

**MINUTES OF JULY 10, 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, Dale Hare, Tony Vancourt, Roderick Rishel, Barney Hill, David Serrato, Planning Commission Advisor Bill Hessell, and Minute Clerk Veronica Howard.

Commissioners Jacquie Lipski and Joseph Sweetapple 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 July 15, 2008, and subject to a ten-day appeal time for a Public Hearing.

**MINUTES OF JULY 10, 2008  
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LONG BEACH PLANNING COMMISSION**

After careful review Commissioner Vancourt made motion seconded by Commissioner Yandell and unanimously carried to approve the Planning Commission minutes of June 12, 2008 regular scheduled meeting with the following amendment(s): Page 2 Commissioner Yandell made motion, seconded by Commissioner Sweetapple and unanimously carried to approve the minutes of June 12, 2008 regular scheduled meeting.

\*\*\*\*\*

The first item of business was a Public Hearing for a Zone Change from R-1, Single Family Residential to R-3 High Density Multi-Family Residential for property located at 400 Klondyke Road, Tax Parcel Number 06110-04-014.000 submitted by J & D Properties of South Mississippi, LLC as follows:

**MINUTES OF JULY 10, 2008**  
**REGULAR MEETING**  
**LONG BEACH PLANNING COMMISSION**



STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT



*[Signature]*  
1st Judicial District  
Instrument 2005 11224 D -J1  
Filed/Recorded 1 7 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 Kloudyke 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.

*[Signature of Don F. Pizzetta]*  
DON F. PIZZETTA

*[Signature of Danette Shaw Pizzetta]*  
DANETTE SHAW PIZZETTA,  
a/k/a DANETTE SHAW PIZETTA

**MINUTES OF JULY 10, 2008**  
**REGULAR MEETING**  
**LONG BEACH PLANNING COMMISSION**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT



*[Signature]*  
1st Judicial District  
Instrument 2005 11224 D -J1  
Filed/Recorded 1 7 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:

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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 7<sup>th</sup> day of January, 2005.

*[Signature of Don F. Pizzetta]*  
DON F. PIZZETTA

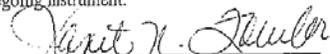
*[Signature of Danette Shaw Pizzetta]*  
DANETTE SHAW PIZZETTA,  
a/k/a DANETTE SHAW PIZETTA

**MINUTES OF JULY 10, 2008  
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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

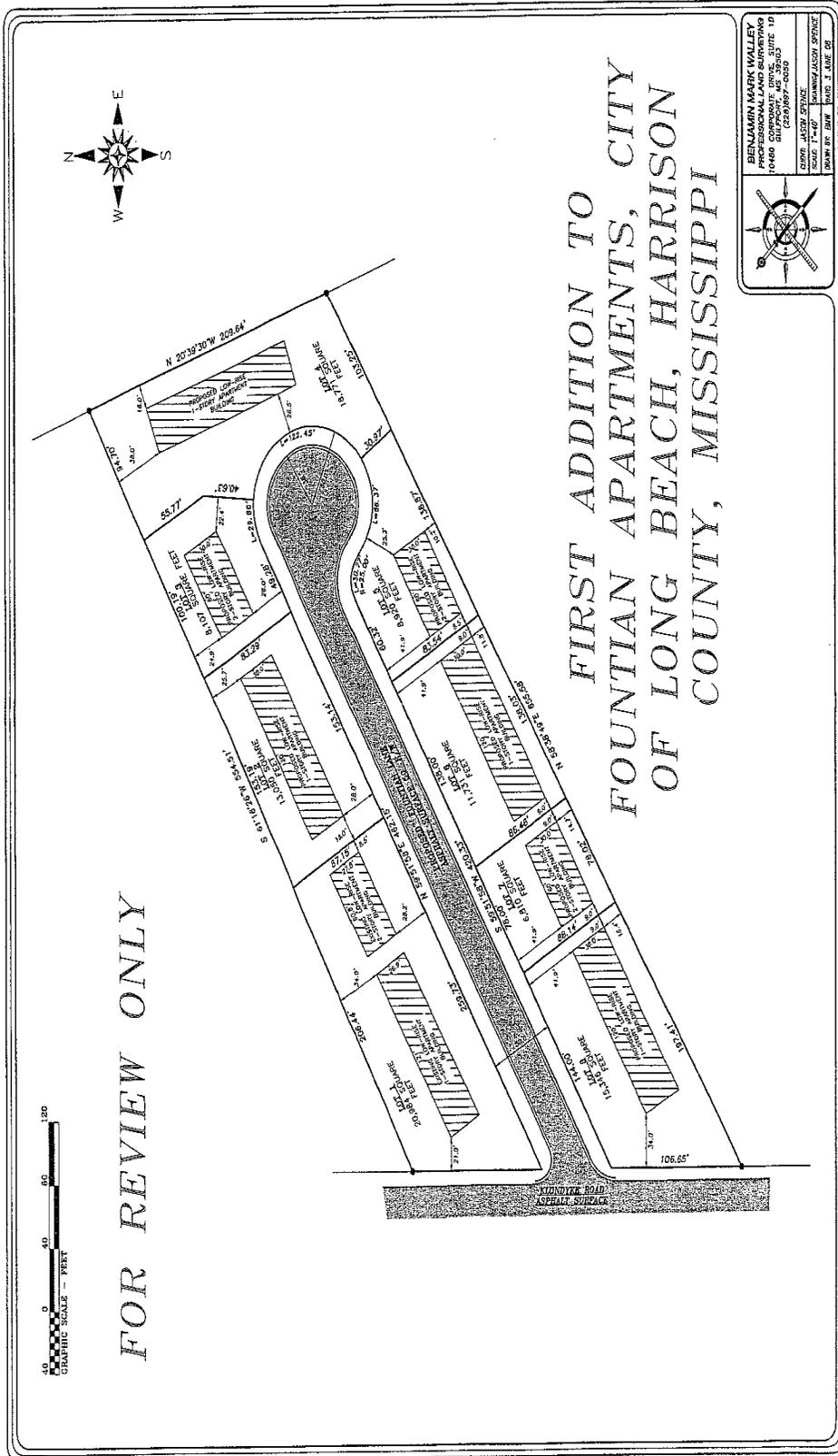
Address of Grantee: P. O. Box 303, Pass Christian, MS 39571 (228)297-1513



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

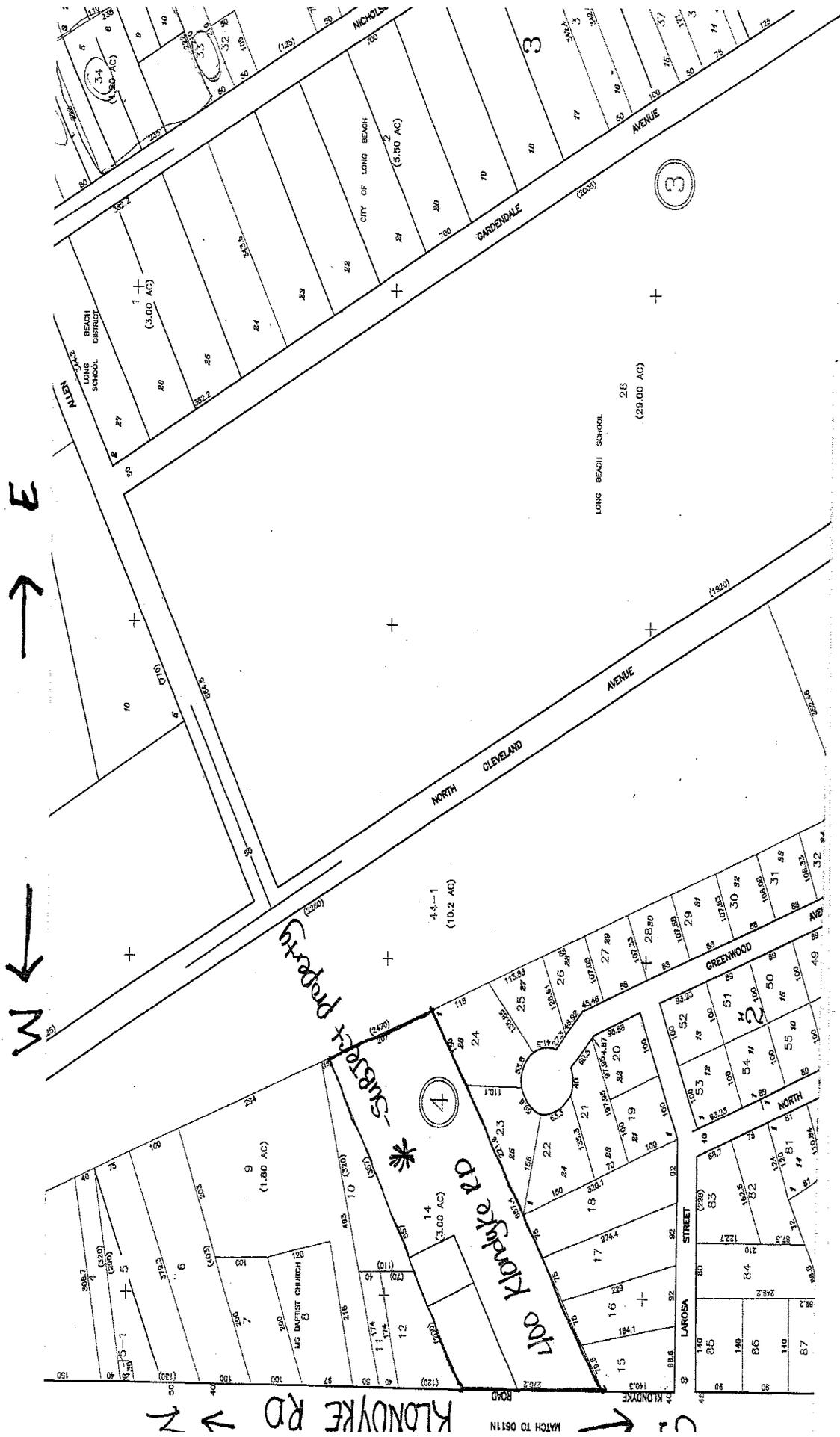
INDEXING: LBSB 11; bounded West by Klondyke Road, First Judicial District, Harrison County, MS

**MINUTES OF JULY 10, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**



010110 - 004 - 03111 - 000

**MINUTES OF JULY 10, 2008  
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LONG BEACH PLANNING COMMISSION**



**MINUTES OF JULY 10, 2008  
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LONG BEACH PLANNING COMMISSION**

The Clerk reported that she did cause to be published in The Sun Herald, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, LEGAL NOTICE, PUBLIC HEARING, as evidence by the Publisher's Proof of Publication as follows:

**PROOF OF PUBLICATION**

**LEGAL NOTICE PUBLIC HEARING**  
In accordance with Article XII of the Comprehensive Zoning Ordinance (#344) of the City of Long Beach, Mississippi (1987), as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a public hearing for the purpose of considering a Zoning Map Change: J & D Properties of South Mississippi, LLC, 5 Romie Dessett Road, Carriere, Mississippi has filed an application for a zoning map change in accordance with the Comprehensive Zoning Ordinance. Applicant is requesting to change the zoning classification from R-1, Single Family Residential to R-3, High Density Residential for tax parcel number 06110-04-014,000. The legal description is as follows:  
A parcel of land located in Section 12, Township 8 South, Range 12 West, if regularly surveyed in govern-

ment sections, and is part of the G. Pallett 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 30 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 524.54 feet to a point; run thence South 20 degrees 2 minutes 9 seconds East 205.43 feet to the Point of Beginning. And being one in the same property as described in that certain Warranty Deed from Peupert and Bail Contractors, Inc., to Henry A. Leitch and wife, Nannette C. Leitch, dated 5/31/96 and recorded in Deed Book 1337 at Page 174.  
The public hearing to consider the above zoning map change will be held in the City of Long Beach, Mississippi 39560, Thursday, July 10, 2008, 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  
V17,adv26,1THU 1261825

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi personally appeared Julie Garner who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a newspaper published in the city Gulfport, in Harrison County, Mississippi, and the publication of the notice, a copy of which is hereto attached, has been made in said paper 1 times in the following numbers and on the following dates of such paper, viz:

- Vol. 26 No., 267 dated 26 day of June, 20 08
- Vol. \_\_\_\_\_ No., \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_
- Vol. \_\_\_\_\_ No., \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_
- Vol. \_\_\_\_\_ No., \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_
- Vol. \_\_\_\_\_ No., \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_
- Vol. \_\_\_\_\_ No., \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_
- Vol. \_\_\_\_\_ No., \_\_\_\_\_ dated \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Affiant further states on oath that said newspaper has been established and published continuously in said country for a period of more than twelve months next prior to the first publication of said notice.

JUN 30 2008

*[Signature]*  
Clerk

Sworn to and subscribed before me this 26 day of June, A.D., 20 08

KANDI A. BERKLEY  
Notary Public, State of Mississippi  
Harrison County  
My Commission Expires  
April 03, 2010

*[Signature]*  
Notary Public

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

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The Clerk reported that Twenty-Three (23) 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**

**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

**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 & D Properties of South Mississippi, LLC, 5 Ronnie Dossett Road, Carriere, Mississippi has filed an application for a zone map change in accordance with the Comprehensive Zoning Ordinance. Applicant is requesting to change the zoning classification from R-1, Single Family Residential to R-3, High Density Residential for tax parcel number 06110-04-014.000. The legal description is as follows:

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The public hearing to consider the above zoning map change will be held in the City of Long Beach, Mississippi 39560, Thursday, July 10, 2008, 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](http://www.cityoflongbeachms.com)

**MINUTES OF JULY 10, 2008  
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Jason Smith came forward to state the request he stated currently there is an existing one (1) and two (2) story building on the lot and his intentions were to build more buildings similar to those.

Commission chairman called for anyone who wished to speak in favor of the request and no one came forward to be heard.

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

Regina Hulbert, 305 Larosa Road, stated she was not against building or development she was concerned about the drainage in the area.

