

**MINUTES OF AUGUST 28, 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, Barney Hill, Jacquie Lipski, and Minute Clerk Veronica Howard.

Commissioner David Serrato, Roderick Rishel, Joseph Sweetapple, 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.

The Commission Chairman stated that all decisions made at this meeting would have to be ratified by the Mayor and Board of Aldermen at their next regularly scheduled meeting of September 2, 2008, and subject to a ten-day appeal time for a Public Hearing.

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After careful review Commissioner Vancourt made motion seconded by Commissioner Hill and unanimously carried to approve the Planning Commission minutes of August 14, 2008 with the following amendment, on Page 15 the applicant was asking for a Zone Change from R-1, Single Family Residential to R-3, High Density Multi-Family Residential, not C-2 General Commercial for property located on Klondyke Road.

The first item of business was the review of Section 912 Home Occupation for public hearing as follows:

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REPLACE SECTION 912 WITH THE FOLLOWING:

SECTION 912. HOME BASED BUSINESS/OCCUPATION

Home Based Business: Any Business, occupation or activity undertaken for gain within a residential structure that is incidental and secondary to the use of that structure as a dwelling unit.

Home Based Business/Occupation: An occupation for gain of support conducted in a dwelling unit only by members of a family residing in the dwelling unit and not including the employment of any additional persons, provided that no article is sold or offered for sale except such as may be produced by members of the family in the dwelling unit; provided, further, that the occupation is incidental to the residential use of the dwelling unit and does not utilize more than twenty-five (25) percent of the floor area, that no part of the occupation is conducted in any accessory building, that no traffic shall be generated by such home occupation in greater volume than would be normally expected in a residential neighborhood. There shall be no visible evidence of the conduct of a home occupation.

Types of Home Based Businesses

Domestic services: A home occupation in which members of the immediate family are employed and who reside in the dwelling unit, and does not include the employment of any additional persons. Domestic services are services normally performed in or around the household by the occupants. These services can also be performed at a business location. There are no appointments or drop in clients or traffic generated beyond that normally associated with a single-family residential use. The administrative portion of the business can be performed in the confines of the principal structure. All other services performed will be completed at the client's place of residence, business, or work site. Escort dating services and other similar businesses, and any contractors operating under local or state license are strictly prohibited. No products will be manufactured or sold on the premises or at the client's work site. No bulk storage, outside storage, or use of an accessory building will be allowed. If the type of domestic service requires equipment, supplies, or a work vehicle, a site plan of the residence's property must be provided. The site plan will detail the property dimensions, abutting streets, all buildings, driveways, and proposed parking of all vehicles. The site plan will address where vehicles, equipment and supplies will be stored. The business is limited to (1) work vehicle (no greater in capacity of size and weight to a one-ton pick-up truck) and one (1) trailer (no longer than twenty-four (24) feet). A work trailer may be parked in the rear of the property, only. Storage of equipment or supplies must be kept within the confines of the work vehicle, trailer or the principal structure. No repairs of equipment or vehicles for the business will be conducted on the property. The business must comply with all other zoning and building code requirements. Examples of the type of home occupation include maid service, yard care, and gardening, and fix-it man. Such uses shall require planning commission approval.

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Home Office: An accessory use in which work for compensation is undertaken, including, but not limited to receiving or initiating correspondence, such as phone calls, mail, faxes, or e-mail; preparing or maintaining business records; and word and data processing. Such uses shall be allowed by right.

Personal instructions: A home occupation in which customers or students, visit the home by appointment only and services are provided on a one-on-one basis. No adult entertainment activities shall be allowed as a home based business/occupation. Such uses shall require planning commission approval.

Sales of a specific product: A home occupation in which members of the immediate family are employed, but which offer for sale stock in trade which is obtained from national franchise entity. Sales of products may be by delivery only or by very infrequent customer visits. Examples of this type of home occupation include Amway, Tupperware, Mary Kay Make-up and similar products. Such uses shall require planning commission approval.

After careful review and some minor changes the public hearing date was set for September 25, 2008.

