

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION

Be it remembered that a regular scheduled meeting of the Long Beach Planning Commission was begun and held at the Long Beach School District Central Office, 19148 Commission Road, Long Beach, Mississippi and the same being the time and place fixed for holding said meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Commission Chairman Frank Olaivar, Commissioners Joseph Sweetapple, Jacqui Lipski, Tony Vancourt, Tonda Yandell, Roderick Rishel, Dale Hare, Planning Commission Advisor Bill Hessel, Building Code Official Earl Levens, Zoning Enforcement Official Ken Price and Minute Clerk Veronica Howard.

Commissioners David Serrato and William Owen 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 February 5, 2008, and subject to a ten-day appeal time for a Public Hearing.

After careful review Commissioner Vancourt made motion seconded by Commissioner Sweetapple and unanimously carried to approve the Planning Commission minutes of January 10, 2007 Regular scheduled meeting, as submitted.

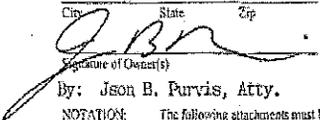
**MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION**

The first item of business was a Public Hearing for a Special Exception Use submitted by Jan and Tom Karatzelidis as follows:

CITY OF LONG BEACH, MISSISSIPPI
PO BOX 929
101 JEFF DAVIS AVENUE
TELEPHONE 228-363-1554
FAX 228-365-0822
permits@cityoflongbeach.ms.gov

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:
18124 Allen Road
House number and street name
- III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)
Request to allow owner to keep a mobile home on site
- IV. Legal Description of Land Involved. (Complete either A or B below)
- A. If in a subdivision:
Subdivision Name
- B. If Notes and Bounds: Attach a Legal Description See Attached
- V. Names and Addresses of all Property Owners within 200 feet of subject land. (If bounded by street or alley, give names and mailing addresses of property directly across from the Subject Street or alley.) This information is necessary only if a Public Hearing is required.
- VI. Fees: Attach a check in the amount appropriated for applicable request. This check is to be made payable to the City of Long Beach to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.
- VII. Ownership: I, the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

<u>Jan & Tom Karatzelidis</u>	<u>18124 Allen Road</u>
Name of Owner(s)	Mailing Address
<u>Long Beach, MS</u>	<u>364-3666</u>
City State Zip	Telephone (H) Office
	<u>12-14-07</u> <u>\$1.00</u>
Signature of Owner(s)	Date Fee

By: Jason B. Purvis, Atty.

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

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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?

The Karatzelidis family lost their home in Katrina. They intend

on building a home on the site once they have established their

business and have sold their property where they resided before the

storm.
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.

The owners purchased the property with the trailer located on the site.

They did not place the trailer on the site, and merely need time

to secure funds for their rebuilding.

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?

Hardship exists because the trailer is on the property already,

and the owners do not have a place to live or funding to rebuild

at this time.

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. State 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.

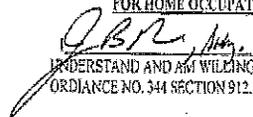
A trailer is currently located on this site with the permission
of the city. Granting this request will not change the nature of

the property, its value, traffic, or have any other demonstratable

impact on the site. It continues the use of this property as a

residence.

FOR HOME OCCUPATION ONLY

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

**MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION**



1st Judicial District
Instrument 5687 4928 D -J1
Filed/Recorded 5/14/2007 4:18 P
Total Fees 19.00
2 Pages Recorded

Handwritten signature

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, MARK RICHARD MEADOWS, a single person, does hereby grant, bargain, sell, convey and warrant, unto ATHANASIOS KARATZELIDIS and wife, JANETTE KARATZELIDIS, as joint tenants with full rights of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereto situated and located in the County of Harrison, State of MS, and more particularly described as follows, to-wit:

A parcel of land located at the intersection of Allen Road and Gates Avenue in the City of Long Beach and a part of Lots 19 and 20 of Block No. 3 of the Cox Subdivision located in the North half of Section 13, Township 8 South, range 12 West of Harrison County, Mississippi more particularly described by Metes and Bounds as follows: Begin for true point of beginning at an iron pin at the intersection of Gates Avenue and the North line of Allen Road, thence South 62 degrees 30 minutes West along Allen Road for 284.8 feet to an iron pin; thence North 521.9 feet to an iron pin; thence East for 138.7 feet to an iron pin; thence South 160.00 feet to an iron pin; thence East 114.00 feet to an iron pin; thence South 15.8 feet to an iron pin and point of beginning, containing 1.50 acres, more or less. Original Plat of Subdivision being recorded in Plat Book Copy 4, Page 106.

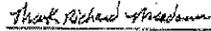
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

**MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION**

WITNESS THE SIGNATURE of the Grantor on this the 10th day of May, 2007.


MARK RICHARD MEADOWS

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, MARK RICHARD MEADOWS, who acknowledged that he signed, executed and delivered the above and foregoing instrument as his voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 10th day of May, 2007.


Notary Stamp Ineligible
NOTARY PUBLIC

(SEAL)

My Commission Expires:

ADDRESS OF GRANTOR:
18124 ALLEN RD
LONG BEACH, MS 39560
(228) 871-5907

ADDRESS OF GRANTEE:
1720 27TH AVENUE
GULFPORT, MS 39501
(228) 803-1417

PREPARED BY AND RETURN TO:

Schwartz, Orgler & Jordan, PLLC
15487 Oak Lane Drive, Suite 200-1
Gulfport, MS 39503
(228) 832-6550

