

**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

Be it remembered that a regular meeting of the Long Beach Planning Commission of the City of Long Beach, Mississippi, was begun and held at the Long Beach School District Central Office, 19148 Commission Road, in said City 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, Roderick Rishel, Tony Vancourt, Barney Hill, Tonda Yandell, David Serrato, Jacquie Lipski, Joseph Sweetapple, Planning Commission Advisor Bill Hessel, Building/Code Official Earl Levens, and Minute Clerk Veronica Howard.

Commissioner Dale Hare was 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 meeting was called to order and 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 December 16, 2008, and subject to a ten-day appeal time for a Public Hearing.

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After careful review and consideration Commissioner Vancourt made motion seconded by Commissioner Hill and unanimously carried to approve the Planning Commission regular scheduled meeting minutes of November 13, 2008.

After careful review and consideration Commissioner Yandell made motion seconded by Commissioner Vancourt and unanimously carried to approve the Planning Commission Recessed minutes of November 20, 2008.

The first item of business was a Public Hearing for a Zone Map Change from a Planned Unit Development (PUD) Recreational Vehicle to Planned Unit Development (PUD) Single-Family MEMA Cottage Village for property located on 28th Street submitted by TSA Group, LLC 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
 - 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:

- House number and street name
- III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) *See Attached*
- IV. Legal Description of Land Involved. (Complete either A or B below.)
- A. If in a subdivision:
West 266.5 ft. of lots 47-53; Gulfport Farms 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>TSA Group, LLC</u>	<u>P.O. Box 3305</u>
Name of Owner(s)	Mailing Address
<u>Gulfport MS 39505</u>	<u>228-236-5263</u>
City State Zip	Telephone (H) Office
<u>[Signature]</u>	<u>850-399-0646</u>
Signature of Owner(s)	Date
	<u>11/21/2008</u>
	Fee <u>\$100.⁰⁰</u>

- 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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STATEMENT OF OBJECTIVES

The proposed project consists of 73 single family residential lots that will be developed as a MEMA cottage village. The project site is currently developed and operating as a recreation vehicle and mobile home park and is zoned as a Planned Unit Development to allow the existing use. This application is to request a rezoning to Planned Unit Development to allow the uses described.

The proposed project will redevelop the property into single family lots that will range in size from 25 feet by 50 feet (approximately 1,250 sq. ft.) to 27 feet by 76 feet (approximately 2,052 sq. ft.). Due to the lot sizes and the architectural style of the cottages the requested setbacks for the lots are 5 feet front and rear and the side setbacks are proposed to be 2 feet on one side and 11 feet on the other. For more information on how the lots are configured with the proposed setbacks please see the enclosed Preliminary Development Plan. The proposed development plan is designed around the existing utilities and infrastructure which will be retained to service the proposed development. The street system within the proposed development consists of 40 feet right-of-ways that contain 20 feet wide asphalt streets along with 4 feet wide sidewalks that provide pedestrian circulation throughout the development. All intersections are designed with 28 feet turning radii to allow adequate fire protection access throughout the development. There is also a proposed 8 inch fire main that will tie into the future water main along 28th street to provide hydrant locations within 500 feet of all of the proposed lots within the project. All parking for the residents of the development will be contained within the individual lots. There will be no on street parking allowed by the residents of the development. The proposed development is designed to retain the existing clubhouse and pool amenity area for use by the future residents of the development. All common areas and streets will be landscaped with a combination of shade trees, flowering trees, shrubs and groundcover. A complete landscaping plan will be provided along with the final development plans for the project.

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Legal Description

The west 266.5 feet of Lots FORTY-SEVEN (47) through FIFTY-THREE (53), inclusive, GULFPORT FARMS SUBDIVISION, Section Two (2), Township Eight (8) South, Range Twelve (12) West, Harrison County, Mississippi, according to the map or plat, thereof on file and of record in Plat Book 4-A at Page 322, in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

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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



STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi personally appeared Lisa Marlow 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. 125 No., 55 dated 27 day of Nov, 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.

Clerk

DEC 03 2008

Sworn to and subscribed before me this 28 day of November, A.D., 20 08

KANDI A. BERKLEY
Notary Public, State of Mississippi
Harrison County
My Commission Expires
April 05, 2010

Notary Public

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

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The Clerk reported that Eight (8) notices of Public Hearing were sent by certified mail, return receipt requested, to property owners within two hundred feet (200') 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. Schruoff

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**.

TSA Group, LLC, P.O. Box 3305, Gulfport, MS 39505, has filed an application for a zoning map change in accordance with the Comprehensive Zoning Ordinance. Applicants are requesting to change the zoning classification from Planned Unit Development (PUD) – Permanent retirement community mobile-homes, motor homes, travel-trailers and recreational vehicle also known as “Plantation Pines Retirement Park” to Planned Unit Development (PUD) – Single-Family MEMA Cottage Village, for tax Parcel Number 0611D-01-002.000. The property is generally described as being south of and adjacent to 28th Street, East of Beatline Road, and West of Klondyke Road. The legal description is as follows:

The West 266.5 feet of Lots FORTY-SEVEN (47) through FIFTY-THREE (53), inclusive, GULFPORT FARMS SUBDIVISION, Section Two (2), Township Eight (8) South, Range Twelve (12) West, Harrison County, Mississippi, according to the map or plat, thereof on file and of record in Plat Book 4-A at page 322, in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

The public hearing to consider the above zoning map change will be held in the City of Long Beach, Mississippi, 39560, Thursday, December 11, 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

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The Planning Commission Chairman recognized Jay Dickson of Volkert & Associates, Inc.; D'Iberville, MS 39540 to speak on behalf of the applicant, he stated the applicant was requesting approval for a Zone Change for the purpose of developing a MEMA cottage community the development would consist of 73 lots each lot would be individual owned but there would be a association to maintain and regulate the community. The applicant further stated that the cottages could never be replaced by any other type dwelling.

The Chairman opened the floor for public comments in favor of the request and no one came forward to be heard.

The Chairman opened the floor for public comments in opposition of the request and Sandra Fulcher, 19415 28th Street came forward to state that she felt that the density was in excess and her concerns of drainage.

There being no further public comments or questions, Commissioner Yandell made motion seconded by Commissioner Lipski and unanimously carried to close the public hearing.

After careful review and consideration Commissioner Rishel made motion seconded by Commissioner Lipski to approve the request for Zone Change in accordance with Zoning Ordinance 344, Article XII, Section 1207. FINDINGS and Section 611 USE REQUIREMENTS FOR A PLANNED UNIT DEVELOPMENT DISTRICT, PUD.

The motion being put to a roll call vote by the Commission Chairman the result was as follows:

Commissioner Joseph Sweetapple	Aye
Commissioner Barney Hill	Nay
Commissioner Tonda Yandell	Aye
Commissioner Tony Vancourt	Nay
Commissioner David Serrato	Aye
Commissioner Jacquie Lipski	Aye

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Commissioner Roderick Rishel	Aye
Commissioner Dale Hare	Absent, not voting

The question having received the affirmative vote of a majority of the Commissioners present and voting, the Commissioner declared the motion carried.

Commissioner David Serrato left meeting.

Commissioner Rishel made motion seconded by Commissioner Yandell to suspend the rules and add to the agenda under OLD BUSINESS the temporary trailer located on Rail Road Street owned by Chuck Ryan.

The next agenda item under OLD BUSINESS was temporary trailer located on Rail Road Street owned by Chuck Ryan.

After much discussion Commissioner Rishel made motion seconded by Commissioner Yandell and unanimously carried directing the Zoning Enforcement Officer to send a certified, return receipt letter of non compliance to Mr. Ryan notifying him that removal of his temporary trailer is mandatory.

It came for consideration Planning Commission review/approval of the Comprehensive Plan, Smart Code Plan and Architectural guidelines.

After review the Planning Commission determined that before they would recommend approval an open work session was mandatory to provide time for review, the Commission welcomes the Mayor and Board of Aldermen's participation and attendance as well as other City Departments at the work

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session. Once the Commission is satisfied with their review of the aforementioned plan, their comments and recommendations will be forwarded to the Mayor and Board of Aldermen, the Commission also recommends Planning Commission Advisor Bill Hessel be involved in the review/approval process. The Commission scheduled a work session for Thursday, December 18, 2008 at 5:30 p.m. to be held at the City Hall Complex located in the Temporary Trailers located at 645 Klondyke Road.

The next agenda item Planning Commission Approval to build low rise apartments in an R-2, Low Density Multi-Family Residential Zone District for property located on Via Don Ray Road submitted by Vincent Depaolo 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

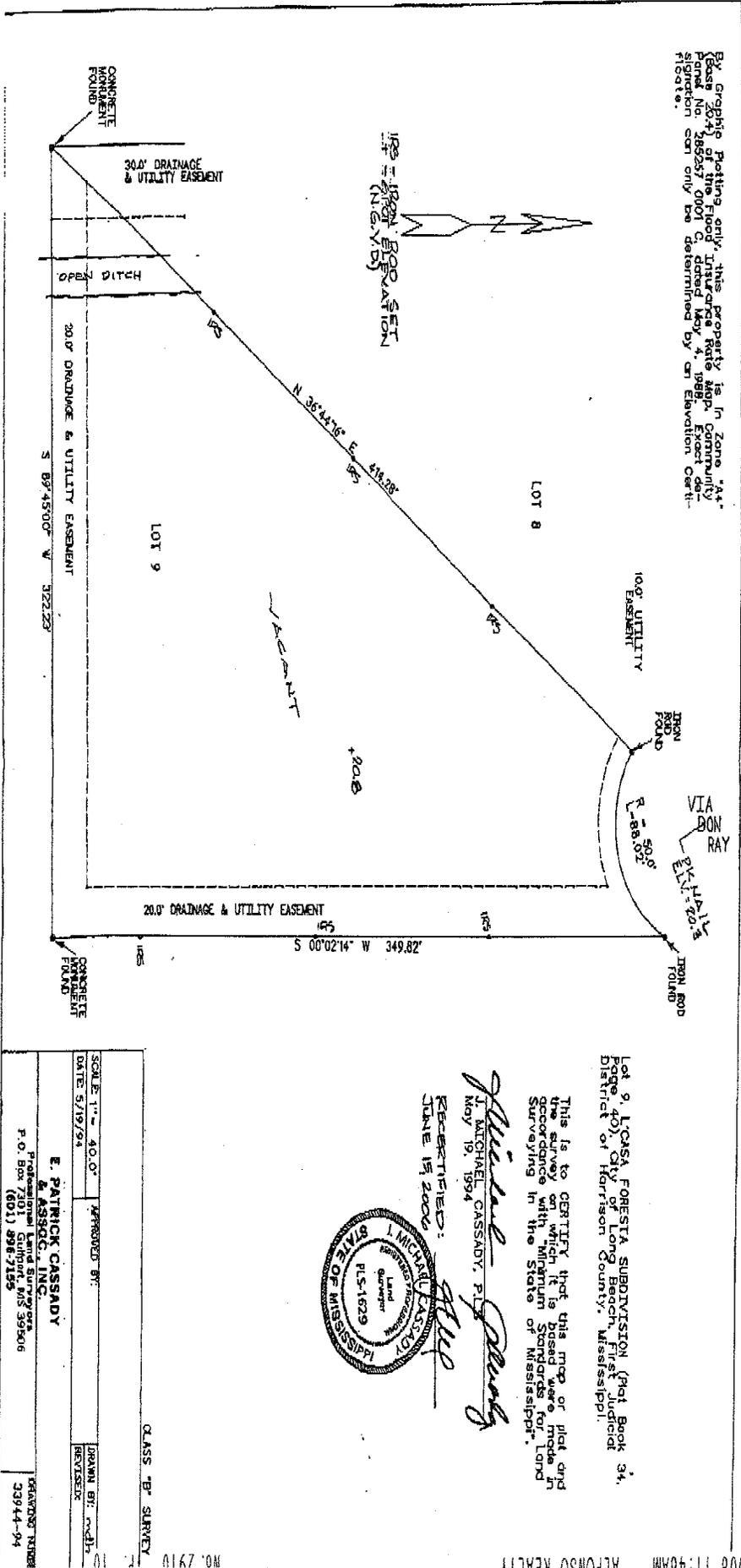
- I. TYPE OF CASE REQUEST
- A. Zoning Change
 - B. Planning Commission Approval - TO BUILD LOW-RISE APTS MK-2
 - C. Special Exception Use
 - D. Variance Request
 - E. Change in Use
 - F. A Decision of the Building Official is Alleged to be in Error
 - G. Interpretation of the Zoning Ordinance
 - H. Home Occupation (attach copy of Deed or lease)
- II. Property Location: 0 VIA DON RAY
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>Vincent DePaolo</u>			_____	
Name of Owner(s)			Mailing Address	
<u>104 WOOD OAK MS 39460</u>	<u>MS</u>	<u>39460</u>	<u>985-201-1125</u>	_____
City	State	Zip	Telephone (H)	Office
<u>[Signature]</u>			<u>11/20/08</u>	<u>\$</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.
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Lot 9, L'Casea Foresta Subdivision (Part Book 34, Page 40), City of Long Beach, First Judicial District of Harrison County, Mississippi.

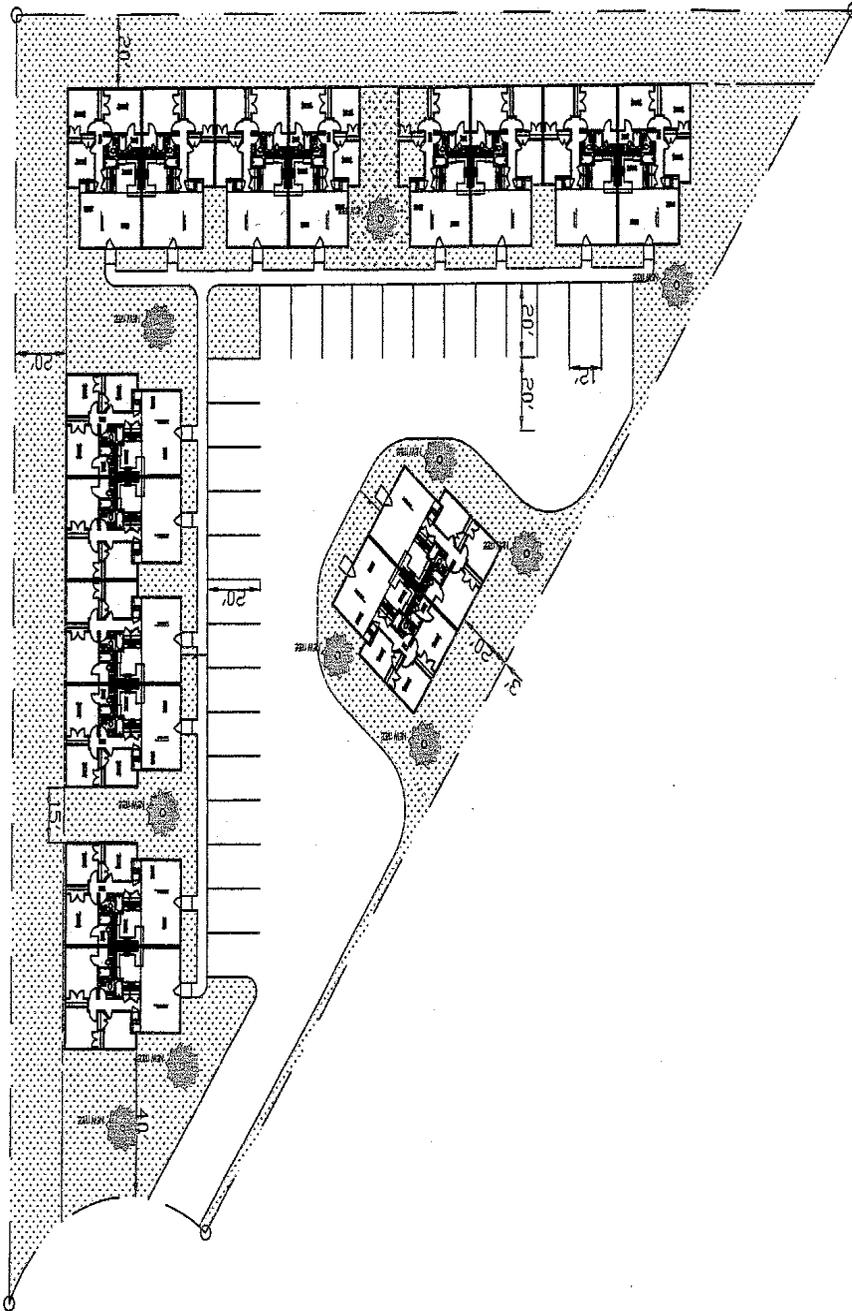
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standards for Land Surveying in the State of Mississippi".