Irma Lero, 303 Larosa Road, stated she was concerned about drainage.

Residents living at 224 Greenwood stated they were concerned about 2 story buildings adjacent to their property.

Roger & Lydia Trisotto, 208 Larosa Road.

Commissioner Serrato made motion seconded by Commissioner Yandell and unanimously carried to close the Public Hearing.

Discussion was had regarding the various uses that would be allowed "by right" if the property was rezoned to an R-3 zone district.

**MINUTES OF JULY 10, 2008  
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After much discussion commissioner Yandell made motion seconded by Commissioner Hill and unanimously carried to disapprove the Zone Change request from R-1 Single-Family Residential to R-3 High Density Multi-Family Residential; but to approve a Zone change from R-1 Single Family Residential to R-2 Low Density Multi-Family Residential to protect the integrity of the neighborhood and the surrounding areas.

\*\*\*\*\*

The first item of business under Old Business was an update on a temporary trailer located on Pineville Road (Chuck Ryan).

Mr. Ryan stated there was no update. The Commission asked Mr. Ryan to report back to the Commission in 60 days with an update.

\*\*\*\*\*

The next item of business under New Business was Planning Commission Approval to build to build a boat storage in a C-2 General Commercial Zone District submitted by George Healy, IV as follows:

**MINUTES OF JULY 10, 2008  
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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](mailto: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:  
28th Street  
House number and street name
- III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) *I want to build a RV and Boat Storage. I am going to build a mini warehouse facility and I want it to include a boat/RV storage.*
- 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 - *Legal Description attached*
- V. Names and Addresses of all Property Owners within 200 feet of subject land. (If bounded by street or alley, give names and mailing addresses of property directly across from the Subject Street or alley.) This information is necessary only if a Public Hearing is required.
- VI. Fees: Attach a check in the amount appropriated for applicable request. This check is to be made payable to the City of Long Beach to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.
- VII. Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.
- |  |   |
|--|---|
| <p><u>George N. Healy, IV</u><br/>Name of Owner(s)</p> <p><u>Gulfport MS 39507</u><br/>City State Zip</p> <p><u>Dave Healy</u><br/>Signature of Owner(s)</p> | <p><u>1323 28th Ave, Suite A</u><br/>Mailing Address</p> <p><u>604.2734 575.4005</u><br/>Telephone (H) Office</p> <p><u>6/30/08</u> <u>\$ 50</u><br/>Date Fee</p> |
|--|---|

- NOTATION: The following attachments must be submitted with application. If applicable:
- A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.
  - B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR 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 JULY 10, 2008  
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LONG BEACH PLANNING COMMISSION**

Harrison County Public Records Online (PRO) - Land Record: 1998-0008927-D-J1

Page 1 of 1

**Land Record Detail 1998-0008927-D-J1**

**Recording Description**

Document No.	1998-0008927-D-J1	File Date	11/30/1998
Document Type	WARRANTY DEED	Filed By	JIM MAULDIN
Year	1998	Book	1432
Instrument No.	8927	Pages	418
		Book Type	D
		Judicial District	J1 - Gulfport

**Grantors/Grantees**

Grantor	MAULDIN JIM
Grantee	MAULDIN JAMES W & KATHERINE M JOINT REVOCABLE INTER VIVOS TRUST

**Legal Description 1**

Subdivision	ACREAGE (TOWN/RNG/SEC)	Subdivision Code	1573
Section	03 Township 08S Range 12W		

Sectional Description	NE 1/4	NW 1/4	SW 1/4	SE 1/4
	NE NW SW SE			
	.1 .2 .3 .4	.1 .2 .3 .4	.1 .2 .3 .4	.1 .2 .3 .4
	2P			

Notes 10 ACS S/L 28TH ST - SEE ALSO LBSB #58

**Legal Description 2**

Subdivision	LONG BEACH - METES & BOUNDS -- (SEC BLKS 1-59)	Subdivision Code	794
Section	03 Township 08S Range 12W	Block	58 Lots

Sectional Description	North	South	East	West
	28TH ST	***	***	***

Notes 10 ACS M/L - SEE ALSO SEC 3-8-12

**MINUTES OF JULY 10, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

**HARRISON COUNTY TAX - DETAIL**

Parcel ID **0511A-01-003.001**  
 Owner **MAULDIN JAMES W & KATHERINE -TR-**  
 Owner Address **1904 HATCHER RD**  
**N LITTLE ROCK, AR 72120**  
 Property Location **0 28TH ST**  
 Legal Description **MAULDIN, JAMES W & KATHERINE JOINT REVOCABLE TRUST-1432/418- 10 AC BEG AT  
 NW COR OF NE 1/4 OF SEC 3 ON S MAR OF 28TH ST S 1320 FT E 330 FT N 1320 FT TO  
 28TH ST W ALONG ROAD 330 FT TO POB BEING W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4**

Tax District Rate		Homestead Value	
County	3685.0000	Special Exemption	
City	4898.0000	Deed Book/Page	1432/418
School	5975.0000	Date Recorded	11/30/1998
Cultivated Acre Value (C1)		Cultivated Acres	
Cultivated Acre Value (C2)	\$58,800	Cultivated Acres	10.000
Uncultivated Acre Value (C1)		Uncultivated Acres	
Uncultivated Acre Value (C2)		Uncultivated Acres	
Improvement/Bldg Value (C1)		Forest Acres	
Improvement Bldg Value (C2)			
Total Assessment	\$8,820	Tax District	L
Taxes Due		Less H.E. Credits	
County	\$325.020	County	0.00
City	\$432.000	City	0.00
School	\$527.000	School	0.00
Forest	\$0.000		
Total Taxes	\$1327.220	Roll Year	2007

**Notifications**

To find TRUE VALUE:  
 Add the (C1) and (C2) fields. (C1) Denotes with Homestead  
 (C2) Denotes without Homestead

To find ASSESSED VALUE:  
 Multiply (C1) fields by 10% \* Denotes Owner Address  
 Multiply (C2) fields by 15% NOT Property Location

Information not warranted. Information herein is from Harrison County Tax Rolls. MLS subscribers are not responsible for its accuracy.

1432/418

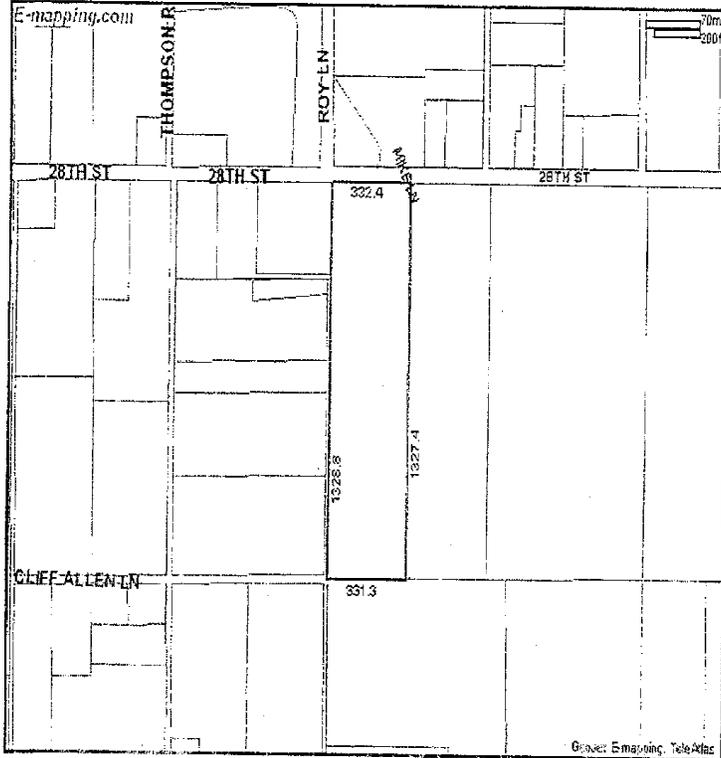
**MINUTES OF JULY 10, 2008  
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Geojet parcel maps

Page 1 of 1

Parcel Map

Property Address: 28TH ST

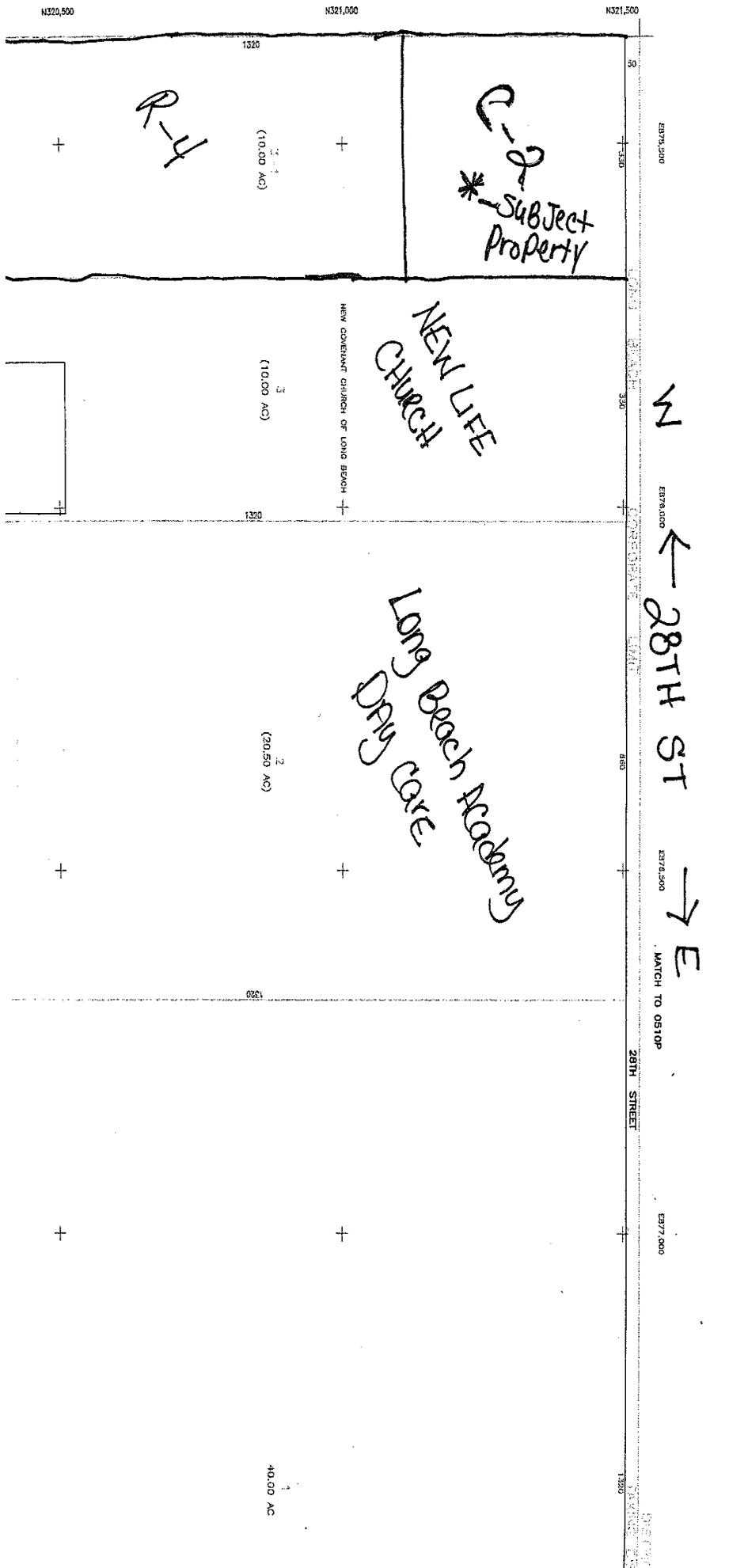


Information Deemed Reliable. Not Verified or Guaranteed by MGCMLS.  
(5/9/2008)

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\*-Subject Property

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After Considerable discussion Commissioner Serrato made motion seconded by Commissioner Vancourt and unanimously carried to approve request as submitted with the understanding that approval is granted only for the C-2 General Commercial Zoned portion of the lot and if the boat storage is to extend into the R-4 Residential Farm Zoned portion of the lot the owner of the lot would need to apply for a special exception use or zone change approval.

\*\*\*\*\*

The next agenda item was Planning Commission Approval to release \$5,000 payment for the Neighborhood analysis plan prepared by Ayer, Saint, Gross as follows:

**MINUTES OF JULY 10, 2008  
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LONG BEACH PLANNING COMMISSION**

# MEMO

**TO:** Mayor Billy Skellie  
City of Long Beach  
**FROM:** Jimmy G. Gouras  
Jimmy G. Gouras, Urban Planning Consultants, Inc.  
**DATE:** June 30, 2008  
**RE:** Payment for Neighborhood Analysis – 5,000

Please be advised that I have reviewed the draft neighborhood/ward analysis and find it to be consistent with the scope of work set forth in the agreement between the City and the Consultants.

I assume that grammatical errors will be corrected in the final documents.

Also, please understand that it is not my responsibility to bless the strategies as proposed as that is a responsibility of the local government.

I recommend payment of the \$5,000 previously withheld subject to approval of the work by the City Planning Commission.