FILE# 070488

INDEX IN: PT OF LOTS 19 & 20, BLOCK NO 1, COX S/D, HARRISON COUNTY, MS

Sec- 13, 8, 12

**MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION**

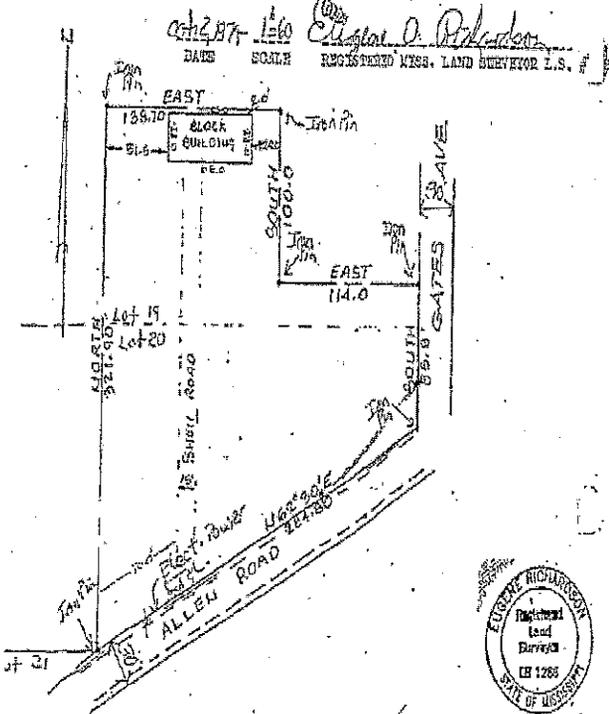
Minutes of December 14, 1998
Long Beach Planning Commission

EUGENE RICHARDSON, LAND SURVEYOR & CONSTRUCTION ESTIMATOR

LAND, CR. & E&S OWNERSHIP MAPS

222 Coast Ave., Box 56, Long Beach, 90801 Phone 562-593-7234

PLAT OF SURVEY OF THE FRED MEADOWS PROPERTY BEING PURCHASED FROM D.D. DANRO, AND BEING LOCATED AT THE INTERSECTION OF ALLEN RD. AND GATES AVE. AND IN LOTS 19 AND 20 OF BLOCK # 3 OF THE COX SUB-DIVISION LOCATED IN THE NORTH HALF OF SECTION 15 T8S R12W OF HARVEY COUNTY, MISS. MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEG. FOR SURVEY AND TRUE POINT OF BEGINNING AT AN IRON PIN AT THE INTERSECTION OF GATES AVE. AND THE NORTH LINE OF ALLEN RD. THENCE S 42 DEG. 30' W ALONG ALLEN RD. FOR 284.8 FT. TO AN IRON PIN; THENCE NORTH 321.9 FT. TO AN IRON PIN; THENCE EAST FOR 158.7 FT. TO AN IRON PIN; THENCE SOUTH 100.0 FT. TO AN IRON PIN; THENCE EAST 114.0 FT. TO AN IRON PIN; THENCE SOUTH 85.8 FT. TO IRON PIN AND POINT OF BEGINNING, CONTAINING 1.50 ACRES MORE OR LESS. ORIGINAL PLAT OF SUB. BEING RECORDED IN PLAT BOOK COPY 4 PAGE 365 SECT. 18BX # 14-B



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The Clerk reported that fourteen (14) legal notices of Public Hearing were sent via certified mail, return receipt requested within two hundred (200) feet of the subject property. The notice mailed to the property owners was as follow:

City of Long Beach



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 Special Exception Use.

Jan and Tom Karatzolidis, 18124 Allen Road, Long Beach, Mississippi has filed an application for a special exception use from the Comprehensive Zoning Ordinance. The request is to allow a mobile home to remain on a lot zoned R-1, Single-Family Residential. The property is generally described as being West of Gates Avenue and North of Allen Road:

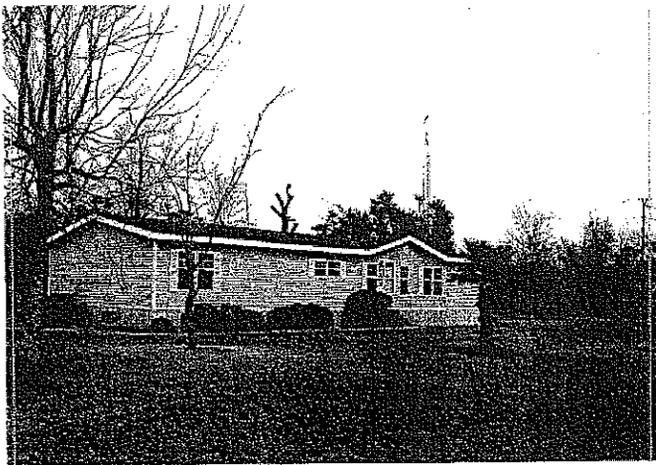
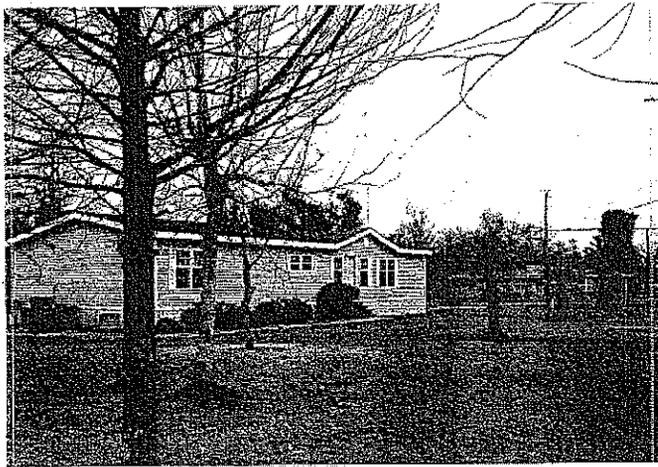
A parcel of land located at the intersection of Allen Road and Gates Avenue in the City of Long Beach and a part of Lots 19 and 20 of Block No. 3 of the Cox Subdivision located in the North half of Section 13, Township 8 South, range 12 West of Harrison County, Mississippi more particularly described by Metes and Bounds as follows:
Begin for true point of beginning at an iron pin at the intersection of Gates Avenue and the North line of Allen Road, thence South 62 degrees 30 minutes West along Allen Road for 284.8 feet to an iron pin; thence North 321.9 feet to an iron pin; thence East for 138.7 feet to an iron pin; thence South 100.00 feet to an iron pin; thence East 114.00 feet to an iron pin; thence South 85.8 feet to an iron pin and point of beginning, containing 1.50 acres, more or less. Original Plat of Subdivision being recorded in Plat Book Copy 4, Page 306.