The next item of business was Planning Commission interpretation of Zoning Ordinance 344 submitted by Janet Bryan as follows:

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08/19/2008 13:21 8504827799

FIRST REALTY INC

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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)

II. Property Location: 19391 28th St. Long Beach, MS 39560
House number and street name

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

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

A. If in a subdivision:
GULFPORT FARMS SEC 2-8-12
Subdivision Name

B. If Meters and Bounds: Attach a Legal Description W 266.5 FT OF LOTS 47 to 53

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.

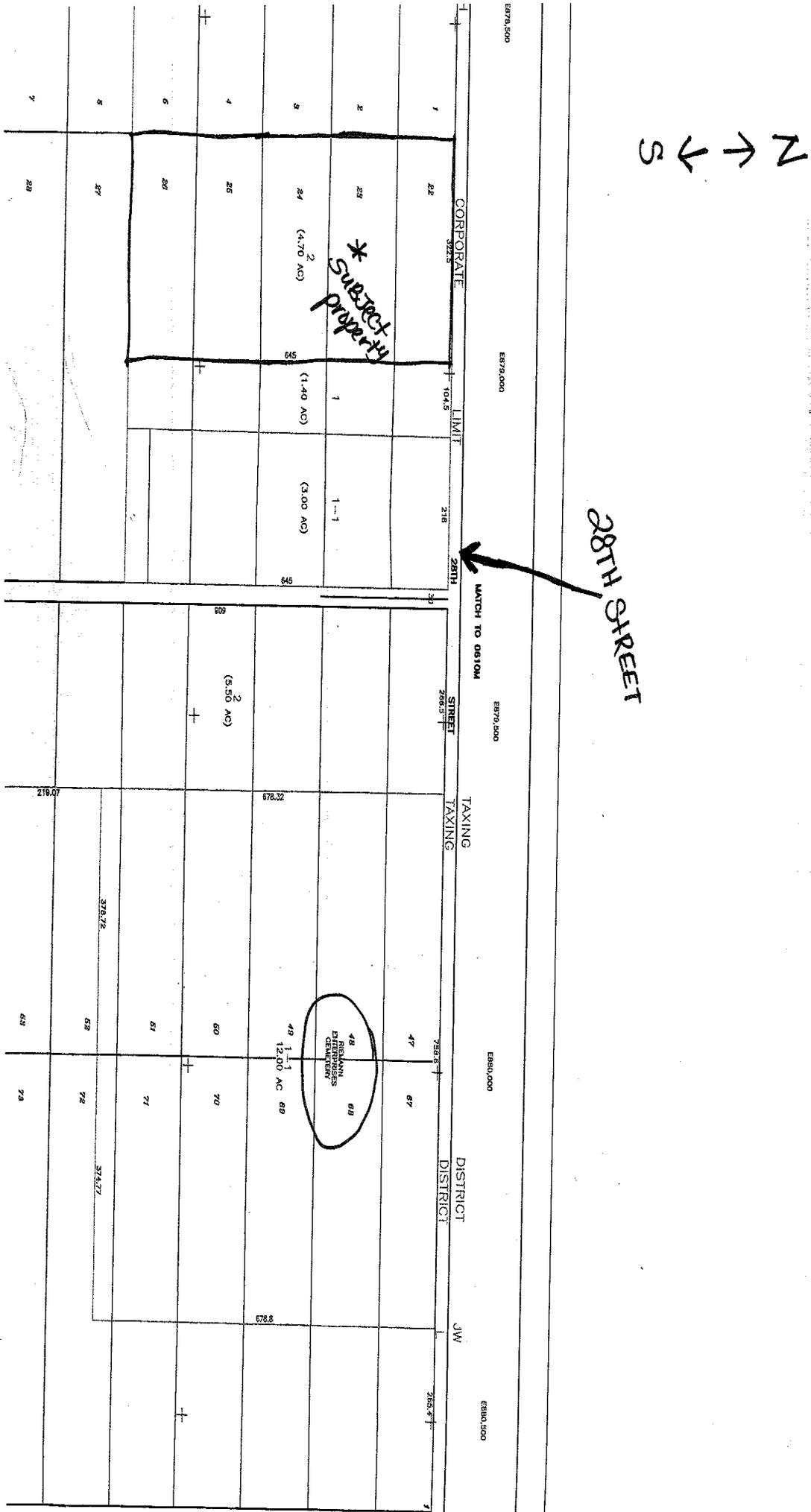
VII. Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