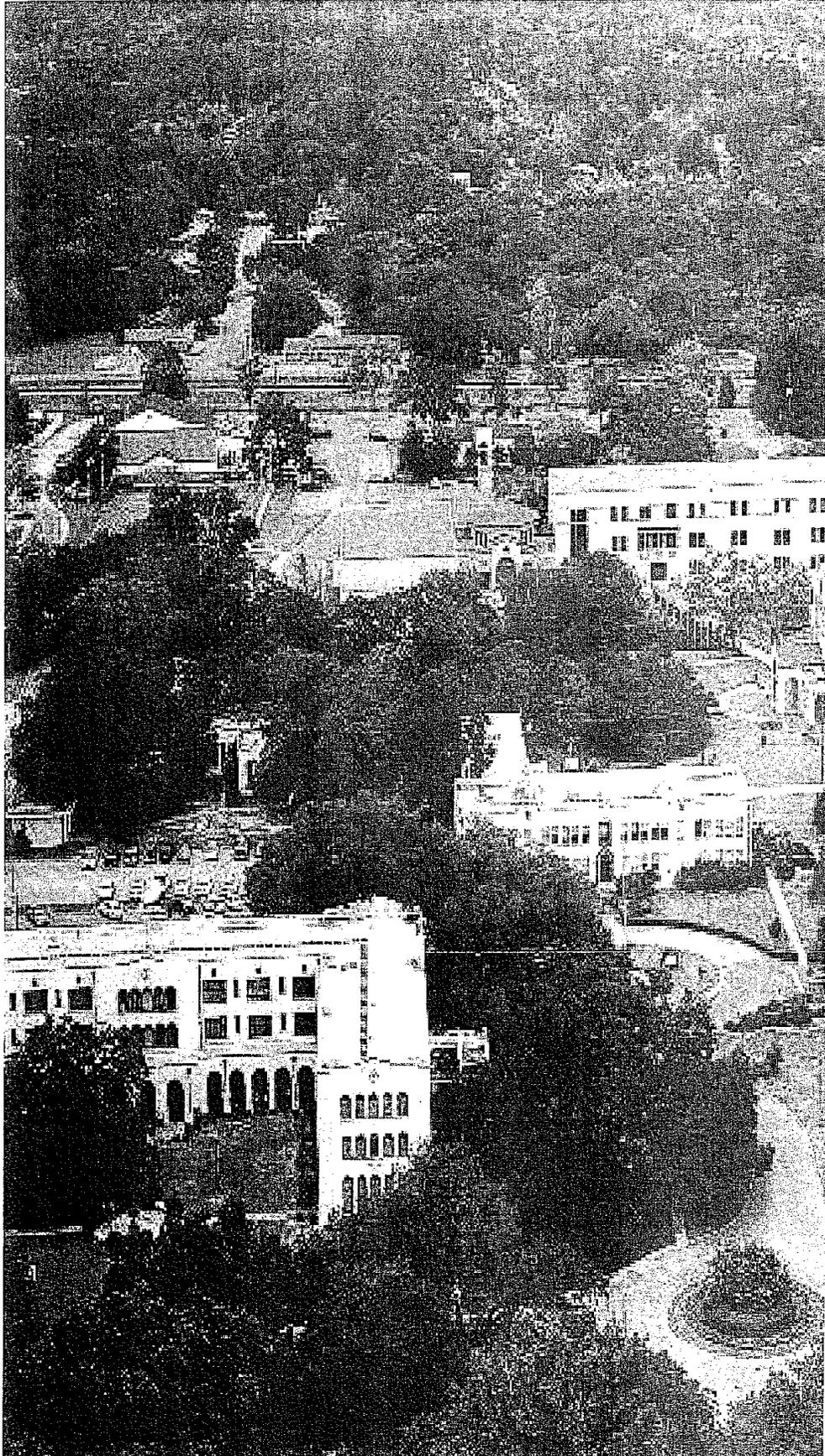
**JIMMY G. GOURAS**

URBAN PLANNING CONSULTANTS, INC.

1100 CHERRY ST. • P.O. BOX 1547 • VICKSBURG, MS 39181-1547 • 601-638-7121 • FAX 601-638-5292 • Email:jggouras@bellsouth.net

**MINUTES OF JULY 10, 2008  
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LONG BEACH PLANNING COMMISSION**

*Pre-Katrina View University of Southern Mississippi Gulf Coast Campus*



**MINUTES OF JULY 10, 2008  
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LONG BEACH PLANNING COMMISSION**

WARD ANALYSIS

WARD ONE  
WARD TWO  
WARD THREE  
WARD FOUR  
WARD FIVE  
WARD SIX

# MINUTES OF JULY 10, 2008 REGULAR MEETING LONG BEACH PLANNING COMMISSION

## LONG BEACH NEIGHBORHOODS

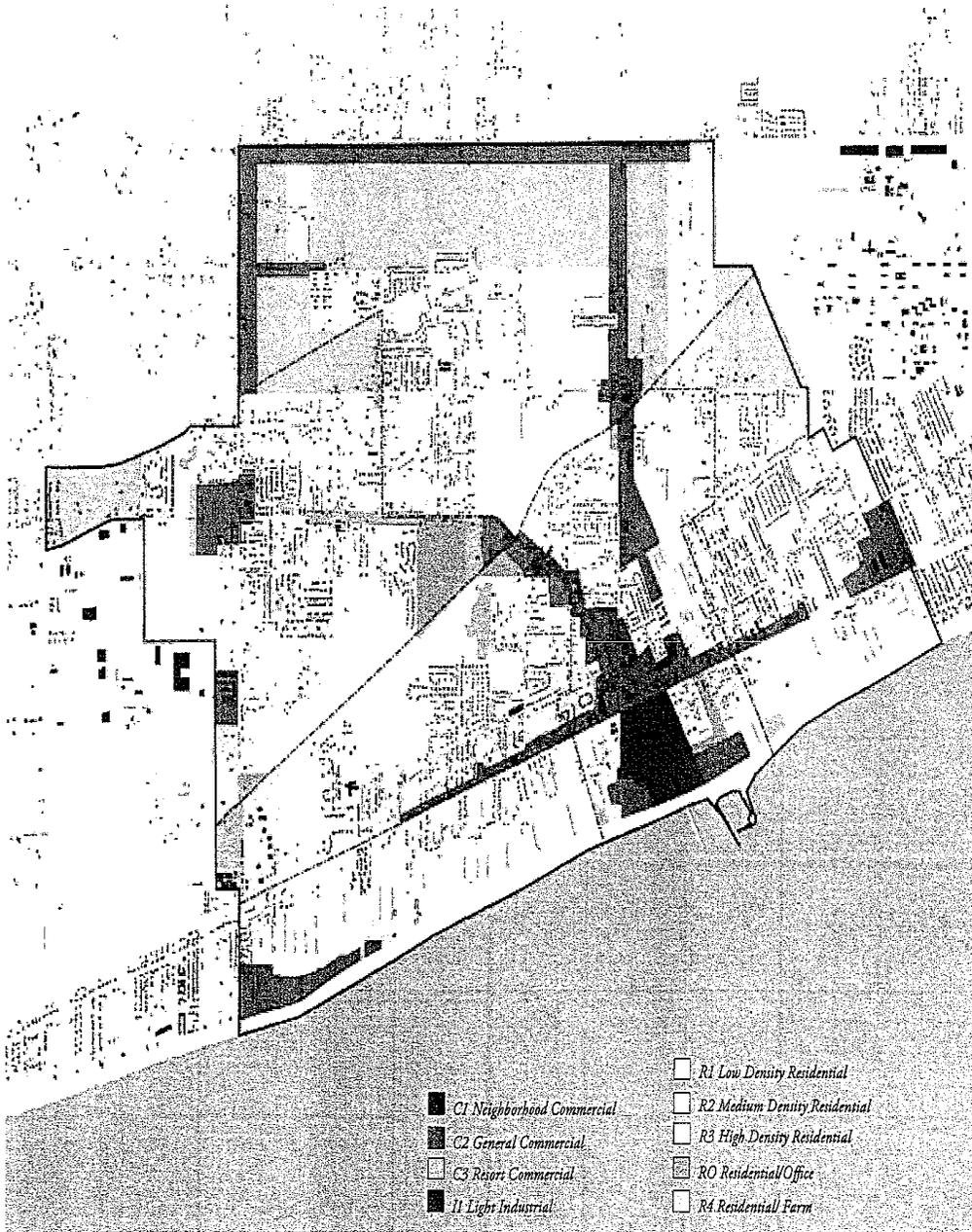
Although people's willingness to walk varies depending on the quality of the public spaces, ¼ mile is a generally accepted standard for the radius of a walkable neighborhood. The City of Long Beach has developed in a relatively low-density, spread-out pattern. By identifying existing and historic walkable neighborhoods, ideally related to a community facility, such as a school, church, or playground, we see that there are approximately twelve existing or previously existing walkable

neighborhoods in Long Beach. The majority of these walkable neighborhoods are located either immediately south or north of the railroad tracks.

Many of these neighborhoods do not include a public playground or park. In addition, many neighborhoods do not have adequate connectivity to surrounding areas. The railroad tracks and canals present significant barriers to connectivity.

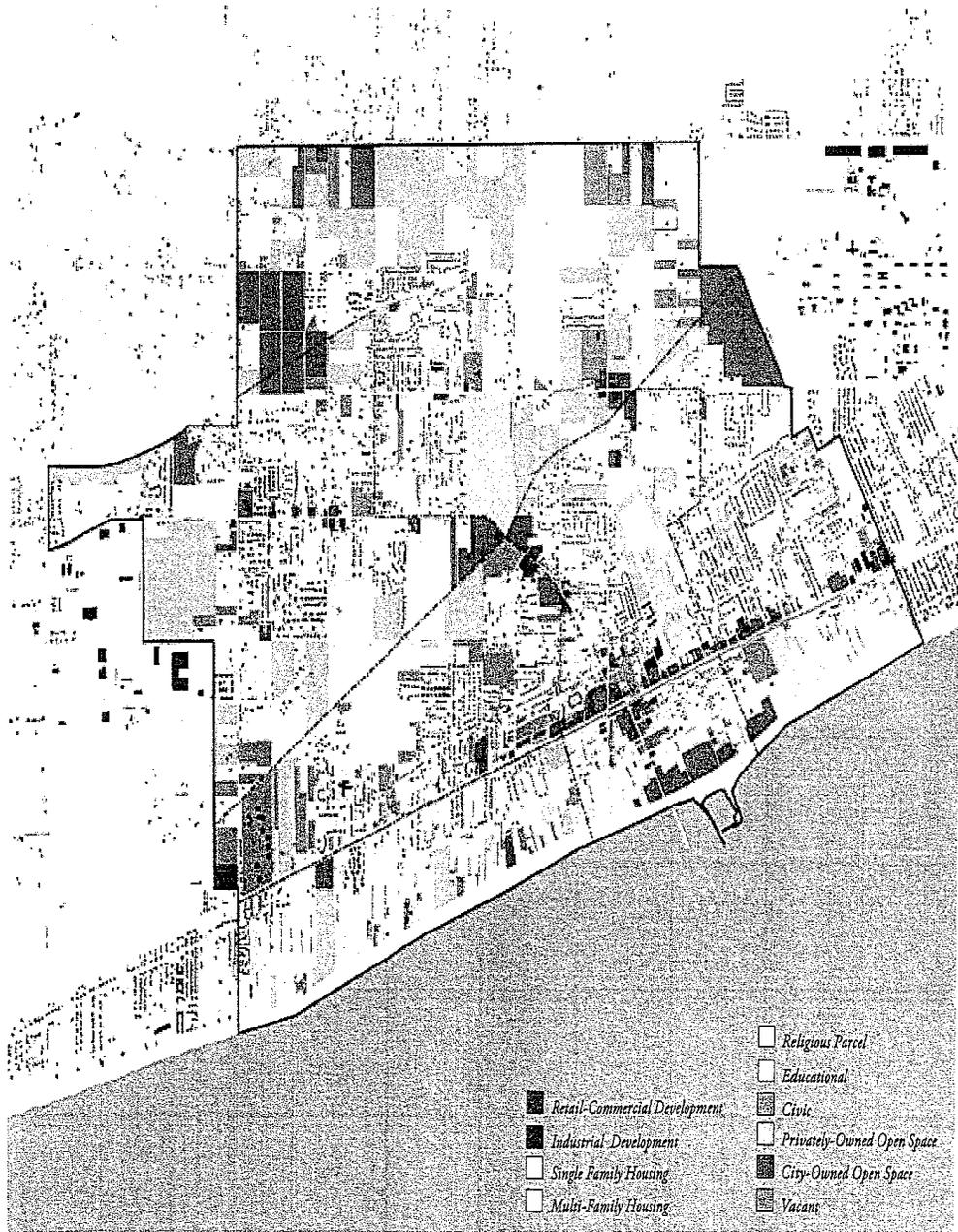
Some neighborhoods, particularly in Ward 1, would like to see additional mixed-use development, as long as the character of the development is compatible with the neighborhood. Other neighborhoods, particularly in Ward 3, want to preserve the quiet, residential quality of their neighborhood.

*Existing Zoning*



**MINUTES OF JULY 10, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

*Existing Land Use*



SECTION TITLE

51

# MINUTES OF JULY 10, 2008 REGULAR MEETING LONG BEACH PLANNING COMMISSION

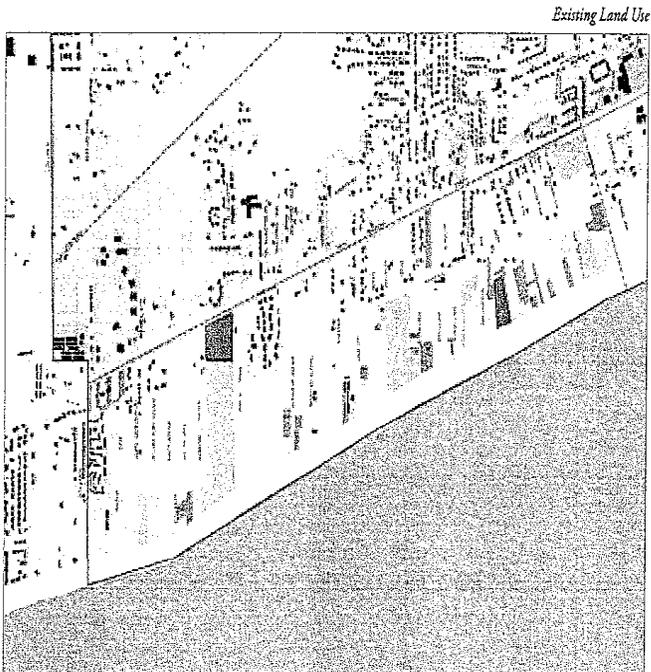
## WARD 1

Located to the southwest of the city, the 601 acres of Ward 1 lies between the Gulf Coast and railroad line. Ward 1 is characterized by a substantial amount of single family residences (46%) and a few low-rise housing developments (12%). Located within the Ward is the only cemetery (1%) found in the City of Long Beach. The southern portion of the Ward has been lying vacant since Hurricane Camille devastated the area.