The public hearing to consider the above Special Exception Use will be held in the City of Long Beach, Mississippi 39560, Thursday, January 24, 2008 at 6:30 p.m., in the Long Beach School District Administration Office located at 19148 Commission Road. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

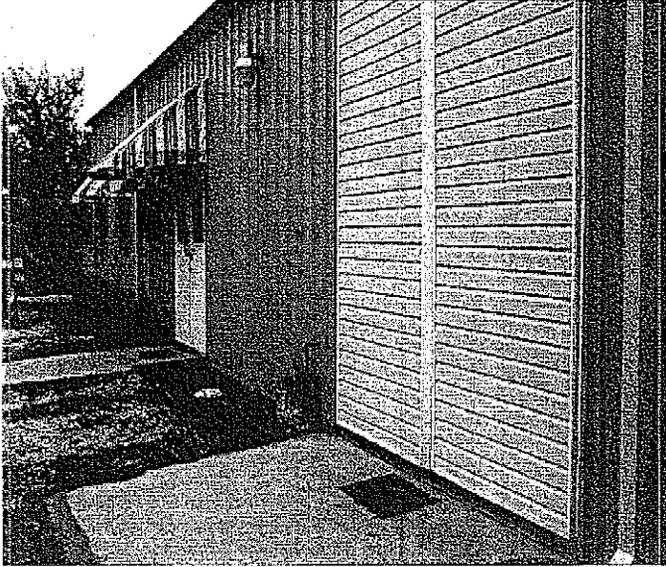
/s/ signed
Chairman
Planning Commission

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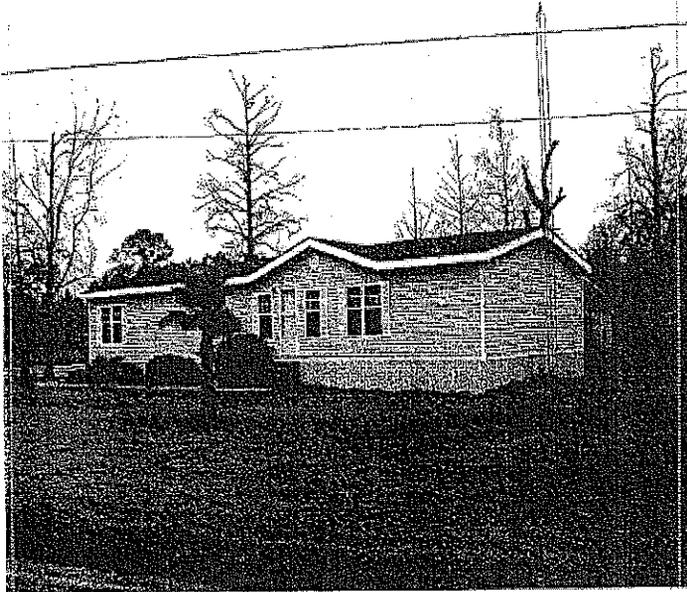
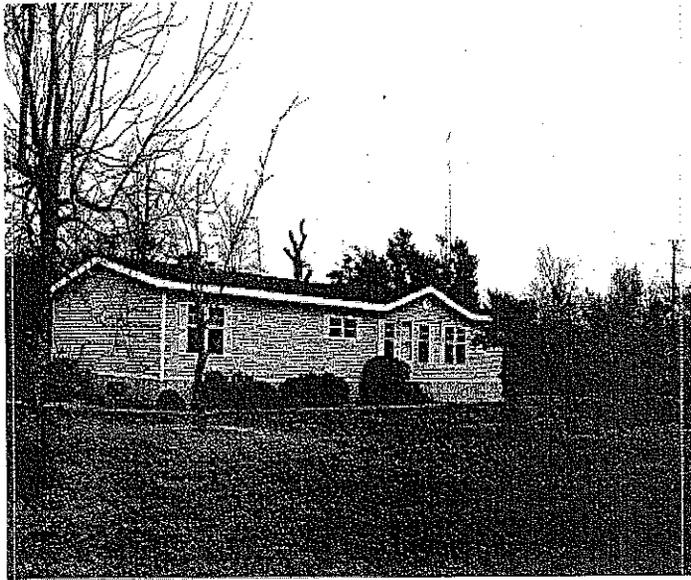
Jason Purvis attorney for the Karatzelidis' came forward to state the request, he stated that the Karatzelidis' plan to build a home on the lot as soon as they sell their lot that is located in the City of Pass Christian, he asked the Commission to please allow the Karatzelidis' 18-24 months to keep the trailer on the lot. He submitted for the record the following pictures:



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Commission Chairman, Frank Olaivar asked for anyone who wished to speak in opposition to the request and no one came forward.

Commission Chairman, Frank Olaivar asked for anyone who wished to speak in favor of the request and Judy Spears of 20040 Crowe Road, Long Beach, MS came forward.

After careful discussion and consideration Commissioner Vancourt made motion seconded by Commissioner Lipski and unanimously carried to close the Public Hearing.

After careful discussion Commissioner Yandell made motion seconded by Commissioner Vancourt to approve the request for a period of one (1) year with the understanding that at the expiration of this period, if the trailer is not removed the applicant must come back before the Commission for review.

Upon continued discussion a substitute to the motion was made by Commissioner Lipski, seconded by Commissioner Rishel to allow the applicant two (2) years instead of one (1).