<u>Janet T. Beyan</u> Name of Owner(s)	<u>P.O. Box 3305</u> Mailing Address
<u>Gulfport MS 39505</u> City State Zip	<u>850-933-0507</u> Telephone (H) Office
<u>Janet T. Beyan</u> Signature of Owner(s)	<u>8/19/2008</u> \$ Date Fee

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

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

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FIRST REALTY INC

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*EVAC Foundation Inc.
P.O. Box 3305
Gulfport, MS 39505
850.933.0507*

8-19-2008

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

Re: Plantation Pines RV Park

Dear Sir or Madam;

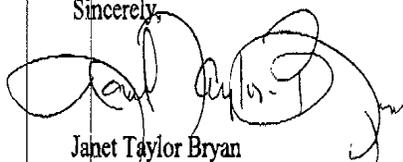
I would like to be placed on the agenda for your next Planning and Zoning meeting which should be August 28th, 2008.

I have a closing approaching soon for property located at 19391 28th St. in Long Beach. It is currently operating Plantation Pines RV Resort and I would like some interpretation as to current zoning as it would apply to some upgrades and enhancements to the property that I would like to make.

On September 1992 there was a public hearing for PUD zoning for a permanent retirement community to allow mobile homes, motor homes and travel trailers for adult owners.

I would like to establish an active adult retirement community. I would like to share my concept and ideas with you for your consideration.

Sincerely,



Janet Taylor Bryan
Executive Director

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Minutes of October 8, 1992
Planning Commission

* * *

The Clerk further reported that six (6) Notices of Public Hearing were sent by certified mail to surrounding property owners within the legal distance of the property in question and four (4) were received with no return on the remaining two (2). Other associated documents were ordered a part of the record of these proceedings.

* * *

The Chairman opened the floor for comments in favor of granting the request.

* * *

J. O. Ray addressed the Commission describing the property and the type of business to be built upon the property, which would be a full service automatic car wash with a gas island. He requested a forty foot setback.

* * *

There was no one else to speak in favor of granting the request.

* * *

There was no one present to speak against the request.

* * *

After considerable discussion Commissioner Cuevas made motion seconded by Commissioner Satchfield and unanimously CARRIED to close the hearing.

* * *

Commissioner Cuevas made motion seconded by Commissioner Lock to grant said request, noting that this is a narrow, but useful piece of property and to deny this variance would be to deny Mr. Ray use of his property. The question having received a unanimous affirmative vote of the Commissioners present and voting, the Chairman declared the motion CARRIED.

Public hearing was opened for the purpose of considering zoning change filed by Jochen E. H. Robiller on property zoned (C-2) Commercial two and (R-4) Residential four to be used as Planned Unit Development for a permanent retirement community mobile-homes, motor homes, travel-trailers and recreational vehicles for adult owners located at 19391 - 28th Street, Long Beach, Mississippi.

The Clerk reported that she did cause to be published in The Progress, a newspaper with a general circulation and published in the City of Long Beach, Mississippi, Legal Notice of Public Hearing as evidenced by the Publisher's Proof of Publication. It was further ordered that said Proof of Publication be spread upon the minutes of this meeting in words and figures as follows:

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Minutes of October 8, 1992
Planning Commission

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**PROOF OF PUBLICATION
THE PROGRESS**

425 Girard Ave. Suite 103
Long Beach, MS 39560

STATE OF MISSISSIPPI
HARRISON COUNTY

PERSONALLY appeared before me the undersigned in and for said County and State, Kenneth L. Smith, publisher of THE PROGRESS a newspaper published in the City of Long Beach, said County, who being duly sworn, disposes and says the publication of this notice hereunto annexed has been made in the said publication 2 weeks to wit:

In No. 25 Vol. 3 DATED Sept 17 1992

In No. 24 Vol. 3 DATED Sept 10 1992

In No. ___ Vol. ___ DATED ___ 19__

[Signature]
Publisher

Sworn to and subscribed before me A NOTARY PUBLIC

[Signature]
This September 21 1992

My commission Expires

MY COMMISSION EXPIRES JAN. 16, 1993

Cost of publication 25.41
Proof of publication 1.22
Total cost of publication 26.63