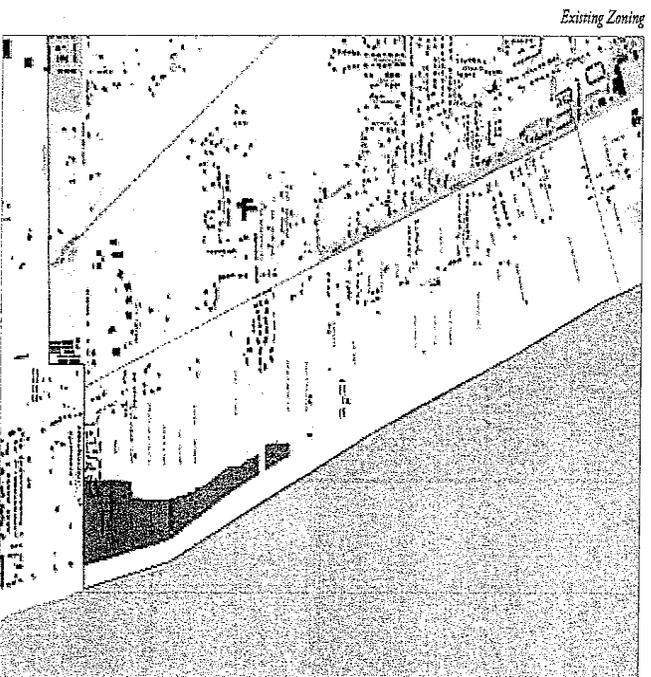
Comments that were expressed by citizens on the walk through the Ward were:

1. Don't want commercial/mixed-use everywhere. Okay on some corners, but not everywhere.
2. North of Magnolia along Lang is mostly intact and they might oppose more commercial
3. How do you keep out the liquor store or pawn shop?
4. West of Lang, especially near White Harbor, not much possibility of single-family detached—been vacant since Camille
5. Need more T4 and/or T5 along 90
6. How do we address the condominium issue?—Island View is a good example.

-  Retail-Commercial Development
-  Industrial Development
-  Single Family Housing
-  Multi-Family Housing
-  Religious Parcel
-  Educational
-  Civic
-  Privately-Owned Open Space
-  City-Owned Open Space
-  Vacant



-  C1 Neighborhood Commercial
-  C2 General Commercial
-  C3 Resort Commercial
-  I1 Light Industrial
-  R1 Low Density Residential
-  R2 Medium Density Residential
-  R3 High Density Residential
-  RO Residential/Office
-  R4 Residential Farm



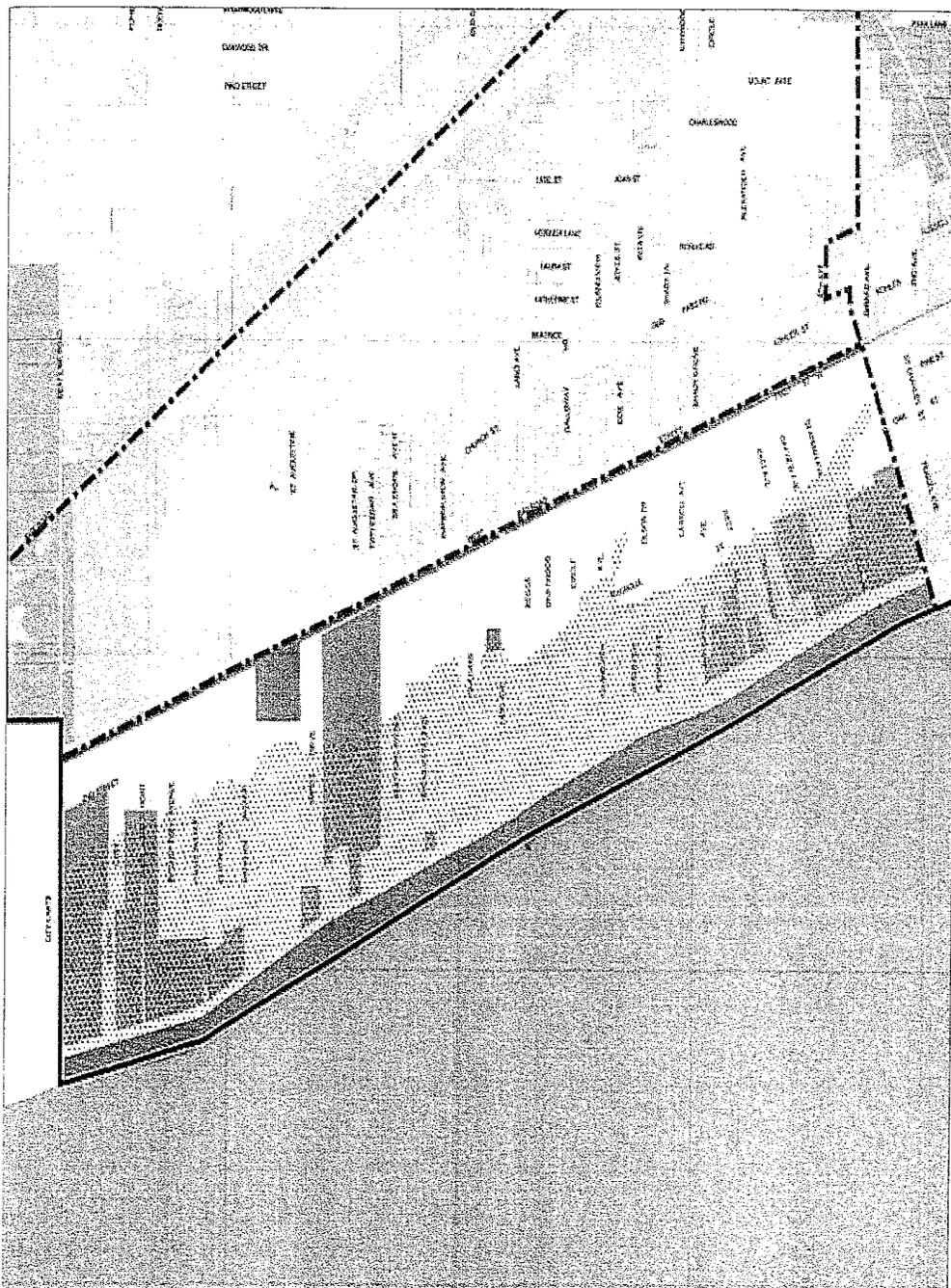
# MINUTES OF JULY 10, 2008 REGULAR MEETING LONG BEACH PLANNING COMMISSION

## STRATEGIES

The long and short term strategy for Ward 1 is to encourage high density residential development along the coast line. In addition, convenience and service retail to serve the residents should also be encouraged. It is anticipated that all new construction will be elevated to meet the FEMA guidelines, therefore street level retail activity will only occur on Magnolia Street, or further back from the coast.

- |   |                         |   |                 |
|---|-------------------------|---|-----------------|
|  | T-1 Rural Preserve      |  | Harbor District |
|  | T-2 Rural Reserve       |  | FEMA Regulated  |
|  | T-3 Suburb              |   |                 |
|  | T-3Plus Suburb Plus     |   |                 |
|  | T-4 Neighborhood (NBHD) |   |                 |
|  | T-4C NBHD Commercial    |   |                 |
|  | T-5 Town Center         |   |                 |
|  | Commercial Corridor     |   |                 |
|  | Railroad Corridor       |   |                 |
|  | Educational Districts   |   |                 |
|  | Civic Art               |   |                 |

*Proposed Transect Map*



# MINUTES OF JULY 10, 2008 REGULAR MEETING LONG BEACH PLANNING COMMISSION

## WARD 2

Ward 2, consists of 873 acres and lies in the center of the city. The Ward extends southward to the Gulf Coast and is bisected by the railroad line. The Ward contains the downtown core of the city and faces the marina. Ward 2 is characterized by diverse community uses: retail (10%), industrial (.2%), civic (2%), educational (4%), and religious (5%). Majority of the residents reside in single family homes (47%) while a small portion in multi-family dwelling units (4%). A large portion of the Ward,

south of the railroad lines was devastated by Hurricane Katrina.

Comments that were expressed by citizens on the walk through the Ward were:

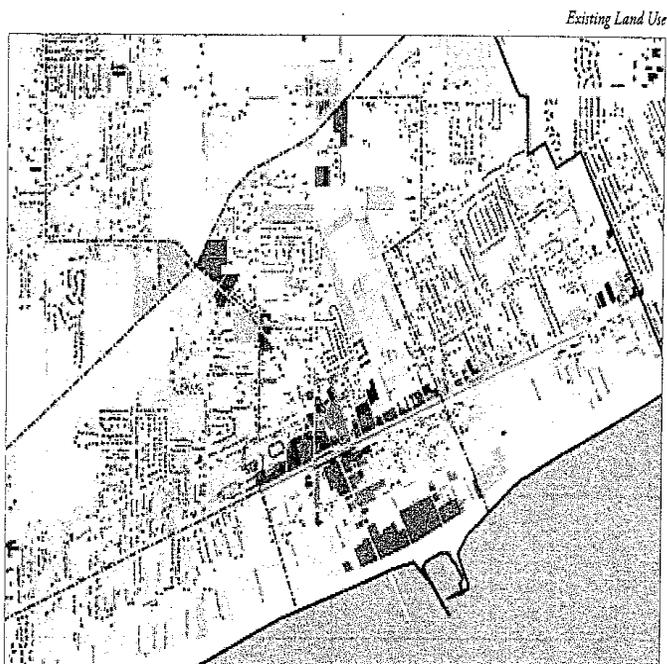
1. Resistance to developing commercial north of 5th and to east.
2. St. Thomas property should be institution, not green.
3. Will we scale back commercial from the concept plan?
4. Is USM planning walkways to

downtown on 3rd Street.

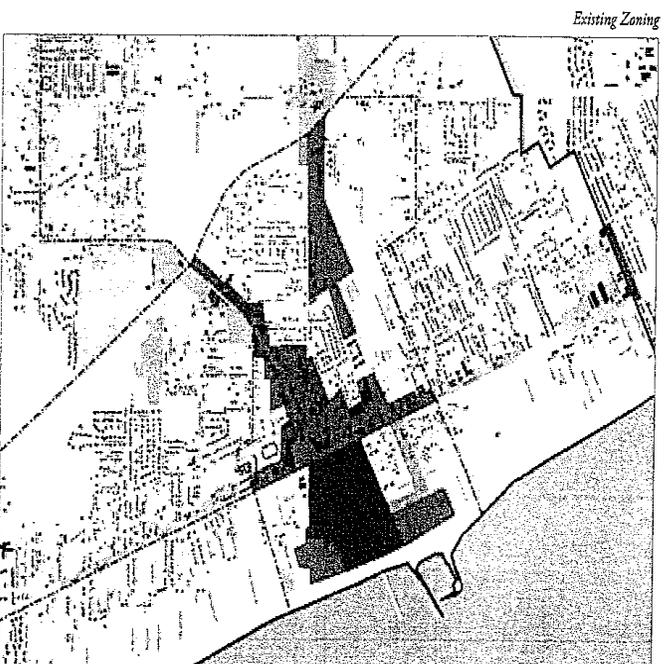
5. Suggest making Pineville Road corridor T4

6. Suggest making the area east of the school T4 or T3?

-  Retail-Commercial Development
-  Industrial Development
-  Single Family Housing
-  Multi-Family Housing
-  Religious Parcel
-  Educational
-  Civic
-  Privately-Owned Open Space
-  City-Owned Open Space
-  Vacant



-  C1 Neighborhood Commercial
-  C2 General Commercial
-  C3 Resort Commercial
-  I1 Light Industrial
-  R1 Low Density Residential
-  R2 Medium Density Residential
-  R3 High Density Residential
-  RO Residential/Office
-  R4 Residential/ Farm