The question being put to a roll call vote by the Commission Chairman, Frank Olaivar, the results were as follows:

Commissioner Rishel	voted	AYE
Commissioner Hare	voted	AYE
Commissioner Yandell	voted	AYE
Commissioner Vancourt	voted	NAY
Commissioner Lipski	voted	AYE
Commissioner Sweetapple	voted	AYE

The question having received the affirmative vote of the members present and voting, the Chairman declared the substitute motion carried.

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION

The next item of business was a Public Hearing for a Special Exception Use submitted by Don Engle as follows:



CITY OF LONG BEACH, MISSISSIPPI
 PO BOX 929
 301 JEFF DAVIS AVENUE
 TELEPHONE 228-863-1534
 FAX 228-865-8122
 psm@cityoflongbeach.ms.gov



APPLICATION FOR CASE REVIEW

- I. TYPE OF CASE REQUEST
- A. Zoning Change
 - B. Planning Commission Approval
 - C. Special Exception Use **OPERATE BUSINESS**
 - 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: 19142 MARION LN
 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 Meter and Bounds: Attach a Legal Description _____

V. Names and Addresses of all Property Owners within 250 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 annual 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.

Name of Owner(s) <u>DON ENGLE</u>	Mailing Address <u>19142 MARION LN</u>
City <u>Long Beach MS</u>	State <u>MS</u>
Zip <u>39660</u>	Telephone (H) <u>228-864-4537</u>
Signature of Owner(s) <u>Don Engle</u>	Office <u>12/87/07</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, on-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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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 requirements?

To operate Business from this location does not have a commercial location

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?

Applicant is Retired and Disabled and is trying to make a living and cannot afford to rent a commercial building

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.

Been operating Landscaping Business for 1 year wants to have a legit Business. Will be used for office only. Equipment is stored in a locked shed.

FOR HOME OCCUPATION ONLY!

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

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION

STATE OF MISSISSIPPI
COUNTY OF HARRISON



[Signature]
1st Judicial District
Instrument 2005 1467FD -J1
Filed/Recorded 4/27/2005 2:37 P
Total Fees \$2.00
2 Pages Forwarded

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, DARCY A. MOGLER and wife, TERESA A. MOGLER, 21301 Daughtery Road, Long Beach, MS 38560, (228) 664-5933, do hereby sell, convey and warrant unto DONALD ENGLE and wife, MARSHA ENGLE, 19122 Marion Lane, Long Beach, MS 38560, (228) 662-9013, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Two parcels of real property located in the Northeast One-Fourth of the Southwest One-Fourth (NE1/4 of the SW1/4) of Section 2, Township 8 South, Range 12 West, Long Beach, First Judicial District of Harrison County, Mississippi, more particularly described as follows:

Parcel A: Commencing at the Southeast corner of the Northeast One-Fourth of the Southwest One-Fourth of Section 2, Township 8 South, Range 12 West, and run thence North a distance of 688.59 feet to a point, run thence West a distance of 838.78 feet to the Point of Beginning, run thence North 89 degrees 13 minutes 24 seconds West a distance of 192.06 feet to a point, run thence North 0 degrees 24 minutes 51 seconds West a distance of 177.89 feet to a point, run thence North 88 degrees 53 minutes 42 seconds East a distance of 197.38 feet to a point, run thence South 1 degree 15 minutes West a distance of 184.34 feet to the Point of Beginning.

AND ALSO

Parcel B: Commencing at the Southeast corner of the Northeast One-Fourth of the Southwest One-Fourth (NE1/4 of the SW1/4) of Section 2, Township 8 South, Range 12 West and run thence North a distance of 688.59 feet to a point, run thence West a distance of 838.78 feet to a point, run thence North 1 degree 15 minutes East a distance of 184.34 feet to the Point of Beginning, run thence South 88 degrees 53 minutes 42 seconds West a distance of 197.38 feet to a point, run thence North 0 degrees 24 minutes 51 seconds West a distance of 177.89 feet to a point, run thence North 74 degrees 23 minutes 55 seconds East a distance of 218.1 feet to a point, run thence South 1 degree 15 minutes West a distance of 452.43 feet to the Point of Beginning.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject



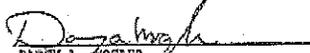
MINUTES OF JANUARY 24, 2008
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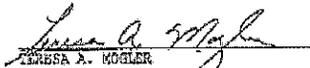
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property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

AD VALOREM TAXES for the current year have been pro-rated and are hereby assumed by the Grantees herein.

WITNESS OUR SIGNATURES, ON THIS THE 26TH DAY OF APRIL, 2008.


DARCY A. MOGLER


TERESA A. MOGLER

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, DARCY A. MOGLER and wife, TERESA A. MOGLER, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantors on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 26th day of April, 2008.


CYNTHIA D. LUCAS
NOTARY PUBLIC



My Commission Expires:
01/31/2011

Prepared by:
Gulf Title Company, Inc.
P. O. Box 280
Gulfport, MS 39502
(228) 868-0011
File #050215

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION

The Clerk reported that eight (8) legal notices of Public Hearing were sent via certified mail, return receipt to property owners within two hundred (200) feet of the subject property. The notice mailed to the property owners was as follow:

City of Long Beach



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 Special Exception Use.

Donald Engle, 19142 Marion, Long Beach, Mississippi has filed an application for a special exception use from the Comprehensive Zoning Ordinance. The request is to allow a business to operate from his home, in an R-1, Zoned District. The property is generally described as being West of Harvest Lane, North of Commission Road and East of Sedgewick Drive.