Michael Cassidy
MICHAEL CASSADY
May 19, 1994

RE-CERTIFIED:
JUNE 19, 2006



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Applicant came forward to state request he stated that he was asking for approval to build condominiums, not low-rise apartments.

After careful review and consideration Commissioner Yandell made motion seconded by Commissioner Sweetapple and unanimously carried to approve the request as submitted.

Next agenda item Sketch Approval for a Planned Unit Development (PUD) for property located on Pineville Road (Le' Petit Cove) submitted by Southern Paradise, LLC as follows:

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APPLICATION FOR CASE REVIEW

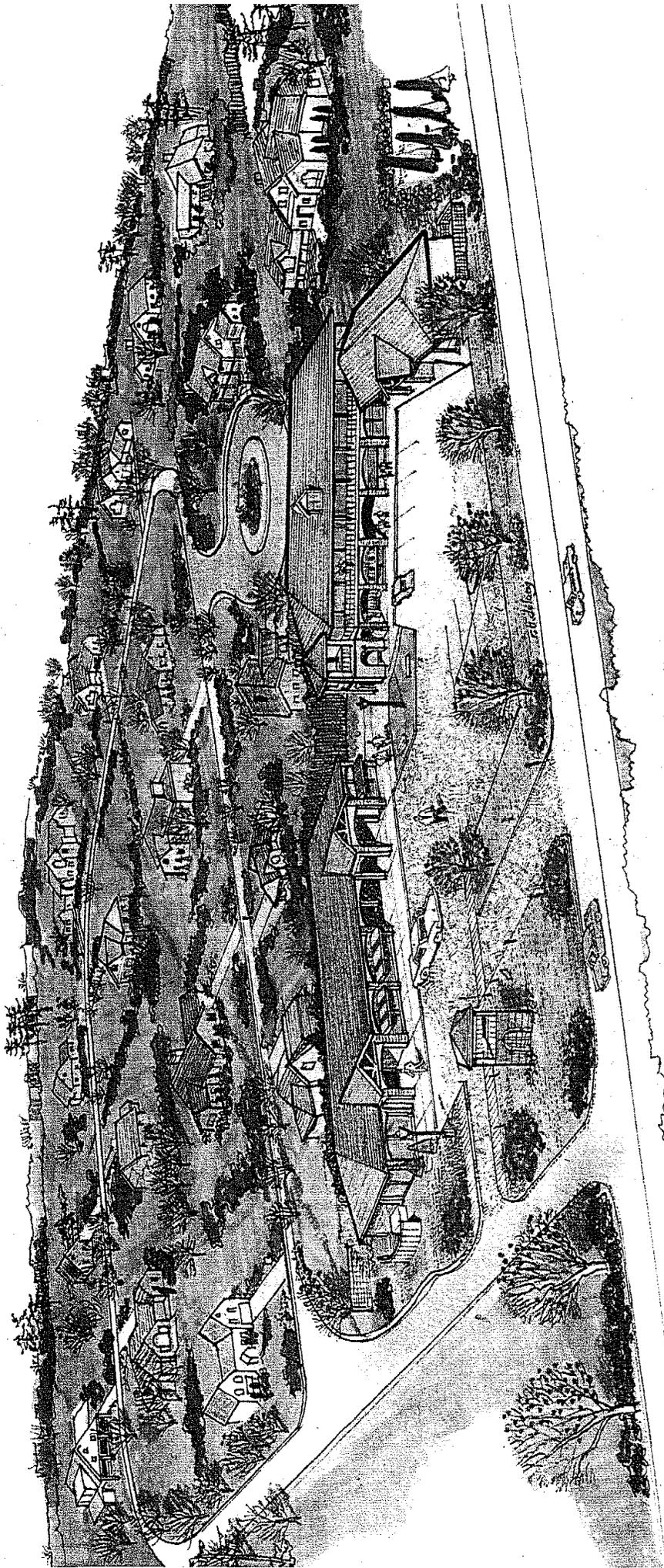
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 - E. Change in Use
 - F. A Decision of the Building Official is Alleged to be in Error
 - G. Interpretation of the Zoning Ordinance
 - H. Home Occupation (attach copy of Deed or lease)
- II. Property Location:
Le PETIT COVE / PINEVILLE ROAD
House 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:
Le PETIT COVE
Subdivision Name
 - B. If Metes and Bounds: Attach a Legal Description
- V. Names and Addresses of all Property Owners within 200 feet of subject land. (If bounded by street or alley, give names and mailing addresses of property directly across from the Subject Street or alley.) This information is necessary only if a Public Hearing is required.
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- 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>Southern Paradise, LLC</u>		<u>POB 8044</u>
Name of Owner(s)		Mailing Address
<u>Biloxi MS 39535</u>	<u>760 5455</u>	
City	State	Zip
<u>Glyn Trench</u>	<u>11/21/08</u>	<u>\$100.00</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.
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LE PETIT COVE

MORAN ENGINEERING
249 BEAUVOIR RD / BILCKI, MS

78 JAN 2007

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*Le Petit Cove Subdivision, Long Beach, MS
Developer: Southern Paradise, LLC, Owner: Glynn Illich, 228.760.5455*

History:

Le Petit Cove (LPC) subdivision was initially designed in 2005 to meet the needs of a booming nationwide economy, strong R-1 (post-Katrina) housing needs, and the liberal lending practices of banks. This environment resulted in LPC having all of its lots pre-reserved (by 5 builders) before we even broke ground on the development.

As we all know, the lending bubble popped, creating the "Mortgage Crisis" which we are all now facing. Today, those 5 builders are either bankrupted or have existing unsell-able R-1 inventory (with forecloses eminent).

Furthermore, many homeowners cannot pay their current mortgages, foreclosures are widespread, and our nations economy is overwhelmed. Most banks are now requiring 20% down for new home loans, making it virtually impossible for most coastal residents to purchase homes \$200k and above.

The cost to buy large tracts of raw land (within City Limits) coupled with the high cost of infrastructure, make it impossible to meet the "cost break-down" needed to build moderate and low priced R-1 homes (less than \$175k).

Unfortunately, large upscale R-1 Developments can no longer survive in this new-world economy, and most of these new developments are on the edge of foreclosure all along the Coast.

Our Request & Solution:

We are seeking the Planning Commission's approval to allow us to reconfigure some of our larger R-1 lots in Le Petit Cove Subdivision to smaller, more desirable and affordable homesites.

According to the MS Gulf Coast Multiple Listing Service, Inc, the average Gulf Coast home sale is \$130,161 as of Oct '08. This is our new demographic, and we need to respect it.

LPC currently has Preliminary Approval for 20 lots @ 75' wide minimum (R-1). Our development cost alone will be \$42,300 per lot (infrastructure & land cost) at

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the currently approved 20 lots. Even if we sold at our cost, it is too expensive for banks to mortgage, and for builders to construct homes less than \$175k.

As our new plat shows, we re-engineered some of our existing 20 larger lots to create a 30 (moderate-sized) homesite subdivision. More importantly, this improvement enables us to cut the selling cost considerably (+/- \$30,000 per lot), and create a quality subdivision that actually "meets" the current (and future) housing needs for the MS Gulf Coast demographic.

Important Notes:

- Developer Southern Paradise, LLC designed and built Belle Terre Estates (Pineville & Espy) -- one of the most beautiful & successful new subdivisions in Long Beach. We promise the same dedication and enthusiasm with Le Petit Cove, making it another development Long Beach will be proud of.

- We will have the same Protective Covenants requiring approved curb appeal, garage parking for automobiles, rear storage for boats, rear fencing, Association for beautification of common area landscaping, etc. See enclosed house plans and photos as examples of our goals.

- City Engineer David Ball and Derrel Wilson have been involved in this modification, and feel only minor infrastructure changes are required at this point. These minor changes will be at Southern Paradise, LLC cost.

- Mayor Skellie's has reviewed our request, and we welcomed his positive input as well.

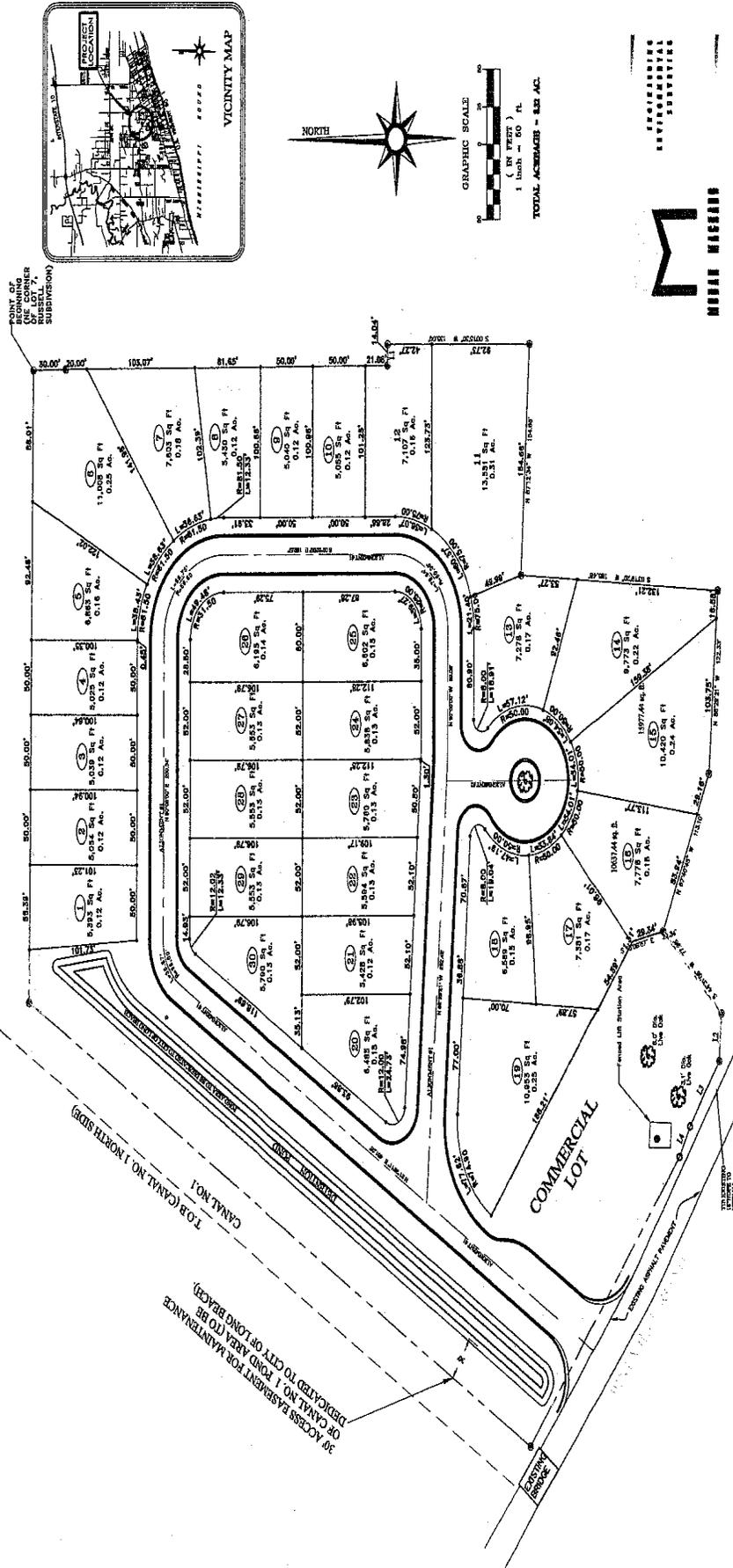
- LPC's modified homesites are as wide as (or wider than) the recently approved Old Town Garden Subdivision lots behind Green Acres.

- We have yet to submit for Le Petit Cove's Final Approval, making this lot modification easier for engineering and zoning.

- I have personally spoken with several homeowners surrounding LPC, and all support our vision. One neighbors comment was, "If this puts contractors back to work & our City moves forward, then you have my vote".

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**PUD RE-SUBDIVIDE FOR
LE' PETIT COVE**
A SUBDIVISION LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 12 WEST,
CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI



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P.O. Box 836 • Gulfport, MS 39502 • 228-864-8629 • FAX 228-563-5617

December 9, 2008

Glynn,

Thanks for forwarding me the new lot layout for LePetit Cove Subdivison.

In my opinion, the new layout for LePetit Cove is a great model for the immediate and future developments along the Mississippi Gulf Coast. Mississippi's Gulf Coast post Katrina planning has focused on sustainable growth and New Urbanism development, which includes smaller lots within walking distance to schools, parks, and other activities. LePetit Cove has all this with lots sizes that are more than adequate and actually similar to the lots many of us grew up on in West Gulfport and Long Beach. More importantly, the lots are priced so that home builders can deliver a very nice product under two hundred thousand, which is the price point that many analysts, as well as, the market, are saying is needed.

We must adjust to today's market conditions if we plan to survive this economic downturn and it appears this is what you have accomplished.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Carlson", written over a horizontal line.

Tim Carlson
Stirling Properties, Inc.