# MINUTES OF JULY 10, 2008 REGULAR MEETING LONG BEACH PLANNING COMMISSION

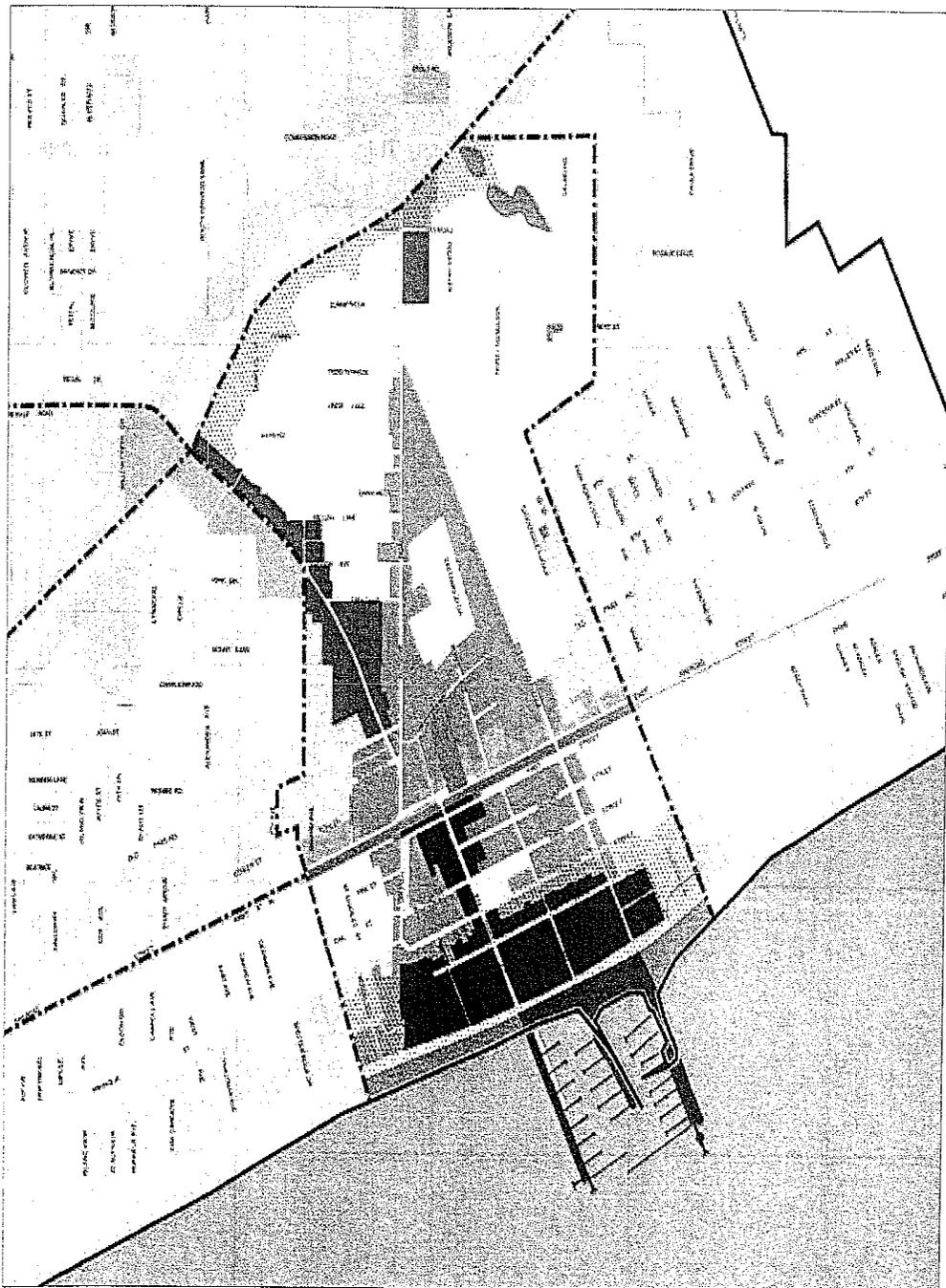
## STRATEGIES

The short term strategy is to encourage multi-family housing and services to serve the academic community that attends the USM campus. The campus is redeveloping and the city needs to support this renaissance. The long term strategy for this Ward is to develop a robust commercial base along the coast line to attract tourist and serve the marina. Jeff Davis is designated as the main street of

Long Beach and would serve both the resident population as well as visitors.

-  T-1 Rural Preserve
-  T-2 Rural Reserve
-  T-3 Suburb
-  T-3Plus Suburb Plus
-  T-4 Neighborhood (NBHD)
-  T-4C NBHD Commercial
-  T-5 Town Center
-  Commercial Corridor
-  Railroad Corridor
-  Educational District
-  Civic Art
-  Harbor District
-  FEMA Regulated

*Proposed Transect Map*



# MINUTES OF JULY 10, 2008 REGULAR MEETING LONG BEACH PLANNING COMMISSION

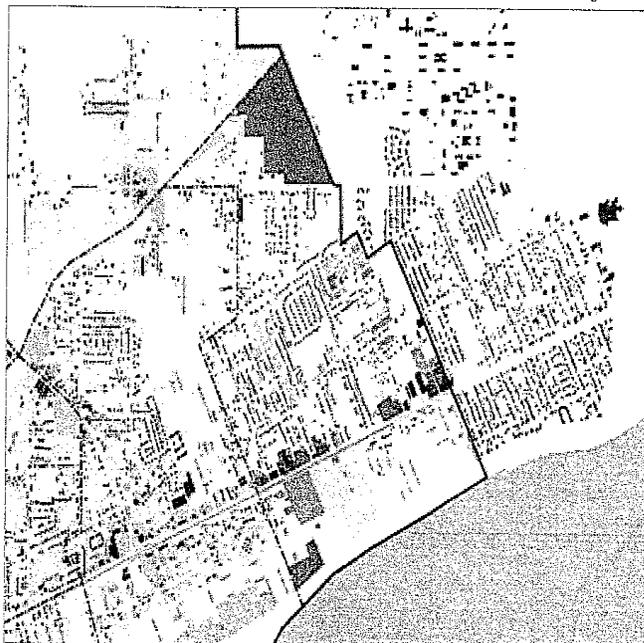
## WARD 3

Ward 3, comprising of 834 acres, lies at the south east corner of the city and encompasses the property owned by the University of Southern Mississippi. A large portion of the Ward, south of the railroad lines was devastated by Hurricane Katrina. After Ward 2, Ward 3 has the next diverse use of community facility: civic (2%), commercial (3%), religious (2%), and educational (5%). Multi-family dwelling units such as duplexes consists of 2% of the Ward, and 55% are single family housing.

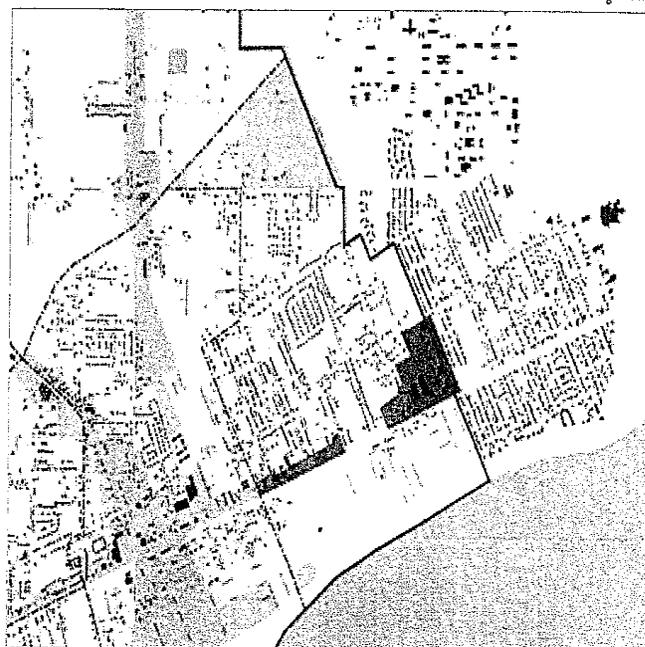
Comments that were expressed by citizens on the walk through the Ward were:

1. T4/5 should extend all along the railroad lines
2. E-W corridor is not off the table completely—how do we address issue of the possibility of railroad tracks moving to the north.
3. Park near USM will revert back to university once city ball fields are done, so should be shown as institutional
4. Suggest locating businesses that are supported by students along the railroad tracks.
5. Area east of USM is very nice residential, but area to west of USM is likely to become commercial—not reasonable for it to stay T3 long-term.
6. 5th Street and certain distance off Jeff Davis can be T5/T4, but area farther east wants to stay T3—maybe could add more T4 near college.

- Existing Land Use**
- Retail-Commercial Development
  - Industrial Development
  - Single Family Housing
  - Multi-Family Housing
  - Religious Parcel
  - Educational
  - Civic
  - Privately-Owned Open Space
  - City-Owned Open Space
  - Vacant



- Existing Zoning**
- C1 Neighborhood Commercial
  - C2 General Commercial
  - C3 Resort Commercial
  - I1 Light Industrial
  - R1 Low Density Residential
  - R2 Medium Density Residential
  - R3 High Density Residential
  - RO Residential/Office
  - R4 Residential/Farm



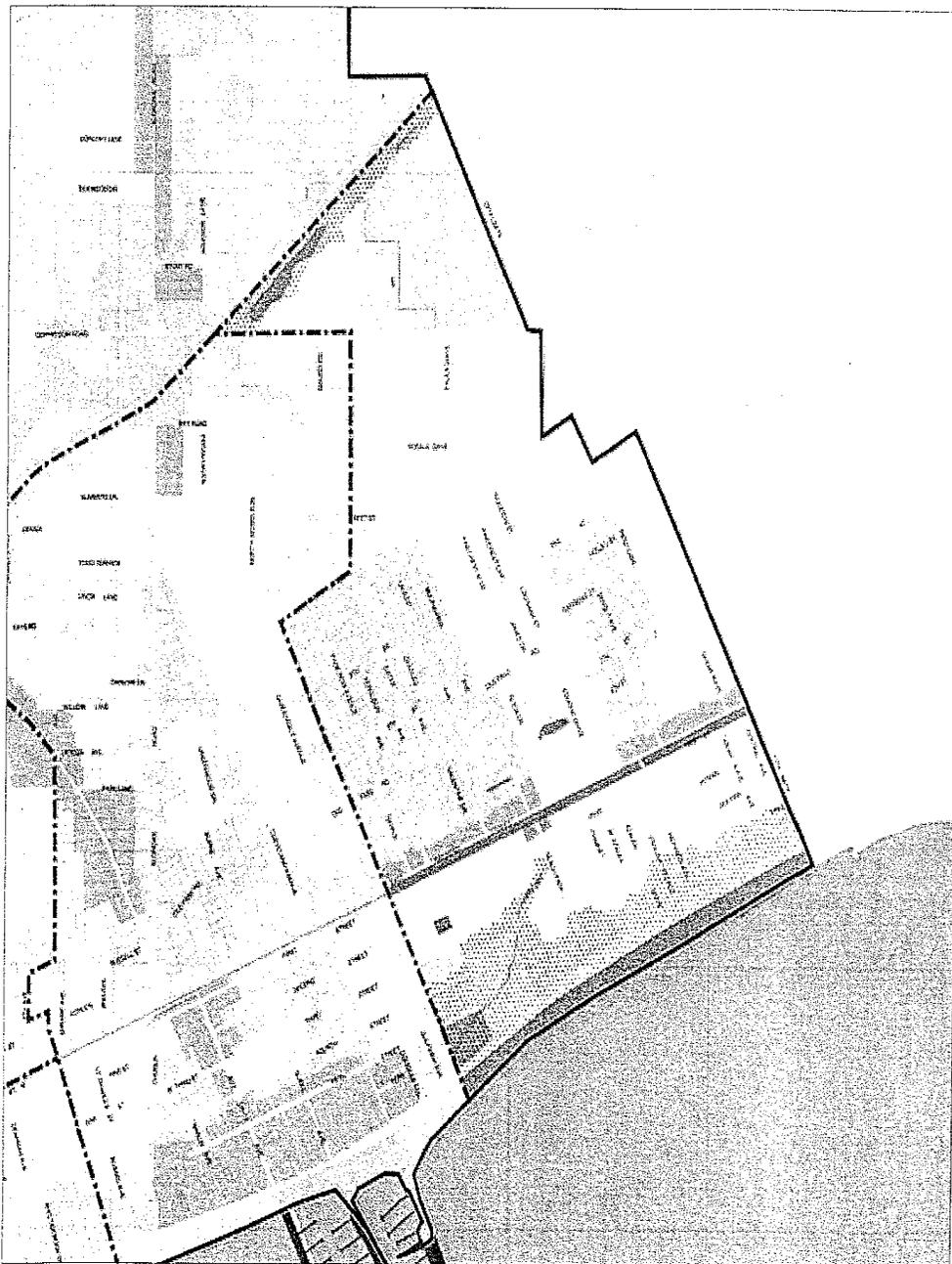
# MINUTES OF JULY 10, 2008 REGULAR MEETING LONG BEACH PLANNING COMMISSION

## STRATEGIES

The short term strategy is to encourage multi-family housing and services to serve the academic community at the USM campus. The long term strategy is to stabilize the neighborhood by building on every vacant lot, increasing the residential base, and encouraging land owners to rebuild their homes or sell their vacant lots to permit new development.

- |   |   |
|---|---|
|  T-1 Rural Preserve      |  Harbor District |
|  T-2 Rural Reserve       |  FEMA Regulated  |
|  T-3 Suburb              |   |
|  T-3Plus Suburb Plus     |   |
|  T-4 Neighborhood (NBHD) |   |
|  T-4C NBHD Commercial    |   |
|  T-5 Town Center         |   |
|  Commercial Corridor     |   |
|  Railroad Corridor       |   |
|  Educational District    |   |
|  Civic Art               |   |

*Proposed Transect Map*



SECTION TITLE

57

# MINUTES OF JULY 10, 2008 REGULAR MEETING LONG BEACH PLANNING COMMISSION

## WARD 4

Located to the west of the city, Ward 4 boundaries is sharply defined to the north by Canal one an to the South, by railroad line. The 747 acres Ward consists of single family residences (46%), elementary school (1%), civic (6%) uses to the west, and a new police station on the east side. Dispersed along the W. Railroad Street are commercial uses (2%).

Connectivity for the Ward presents some difficulties. The Ward is landlocked

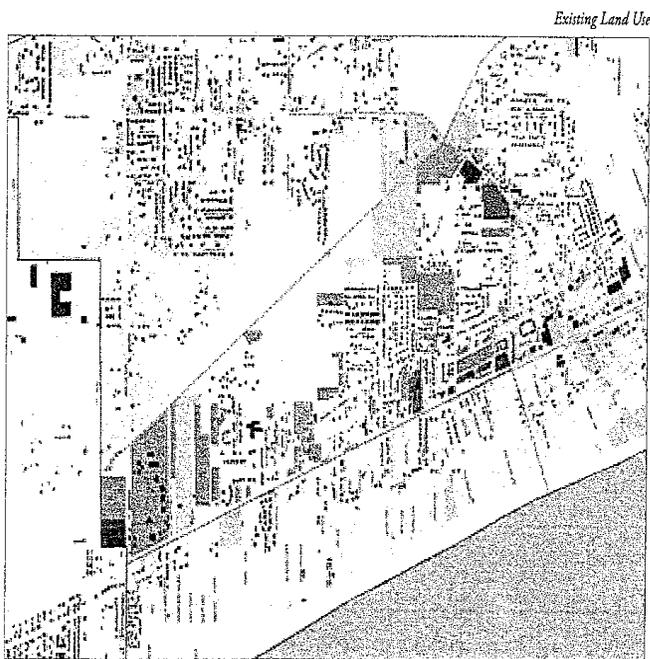
by the canal and railroad line making connectivity tedious to the north and south. However, there are five railroad crossings within the Ward. This presents the opportunity for increase access to the beach.