Two parcels of real property located in the Northeast One-Fourth of the Southwest One-Fourth (NE1/4 of the SW1/4) of Section 2, Township 8 South, Range 12 West, Long Beach, First Judicial District of Harrison County, Mississippi, more particularly described as follows:

Parcel A: Commencing at the Southeast corner of the Northeast One-Fourth of the Southwest One-Fourth of Section 2, Township 8 South, Range 12 West, and run thence North a distance of 688.59 feet to a point, run thence West a distance of 838.78 feet to the Point of Beginning, run thence North 89 degrees 13 minutes 24 seconds West a distance of 192.06 feet to a point, run thence North 0 degrees 24 minutes 51 seconds West a distance of 177.89 feet to a point, run thence North 88 degrees 53 minutes 42 seconds East a distance of 197.38 feet to a point, run thence South 1 degree 15 minutes West a distance of 184.34 feet to the Point of Beginning.

And Also

Parcel B: Commencing at the Southeast corner of the Northeast One-Fourth of the Southeast One-Fourth (NE1/4 of the SW1/4) of the Section 2, Township 8 South, Range 12 West and run thence North a distance of 688.59 feet to a point, run thence West a distance of 838.78 feet to a point, run thence North 1 degree 15 minutes East a distance of 184.34 feet to the Point of Beginning, run thence South 88 degrees 53 minutes 42 seconds West a distance of 197.38 feet to a point, run thence North 0 degrees 24 minutes 51 seconds West a distance of 396.82 feet to a point, run thence 74 degrees 13 minutes 55 seconds East a distance of 218.3 feet to a point, run thence South 1 degree 15 minutes West a distance of 452.43 feet to the Point of Beginning.

The public hearing to consider the above Special Exception Use will be held in the City of Long Beach, Mississippi 39560, Thursday, January 24, 2008 at 6:30 p.m., in the Long Beach School District Administration Office located at 19148 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

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION

No one came forward to represent the applicant.

Commission Chairman, Frank Olaivar asked for anyone who wished to speak in favor to the request and no one came forward.

Commission Chairman, Frank Olaivar asked for anyone who wished to speak in opposition of the request and the following came forward:

Barbra Blankenship, 19177 Marion Lane, Long Beach, MS.

Carva Sitton, 19173 Marion Lane, Long Beach, MS.

After careful discussion and consideration Commissioner Vancourt made motion seconded by Commissioner Yandell and unanimously carried to close the Public Hearing.

After careful discussion Commissioner Vancourt made motion seconded by Commissioner Yandell and unanimously carried to deny the request.

After considerable discussion the Planning Commission scheduled a worksession for Tuesday, January 29, 2008, 5:30 p.m., at the Long Beach School District Office located at 19148 Commission Road to discuss the Mix Use Districts, the City of Long Beach Sign Ordinance and Smart Code.

The next item on the agenda under NEW BUSINESS was a Certificate of Resubdivision submitted by Jane Ann Long for property at 106 Twin Cedar Avenue as follows:

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION

LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 5 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 051211-04-015.000 into TWO (2) parcels. The subject property is generally described as being located north of CSX Railroad, West of North Seaside Drive, and adjacent to Twin Cedar Avenue.

LEGAL DESCRIPTIONS

Overall Legal Descriptions: Lot 4 of the Twin Cedar Subdivision, City of Long Beach, First Judicial District, Harrison County, Mississippi.

THE LEGAL DESCRIPTION OF THE TWO PROPOSED PARCELS READ AS FOLLOWS:

Proposed Parcel 1 (Lot 4A): Lot 4 of the Twin Cedar Subdivision, City of Long Beach, First Judicial District, Harrison County, Mississippi. Less and except the south 30.0 feet of said Lot 4.

Proposed Parcel 2 (Lot 4B): The south 30.0 feet of Lot 4 of the Twin Cedar Subdivision, City of Long Beach, First Judicial District, Harrison County, Mississippi.

SEE ATTACHED SURVEY BY Christopher Wayne Comandelle P.L.S.
DATED 1/26/2008

You are hereby advised to investigate and determine the allowable uses as provided by the restrictive covenant, if any, which affect the subject property. Further the applicant hereby 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.

ACKNOWLEDGE

(1) CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the property described herein, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision