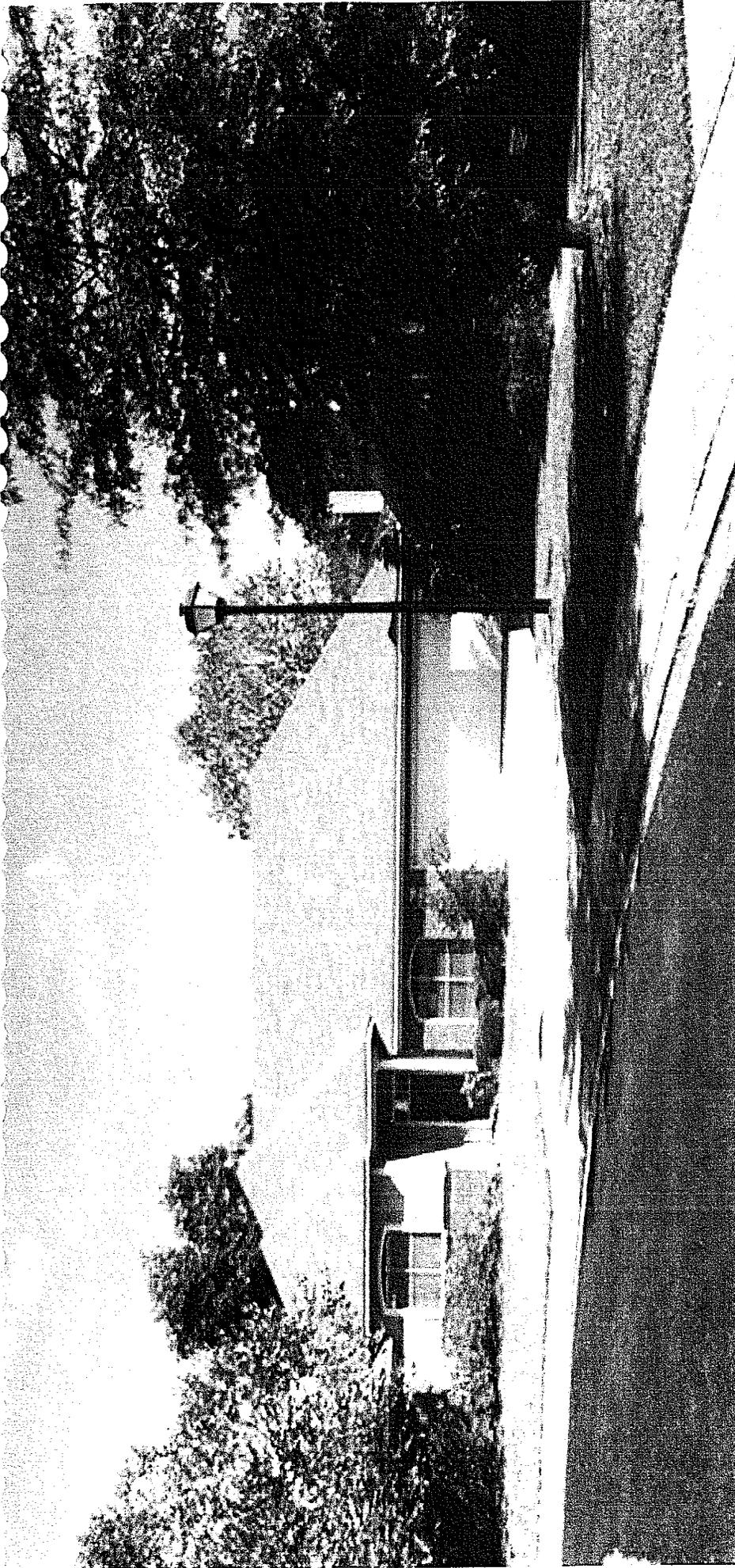
What a Connection!

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The following 3 photos are examples of a successful +/- 50' Lot Development in Jackson, MS. This subdivision is completely sold out, and has homes valued at \$190,000 or less.

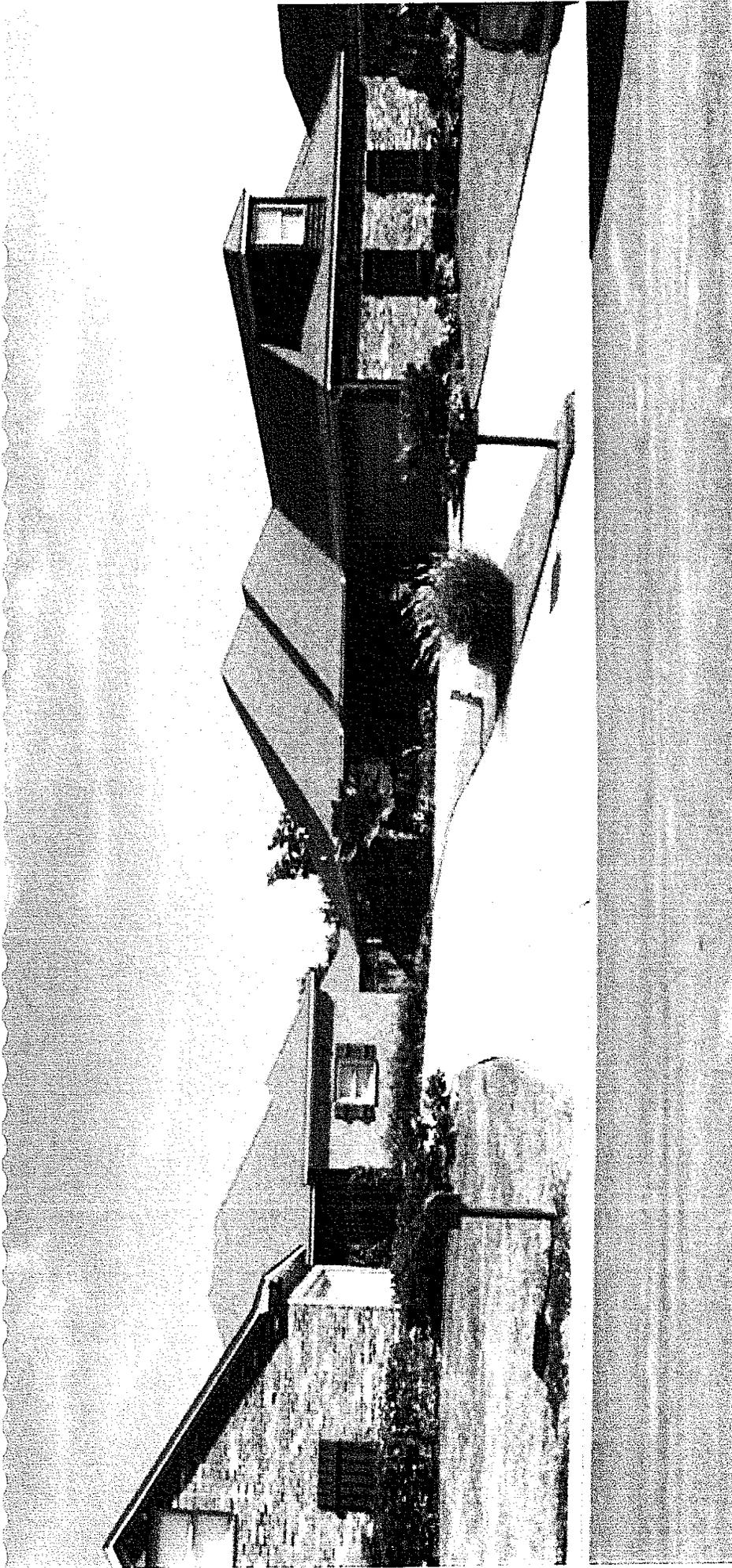
Notice the ample yard space, quality curb appeal, off-street parking, and variety of homes built in this development. This type of subdivision is currently being utilized all over the United States to save on land space and meet the actual needs of the countries demographics.

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50' Lot Development, Jackson, MS.

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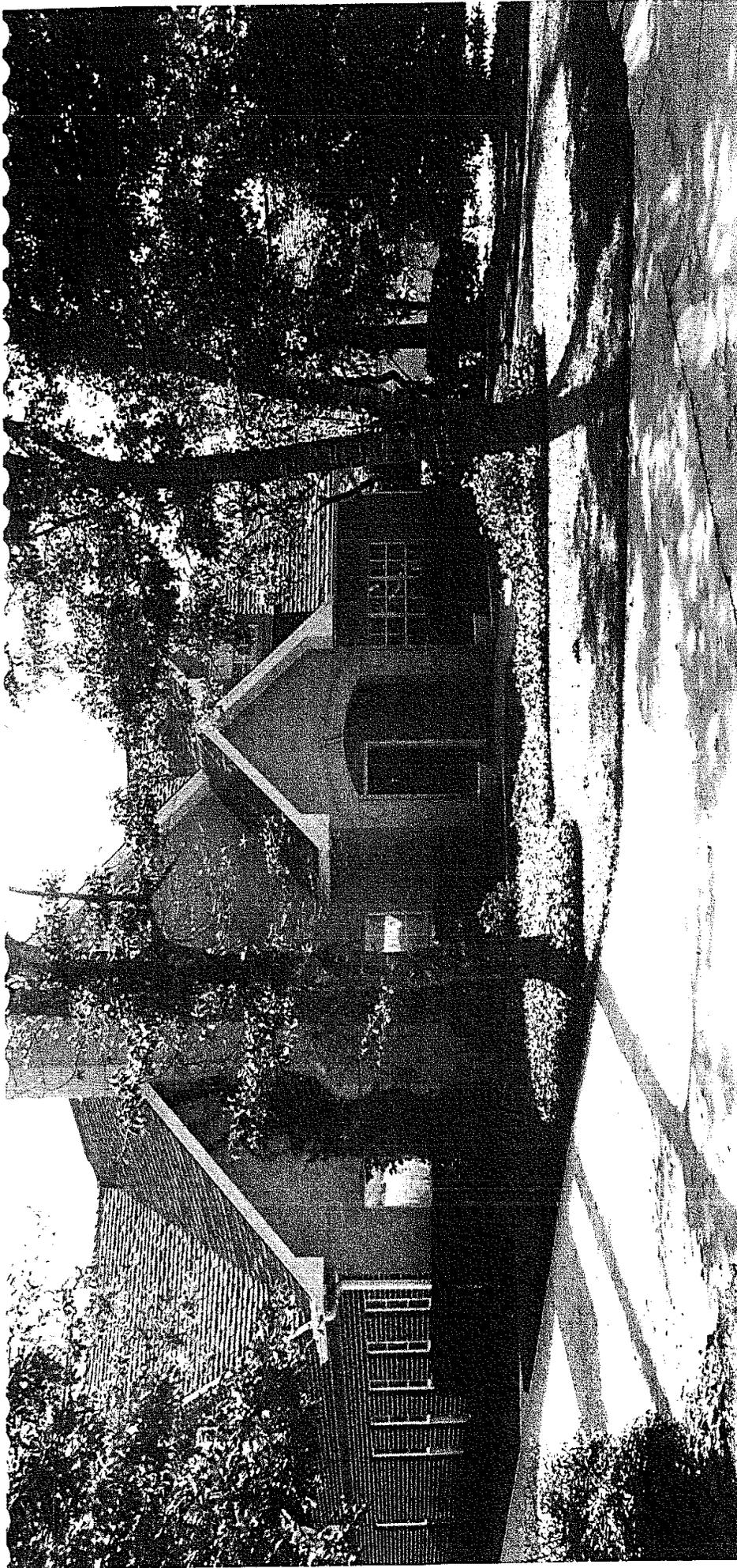
50' Lot Development, Jackson, MS.

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The following 4 photos are examples of The Enclave Subdivision in Biloxi, MS. This subdivision is completely sold out, and has homes valued at \$200k or less. This is one of the most sought after +/- 50-wide lot developments on the Coast, and is a model for Le Petit Cove.

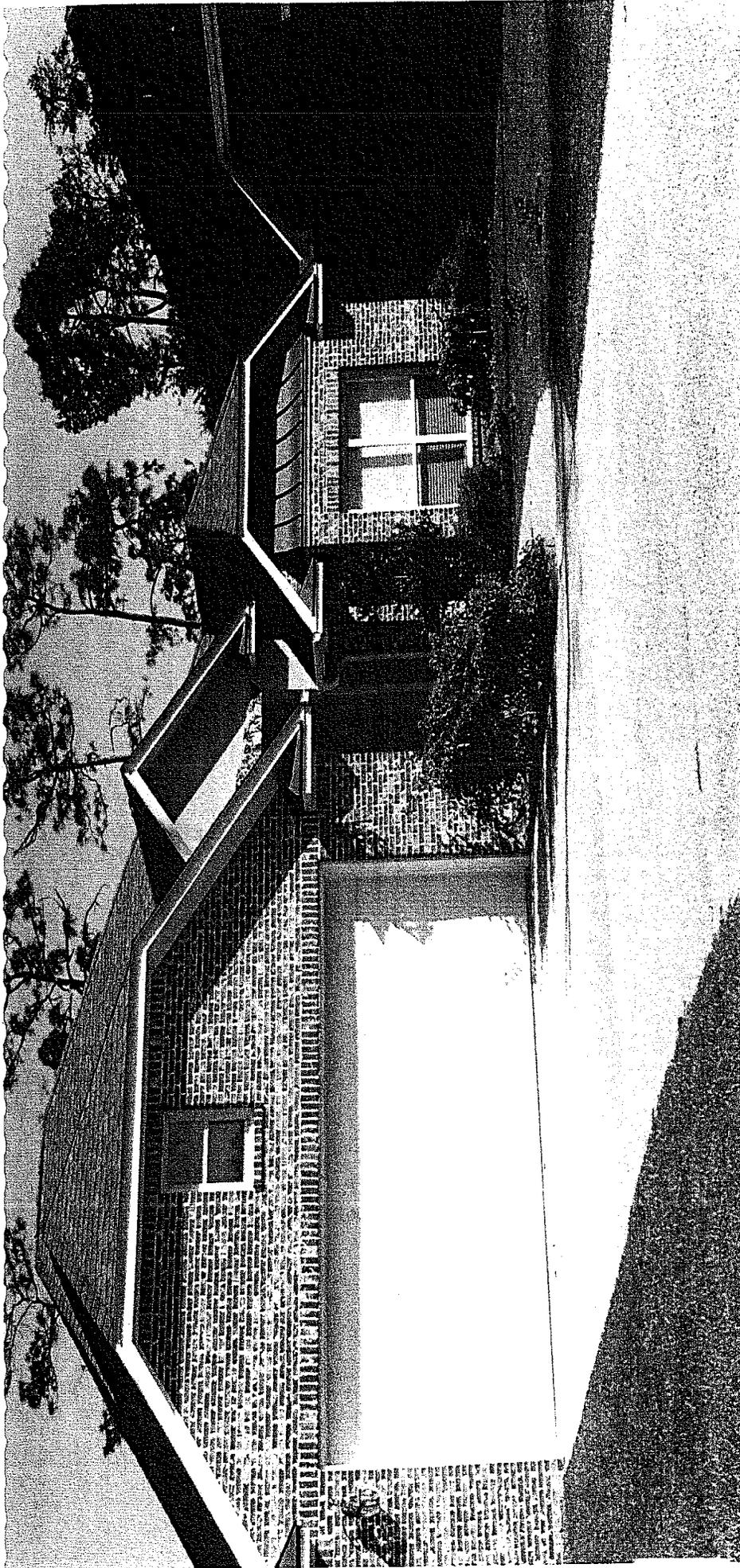
Notice the common area landscaping, Protective Covenants, upscale curb appeal, garage parking, and the unique variety of homes built in this development. The Enclave was built by Barbara Delano and engineered by Terry Moran -- 2 consultants on our project. Their development has successfully been modeled all over the Coast.