**LEGAL NOTICE
PUBLIC NOTICE**

In accordance with sections 61 and 1025 of the Comprehensive Zoning Ordinance, Item 944 of the City of Long Beach, Mississippi (1987) as amended, notice is hereby given that the Zoning Board of Appeals of the City of Long Beach will hold a public hearing for the purpose of considering application for:

A ZONING CHANGE

Said application was filed by Joshua H. Robbler, 402 Fleets Avenue, Pass Christian, Mississippi 39571 and Sandra Dalrymple, 106 Pine Grove Blvd., MS 39530, requesting a zone change property in question is zone (C-2) Commercial Two and (R-4) Residential four (PUD) Planned Unit Development for permanent, permanent, semi-permanent, mobile homes, motor homes, travel trailers, and recreational vehicles for adult owners (0) known as "Plantation Pines Retirement Park".

The property is located at 13991 26th Street. Legal description follows:

West 266.5 feet of Lot 140-53, one Gulfport Home Site. More specifically described by Valorem Tax Parcel Number 06111 of 002.000.

The public hearing to consider the above request will be held in the City of Long Beach, Mississippi, on September 21, 1992 at 7:00 P.M. in the Jentza A. Fell Building of the City Hall Annex located at 201 Jell Davis Avenue.

Witness my hand and seal of office this 21st day of September 1992.

Allen Lantz, Chairman
Zoning Board of Appeals

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Minutes of October 8, 1992
Planning Commission

* * *

The Clerk further reported that eight (8) Notices of Public Hearing were sent by certified mail to surrounding property owners within the legal distance of the property in question and seven (7) were received with a return on the remaining one (1). These and other associated documents were ordered a part of the record of these proceedings.

* * *

The Chairman opened the floor for comments in favor of the request.

* * *

Jochen E. H. Robiller, 402 Fleites Avenue, Pass Christian, Mississippi 39571, spoke to the Commission describing plans for the development of said property.

* * *

There was no one else present to speak in favor of the request.

* * *

There was no one present to speak against the request.

* * *

Commissioner Cuevas made motion seconded by Commissioner Satchfield and unanimously CARRIED to close hearing.

* * *

Commissioner Lock made motion seconded by Commissioner Satchfield to grant request, noting the lack of required acreage being present and noting the joint use for R. V.'s and mobile home sites. The question having received the Affirmative vote of all Commissioners present and voting, the Chairman declared the motion CARRIED.

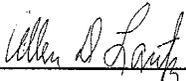
There being no further business to come before the Commission at this time, Commissioner Cuevas made motion seconded by Commissioner Satchfield and unanimously CARRIED to adjourn until the next regular meeting in due course.

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Minutes of October 8, 1992
Planning Commission

APPROVED:



Allen Lantz, Chairman

Date: 21 October 1992

ATTEST:



Chris Platts, Minutes Clerk
by: Carolyn D'Aquila

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**MINUTES OF FEBRUARY 12, 2004
LONG BEACH PLANNING COMMISSION**

Betty Barker of 905 Handsboro Drive, Gulfport came forward to present her certificate.

Commissioner Yandell made motion seconded by Commissioner VanCourt and unanimously carried to approve the Certificate of Re-Subdivision as submitted.

The Chairman tabled the request's for Home Occupations until the next regularly scheduled meeting of the Planning Commission, due to neither applicant being present at tonight's meeting

Planning Commission Advisor submitted into the minutes a report pertaining to Plantation Pines R/V Mobile Home Park located at 19391 28th Street as follows:

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MINUTES OF FEBRUARY 12, 2004
LONG BEACH PLANNING COMMISSION

HESSELL & ASSOCIATES

P.O. BOX 6906
GULFPORT, MS 39506

URBAN PLANNING CONSULTANTS
REAL ESTATE CONSULTANTS

PHONE: 228-547-8096
FAX: 228-868-2690

Memorandum

To: City of Long Beach
From: Bill Hessel *BH*
Date: January 28, 2004
Subj.: 28th Street Retirement Community

The property received a zoning change in October 1992 to create a PUD for the purpose of establishing a retirement community. They intended to place mobile homes, motor homes, travel trailers and recreational vehicles on the site to service adult tenants.

The following is my opinion as to the status of the property located at 19391 28th Street.