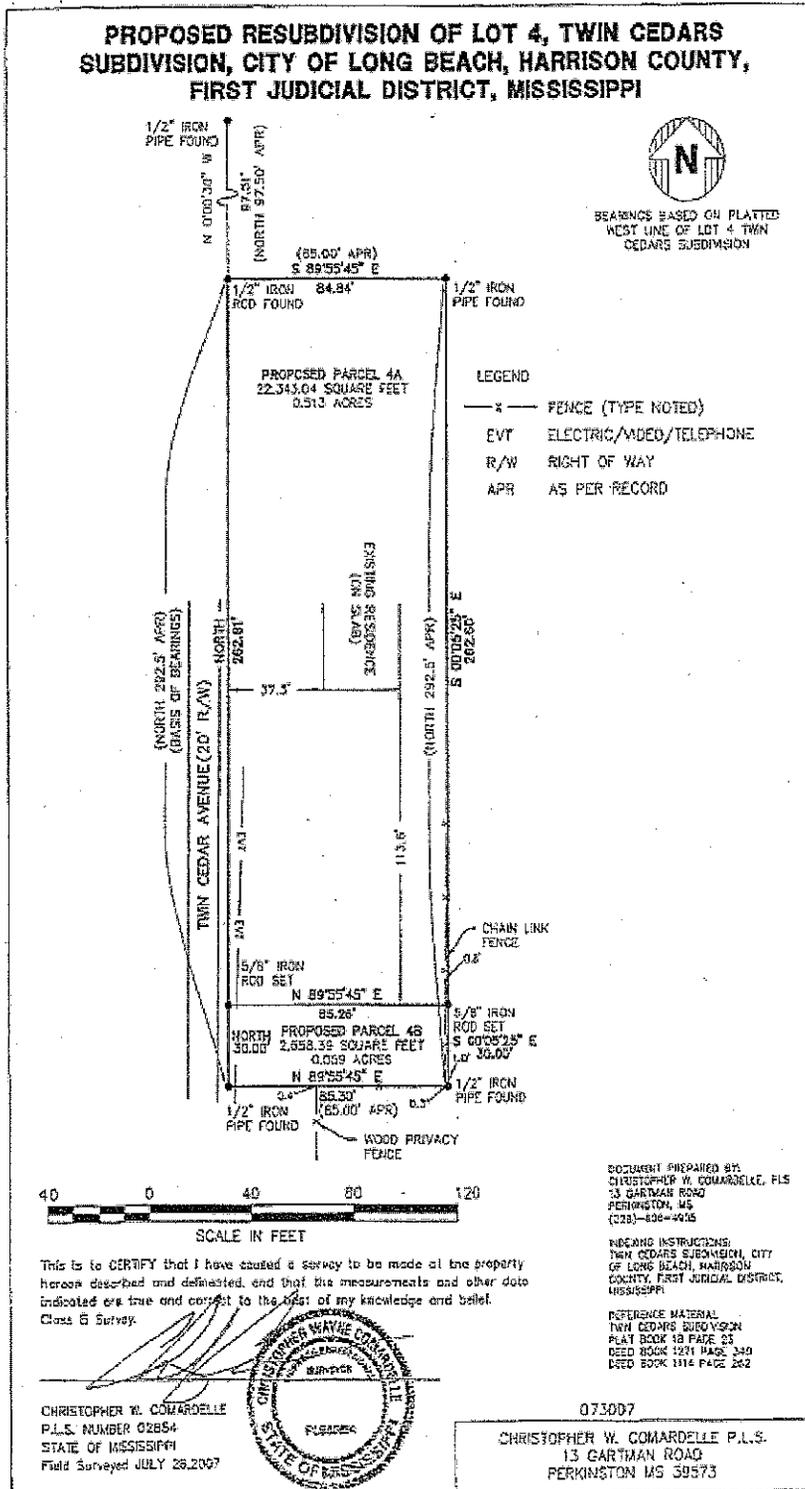
<u>James Ann Long</u> <u>James Ann Long</u>	1-5-08 1-7-08
OWNER	DATE

Subscribed and sworn to before me, in my presence this 5 day of Jan, 2008,
a Notary Public in and for the County of Harrison, State of Mississippi.

Robert A. Hurlb
SEAL
NOTARY PUBLIC

My Commission Expires: My Commission Expires: Feb 9, 2011

**MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION**



MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION



SCANNED

INDEXING INSTRUCTIONS
Exempt



1st Judicial District
Instrument 2007 11111 D - J1
Filed/Recorded 11 9 2007 1 47 P
Total Fees 13.00
2 Pages Recorded

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned Mark Thomas Long does hereby sell, convey and quitclaim unto Jane Ann Long the following described real property, with improvements thereon, situated and being in the First Judicial District of Harrison County, Mississippi, to-wit:

PARCEL 1

Lot Seven (7) of TWIN CEDAR SUBDIVISION, a subdivision according to a map or plat on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 18 at Page 23 thereof.

LESS AND EXCEPT:

A parcel or lot of land located in part of Lot 7, Twin Cedars Subdivision in that part of Lots 18, 19 and 20, lying North of the L&N Railroad in the White and Calvert Survey in Section 15, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of said District, County and State in Plat Book 18, at Page 23 and being more particularly described as follows, to-wit:

Beginning at the Northwest corner of Lot 7, Twin Cedars Subdivision and thence run South 00 degrees 38 minutes 43 seconds East along the East margin of East Twin Cedars Avenue a distance of 97.50 feet to a point; thence run North 89 degrees 41 minutes 22 seconds East a distance of 84.86 feet to a point situated on the East line of Lot 7; thence run North 00 degrees 37 minutes 32 seconds West along the East line of said Lot 7 a distance of 97.50 feet to the Northeast corner of Lot 7; thence run South 89 degrees 41 minutes 22 seconds West along the North line of said Lot 7 a distance of 84.90 feet, more or less, to the Point of Beginning.

AND ALSO LESS AND EXCEPT:

A parcel or lot of land located in part of Lot 7, Twin Cedars Subdivision in that part of Lots 18, 19 and 20, lying North of the L&N Railroad in the White and Calvert Survey in Section 15, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of said District, County and State in Plat Book 18, at Page 23 and being more particularly described as follows, to-wit:

Commencing at the Northwest corner of Lot 7, Twin Cedars Subdivision and thence run South 00 degrees 38 minutes 43 seconds East along the East margin of East Twin Cedars Avenue a distance of 97.50 feet to the Point of Beginning; thence from said Point of Beginning, run South 00 degrees 38 minutes 43 seconds East along the East margin of East Twin Cedars Avenue a distance of 97.50 feet to a point; thence run North 89 degrees 41 minutes 22 seconds East a distance of 84.83 feet to a point situated on the East line of Lot 7; thence run North 00 degrees 37 minutes 32 seconds West along the East line of said Lot 7 a distance of 97.50 feet to a point; thence run South 89 degrees 41 minutes 22 seconds West a distance of 84.86 feet to the Point of Beginning.

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION

2

Being the same land described in the warranty deed from John T. Long to Jane Ann Long and John T. Long, dated October 10, 1988, and recorded in Book 1114, Page 260 of the Record of Deeds in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

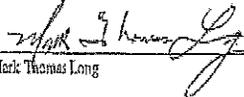
PARCEL 2:

Lot 4 of TWIN CEDARS SUBDIVISION, in the City of Long Beach, in Harrison County, Mississippi, as per map or plat thereof on file and of record in Plat Book 18, Page 23, in the Office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi.

Being the same land described in the warranty deed from John T. Long to Jane Ann Long and John T. Long, dated October 10, 1988, and recorded in Book 1114, Page 262 of the Record of Deeds in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

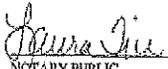
This conveyance is made subject to all restrictions, reservations, easements and other matters affecting the title thereto of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

Witness my signature, this 26 day of October, 2007.