**MINUTES OF DECEMBER 11, 2008
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LONG BEACH PLANNING COMMISSION**



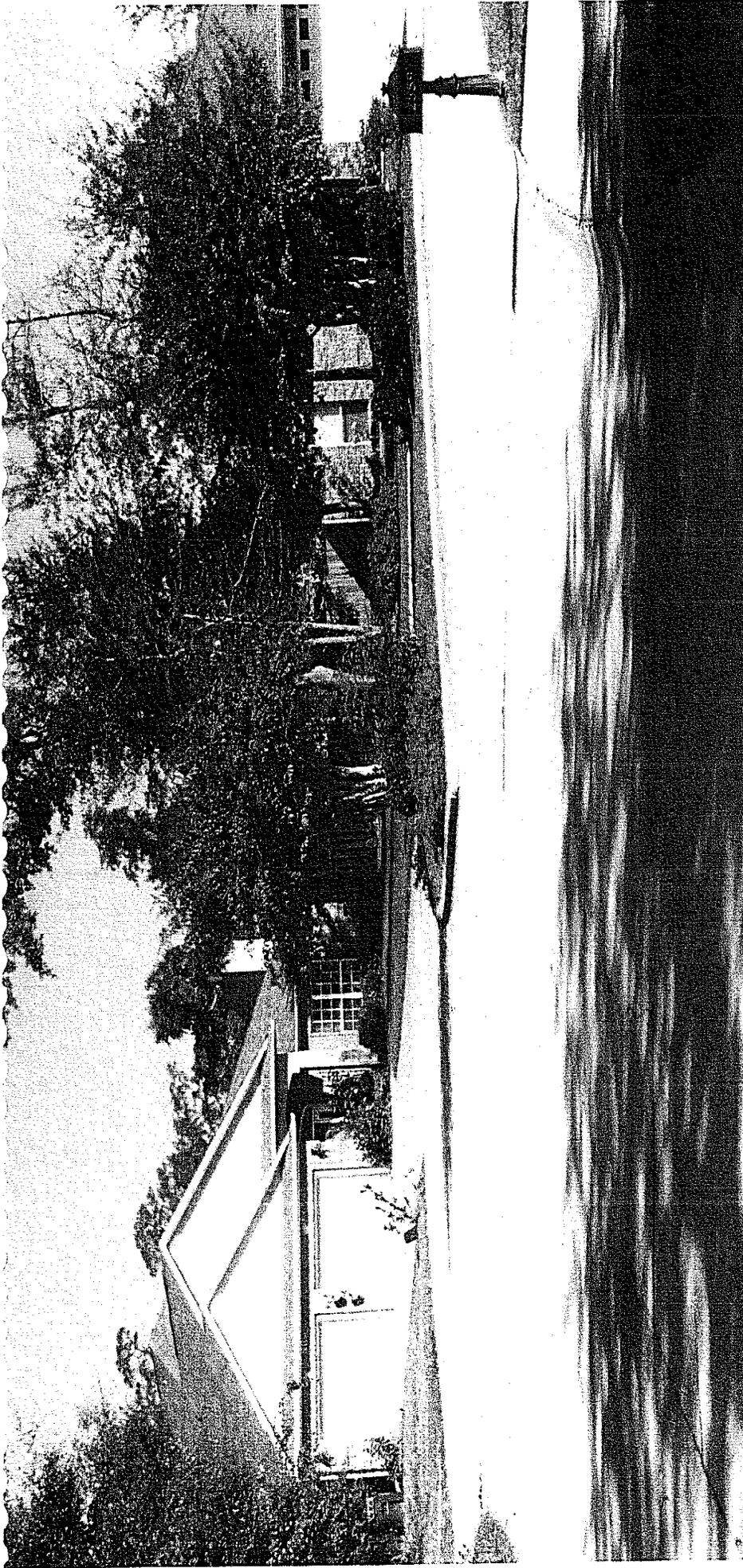
+/- 50' Lot Development, THE ENCLAVE Subdivision, Biloxi, MS.

**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**



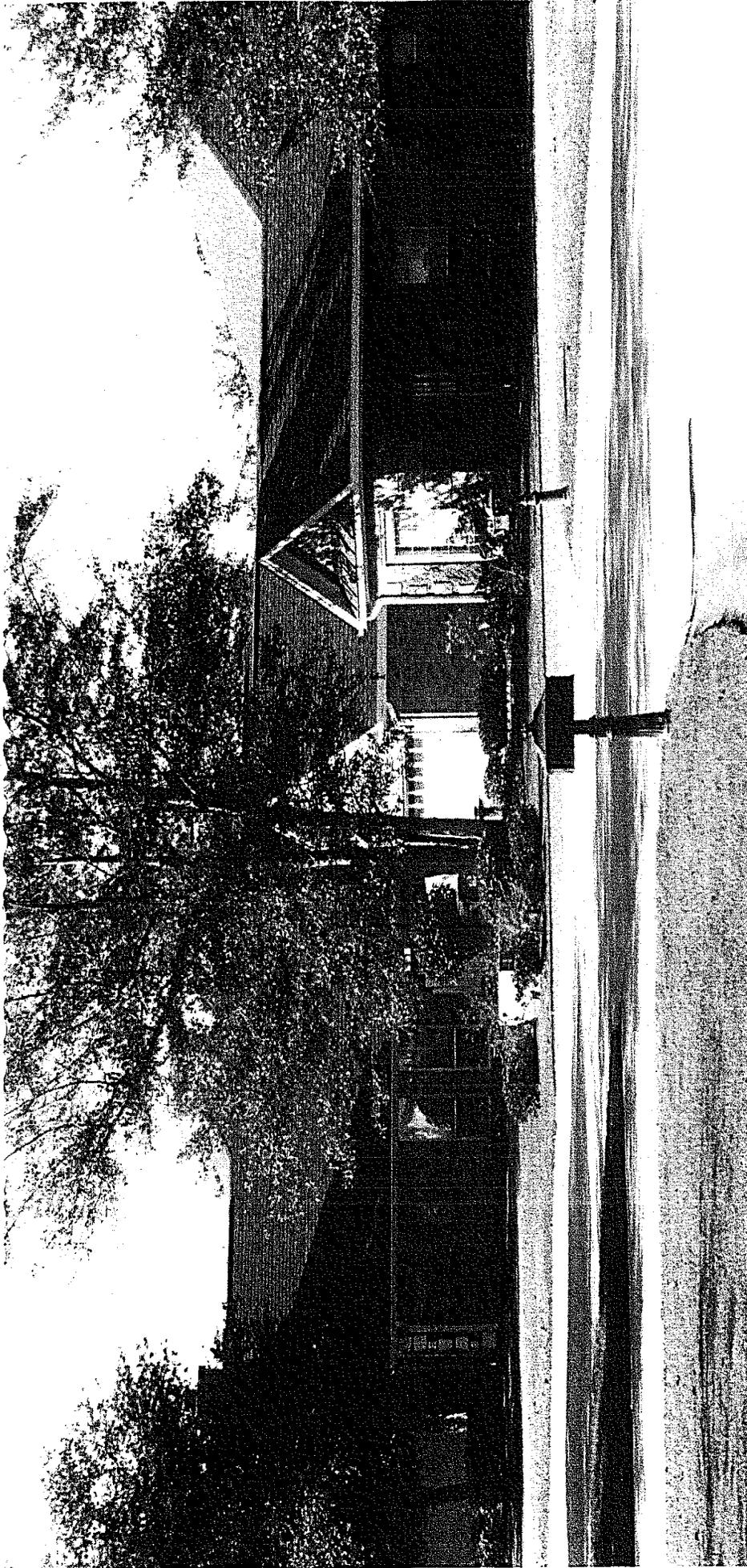
+/- 50' Lot Development, THE ENCLAVE Subdivision, Biloxi, MS.

**MINUTES OF DECEMBER 11, 2008
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+/- 50' Lot Development, THE ENCLAVE Subdivision, Biloxi, MS.

**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**



+/- 50' Lot Development, THE ENCLAVE Subdivision, Biloxi, MS.

**MINUTES OF DECEMBER 11, 2008
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LONG BEACH PLANNING COMMISSION**

Home Plans

The following 3 home plans are examples of dwellings we envision in Le Petit Cove -- quality, appropriate sizing, and charming curb appeal.

For Lots 50' - 55': Plan 1 represents a smaller, more quaint home for those seeking homesites with low maintenance (ie retired or busy professional).

For Lots 55'-65': Plan 2 illustrates a larger home for those looking for more home space, yet will accommodate moderate-sized lots (ie single family, starter home, downsizing empty-nesters, etc)

For Lots 65' and Greater: Plan 3 shows a much larger home, yet still small enough to meet the demands and demographics of this economy. (ie larger families, privacy, or more yard space).

**MINUTES OF DECEMBER 11, 2008
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LONG BEACH PLANNING COMMISSION**

1/3



COOLhouseplans.com

Front Rendering

Plan ID: CHP-40548

Order Code: C132

PLAN 1



Call 1-800-482-0464

4125 Lafayette Center Drive, Suite 100 - Chantilly, VA 20151

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Page 1 of 3

**MINUTES OF DECEMBER 11, 2008
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LONG BEACH PLANNING COMMISSION**

2/3

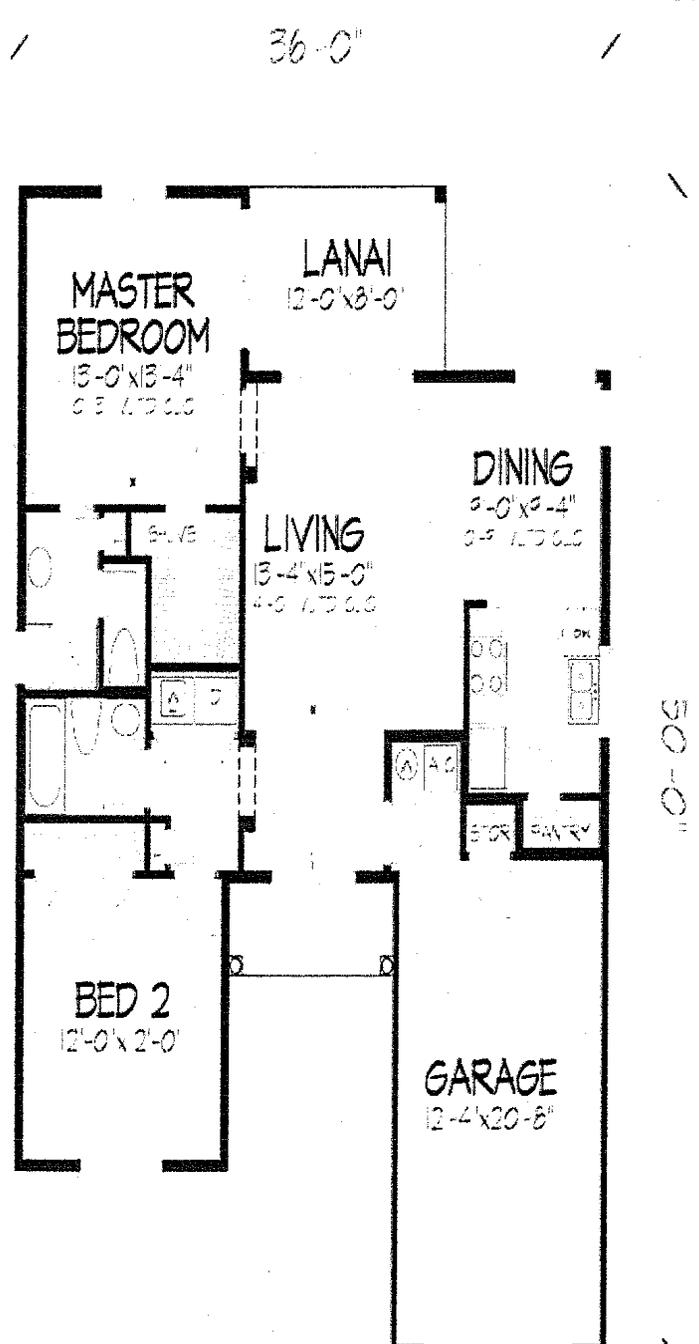


COOLhouseplans.com

First Floor Plan

Plan ID: CHP-40548

Order Code: C132



Call 1-800-482-0464

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3/3

**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**



COOLhouseplans.com

Plan Specifications and Pricing Information

Plan ID: CHP-40548

Plan Specifications

Total Living Area: 1042 htd. sq. ft.
Bedrooms: 2
Bathrooms: 2
Width of House: 36 feet
Depth of House: 50 feet
Finished Basement: NA
First Floor: NA
Second Floor: NA
Third Floor: NA
Bonus Area: NA
Garage Size: 1 Car
1st Fl. Ceiling Height: Please Call

Pricing Information

Order Code: C132

Review Set: NA *
1 Set of Blueprints: \$ 456
3 Set of Blueprints: NA
4 Set of Blueprints: NA
5 Set of Blueprints: \$ 507
8 Set of Blueprints: \$ 570
Reproducible Set: \$ 733
CAD Files: \$ 833
Materials List: \$ 100
Readable Reverse: \$ 75 ***
Additional Sets: \$ 25

Foundation Type(s) available for this plan:

- Slab
- Crawlspace
- Basement with Drive Under
- Basement
- Daylight Basement
- Walkout Basement
- Pole/Piling
- Post and Beam

COOL Low Prices Guarantee!!

Our plan prices are set by the designers we represent. However, if you find the exact same plan on another house plan broker website for a lower price, let us know and we will beat their advertised OR special promotion price by 5%! To take advantage of our guarantee, please call us at 800-482-0464 when you are ready to order your plan. Our guarantee extends up to 4 weeks after your purchase, so you know you can buy now with confidence.

*** All sets will be Readble Reverse copies. Turn around time is usually 3 to 5 business days. Not available for Review Sets.

Web site content has precedence over PDF file content.
PDF Generated on 11/27/2008



Call 1-800-482-0464
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**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

1/3



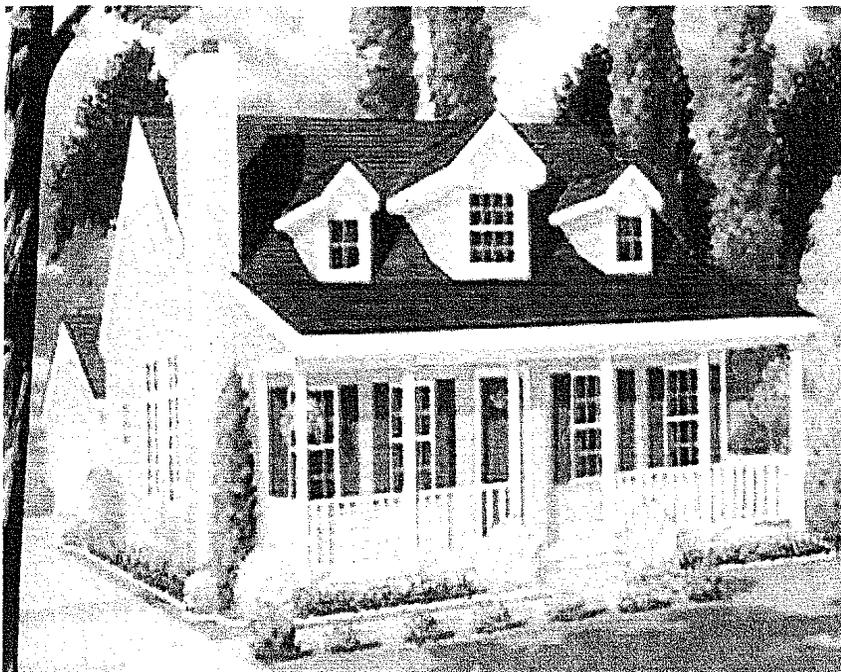
COOLhouseplans.com

Front Rendering

Plan ID: CHP-20389

Order Code: C132

PLAN II



Call 1-800-482-0464

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**MINUTES OF DECEMBER 11, 2008
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2/3