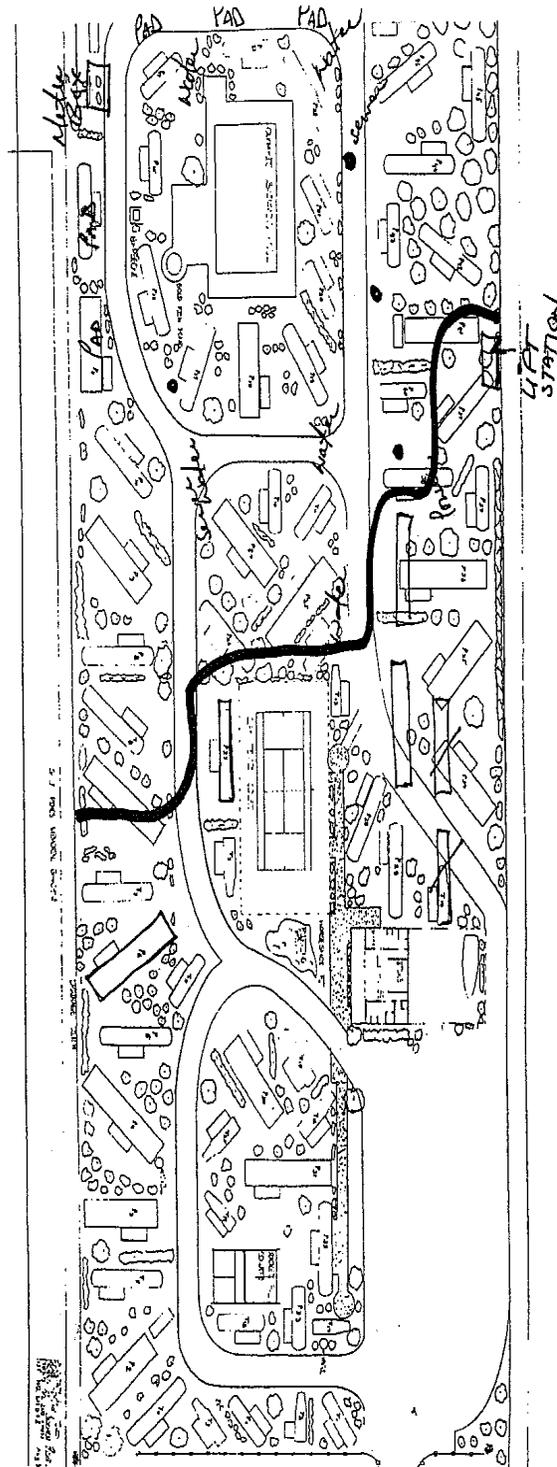
- The City advertised and held public hearings to consider rezoning large segments of the City. The purpose was to create a zoning map that better complimented the land use in the City. This had not been done since annexation.
- Upon review and adoption by the Board of Aldermen, the zoning map was amended and the above-mentioned property was rezoned to Commercial and Residential. This being the same zoning that originally existed prior to the owner's request for a PUD.
- The reclassification of the property has now made the Residential portion of this property a non-conforming use of land and structures. The Commercial portion would allow a recreational vehicle park but only with planning commission approval.
- As a non-conforming use the property owner can continue to use the property in the same manner it was being use as of the date of the adoption of the new map. They cannot increase the number of mobile home and recreational vehicle sites or the number of mobile homes on sites.
- The mobile homes would be considered structures and the ordinance prohibits the alteration or any movement that would make the use more non-conforming. Also, the mobile homes cannot be replaced.
- Please remember that any non-conforming use, structure or combination of the two can continue until the owner stops their existence. Lawful relates to any owner, not just the present owner. Therefore, a property can change owners with the non-conforming status being passed on to the new owner.

Hopefully, this will help in determining how to regulate this property in respect to the change in the zoning classification. If you have any questions, please do not hesitate to contact me.

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MINUTES OF FEBRUARY 12, 2004
LONG BEACH PLANNING COMMISSION



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After discussion it was determined the applicant would need to apply for and have approved a PUD (Planned Unit Development) for the community she was proposing.

