

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

~~Sketch Approval~~ *Sketch Approval*

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

**A. If in a subdivision:**

\_\_\_\_\_  
Subdivision Name

**B. If Metes and Bounds: Attach a Legal Description**

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

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

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

*Jr-D Properties of South Mississippi*  
Name of Owner(s) JASON SPENCE LLC Mailing Address 5 Bonnie Dosssett Rd  
Carriere MS 39426 601-749-2466 228-297-1513  
City State Zip Telephone (H) Office  
Jean Spence 6/4/08 \$50.00  
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 merely considered material but not conclusive.

**MINUTES OF JUNE 12, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

REVIEWED  
SCANNED

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT



1st Judicial District  
Instrument 2005 11224 D -J1  
Filed/Recorded 17 2005 2 21 P  
Total Fees 12.00  
2 Pages Recorded

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, **DON F. PIZZETTA and DANETTE SHAW PIZZETTA, a/k/a DANETTE SHAW PIZETTA**, do hereby warrant, sell and convey unto **J & D PROPERTIES OF SOUTH MISSISSIPPI, LLC**, a Mississippi Limited Liability Company, the following described real property situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

A parcel of land located in Section 12, Township 8 South, Range 12 West, if regularly surveyed in government sections, and is part of the B. Pellerin Private Grant of Claim known as Section 22, and is in Lot 55 of the Henderson Shipman Hughes Partition, Long Beach, Harrison County, Mississippi, more particularly described as follows: Beginning at the Northeast corner of Green Meadows Subdivision, as per plat recorded in the Chancery Clerk's office of Harrison County, Mississippi, at Plat Book 24, Page 40, and run thence South 59 degrees 19 minutes West 655.07 feet to the East margin of Klondyke Road; run thence North 0 degrees 29 minutes 9 seconds East along said East margin 270.1 feet to a point; run thence North 61 degrees 55 minutes 47 seconds East 554.54 feet to a point; run thence South 20 degrees 2 minutes 9 seconds East 209.43 feet to the Point of Beginning. And being one in the same property as described in that certain Warranty Deed from Poupart and Ball Contractors, Inc., to Henry A. Leidigh and wife, Nanette C. Leidigh dated 5/31/96 and recorded in Deed Book 1337 at Page 174. (11)

This conveyance is subject to any and all recorded rights-of-way, restrictions, reservations, covenants and easements.

Taxes on the subject property are pro-rated as of the date of this instrument and are assumed by the Grantees for the remainder of the year 2005.

Witness our signatures, this the 17<sup>th</sup> day of January, 2005.

DON F. PIZZETTA

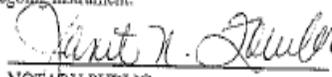
DANETTE SHAW PIZZETTA,  
a/k/a DANETTE SHAW PIZETTA

**MINUTES OF JUNE 12, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

2

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, in and for the aforesaid County and State, on this 7<sup>th</sup> day January, 2005, the within named DON F. PIZZETTA and DANETTE SHAW PIZZETTA, a/k/a DANETTE SHAW PIZETTA, who acknowledged that they executed the above and foregoing instrument.