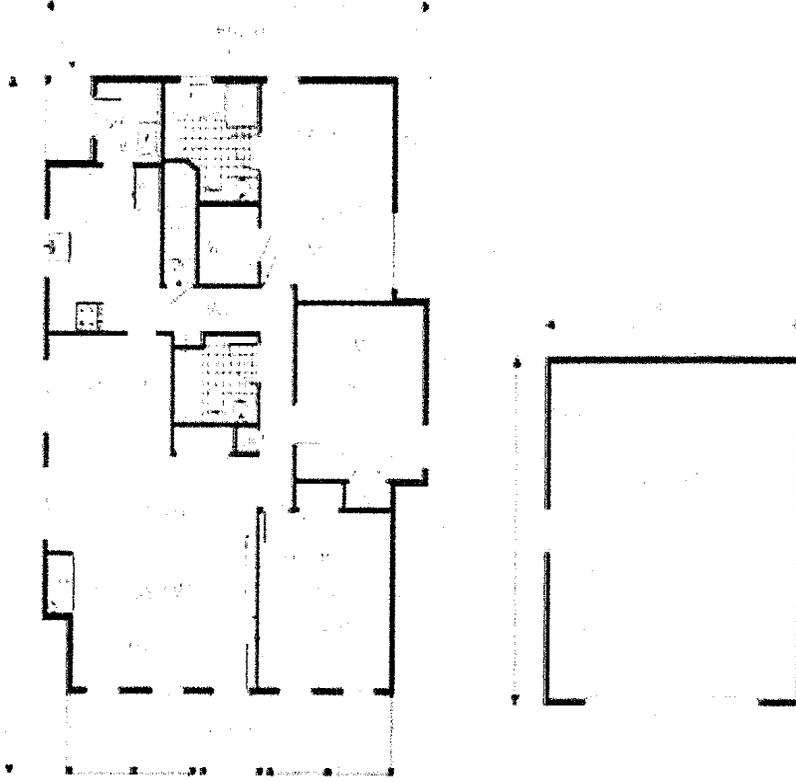


COOLhouseplans.com

First Floor Plan

Plan ID: CHP-20389

Order Codes: C132



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**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

3/3



COOLhouseplans.com

Plan Specifications and Pricing Information

Plan ID: CHP-20389

Order Code: C132

Plan Specifications

Total Living Area: 1410 htd. sq. ft.
Bedrooms: 3
Bathrooms: 2
Width of House: 36 feet
Depth of House: 48 feet
Finished Basement: NA
First Floor: NA
Second Floor: NA
Third Floor: NA
Bonus Area: NA
Garage Size: 2 car
1st Fl. Ceiling Height: 8'0 feet

Pricing Information

Review Set: NA *
1 Set of Blueprints: \$ 350
3 Set of Blueprints: \$ 400
4 Set of Blueprints: NA
5 Set of Blueprints: \$ 450
8 Set of Blueprints: \$ 480
Reproducible Set: \$ 600
CAD Files: NA
Materials List: \$ 50
Readable Reverse: NA
Additional Sets: \$ 30

Foundation Type(s) available for this plan:

- Slab
- Crawlspace
- Basement with Drive Under
- Basement
- Daylight Basement
- Walkout Basement
- Pole/Piling
- Post and Beam

COOL Low Prices Guarantee!

Our plan prices are set by the designers we represent. However, if you find the exact same plan on another house plan broker website for a lower price, let us know and we will beat their advertised OR special promotion price by 5%! To take advantage of our guarantee, please call us at 800-482-0464 when you are ready to order your plan. Our guarantee extends up to 4 weeks after your purchase, so you know you can buy now with confidence.

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**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

1/2



COOLhouseplans.com

Front Rendering

Plan ID: CHP-37747

Order Code: C132

PLAN III



Call 1-800-482-0464

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2/2

**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**



COOLhouseplans.com

Plan Specifications and Pricing Information

Plan ID: CHP-37747

Order Code: C132

Plan Specifications

Total Living Area: 1802 htd. sq. ft.
Bedrooms: 3
Bathrooms: 2.5
Width of House: 40 feet
Depth of House: 52 feet
Finished Basement: NA
First Floor: 1287 sq. ft.
Second Floor: 515 sq. ft.
Third Floor: NA
Bonus Area: 355 sq. ft.
Garage Size: 2 Car
1st Fl. Ceiling Height: 9'0 feet

Pricing Information

Review Set: NA *
1 Set of Blueprints: \$ 585
3 Set of Blueprints: \$ 605
4 Set of Blueprints: NA
5 Set of Blueprints: \$ 645
8 Set of Blueprints: \$ 745
Reproducible Set: \$ 805
CAD Files: \$ 1305
Materials List: \$ 105
Readable Reverse: \$ 150 ***
Additional Sets: \$ 40

Foundation Type(s) available for this plan:

- Slab
- Crawlspace
- Basement with Drive Under
- Basement
- Daylight Basement
- Walkout Basement
- Pole/Piling
- Post and Beam

COOL Low Prices Guarantee!

Our plan prices are set by the designers we represent. However, if you find the exact same plan on another house plan broker website for a lower price, let us know and we will beat their advertised OR special promotion price by 5%! To take advantage of our guarantee, please call us at 800-482-0464 when you are ready to order your plan. Our guarantee extends up to 4 weeks after your purchase, so you know you can buy now with confidence.

*** All sets will be Readable Reverse copies. Turn around time is usually 3 to 5 business days. Not available for Review Sets.

Web site content has precedence over PDF file content.

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**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

Terry Moran, 249 Beauvoir Road, Biloxi, MS came forward on behalf of the applicant to state request.

After careful consideration and review the applicant withdrew his request.

Next agenda item Planning Commission Approval to build low rise apartments in a C-2, General Commercial Zone District for property located on Wright Avenue submitted by Seaside Development as follows:

**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
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 - *LOW RISE APTS IN C-2*
 - 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:
WRIBITT AVE. 2. B
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>SEASIDE DEVELOPMENT</u>		<u>5505 PAULA DR.</u>	
Name of Owner(s)		Mailing Address	
<u>LONG BEACH MS 39060</u>		<u>228-868-7026</u>	
City	State	Telephone (H)	Office
<u>MS</u>	<u>MS</u>	<u>11/18/08</u>	<u>\$50.00</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 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.

**MINUTES OF DECEMBER 11, 2008
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1st Judicial District
Instrument 2006 6250 D -J1
Filed/Recorded 7 17 2006 11 30 A
Total Fees 16.00
3 Pages Recorded



Indexing Instructions: East 135' of Block 19, Old Plantation Addition; and part of lots 31, 32, 33, and 34, Block 18, Old Plantation Addition.

STATE OF MISSISSIPPI

COUNTY OF HARRISON

SCANNED

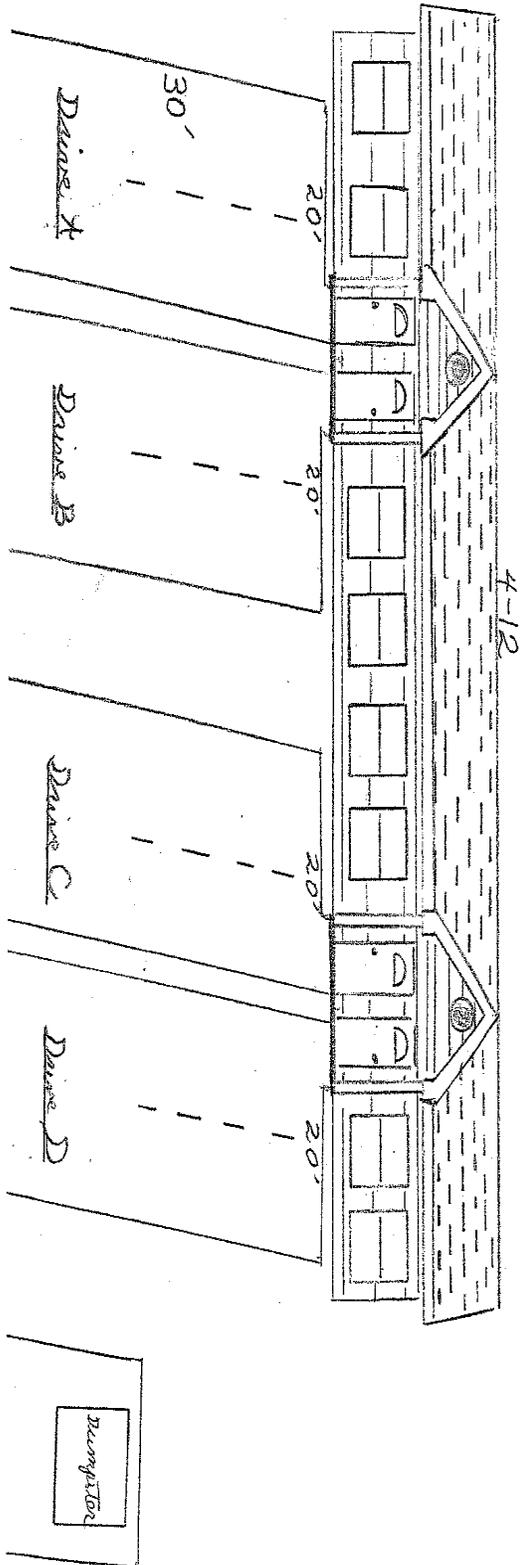
WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars (\$10.00), cash in hand paid, plus other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, the undersigned SAMUEL C. McCAFFREY, do hereby grant, bargain, sell, convey, and warrant unto JIM ROMAINS and FRANK MARTINEZ, d/b/a SEASIDE DEVELOPMENT, the following described land, being located in the First Judicial District of Harrison County, Mississippi, and more particularly described as follows:

The East 135.0 feet of Block Nineteen (19), OLD PLANTATION ADDITION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi, First Judicial District, in Plat Book 4 at Page 16 (Copy Book 2A at Page 142) thereof, reference to which is made in aid of and as a part of this description.

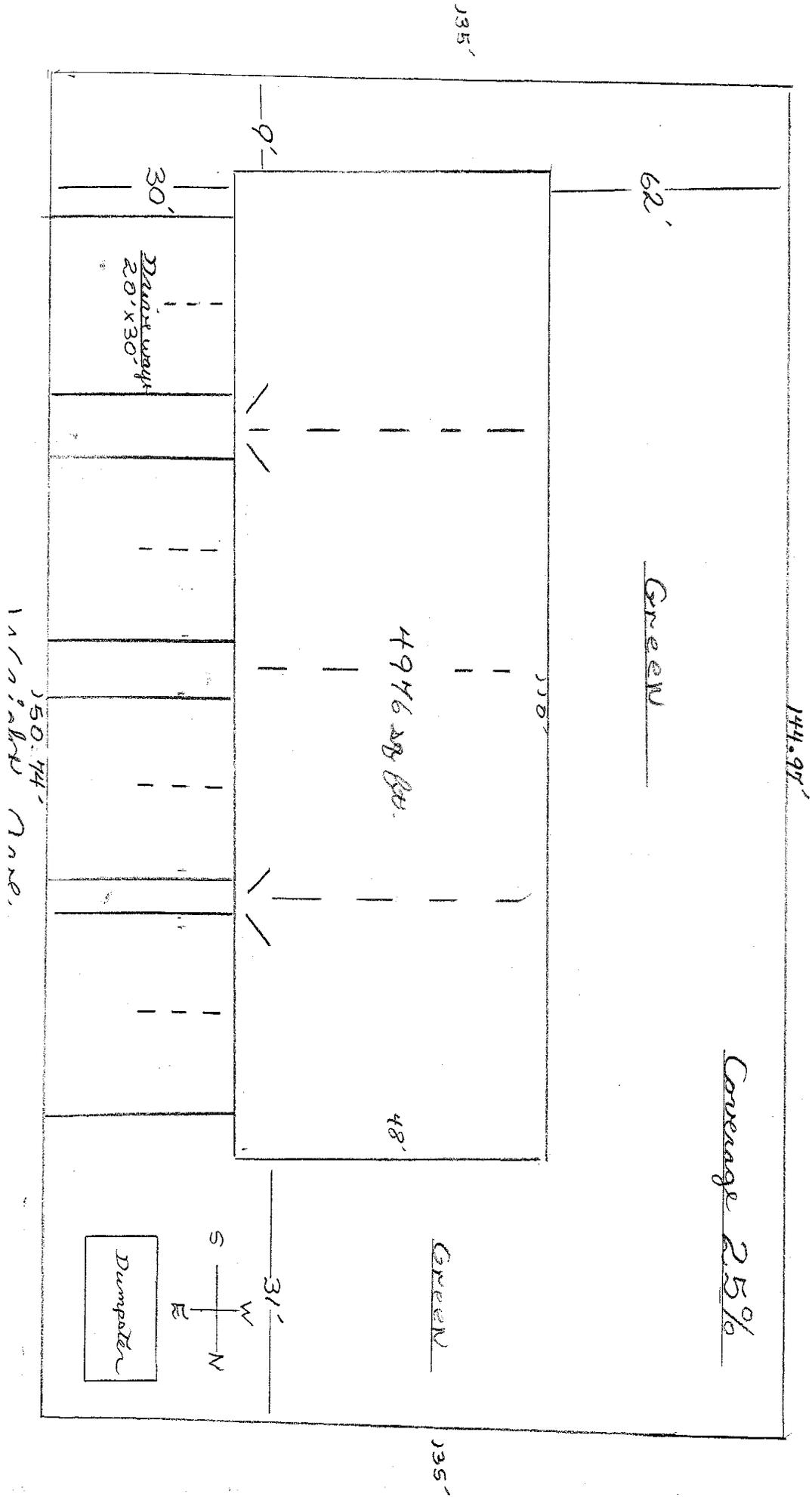
AND ALSO: A strip of land 50 feet North and South by 135 feet East and West being that part of 10th street which joins the aforesaid property on the North side and which lies South of Lots Thirty-One (31), Thirty-Two (32), Thirty-Three (33) and Thirty-Four (34), Block Eighteen (18), OLD PLANTATION ADDITION, now vacated as per City ordinance in Book 490 at Page 359 thereof.