Comments that were expressed by citizens on the walk through the Ward were:

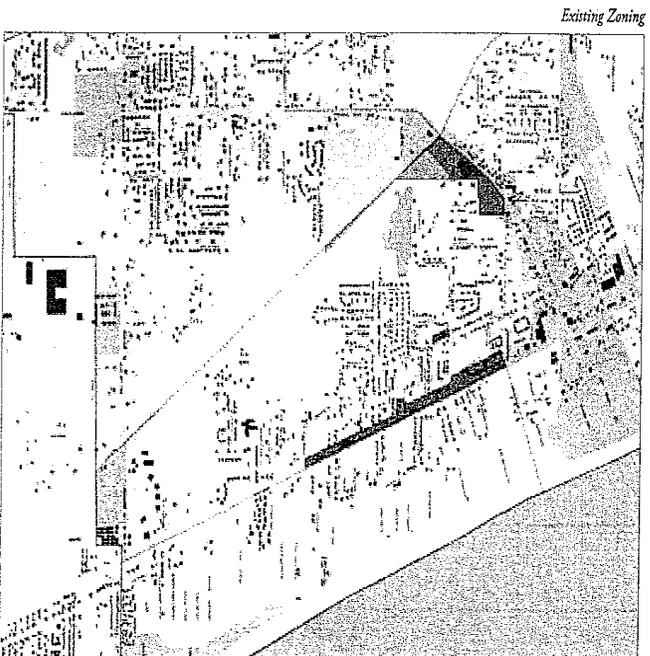
1. Don't want commercial/mixed-use everywhere.
2. Need more T4—maybe at Alexander

& East Old Pass intersection or Old Pass & Island View?

-  Retail-Commercial Development
-  Industrial Development
-  Single Family Housing
-  Multi-Family Housing
-  Religious Parcel
-  Educational
-  Civic
-  Privately-Owned Open Space
-  City-Owned Open Space
-  Vacant



-  C1 Neighborhood Commercial
-  C2 General Commercial
-  C3 Resort Commercial
-  I1 Light Industrial
-  R1 Low Density Residential
-  R2 Medium Density Residential
-  R3 High Density Residential
-  RO Residential/Office
-  R4 Residential/ Farm



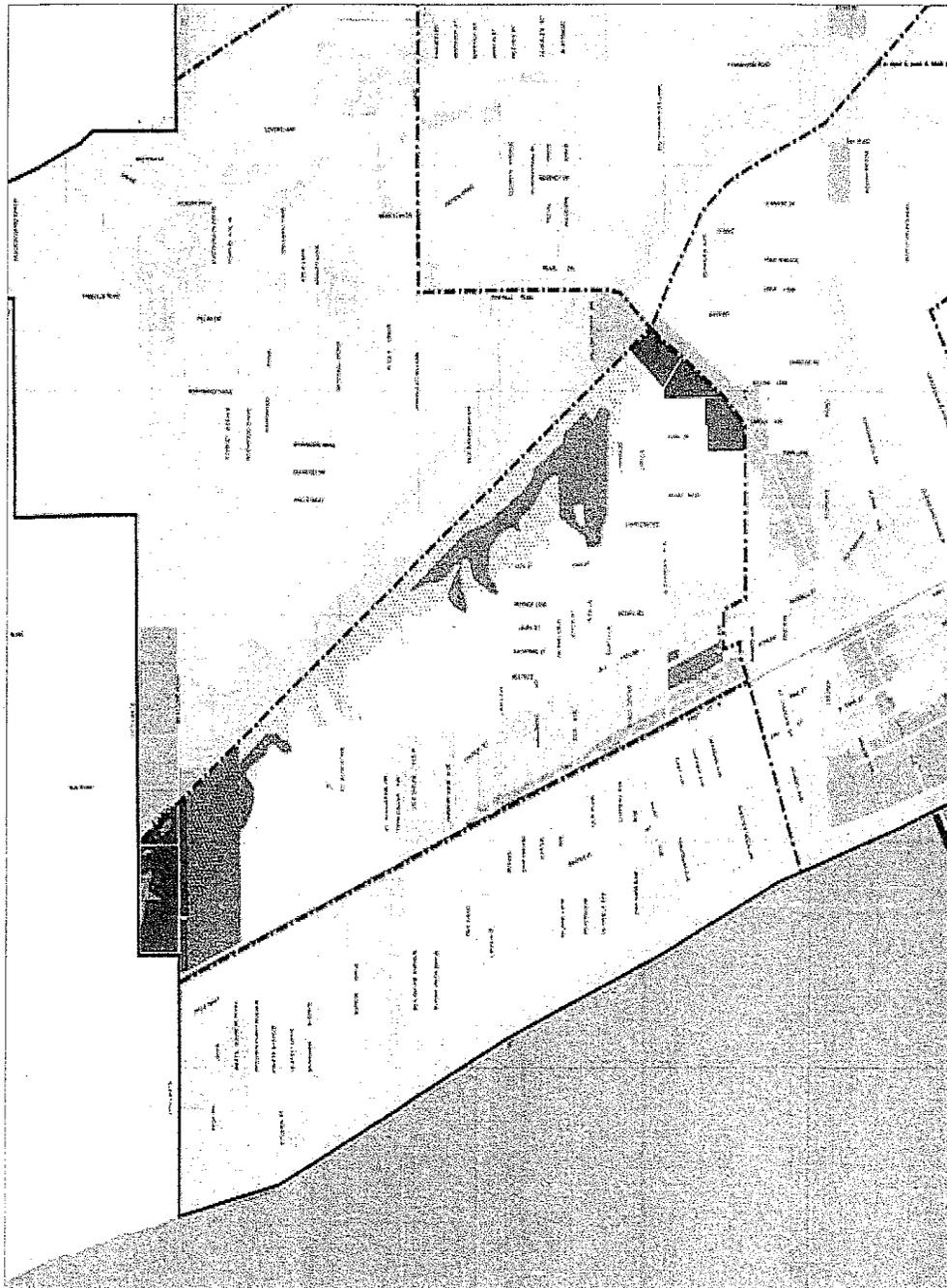
# MINUTES OF JULY 10, 2008 REGULAR MEETING LONG BEACH PLANNING COMMISSION

## STRATEGIES

The short term strategy is to encourage service and convenience retail strategically located at corners to serve the Ward's residence. An evacuation route to the north needs to be identified and developed for students attending Reeves elementary school.

-  T-1 Rural Preserve
-  T-2 Rural Reserve
-  T-3 Suburb
-  T-3Plus Suburb Plus
-  T-4 Neighborhood (NBHD)
-  T-4C NBHD Commercial
-  T-5 Town Center
-  Commercial Corridor
-  Railroad Corridor
-  Educational District
-  Civic Art
-  Harbor District
-  FEMA Regulated

*Proposed Transect Map*



# MINUTES OF JULY 10, 2008 REGULAR MEETING LONG BEACH PLANNING COMMISSION

## WARD 5

Ward 5 is located at the northwest corner of the city limits bounded by Canal 1 to the south and Canals 2 and 3 to the north. Land close to the canals are low lying and subject to flooding.

The Ward is the second largest in Long Beach, with 1255 acres. Existing uses within the Ward consists of several housing sub-divisions titled Pecan Park. Dwelling units are disproportionately slanted towards single family uses, 58%,

while only 1% are multi-family. In contrast with other wards in Long Beach, Ward 5 is the least diverse in its use. Commercial/retail and religious use make up 3% each. There are no civic nor educational uses pertaining to the Ward.

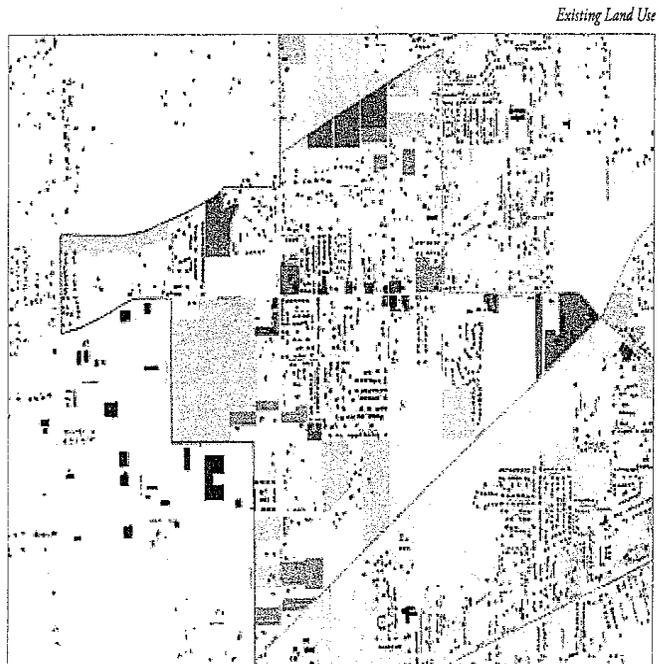
Comments that were expressed by citizens on the walk through the Ward were:

1. Need sidewalks along Pineville Road.
2. Locate commercial T4 nodes along

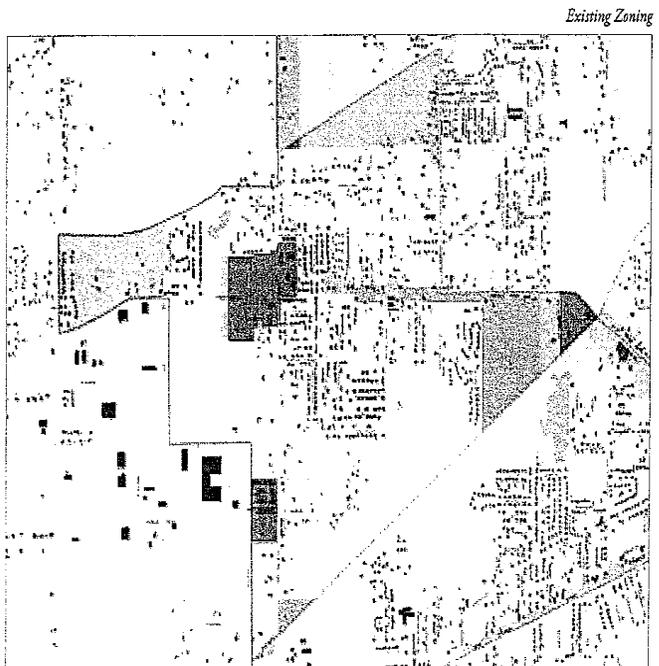
Pineville Road at intersections such as Daugherty.

3. Need bike and walking trails to the south across the canal - to get to the beach.
4. Limit use of ATV on trails.
5. Existing park within Ward get as lot of use and is an asset for the neighborhood.

-  Retail-Commercial Development
-  Industrial Development
-  Single Family Housing
-  Multi-Family Housing
-  Religious Parcel
-  Educational
-  Civic
-  Privately-Owned Open Space
-  City-Owned Open Space
-  Vacant



-  C1 Neighborhood Commercial
-  C2 General Commercial
-  C3 Resort Commercial
-  I1 Light Industrial
-  R1 Low Density Residential
-  R2 Medium Density Residential
-  R3 High Density Residential
-  RO Residential/Office
-  R4 Residential/Farm



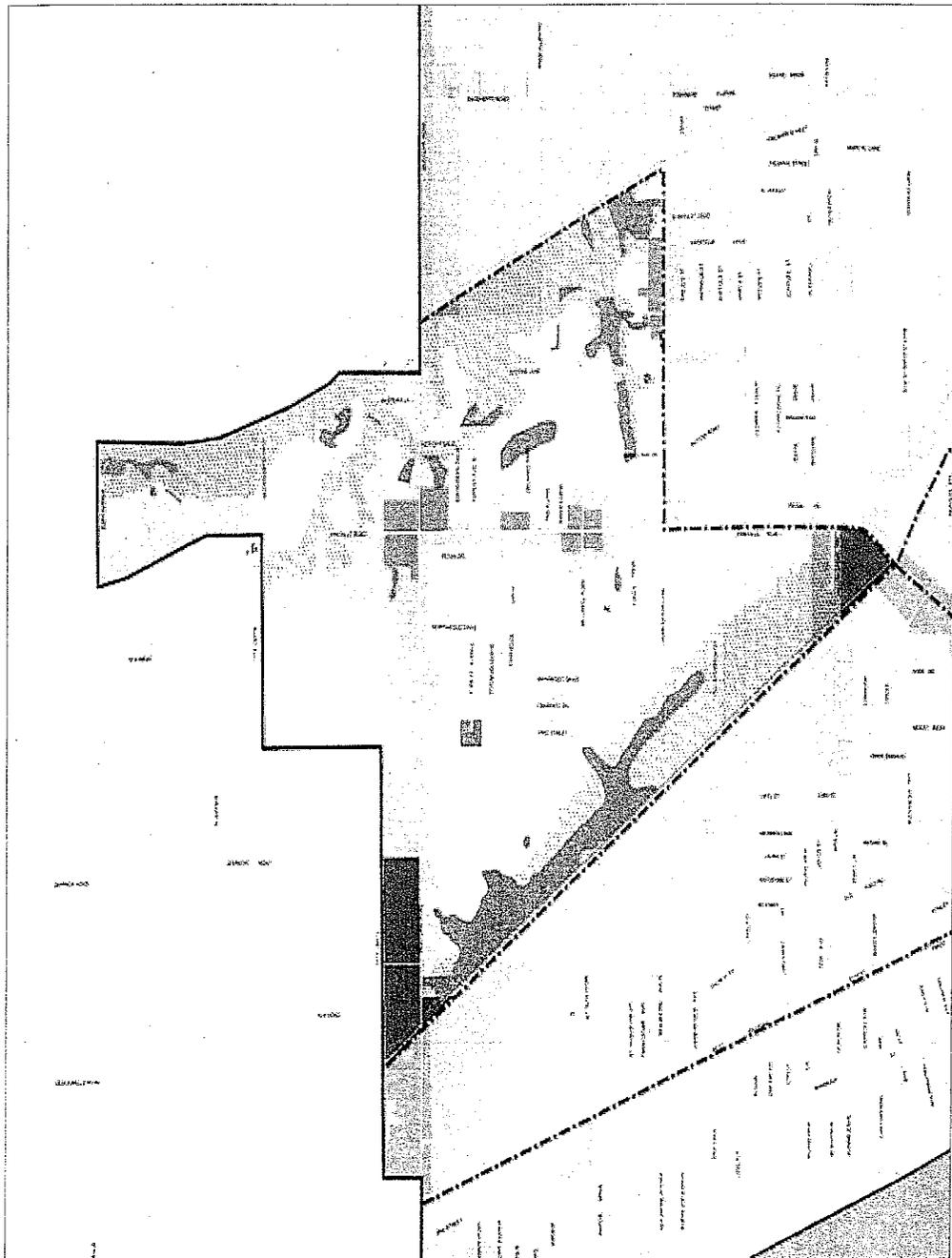
# MINUTES OF JULY 10, 2008 REGULAR MEETING LONG BEACH PLANNING COMMISSION

## STRATEGIES

The short term strategy is to continue to encourage service and convenience retail strategically located at corners to serve the Ward's residence. Pathways and trails that bridge over the canal to permit residents alternate access to the beach should be explored. The long-term strategy is to develop a fund to maintain recreational facilities in Long Beach.