The next item of business was certificate of re-subdivision for property at 18100 Commission Road submitted by Robert Barker as follows:

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

II. Property Location: 18100 COMMISSION RD
House number and street name

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

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

A. If in a subdivision:
Subdivision Name _____

B. If Metes and Bounds: Attach a Legal Description

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

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

VII. Ownership: I the undersigned 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.

<u>Robert A. BARSON</u> Name of Owner(s)	<u>P.O. Box 416</u> Mailing Address
<u>Long Beach MS 39560</u> City State Zip	<u>669 4513 068/452</u> Telephone (H) Office
<u>Robert A. Barson</u> Signature of Owner(s)	<u>0-21-08 \$250.00</u> 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

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CERTIFICATE OF OWNERSHIP:

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

Robert A. Barter _____ Date: 8-21-08 _____ 2008, a Notary Public

Subscribed and sworn to before me, in my presence the _____ day of _____, 2008, a Notary Public in and for the County of Orange, State of California.

NOTARY PUBLIC _____
My Commission Expires: _____

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

Margaret W. Needles _____ Date: 08-21-08 _____ 2008, a Notary Public

Subscribed and sworn to before me, in my presence this 21st day of August, 2008, a Notary Public in and for the County of Orange, State of California.

NOTARY PUBLIC _____
My Commission Expires: July 31, 2009

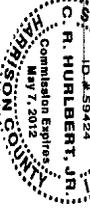
My Commission Expires: _____
CERTIFICATE OF SURVEY AND ACCURACY:

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and was prepared in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the _____ day of _____, 2008.

Michael Cassady _____
Registration No. 18786

Subscribed and sworn to before me, in my presence this 14th day of August, 2008, a Notary Public in and for the County of Harrison, State of Mississippi.

A. R. Hurlbert _____
NOTARY PUBLIC



RESUBDIVISION OF PARCELS 0611H-01-002,002, 0611H-01-003,000 AND 0611H-01-003,003 INTO PARCELS A AND B SHEET 4 OF 4

CERTIFICATE OF APPROVAL:

I hereby certify that the Minor Subdivision shown on this plot does not involve the creation of new public streets, or any change in existing public streets, the extension of public water or sewer system or the installation of drainage improvements through one or more lots, to serve one or more lots. That the subdivision shown is in all respects in compliance with the provisions of the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 2008.

Submitted to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the _____ day of _____, 2008.

PLANNING COMMISSION:

Administrator _____ Date: _____

Submitted to and accepted by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 2008.

APPROVAL: _____

Submitted to and accepted by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 2008.

ATTEST: _____

Prepared by: _____
City Clerk _____ Mayor _____

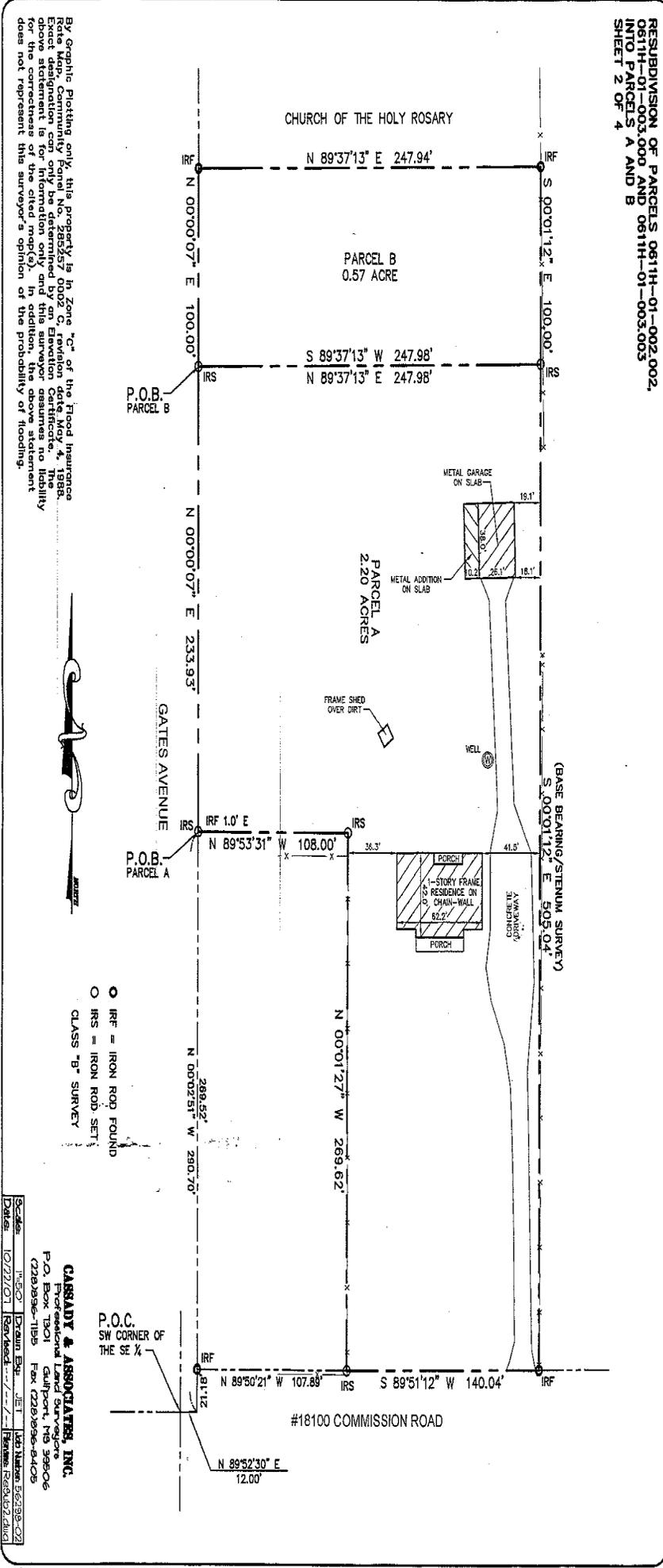
Prepared by: _____
Long Beach Planning Commission
201 Jeff Davis Avenue
Long Beach, MS 39560
228-683-1534