MINUTES OF DECEMBER 11, 2008
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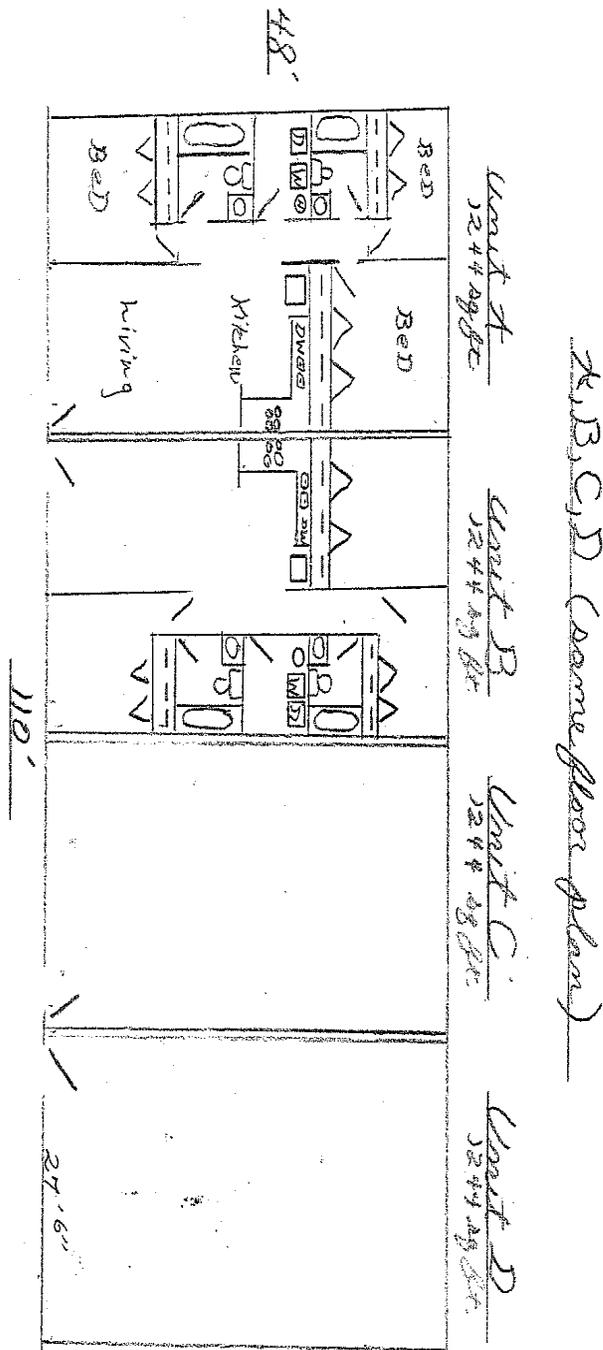


*Seaside Development
Wright Ave. 4-Place*

**MINUTES OF DECEMBER 11, 2008
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**MINUTES OF DECEMBER 11, 2008
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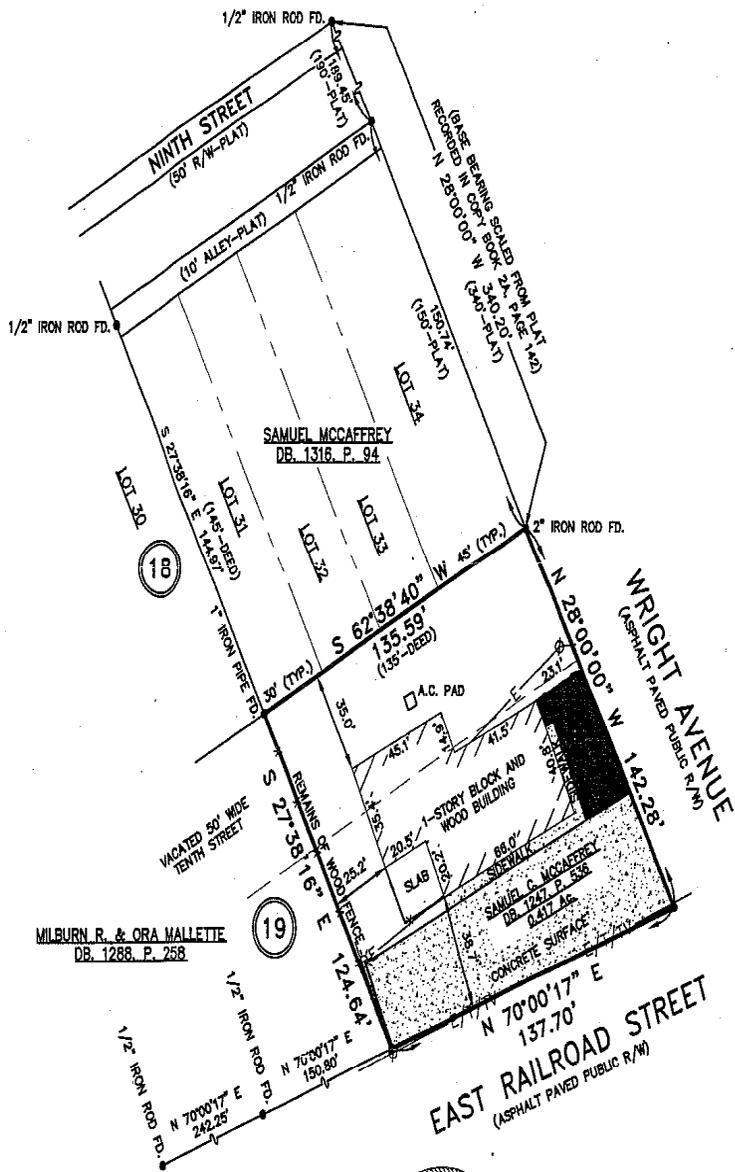
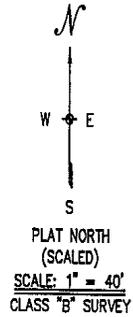
All give walls from
Grade to ridge

**MINUTES OF DECEMBER 11, 2008
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LONG BEACH PLANNING COMMISSION**

BOUNDARY DESCRIPTION PER DEED BOOK 1247, PAGE 538:

The East 135.0 feet of Block Nineteen (19), OLD PLANTATION ADDITION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat book 4 at Page 18 (Copy Book 2A at Page 142) thereof, reference to which is hereby made in aid of and as a part of this description.

AND ALSO: A strip of land 50 feet North and South by 135 feet East and West being that part of 10th Street which joins the aforesaid property on the North side and which lies South of Lots Thirty-One (31), Thirty-Two (32), Thirty-Three (33) and Thirty-Four (34), Block Eighteen (18), OLD PLANTATION ADDITION, now vacated as per City ordinance in Book 490, at Page 359 thereof.



SURVEYOR'S NOTE:

This survey shows rights-of-way, easements, and restrictions provided to the surveyor. Since this surveyor was not provided with a current title report nor an environmental study, this survey may not show all rights-of-way, easements, and restrictions of record. This surveyor will be available to add such features to this survey if a current abstract of title is provided to him by an attorney.

This property is located in Zone "C" on F.I.R.M. 2852570002C Map Revised May 4, 1988 & Index Revised May 4, 1988



Jeffrey C. Collins
Jeffrey C. Collins, P.S.
Field Surveyed June 5, 2006.

ZONING NOTE:

Redivision of this property is subject to current subdivision and zoning regulations. Approval should be obtained by the appropriate governing bodies.

KNESL ENGINEERING
SURVEYORS, INC.
14321 Creosote Rd., Gulfport, Ms 39503
PH: (228)867-9100, FAX: (228)868-0043
DWG. NO.: 2347

**MINUTES OF DECEMBER 11, 2008
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Applicant came forward to state request.

After careful review and consideration Commissioner Rishel made motion seconded by Commissioner Vancourt and unanimously carried to approve the request as submitted.

It came for consideration Planning Commission Approval for a Certificate of Re Subdivision for property located on Gates Avenue submitted by Margaret Baldock as follows:

**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
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 - 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: Wates Ave Long Beach
House number and street name

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

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

A. If in a subdivision:
_____ 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.

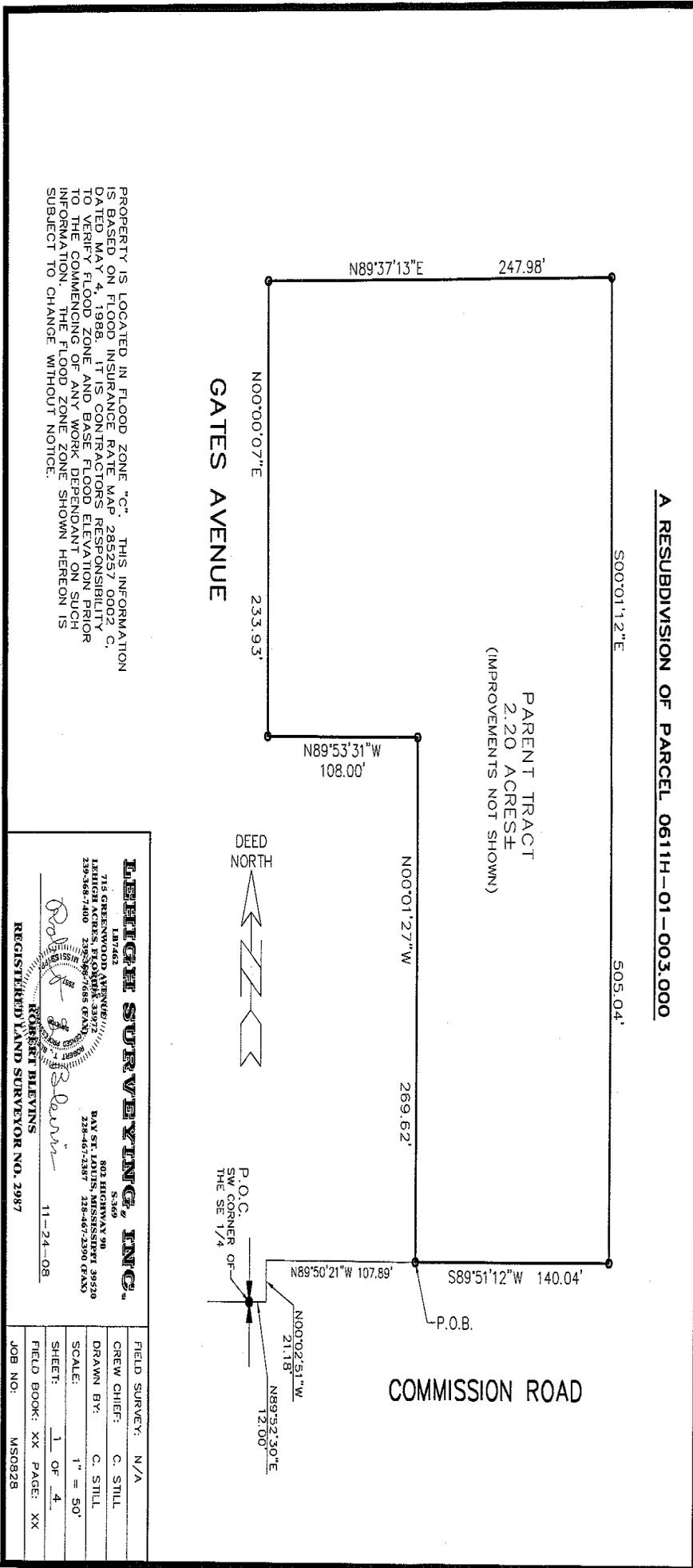
VII. Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Margaret Baldock 18100 Commission Rd
Name of Owner(s) Mailing Address
Long Beach, MS 39200 228-669-2123
City State Zip Telephone (H) Office
Margaret Baldock 11-25-08 250.00
Signature of Owner(s) Date Fee

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

- A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other supporting open facilities and the ground area to be provided and continuously maintained for the proposed structure or structures.
- B. Please attach a development schedule indicating the time schedule for the beginning and completion of development planned in the area. If the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage. (FOR RE ZONING ONLY).
- C. The setback requirement for all signs is measured from the leading edge of the sign or the portion of the sign close to the property line. If requesting a variance from the setback requirements for a sign, also indicate the elevation and size of the proposed sign.
- D. Applicant should appear personally or through his/her agent at the scheduled hearing.
- E. Claims of support or "no objection" from owner(s) of adjoining property should be

**MINUTES OF DECEMBER 11, 2008
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PROPERTY IS LOCATED IN FLOOD ZONE "C". THIS INFORMATION IS BASED ON FLOOD INSURANCE RATE MAP 28507-0000 C, DATED MAY 4, 1988. IT IS CONTRACTORS RESPONSIBILITY TO VERIFY FLOOD ZONE AND BASE FLOOD ELEVATION PRIOR TO THE COMMENCING OF ANY WORK. DEPENDANT ON SUCH INFORMATION, THE FLOOD ZONE SHOWN HEREON IS SUBJECT TO CHANGE WITHOUT NOTICE.

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**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

CERTIFICATE OF RESUBDIVISION

A RESUBDIVISION OF PARCEL 0611H-01-003.000

IN ACCORDANCE WITH ARTICLE II, SECTION 3 OF THE CODE OF ORDINANCE (SUBDIVISION REGULATIONS) OF THE CITY OF LONG BEACH AS AMENDED, IT IS HEREBY CERTIFIED THAT THE LONG BEACH PLANNING COMMISSION CHAIRMAN AND LONG BEACH MAYOR AND BOARD OF ALDERMEN HAVE REVIEWED AND APPROVED THE ATTACHED FINAL PLAN. THE FOLLOWING PROPERTY HAS BEEN SUBDIVIDED FROM HARRISON COUNTY AD VALOREM TAX PARCEL NUMBER 0611H-01-003.000 INTO THREE NEW PARCELS. THE SUBJECT AD VALOREM TAX PARCEL NUMBER DESCRIBED AS BEING LOCATED AT GATES AVENUE AND COMMISSION ROAD.

LEGAL DESCRIPTION OF LANDS PRIOR TO THIS RESUBDIVISION:

LEGAL DESCRIPTION: PARCEL NUMBER 0611H-01-003.000 (PARENT TRACT):

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST AND THENCE RUN N 89°52'30" E 12.00 FEET; THENCE RUN N 00°02'51" W 290.70 FEET ALONG THE EASTERLY MARGIN OF GATES AVENUE TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN FROM SAID POINT OF BEGINNING, N 00°00'07" E 233.93 FEET ALONG THE EASTERLY MARGIN OF GATES AVENUE; THENCE RUN N 89°37'13" E 247.98 FEET; THENCE RUN S 00°01'12" E 505.04 FEET TO THE CORNER OF COMMISSION ROAD; THENCE RUN N 00°01'27" W 269.82 FEET; THENCE RUN N 89°53'31" W 108.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.20 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF PARCEL A:

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST AND THENCE RUN N 89°52'30" E 12.00 FEET; THENCE RUN N 00°02'51" W 21.18 FEET; THENCE RUN S 89°50'21" E 107.89 FEET; ALONG THE NORTHERLY MARGIN OF COMMISSION ROAD TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN FROM SAID POINT OF BEGINNING, N 89°53'31" W 108.00 FEET; THENCE RUN N 00°00'07" E 79.93 FEET ALONG THE EASTERLY MARGIN OF GATES AVENUE; THENCE RUN N 89°37'13" E 107.97 FEET; THENCE RUN S 00°00'31" E 80.85 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.20 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION OF PARCEL B:

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST AND THENCE RUN N 89°52'30" E 12.00 FEET; THENCE RUN

N 00°02'51" W 21.18 FEET; THENCE RUN S 89°50'21" E 107.89 FEET; ALONG THE NORTHERLY MARGIN OF COMMISSION ROAD; THENCE RUN N 00°01'27" W 350.47 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN FROM SAID POINT OF BEGINNING, N 00°00'07" E 77.00 FEET ALONG THE EASTERLY MARGIN OF GATES AVENUE; THENCE RUN N 89°37'13" E 107.93 FEET; THENCE RUN S 00°00'31" E 77.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.19 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION OF PARCEL C:

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST AND THENCE RUN N 89°52'30" E 12.00 FEET; THENCE RUN N 00°02'51" W 21.18 FEET; THENCE RUN S 89°50'21" E 107.89 FEET; ALONG THE NORTHERLY MARGIN OF COMMISSION ROAD; THENCE RUN N 00°01'27" W 427.47 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN FROM SAID POINT OF BEGINNING, S 89°37'13" W 107.93 FEET; THENCE RUN N 00°00'07" E 77.00 FEET ALONG THE EASTERLY MARGIN OF GATES AVENUE; THENCE RUN N 89°37'13" E 107.90 FEET; THENCE S 00°00'31" E 77.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.19 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION OF PARCEL D:

A PARCEL OF LAND SITUATED AND BEING LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST AND THENCE RUN N 89°52'30" E 12.00 FEET; THENCE RUN N 00°02'51" W 21.18 FEET; THENCE RUN S 89°50'21" E 107.89 FEET; ALONG THE NORTHERLY MARGIN OF COMMISSION ROAD TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN FROM SAID POINT OF BEGINNING, N 00°01'27" W 504.47 FEET; THENCE N 89°37'13" E 247.98 FEET; THENCE RUN S 00°01'12" E 505.04 FEET; THENCE RUN S 89°51'12" W FOR 140.04 FEET ALONG NORTHERLY MARGIN OF COMMISSION ROAD AND THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.62 ACRES OF LAND, MORE OR LESS.