  
NOTARY PUBLIC

My commission expires: September 20, 2007

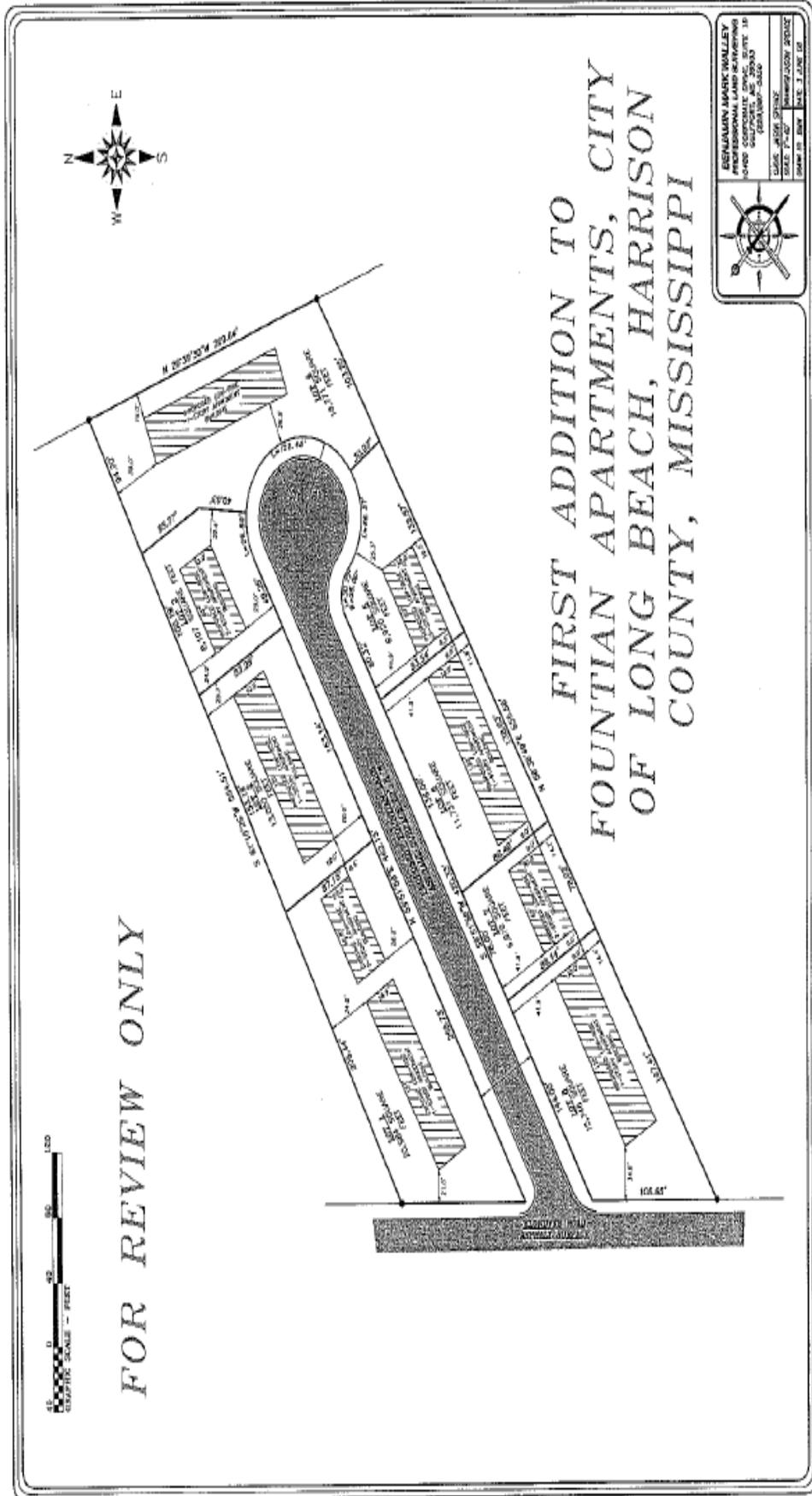


Address of Grantor: 918 E. Beach Blvd., Gulfport, MS 39501 (228)896-6060  
Address of Grantee: P. O. Box 303, Pass Christian, MS 39571 (228)297-1513

DOCUMENT PREPARED BY DUKES, DUKES, KEATING & FANECA, P.A., P.O. DRAWER W, GULFPORT, MS 39502 (228) 868-1111

INDEXING: LBSB 11; bounded West by Klondyke Road, First Judicial District, Harrison County, MS

**MINUTES OF JUNE 12, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**



**MINUTES OF JUNE 12, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

After considerable discussion Commissioner Lipski made motion seconded by Commissioner Hare and unanimously carried to approve the sketch plat as submitted, noting for the record approval was only for the subdivision of the property and in order for the applicant to build the proposed low-rise apartments he would have to make application for either a special exception use or zone change request.

\*\*\*\*\*

Commissioner Yandell made motion seconded by Commissioner Hare and unanimously carried to suspend the rules and place on the agenda Planning Commission approval to remove a Live Oak Tree submitted by Habitat for Humanity as follows:

**MINUTES OF JUNE 12, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

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): The TRACE Subdivision  
Use address if you don't have a project name  
 Address: DAUGHERTY ROAD & SARATOGA (WEST OF DAUGHERTY)

**OWNER INFORMATION**

Last Name: HABITAT FOR HUMANITY, MS. GULF COAST  
 Address: 1636 POPPS FERRY ROAD  
 City: BILOXI State: MS Phone: 314-0011

**CONTRACTOR INFORMATION**

Contractor: S. H. ANTHONY  
Contractor Business Name

License #: \_\_\_\_\_  Removal  Substantial Trimming

Description of Work: Remove LIVE OAK on R.O.W. of Daugherty Rd in way of new TRACE LANE.