- |  |                         |   |                 |
|--|-------------------------|---|-----------------|
|  | T-1 Rural Preserve      |  | Harbor District |
|  | T-2 Rural Reserve       |  | FEMA Regulated  |
|  | T-3 Suburb              |   |                 |
|  | T-3Plus Suburb Plus     |   |                 |
|  | T-4 Neighborhood (NBHD) |   |                 |
|  | T-4C NBHD Commercial    |   |                 |
|  | T-5 Town Center         |   |                 |
|  | Commercial Corridor     |   |                 |
|  | Railroad Corridor       |   |                 |
|  | Educational District    |   |                 |
|  | Civic Art               |   |                 |

*Proposed Transect Map*



SECTION TITLE

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# MINUTES OF JULY 10, 2008 REGULAR MEETING LONG BEACH PLANNING COMMISSION

## WARD 6

Ward 6 frames the northern edge of the city. This ward is the largest in Long Beach, with a total of 1773 acres. The majority of open lands are located within this ward. New developments such as a new school complex will be located in this Ward, and a new sub-division is under way.

Existing uses in the ward is dominated by single-family use. Usage break-up within the Ward is as follows: single family, 51%, educational, 5%, retail, 4%, civic,

2%, churches and multi-family, less than 1% each.

There are three primary streets that run through Ward 6. Beatline and Klondyke Roads running north and south provide access in and out of the City. Beatline currently serves as the only route for which trucks can access the City and the beach. Running in east and west directions is 28th Street. This street serves to connect Long Beach with adjacent cities.

Comments that were expressed by citizens on the walk through the Ward were:

1. Klondyke may extend north and connect to interstate.
2. Widen 28th Street to 4 lanes to handle east west traffic.
3. Locate a commercial node at Klondyke and 28th Street, as well as at Beatline and 28th Street.
4. Need a small commercial zone across from school or near Daugherty & Commission.

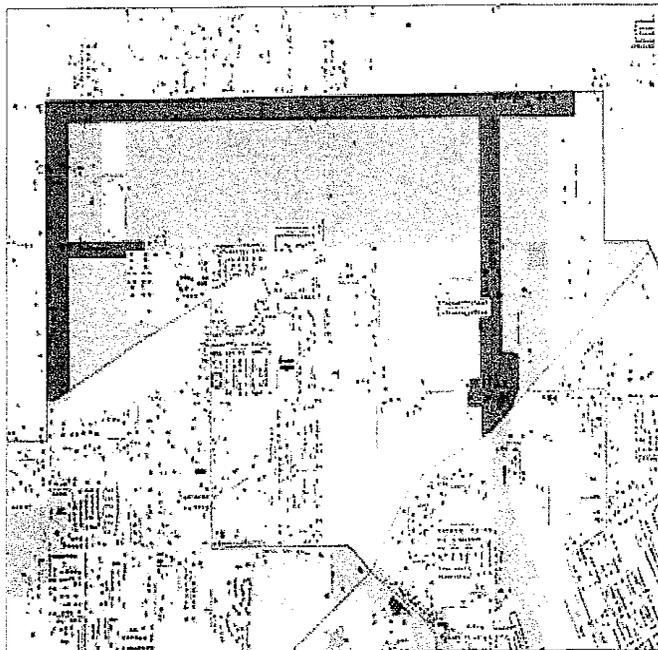
-  Retail-Commercial Development
-  Industrial Development
-  Single Family Housing
-  Multi-Family Housing
-  Religious Parcel
-  Educational
-  Civic
-  Privately-Owned Open Space
-  City-Owned Open Space
-  Vacant

Existing Land Use



-  C1 Neighborhood Commercial
-  C2 General Commercial
-  C3 Resort Commercial
-  I1 Light Industrial
-  R1 Low Density Residential
-  R2 Medium Density Residential
-  R3 High Density Residential
-  RO Residential/Office
-  R4 Residential/Farm

Existing Zoning



# MINUTES OF JULY 10, 2008 REGULAR MEETING LONG BEACH PLANNING COMMISSION

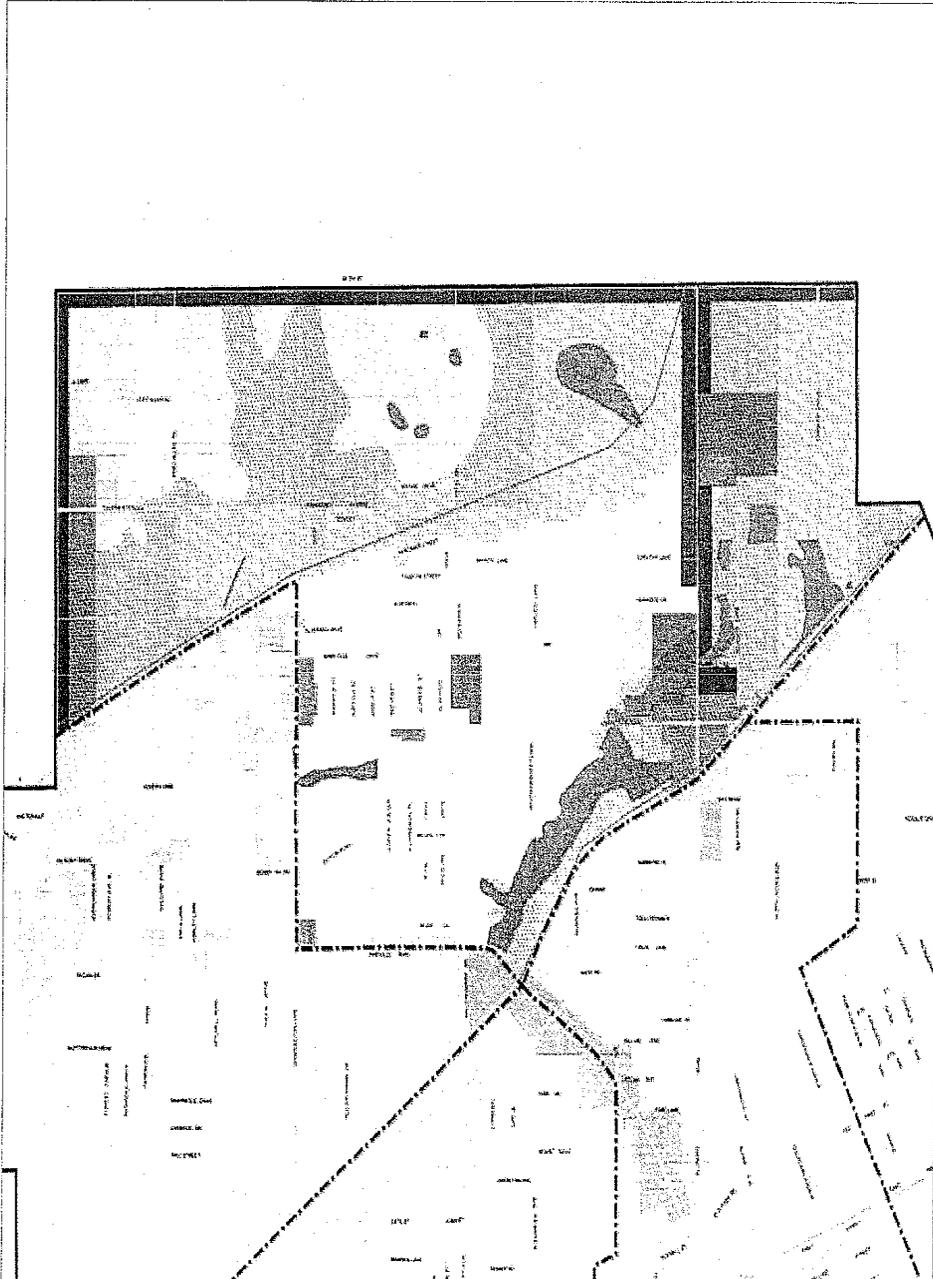
5. Some low lying properties near Leigh Street have been bought out and should be used for public parks.
6. Add walking and bike trails along canals and connect to larger county system of trails.

### STRATEGIES

The long term strategy is to encourage higher density housing close to the new school site, to encourage children to walk to school. In the short-term trail and pathways need to be planned and built to connect to the larger framework within the county.

- |  |   |
|--|---|
|  T-1 Rural Preserve      |  Harbor District |
|  T-2 Rural Reserve       |  FEMA Regulated  |
|  T-3 Suburb              |   |
|  T-3Plus Suburb Plus     |   |
|  T-4 Neighborhood (NBHD) |   |
|  T-4C NBHD Commercial    |   |
|  T-5 Town Center         |   |
|  Commercial Corridor     |   |
|  Railroad Corridor       |   |
|  Educational District    |   |
|  Civic Art              |   |

*Proposed Tracsect Map*



SECTION TITLE

63

**MINUTES OF JULY 10, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

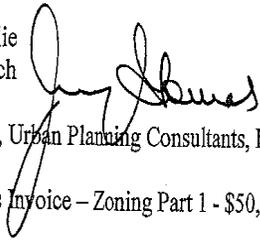
After review of the Neighborhood analysis plan Commissioner Yandell made motion seconded by Commissioner Hare and unanimously carried stating that all changes discussed in previous work sessions with ASG were not reflected in the plan, and it is the opinion of the Commission that the transects and/or sub-transects previously discussed were also not implemented in the plans. The Commission defers all questions regarding payment of the invoices to the Mayor and Board of Aldermen.

\*\*\*\*\*

The next agenda item was Planning Commission Approval to release \$50,000 payment for the Zoning Part 1 plan prepared by Ayer, Saint, Gross as follows:

**MINUTES OF JULY 10, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

**MEMO**

**TO:** Mayor Billy Skellie  
City of Long Beach  
**FROM:** Jimmy G. Gouras   
Jimmy G. Gouras, Urban Planning Consultants, Inc.  
**DATE:** June 30, 2008  
**RE:** Ayers/Saint/Gross Invoice – Zoning Part 1 - \$50,000

I have reviewed the invoice from Ayers/Saint/Gross for the zoning work undertaken in connection with the Katrina Supplemental CDBG Planning Grant. A draft zoning map is in hand as well as the proposed transect.

It is my recommendation that payment be made subject to a finding by the City's Planning Commission that the Commission approves of the work that has been completed (see attached).

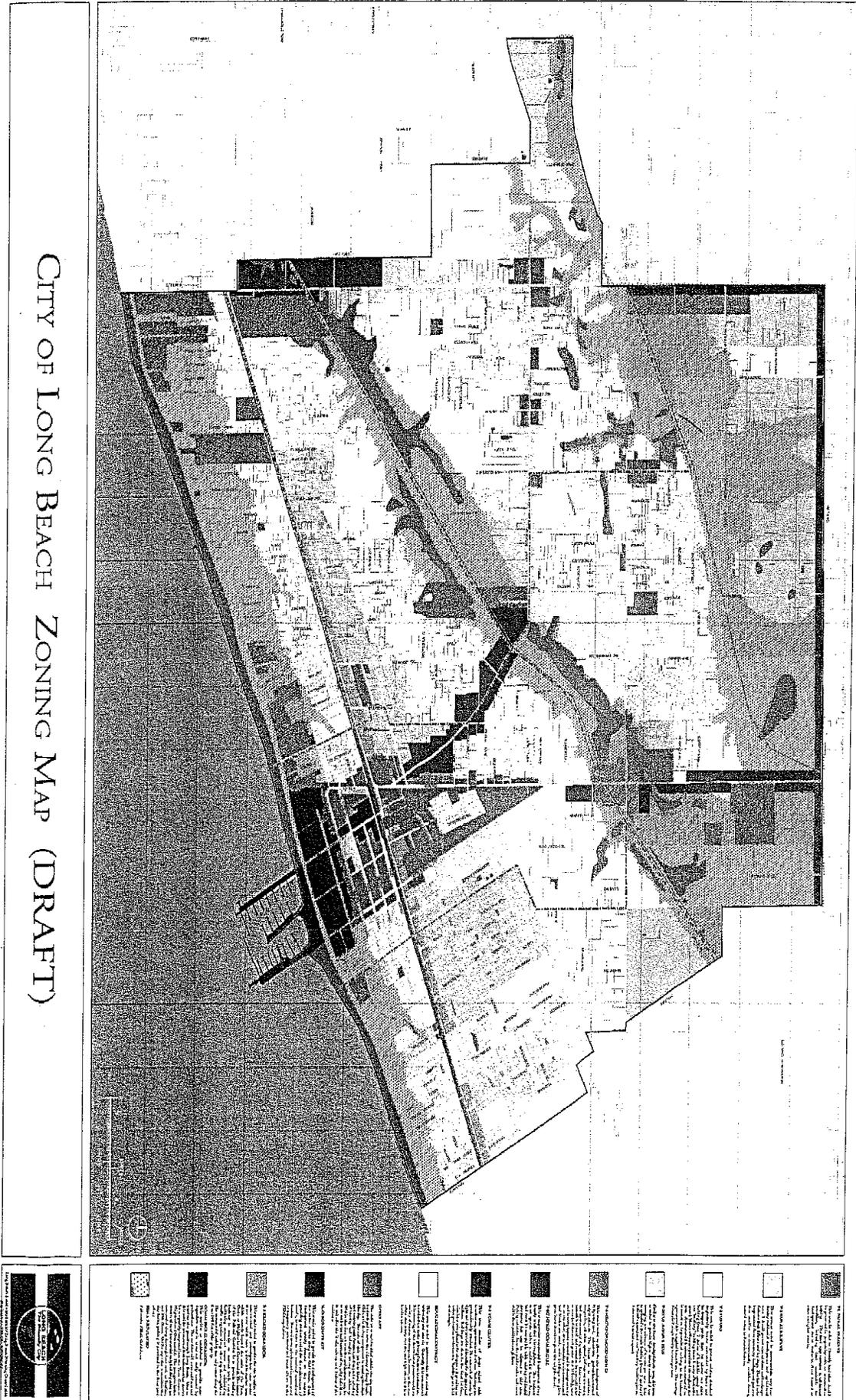
Enclosure

**JIMMY G. GOURAS**

URBAN PLANNING CONSULTANTS, INC.