LEITCH SURVEYING, INC.
187462
715 GREENWOOD AVENUE
LEITCH ACRES, FLORENCE, MISSISSIPPI 39502
228-461-1400 FAX 228-461-2290
228-461-2587 228-461-2290 0750

Robert E. Leitch
REGISTERED LAND SURVEYOR NO. 2987

11-24-08

FIELD SURVEY:	N/A
CREW CHIEF:	C. STILL
DRAWN BY:	C. STILL
SCALE:	NOT TO SCALE
SHEET:	3 OF 4
FIELD BOOK:	XX PAGE: XX
JOB NO.:	MS0828

**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

A RESUBDIVISION OF PARCEL 0611H-01-003,000

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.

MARJORIE BALDOCK DATE 11-25-08
MARJORIE BALDOCK

SUBSCRIBED AND SWORN TO BEFORE ME, IN MY PRESENCE THIS 23rd DAY OF November, 2008, A NOTARY PUBLIC IN AND FOR THE COUNTY OF Harrison STATE OF Mississippi.

Joseph West
NOTARY PUBLIC

MY COMMISSION EXPIRES July 31, 2009.

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 11-24-08 DAY OF November, 2008.


Robert Bevins

ROBERT BEVINS
REGISTRATION NUMBER 2951

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THE EXTENSION OF PUBLIC WATER OR SEWER LINES, OR THE CREATION OF NEW LOTS OR THE EXTENSION OF EXISTING LOTS. THE EXTENSION OF EXISTING LOTS TO MORE LOTS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE CITY ORDINANCES OF LONG BEACH AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE ADMINISTRATOR SUBJECT TO ITS BEING RECORDED IN THE HARRISON COUNTY COURTHOUSE WITHIN SIXTY (60) DAYS OF THE DATE BELOW.

ADMINISTRATOR _____ DATE _____

PLANNING COMMISSION:

SUBMITTED TO AND APPROVED BY THE CITY OF LONG BEACH PLANNING COMMISSION AT THE REGULARLY SCHEDULED MEETING ON THE _____ DAY OF _____, 2008.

PLANNING COMMISSION CHAIRMAN _____

APPROVAL:

SUBMITTED TO AND ACCEPTED BY THE CITY OF LONG BEACH, BOARD OF ALDERMAN, AT THE REGULAR MEETING OF SAID BOARD OF ALDERMAN HELD ON THE _____ DAY OF _____, 2008.

ATTEN:

ADOPTE:

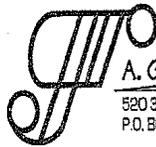
CITY CLERK _____ MAYOR _____

PREPARED BY:
CITY OF LONG BEACH
PLANNING COMMISSION
201 JEFF DAVIS AVENUE
GALVESTON, MS 39560
228-853-1554

LEHIGH SURVEYING, INC.
LE7462
715 GREENWOOD AVENUE
LEHIGH ACRES, MISSISSIPPI 39072
228-867-2300 FAX 228-867-2320
803 BIGHAMWAY 96
BAY ST. LOUIS, MISSISSIPPI 39228
228-467-2507 228-467-2520 FAX
ROBERT BEVINS 11-24-08
REGISTERED LAND SURVEYOR NO. 2987

FIELD SURVEY:	N/A
CREW CHIEF:	C. STILL
DRAWN BY:	C. STILL
SCALE:	NOT TO SCALE
SHEET:	4 OF 4
FIELD BOOK:	XX PAGE: XX
JOB NO.:	MS0828

**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**



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

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

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



December 11, 2008

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

RE: Certificate of Resubdivision -- Tax Parcel No. 0611H-01-003.000

Ladies and Gentlemen:

I have received a proposed certificate of resubdivision for the referenced tax parcel. The certificate shows that four parcels will be created from the referenced tax parcel on Commission Road; which would normally be prohibited from inclusion in a Minor Subdivision. Furthermore, at a previous meeting, this same parcel was subdivided to create an additional 100' parcel north of the referenced parcel on Gates Avenue.

All available evidence that I have been able to find shows that the "tract" of land shown in the Certificate is really three tax parcels. If that is the case, then this subdivision of three existing parcels into five new parcels (including the additional 100' parcel on Gates) appears to meet the subdivision ordinance requirement of not dividing one parcel into more than three parcels even over an extended time frame. Therefore, I see no reason to withhold approval of the Certificate on that basis.

However, the "Certificate of Ownership" on Sht. 4 of 4 declares that Ms. Margie Baldock is "one of the owners of the properties described hereon..."! Perhaps the Commission's Attorney can advise better on this matter, but I believe that all owners of a property should be party to a subdivision of this nature. Besides this matter, I see no problem with the Subdivision; however, before the Commission renders a decision, I recommend that they obtain more expert advice on this matter than I am able to provide.

Sincerely,

David Ball, P.E.

DB:539
Enclosure

**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**



Dec.8,2008

Mrs. Baldock
Gates Ave.
Long Beach, MS. 39560

RE: COSTS OF SPECIAL WATER CONNECTION, NORTH GATES AVE.

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

CITY OF LONG BEACH

MATERIALS:

2- 8"x6" tee-wyes@ \$25.00ea.	\$ 50.00
4- 8" ferncos@ \$9.25 ea.	\$ 37.60
2-6"x6" tee-wyes@\$19.75 ea.	\$ 39.50
4- 6" caps @5.00 ea.	\$ 20.00
40ft.-6" sewer-pipe @\$1.50/ft.	\$ 60.00
2- 8"x1" tapping saddle @\$28.00 ea.	\$ 56.00
2- 1" corporation stops @\$21.51 ea.	\$ 43.02
2- ¾" curb stops @\$25.57 ea.	\$ 51.14
1" curb stop	\$ 38.80
1"x¾" wye	\$ 16.00
20 ft.-1" tuff-tubing @ \$.28/ft.	\$ 5.60

EQUIPMENT:

Cat backhoe,8 hrs. @ \$45.00/hr.	\$360.00
1 ton dump truck @\$40.00/hr.	\$320.00
4 tons of limestone @\$22.50/ton	\$ 90.00
6 tons of asphalt @\$27.00/ton	\$162.00

TOTAL EQUIPMENT and MATERIALS \$1349.06

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

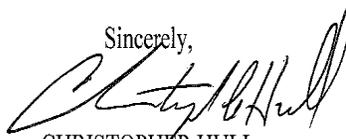
**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

Utility Partners LLC.

TOTAL LABOR & OVERHEAD **\$566.90**

The total for materials and equipment comes to \$1349.06 and should be paid to the City of Long Beach. Total for labor and overhead is \$566.90 and should be paid to Utility Partners LLC.

Sincerely,



CHRISTOPHER HULL

Supervisor, Water & Sewer Dept.

**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

After careful review and consideration Commissioner Yandell made motion seconded by Commissioner Vancourt and unanimously carried to approve the Certificate in accordance with the City of Long Beach Subdivision Regulations Article II, MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS, Article III. PROCEDURE, Section 1. SKETCH PLAT APPROVAL, Section 2. PRELIMINARY PLAT APPROVAL, Section 5, FINAL PLAT and contingent upon the City Engineer's recommendation and all fees being paid to Utility Partners, LLC.

It came for consideration Planning Commission Approval for a Certificate of Re Subdivision for property located on 28th Street submitted by Jennifer Henderson as follows:

**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
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 *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: 20175 28th Street
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>Henderson Holdings LLC</u>	<u>30 Ryan circle</u>
Name of Owner(s)	Mailing Address
<u>Long Beach MS 39560</u>	<u>493-6585 467-9005</u>
City State Zip	Telephone (H) Office
<u>[Signature]</u>	<u>12-4-08 \$250.⁰⁰</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 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 submitted in writing to the commission of such owner(s) at the hearing.

**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

VARIANCE SUPPLEMENTAL APPLICATION
PAGE 2

Describe any special condition that justify the granting of this variance request and are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the variance and why the applicant cannot meet the stated code requirement?

I am not requesting a zone change.
I only want to subdivide 2.72 acres
with building from my 19.90 acres.
I am selling this 2.72 ac w/ building.

Describe how the special condition discussed in #1 above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this variance request.

Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request for the variance necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request?

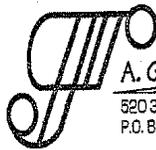
Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which was granted to other properties. States how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that the granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable.

Denial will cause a ~~conducive~~ hardship.
The property is being sold so a new
business may open at this location.

FOR HOME OCCUPATION ONLY!

I _____ HAVE READ,
UNDERSTAND AND AM WILLING TO COMPLY WITH ZONING
ORDINANCE NO. 344 SECTION 912. HOME OCCUPATION.

**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**



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

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

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



December 11, 2008

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

RE: Certificate of Resubdivision – Tax Parcel No. 0511A-01-002.000

Ladies and Gentlemen:

I have received a proposed certificate of resubdivision for the referenced tax parcel. The subdivision will divide an existing 20 acre parcel on 28th Street into two parcels. Both parcels created will have frontage on 28th Street and appear to meet the City's minimum requirements. The subdivision will also create two easements on Parcel 1A which are presumably for access to Parcel 1B; however, I can see no reason to create easements as described because both parcels have street frontage on 28th Street. The Certificate does reference that the subdivision will create "three (3) parcels", which I assume is a typographical error and which should be corrected to "two (2) parcels".

Besides that small revision, all aspects of the Certificate appear to be in order and I see no reason to withhold approval.

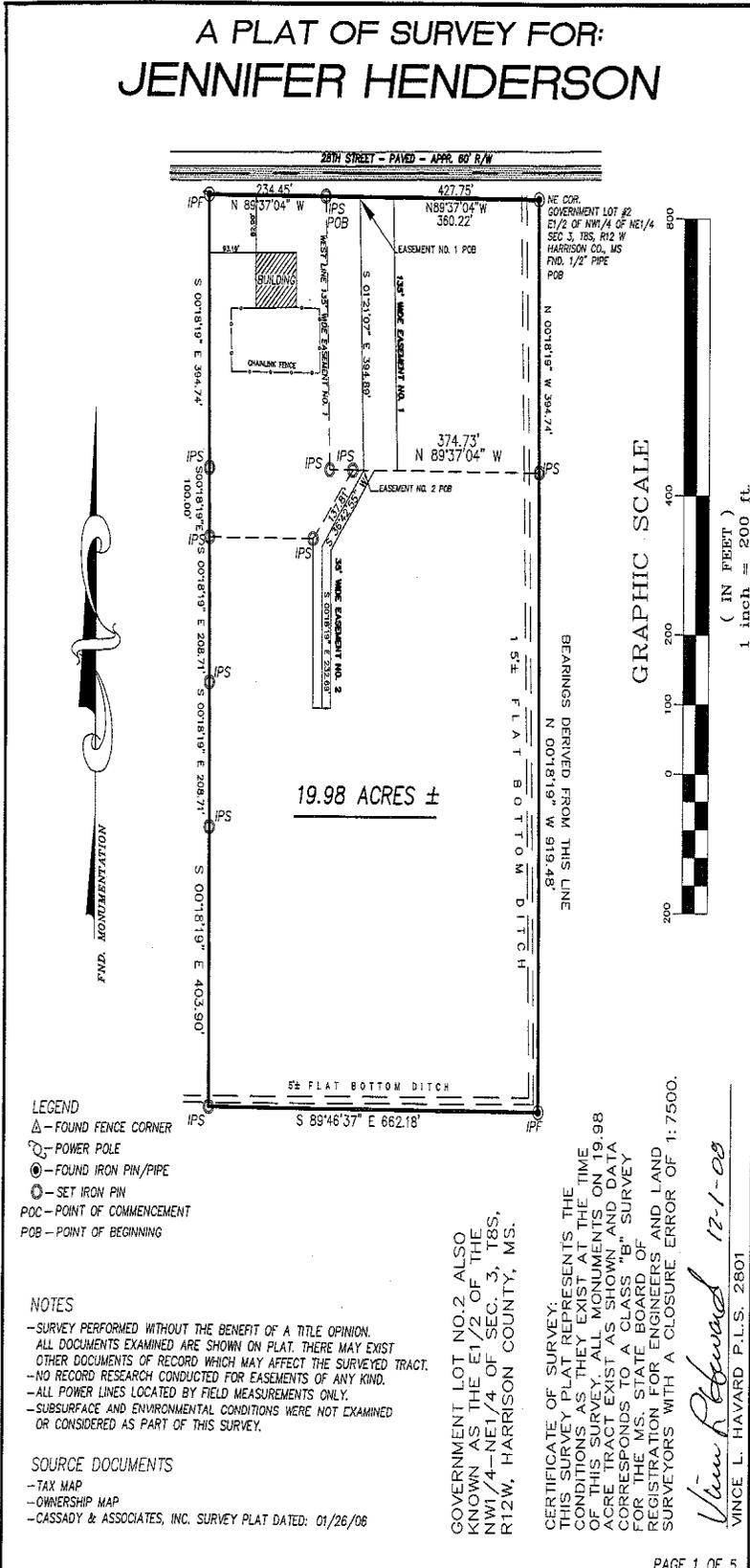
Sincerely,

David Ball, P.E.

DB:539
Enclosure

**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

**A PLAT OF SURVEY FOR:
JENNIFER HENDERSON**

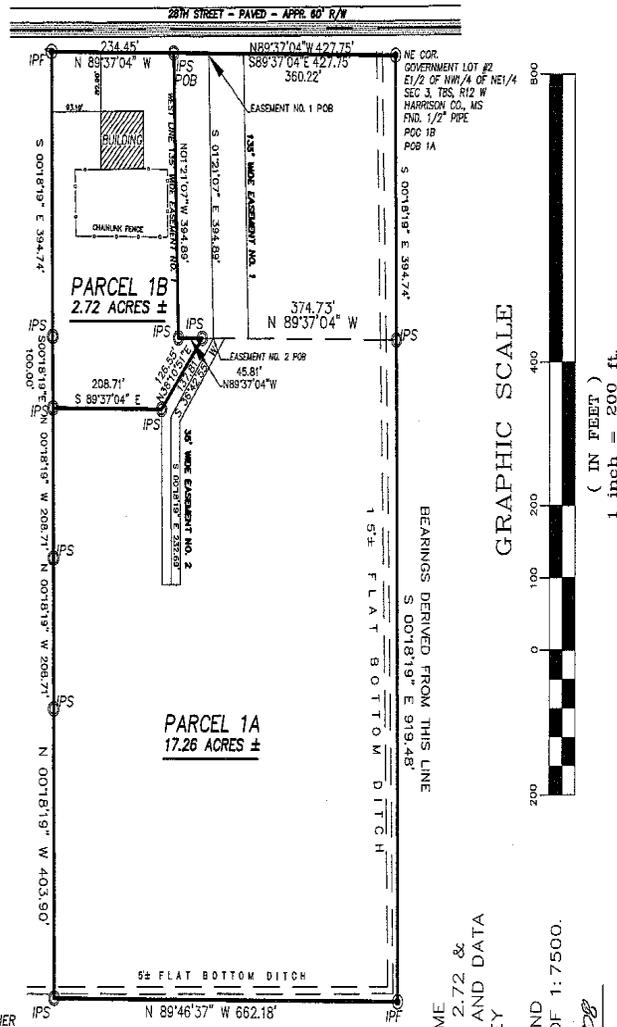


PAGE 1 OF 5

JENNIFER HENDERSON 20082206	HAVARD LAND SURVEYING P.A. 6652 U.S. HIGHWAY 98 Hattiesburg, Mississippi 39402 Ph. (601) 261-9784 • Fax (601) 261-5573	SURVEY FOR JENNIFER HENDERSON E 1/2 OF NW 1/4 OF NE 1/4 SECTION 3, T 8 S, R 12 W HARRISON COUNTY, MISSISSIPPI	
	SCALE: 1" = 200'	BEARINGS DETERMINED BY: FD, MONUMENT	
	DATE OF SURVEY: 09/06/06	SURVEYED BY: AW, RB	
	CLASS OF SURVEY: B	DRAWN BY: VH, SD REVIEWED BY: VH	

**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

**A PLAT OF SURVEY FOR:
JENNIFER HENDERSON**



- LEGEND**
- △ - FOUND FENCE CORNER
 - - POWER POLE
 - ⊙ - FOUND IRON PIN/PIPE
 - ⊙ - SET IRON PIN
 - POC - POINT OF COMMENCEMENT
 - POB - POINT OF BEGINNING

NOTES

- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION.
- ALL DOCUMENTS EXAMINED ARE SHOWN ON PLAT. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH MAY AFFECT THE SURVEYED TRACT.
- NO RECORD RESEARCH CONDUCTED FOR EASEMENTS OF ANY KIND.
- ALL POWER LINES LOCATED BY FIELD MEASUREMENTS ONLY.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.