Mark Thomas Long

STATE OF FLORIDA
COUNTY OF JACKSON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 26th day of October, 2007, within my jurisdiction, the within named Mark Thomas Long, who acknowledged that he executed the above and foregoing instrument.


NOTARY PUBLIC



My commission expires: 9/1/09

Grantor's address:
Mark Thomas Long
1250 Sanders Avenue
Graceland, FL 32440
Telephone No. 850-233-4991

Grantee's address:
Jane Ann Long
106 Twin Cedar Avenue
Long Beach, MS 39560
Telephone No. (228) 865-9209

Prepared by and after recording, return to:
David S. Raines
Attorney at Law
Post Office Box 7618
Gulfport, MS 39506-7618
Telephone: (228) 897-2291

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION

SCANNED

INDEXING INSTRUCTION:
Exempt

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



Chad
1st Judicial District
Accrualment 2007 11142 0 -J1
Fund/Received 11 9 2007 155 P
Total Fees 13.60
2 Pages Recorded

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned Karen Elizabeth Woods does hereby sell, convey and quitclaim unto Jane Ann Long the following described real property, with improvements thereon, situated and being in the First Judicial District of Harrison County, Mississippi, to-wit:

PARCEL 1

Lot Seven (7) of TWIN CEDAR SUBDIVISION, a subdivision according to a map or plat on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 18 at Page 23 thereof.

LESS AND EXCEPT:

A parcel or lot of land located in part of Lot 7, Twin Cedars Subdivision in that part of Lots 18, 19 and 20, lying North of the L&N Railroad in the White and Calvert Survey in Section 15, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of said District, County and State in Plat Book 18, at Page 23 and being more particularly described as follows, to-wit:

Beginning at the Northwest corner of Lot 7, Twin Cedars Subdivision and thence run South 00 degrees 38 minutes 43 seconds East along the East margin of East Twin Cedars Avenue a distance of 97.50 feet to a point; thence run North 89 degrees 41 minutes 22 seconds East a distance of 84.86 feet to a point situated on the East line of Lot 7; thence run North 00 degrees 37 minutes 32 seconds West along the East line of said Lot 7 a distance of 97.50 feet to the Northeast corner of Lot 7; thence run South 89 degrees 41 minutes 22 seconds West along the North line of said Lot 7 a distance of 84.90 feet, more or less, to the Point of Beginning.

AND ALSO LESS AND EXCEPT:

A parcel or lot of land located in part of Lot 7, Twin Cedars Subdivision in that part of Lots 18, 19 and 20, lying North of the L&N Railroad in the White and Calvert Survey in Section 15, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of said District, County and State in Plat Book 18, at Page 23 and being more particularly described as follows, to-wit:

Commencing at the Northwest corner of Lot 7, Twin Cedars Subdivision and thence run South 00 degrees 38 minutes 43 seconds East along the East margin of East Twin Cedars Avenue a distance of 97.50 feet to the Point of Beginning; thence from said Point of Beginning, run South 00 degrees 38 minutes 43 seconds East along the East margin of East Twin Cedars Avenue a distance of 97.50 feet to a point; thence run North 89 degrees 41 minutes 22 seconds East a distance of 84.83 feet to a point situated on the East line of Lot 7; thence run North 00 degrees 37 minutes 32 seconds West along the East line of said Lot 7 a distance of

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION

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97.50 feet to a point; thence run South 89 degrees 41 minutes 22 seconds West a distance of 54.86 feet to the Point of Beginning.

Being the same land described in the warranty deed from John T. Long to Jane Ann Long and John T. Long, dated October 10, 1983, and recorded in Book 1114, Page 269 of the Record of Deeds in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

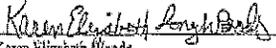
PARCEL 2:

Lot 4 of TWIN CEDARS SUBDIVISION, in the City of Long Beach, in Harrison County, Mississippi, as per map or plat thereof on file and of record in Plat Book 18, Page 23, in the Office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi.

Being the same land described in the warranty deed from John T. Long to Jane Ann Long and John T. Long, dated October 10, 1983, and recorded in Book 1114, Page 262 of the Record of Deeds in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

This conveyance is made subject to all restrictions, reservations, easements and other matters affecting the title thereto of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

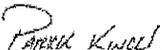
Witness my signature, this 23 day of October, 2007.


Karen Elizabeth Woods

STATE OF NORTH CAROLINA
COUNTY OF ORANGE *Durham*

Personally appeared before me, the undersigned authority in and for the said county and state, on this 23 day of October, 2007, within my jurisdiction, the within named Karen Elizabeth Woods, who acknowledged that she executed the above and foregoing instrument.




NOTARY PUBLIC

My commission expires:
January 31, 2012

Grantor's address:
Karen Elizabeth Woods
4800 University Dr., Apt. 177
Durham, NC 27707
Telephone No. 919-451-5736

Grantee's address:
Jane Ann Long
106 Twin Cedar Avenue
Long Beach, MS 38966
Telephone No. (228) 863-9209

Prepared by and after recording, return to:
David S. Raines
Attorney at Law
Post Office Box 7618
Gulfport, MS 39506-7618
Telephone: (228) 897-2201

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
FIRST JUDICIAL DISTRICT



IN THE MATTER OF THE ESTATE
OF JOHN T. LONG, DECEASED



JOHN MADANSI, CHANCERY CLERK
AKK W...
NO. C2401-07-00457 (1)

JANE ANN LONG

ADMINISTRATRIX

JUDGMENT

THIS DAY, this cause coming on for hearing on the Petition for Waiver of Final Account, for Distribution and Discharge of Jane Ann Long, Individually and as Administratrix of the Estate of John T. Long, Deceased, Mark Thomas Long, Karen Elizabeth Woods and Bryan Sparkman, for an order waiving filing of an inventory and final account; for an order fixing and allowing reasonable attorney's fees; for a decree authorizing and directing the Administratrix to distribute the residue of the Estate of John T. Long, Deceased, in accordance with the Judgment Establishing Heirs herein, and the Statement of Names and Addresses of the Heirs at Law herein, and for an order discharging said Administratrix, and finally closing the Estate of the Deceased, and the Court having heard and considered the same, and the proofs offered therewith, and being fully advised in the premises, is of the opinion and finds as follows:



[Signature]
1st Judicial District
Instrument 2007 11107D -J1
Filed/Recorded 11 9 2007 12 51 N
Total Fees 12.00
10 Pages Recorded

1

SCANNED

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION

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I.