1100 CHERRY ST. • P.O. BOX 1547 • VICKSBURG, MS 39181-1547 • 601-638-7121 • FAX 601-638-5292 • Email: jiggouras@hellsouth.net

**MINUTES OF JULY 10, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**



**MINUTES OF JULY 10, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

# MEMO

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**MINUTES OF JULY 10, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

**PROPOSED TRANSECT**

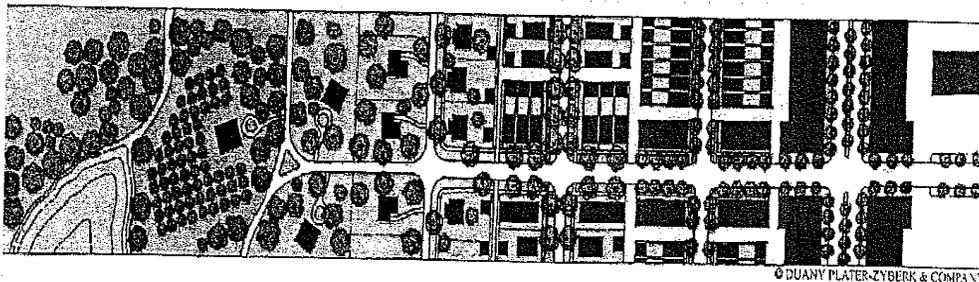
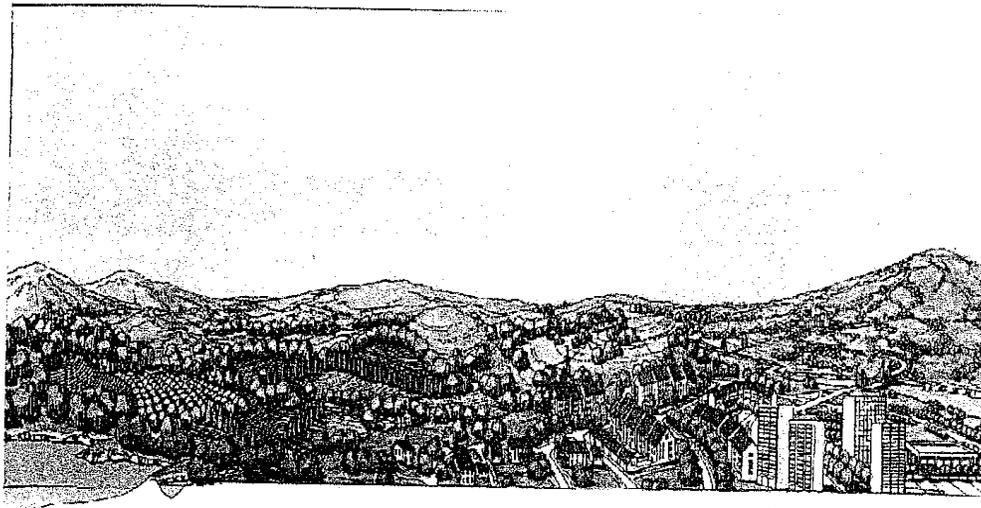
A transect zone is a classification of land ranging from wilderness to urban center. The concept of a transect zone is borrowed from more commonly known ecological transects that describe changes in habitat over some gradient such as topography or distance from a water body. The transect is the backbone of the SmartCode, a new type of zoning code called Form Based Code. In the SmartCode, a zone is identified by the form of building that is permissible within the zone versus the more conventional zoning that classifies areas by use of building.

The fundamental difference between the SmartCode and conventional zoning is that the former encourages a mix of uses in one place whereas the latter segregates uses into different areas that are only accessible via major roads. This type of segregation almost always requires auto dependency. The SmartCode however allows for zoning that can decrease both auto dependency and the need for long-distance travel.

This is possible, because as mentioned

earlier, a major component of transect planning is that it incorporates a mix of uses within a single zone, with the intent of encouraging autonomous neighborhoods. A typical neighborhood would consist of residential uses plus modest commercial uses that serve residents' daily needs, such as a bank, general store, restaurant, coffee shop, laundry, and maybe a pharmacy. Moving away from the Town Center the residential density gradually decreases from apartments to townhomes to single family detached houses. The Town Center would be served by transit and ideally be within walking distance from any point in the neighborhood.

Additionally the SmartCode encourages smaller front setbacks in favor of spatial definition of the street, moving building facades closer to the sidewalk. Parking lots are moved to the rear of the site, with the goal that no parked car is visible from the public realm. The intention is to increase pedestrian life, local safety, and community identity; and simultaneously provide tools to protect and restore natural environments.



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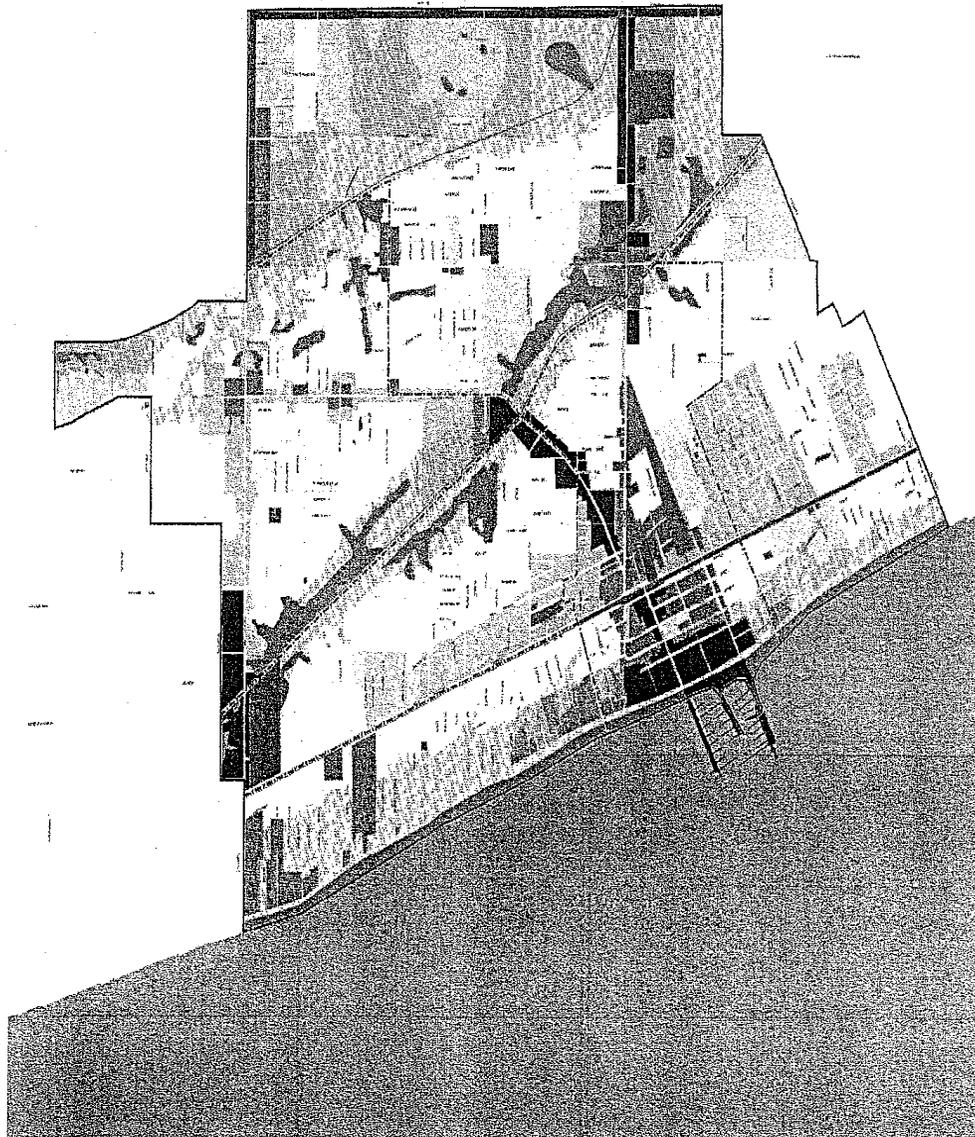
SECTION TITLE

67

**MINUTES OF JULY 10, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

PROPOSED TRANSECT

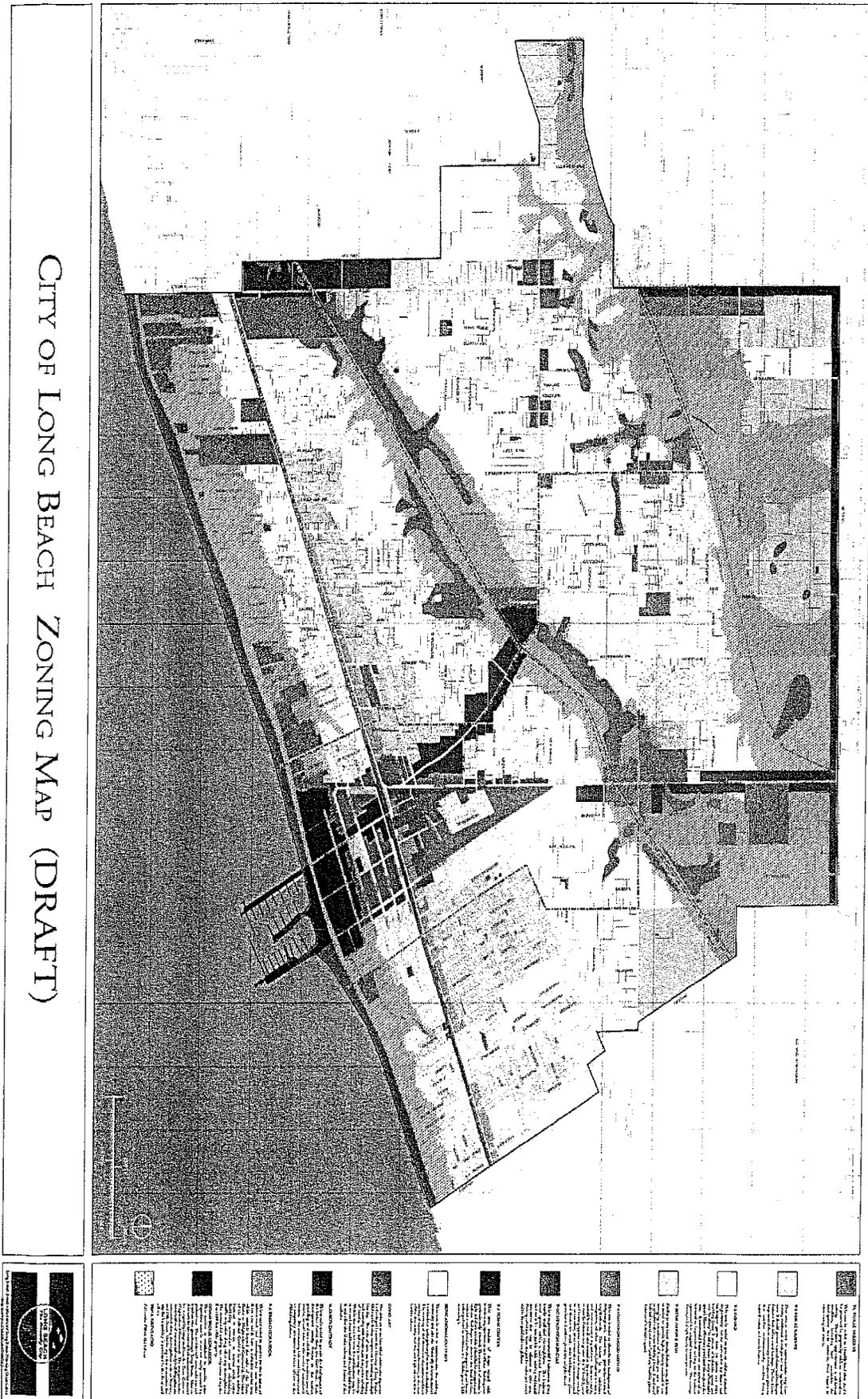
*Proposed Transect*



SECTION TITLE

69

**MINUTES OF JULY 10, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**



**MINUTES OF JULY 10, 2008  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

After review of the Zoning Part 1 plan Commissioner Yandell made motion seconded by Commissioner Hare and unanimously carried stating that all changes addressed in the previous work sessions with ASG were not reflected on the map, and it is the opinion of the Commission that the transects and/or sub-transects previously discussed were also not implemented on the map and therefore feel the map is incomplete. The Commission defers all questions regarding payment of the invoices to the Mayor and Board of Aldermen.

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

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APPROVED:

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

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

ATTEST:

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