SOURCE DOCUMENTS

- TAX MAP
- OWNERSHIP MAP
- CASSADY & ASSOCIATES, INC. SURVEY PLAT DATED: 01/26/06

GOVERNMENT LOT NO. 2 ALSO KNOWN AS THE E1/2 OF THE NW1/4-NE1/4 OF SEC. 3, T8S, R12W, HARRISON COUNTY, MS.

CERTIFICATE OF SURVEY:
THIS SURVEY PLAT REPRESENTS THE CONDITIONS AS THEY EXIST AT THE TIME OF THIS SURVEY. ALL MONUMENTS ON 2.72 & 17.26 ACRE TRACTS EXIST AS SHOWN AND DATA CORRESPONDS TO A CLASS "B" SURVEY FOR THE MS. STATE BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS WITH A CLOSURE ERROR OF 1:7500.

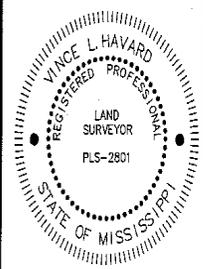
Vince L. Havard 12-1-08
VINCE L. HAVARD P.L.S. 2801

HAVARD
LAND SURVEYING P.A.
6652 U.S. HIGHWAY 98
Hattiesburg, Mississippi 39402
Ph. (601) 261-9784 • Fax (601) 261-5573

SURVEY FOR
JENNIFER HENDERSON
E 1/2 OF NW 1/4 OF NE 1/4
SECTION 3, T 8 S, R 12 W
HARRISON COUNTY, MISSISSIPPI

SCALE: 1" = 200'
DATE OF SURVEY: 09/06/06
CLASS OF SURVEY: B

BEARINGS DETERMINED BY: FD. MONUMENT
SURVEYED BY: AW, RB
DRAWN BY: VH, SD REVIEWED BY: VH



**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

CERTIFICATE OF RESUBDIVISION

IN ACCORDANCE WITH ARTICLE II, SECTION 3 OF THE CODE OF ORDINANCE (SUBDIVISION REGULATIONS) OF THE CITY OF LONG BEACH AS AMENDED, IT IS HEREBY CERTIFIED THAT THE LONG BEACH PLANNING COMMISSION CHAIRMAN AND LONG BEACH MAYOR AND BOARD OF ALDERMEN HAVE REVIEWED AND APPROVED THE ATTACHED FINAL PLAT. THE FOLLOWING PROPERTY HAS BEEN SUBDIVIDED FROM HARRISON COUNTY AD VALOREM TAX PARCEL 0511A-01-002.000 INTO THREE (3) PARCELS. THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING LOCATED SOUTH OF 28TH STREET, AND ADJACENT TO 28TH STREET.

PARCEL 1 (PRIOR TO RESUBDIVISION) - OVERALL LEGAL DESCRIPTION

LEGAL DESCRIPTION:

DESCRIBED TO WIT: BEGIN AT A FOUND 1/2 INCH PIPE ON THE SOUTH MARGIN OF 28TH STREET AT THE NORTHEAST CORNER OF GOVERNMENT LOT #2 IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MS THENCE RUN ALONG SAID ROAD NORTH 89 DEG 37 MIN 04 SEC WEST 427.75 FEET TO A SET IRON PIN; THENCE CONTINUE TO RUN ALONG SAID ROAD NORTH 89 DEG 37 MIN 04 SEC WEST 234.45 FEET TO A FOUND IRON PIN; THENCE RUN SOUTH 00 DEG 18 MIN 19 SEC EAST 394.74 FEET TO A SET IRON PIN; THENCE RUN SOUTH 00 DEG 18 MIN 19 SEC EAST 100.00 FEET TO A SET IRON PIN; THENCE RUN SOUTH 00 DEG 18 MIN 19 SEC EAST 208.71 FEET TO A SET IRON PIN; THENCE RUN SOUTH 00 DEG 18 MIN 19 SEC EAST 208.71 FEET TO A SET IRON PIN; THENCE RUN SOUTH 00 DEG 18 MIN 19 SEC EAST 403.90 FEET TO A SET IRON PIN; THENCE RUN SOUTH 89 DEG 46 MIN 37 SEC EAST 662.18 FEET TO A FD. IRON PIN; THENCE RUN NORTH 00 DEG 18 MIN 19 SEC WEST 919.48 FEET TO A SET IRON PIN; THENCE RUN NORTH 00 DEG 18 MIN 19 SEC WEST 394.74 FEET BACK TO THE POINT OF BEGINNING. ALL CONTAINING 19.98 ACRES MORE OR LESS AND ALL BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MS.

PARCEL 1A (PARCELS CREATED BY THIS RESUBDIVISION) AS PER SURVEY AND THE NEW LEGAL DESCRIPTION.

LEGAL DESCRIPTION:

DESCRIBED TO WIT: BEGIN AT A FOUND 1/2 INCH PIPE ON THE SOUTH MARGIN OF 28TH STREET AT THE NORTHEAST CORNER OF GOVERNMENT LOT #2 IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MS THENCE RUN S00°18'19"E 394.74' TO A SET IRON PIN, THENCE RUN S00°18'19"E 919.48' TO A FD. IRON PIN, THENCE RUN N89°46'37"W 662.18' TO A SET IRON PIN, THENCE RUN N00°18'19"W 403.90' TO A SET IRON PIN, THENCE RUN N00°18'19"W 208.71' TO A SET IRON PIN, THENCE RUN N00°18'19"W 208.71' TO A SET IRON PIN, THENCE RUN S89°37'04"E 208.71' TO A SET IRON PIN, THENCE RUN N38°10'51"E 126.55' TO A SET IRON PIN, THENCE RUN N89°37'04"W 45.81' TO A SET IRON PIN, THENCE RUN N01°21'07"W 394.89' TO A SET IRON PIN, THENCE RUN S89°37'04"E 427.75' BACK TO THE POINT OF BEGINNING. ALL CONTAINING 17.26 ACRES MORE OR LESS AND ALL BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MS.

PARCEL 1B (PARCELS CREATED BY THIS RESUBDIVISION) AS PER SURVEY AND THE NEW LEGAL DESCRIPTION.

LEGAL DESCRIPTION:

DESCRIBED TO WIT: COMMENCE AT A FOUND 1/2 INCH PIPE ON THE SOUTH MARGIN OF 28TH STREET AT THE NORTHEAST CORNER OF GOVERNMENT LOT #2 IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MS THENCE RUN N89°37'04"W 427.75' ALONG SAID MARGIN TO A SET IRON PIN FOR THE POINT OF BEGINNING, THENCE RUN N89°37'04"W 234.45' ALONG SAID MARGIN TO A FD. IRON PIN, THENCE RUN S00°18'19"E 394.74' TO A SET IRON PIN, THENCE RUN S00°18'19"E 100.00' TO A SET IRON PIN, THENCE RUN S89°37'04"E 208.71' TO A SET IRON PIN, THENCE RUN N38°10'51"E 126.55' TO A SET IRON PIN, THENCE RUN N89°37'04"W 45.81' TO A SET IRON PIN, THENCE RUN N01°21'07"W 394.89' BACK TO THE POINT OF BEGINNING. ALL CONTAINING 2.72 ACRES MORE OR LESS AND ALL BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MS.

135' EASEMENT

FOR THE PURPOSE OF INGRESS AND EGRESS:

DESCRIBED TO WIT: COMMENCE AT A FOUND 1/2 INCH PIPE ON THE SOUTH MARGIN OF 28TH STREET AT THE NORTHEAST CORNER OF GOVERNMENT LOT #2 IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MS THENCE RUN N89°37'04"W 360.22' ALONG SAID MARGIN TO THE CENTERLINE OF SAID EASEMENT FOR THE POINT OF BEGINNING, THENCE RUN S01°21'07"E 394.89' ALONG SAID CENTERLINE TO THE END OF SAID EASEMENT.

35' EASEMENT

FOR THE PURPOSE OF INGRESS AND EGRESS:

DESCRIBED TO WIT: COMMENCE AT A FOUND 1/2 INCH PIPE ON THE SOUTH MARGIN OF 28TH STREET AT THE NORTHEAST CORNER OF GOVERNMENT LOT #2 IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MS THENCE RUN N89°37'04"W 360.22' TO A POINT, THENCE RUN S01°21'07"E 394.89' TO THE CENTERLINE OF SAID EASEMENT FOR THE POINT OF BEGINNING, THENCE RUN S36°42'55"W 137.81' ALONG SAID CENTERLINE TO A POINT, THENCE RUN S00°18'19"E 232.69' ALONG SAID CENTERLINE TO THE END OF SAID EASEMENT.

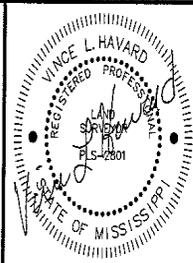
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JENNIFER HENDERSON 20082008

HAVARD
LAND SURVEYING P.A.
6652 U.S. HIGHWAY 98
Hattiesburg, Mississippi 39402
Ph. (601) 261-9784 • Fax (601) 261-5573

CLASS OF SURVEY: B
SCALE: 1" = 200'
DATE OF SURVEY: 9/06/06
SURV. BY: AH, RB

CERTIFICATE PREPARED BY:
VINCE L. HAVARD
HAVARD
LAND SURVEYING P.A.
6652 U.S. HIGHWAY 98
Hattiesburg, Mississippi 39402
Ph. (601) 261-9784 Fax (601) 261-5573



**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

RESUBDIVISION OF PART OF GOVERNMENT LOT NO.2
LOCATED IN THE E1/2 - NW1/4 - NE1/4 SECTION 3, T8S, R12W, HARRISON CO.MS
OWNERS CERTIFICATE

YOU ARE HERBY ADVISED TO INVESTIGATE AND DETERMINE THE ALLOWABLE USES AS PROVIDED BY THE RESTRICTIVE COVENANT, IF ANY, WHICH AFFECT THE SUBJECT PROPERTY. FURTHER THE APPLICANT HERBY COVENANTS AND AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF LONG BEACH, ITS AGENTS, SERVANTS AND OR EMPLOYEES AGAINST ANY AND ALL CLAIMS, DEMANDS, OR CAUSES OF ACTION OF WHATEVER NATURE WHICH MAY ARISE AS A RESULT OF THE ACTION OF THE PLANNING COMMISSION, ITS AGENTS, SERVANTS, AND/OR EMPLOYEES CONCERNING THE PETITION FOR SUBDIVISION OR THE REAL PROPERTY DESCRIBED HEREIN.

RATIFIED AND APPROVED BY:
Henderson Holdings Ue Jennifer Henderson THIS 4th DAY OF December 2008
(OWNERS NAME) (PRINT OWNERS NAME)

ACKNOWLEDGEMENT

(1) CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HERON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF LONG BEACH, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

Henderson Holdings Ue
Jennifer Henderson
(OWNERS NAME) 12-4-08
(DATE)

SUBSCRIBED AND SWORN TO BEFORE ME IN MY PRESENCE THIS 4 DAY OF Dec 2008, A NOTARY PUBLIC IN AND FOR THE COUNTY OF HARRISON, STATE OF MISSISSIPPI.



SEAL NOTARY PUBLIC MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS, OR ANY CHANGE IN EXISTING PUBLIC STREETS, THE EXTENSION OF PUBLIC WATER OR SEWER SYSTEM OR THE INSTALLATION OF DRAINAGE IMPROVEMENTS THROUGH ONE OR MORE LOTS TO SERVE ONE OR MORE LOTS. THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE CITY ORDINANCES OF LONG BEACH AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE ADMINISTRATOR SUBJECT TO ITS BEING RECORDED IN THE HARRISON COUNTY COURTHOUSE WITHIN (60) DAYS OF THE DATE BELOW.

ADMINISTRATOR _____ DATE _____

CERTIFICATE OF SURVEY AND ACCURACY

I HERBY CERTIFY THIS MAP DRAWN BY ME OR DRAWN UNDER MY SUPERVISION FROM ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION, MADE UNDER MY SUPERVISION AND A DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____ IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE _____ DAY OF _____, 2008.



Vince L. Havard
REGISTERED LAND SURVEYOR
P.L.S. 02801
REGISTRATION NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME, IN BY PRESENCE THIS THE 4 DAY OF Dec 2008, A NOTARY PUBLIC IN AND FOR THE COUNTY OF HARRISON, STATE OF MISSISSIPPI.

SEAL NOTARY PUBLIC MY COMMISSION EXPIRES: _____

PLANNING COMMISSION

APPROVED BY THE CITY OF LONG BEACH PLANNING COMMISSION AT THE REGULAR MEETING OF SAID COMMISSION HELD ON THE _____ DAY OF _____, 2008.

PLANNING COMMISSION CHAIRMAN, FRANK OLIAVAR _____ DATE _____

ACCEPTANCE

SUBMITTED TO AND APPROVE BY THE CITY OF LONG BEACH, BOARD OF ALDERMEN, AT THE REGULAR MEETING OF SAID BOARD OF ALDERMEN HELD ON THE _____ DAY OF _____

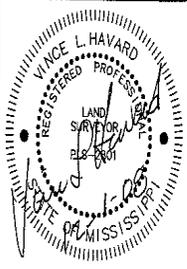
ADOPT: _____ ATTEST: _____

MAYOR, WILLIAM SKELLIE, JR. _____ CITY CLERK, REBECCA E. SCHRUFF _____ PAGE 5 OF 5

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SCALE: 1" = 200'
DATE OF SURVEY: 9/06/06
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CERTIFICATE PREPARED BY:
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**MINUTES OF DECEMBER 11, 2008
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

Herbert Dubuisson, 1170 Hwy 90, Bay St Louis, came forward on behalf of the applicant, he stated that the applicant has a buyer for the building that is currently on the lot and a re-subdivision was necessary to close on the property.

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

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

APPROVED:

Commission Chairman, Frank Olaivar

Date:_____

ATTEST:

Veronica Howard, Minute Clerk