CASSADY & ASSOCIATES, INC.
Professional Land Surveyors
P.O. Box 1901 Gulfport, MS 39506
(228)936-1155 Fax (228)936-6405

Scale: N.T.S. Datum: B.S. JET 100 NAD83 6239-02
Date: 10/22/08 Revision: 1/1/08 Minimum Resolution: 2mm

**MINUTES OF AUGUST 28, 2008
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RESUBDIVISION OF PARCELS 0611H-01-002,002, 0611H-01-003,000 AND 0611H-01-003,003 INTO PARCELS A AND B SHEET 2 OF 4



By Graphic Plotting only, this property is in Zone "C" of the Flood Insurance Rate Map. The Flood Insurance Rate Map is available at the Federal Emergency Management Agency, 4845 River Road, Alexandria, VA 22304. Exact designation can only be determined by an Elevation Certificate. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent the surveyor's opinion of the probability of flooding.

○ IRF = IRON ROD FOUND
○ CLASS "B" SURVEY

CASADY & ASSOCIATES, INC.
Professional Land Surveyors
Full P.O., No. 59306
222295-1155 Fax (226) 358-9408
Survey No. 07/21/07
Scale: 1"=50'
Date: 07/21/07

**MINUTES OF AUGUST 28, 2008
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A. GARNER RUSSELL & ASSOCIATES, INC. / CONSULTING ENGINEERS

520 33RD STREET, GULFPORT, MS 39507
P.O. BOX 1677, GULFPORT, MS 39502

TEL (228) 863-0667
FAX (228) 863-5232



August 28, 2008

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

**RE: Certificate of Resubdivision – Tax Parcel Nos. 0611H-01-002.002 &
0611H-01.003.000 & 0611H-01-003.003**

Ladies and Gentlemen:

We are in receipt of the referenced Certificate of Resubdivision and have reviewed it for compliance with City requirements. The subdivision is basically a realignment of property lines among 3 parcels, resulting in 2 parcels after the subdivision. Proposed Parcel A will have frontage on both Gates Avenue and Commission Road; proposed Parcel B will have 100' of frontage on Gates Avenue. Both parcels appear to meet the minimum requirements of the Subdivision Ordinance and we therefore see no reason to withhold approval for this Certificate of Resubdivision.

Sincerely,

David Ball, P.E.

DB:539

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After careful review and consideration Commissioner Hill made motion seconded by Commissioner Yandell and unanimously carried to approve the Certificate of Re-subdivision contingent upon the City Engineers recommendation, the City of Long Beach Minor Subdivision regulations and that all legalities are complied with.

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

APPROVED:

Commission Chairman, Frank Olaiivar

Date:_____

ATTEST:

Veronica Howard, Minute Clerk