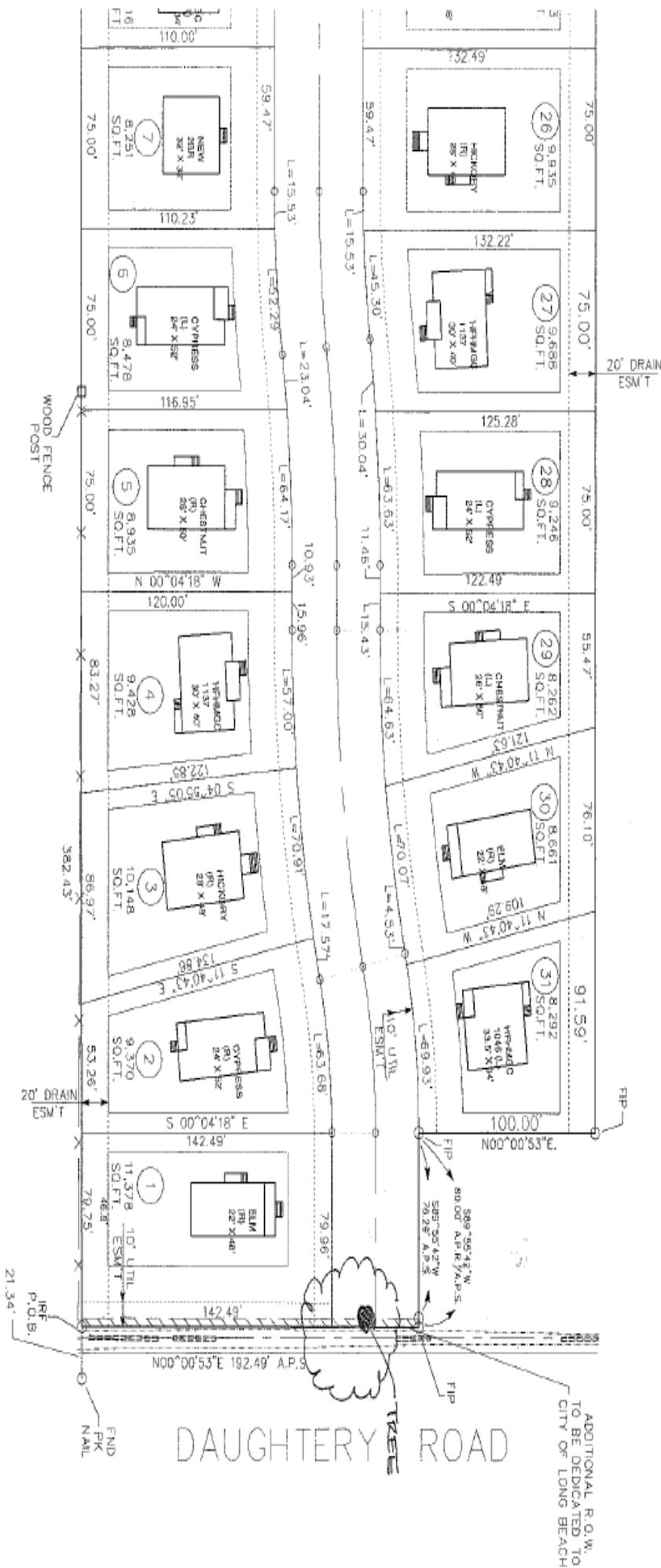
Please either attach a tree site plan showing the location of the trees to be permitted or sketch their locations on the back of this application.

*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: Victor Lopez Approved By: \_\_\_\_\_

Remarks: HABITAT FOR HUMANITY Owner's Rep.

**MINUTES OF JUNE 12, 2008  
RECESSED MEETING  
LONG BEACH PLANNING COMMISSION**



**MINUTES OF JUNE 12, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**



**MINUTES OF JUNE 12, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

City of Long Beach

BOARD OF ALDERMEN

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



WILLIAM SKELLIE, JR.  
MAYOR

CITY CLERK  
TAX COLLECTOR  
Rebecca E. Schruff

CITY ATTORNEY  
Frank R. McCreary, III

June 12, 2008

MEMORANDUM

I visited the site on Daugherty Rd. regarding the live oak tree to be removed. The tree is healthy and presents no danger. It is inconvenient to the developer. It was not addressed in the initial request to the city. Recommend no removal. It is not a hardship other than one created by the developer.

A handwritten signature in black ink, appearing to read "Ken Price". The signature is written in a cursive style.

Ken Price  
Zoning Enforcement Officer

**MINUTES OF JUNE 12, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

Discussion was had as regards to splitting the road where it could continue around the aforementioned Live Oak tree or relocating the road south of its present location.

After much consideration regarding options to prevent removal of the Live Oak tree, recommendation from the Zoning Enforcement Officer and conversation with the Building/Code Official Commissioner Yandell made motion seconded by Commissioner Lipski and unanimously carried to deny the removal of the Live Oak Tree.

\*\*\*\*\*

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

\*\*\*\*\*

APPROVED:

\_\_\_\_\_  
Commission Chairman, Frank Olaivar

Date:\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Veronica Howard, Minute Clerk