That this Court has jurisdiction of the parties and of the subject matter, and that all necessary and proper persons have been made parties hereto.

II.

That John T. Long died intestate on the 17th day of January, 2006, leaving surviving him as his sole and only Heirs at Law his widow, Jane Ann Long, and two children, Mark Thomas Long and Karen Elizabeth Woods, who survived him, and one grandchild, Bryan Sparkman, sole child of his daughter, Rebecca Sparkman, who died on November 24, 1997, Petitioners herein. The Court finds that at the time of his death, the Deceased had a fixed place of residence in the First Judicial District of Harrison County, Mississippi, and was the owner of the hereafter described land in the First Judicial District of Harrison County, Mississippi.

III.

That Jane Ann Long, being desirous of an appointment to serve as such, filed her Petition praying for her appointment to serve as Administratrix of the Estate of the Deceased, and she was thereafter duly appointed so to do. The Court finds that the said Jane Ann Long thereafter duly qualified to perform said trust and is the duly appointed, qualified and acting Administratrix of the Estate of said Decedent. The Court also finds that she has faithfully performed said trust.

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IV.

That due and legal notice to the creditors of said Estate has been given by publication in The Sun Herald, a newspaper having general circulation in the First Judicial District of Harrison County, Mississippi, and in all respects a proper newspaper for the publication thereof, which notice was in the manner and form required by law. The Court finds that the publication of said notice was had on March 23, 2007; March 30, 2007; and April 6, 2007, and also that more than ninety (90) days have elapsed since the first publication thereof, as shown by the proof of publication on file herein. The Court finds additionally that the time for probating any further claims against said Estate has expired. The Court also finds that the Administratrix has made reasonably diligent efforts to identify persons having claims against the Estate, and has mailed a notice to each person so identified at their last known address that failure to have their claim probated and registered within ninety (90) days will bar such claim. The Court therefore finds that any further claims which may exist against the Estate of the Deceased, but which have not been probated herein, are now barred by law.

V.

That all claims and debts probated against said Estate have been paid and discharged.

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VI.

That the value of the Estate is within the unified credit allowed by law and no Estate tax returns are required to be filed with the Internal Revenue Service and the Mississippi State Tax Commission. The Court also finds that all income tax which is imposed upon your Administratrix by law has been paid, and all income tax returns have been filed by your Administratrix as by law required.

VII.

That David S. Raines has performed valuable legal services to the Estate in preparing and presenting all pleadings, orders, and other legal documents on file herein and is entitled to the sum to a reasonable allowance, as hereafter specified for his professional services rendered in this cause, which sum the said Administratrix should be authorized and directed to pay said attorney forthwith.

VIII.

That, pursuant to the Judgment Establishing Heirs which was rendered in this cause on August 28, 2007, Jane Ann Long, Mark Thomas Long, Karen Elizabeth Woods and Bryan Sparkman are the sole and only Heirs At Law of John T. Long, Deceased, under the laws of Descent and Distribution of the State of Mississippi. The Court further finds that, as such, Jane Ann Long, Mark Thomas Long, Karen Elizabeth Woods and Bryan Sparkman are entitled to distribution in equal shares of all the residue of the real and personal property

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LONG BEACH PLANNING COMMISSION

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of the Deceased, after payment of the attorneys fees allowed herein.

IX.

That the sole parties interested in the Estate of the Deceased are the Petitioners herein, Jane Ann Long, Mark Thomas Long, Karen Elizabeth Woods and Bryan Sparkman. The Court finds that the Petitioners have joined in this Petition thereby entering their general appearances herein and have thereby submitted to the jurisdiction of this Honorable Court for all purposes. The Court also finds that the Petitioners have waived and requested the Court to waive: (I) the filing of an inventory as required by Section 91-7-93 of the Mississippi Code of 1972, as amended; and (ii) the filing of a final account as required by Section 91-7-291 of the Mississippi Code of 1972. The Court finds that, since no claims have been probated, all required tax returns have been filed and the Petitioners, Jane Ann Long, Mark Thomas Long, Karen Elizabeth Woods and Bryan Sparkman, are the sole and only Heirs at Law of the Deceased, the filing of an Inventory and Final Account would serve no useful purpose and should be dispensed with.

X.

That the estate has been fully and completely administered and is now in a position to be finally closed. It is, therefore,

ORDERED AND ADJUDGED that the requirement imposed by Section 91-7-93 of the Mississippi Code of 1972 for the filing of an

MINUTES OF JANUARY 24, 2008
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inventory be, and it is hereby dispensed with, by reason of the waiver thereof by all interested parties in the Estate. It is further

ORDERED AND ADJUDGED that the requirement imposed by Section 91-7-291 of the Mississippi Code of 1972 for the making and filing of a final account and settlement of the Administratrix be, and it is hereby, dispensed with by reason of the waiver of all interested parties to the Estate. It is further

ORDERED AND ADJUDGED that David S. Raines, Attorney at Law, be, and he is hereby, allowed the sum of (\$7000)⁰⁰, as a reasonable compensation for his professional services rendered to the Estate as an attorney, and said Administratrix is hereby authorized and directed to pay said sum to said attorney forthwith. It is further

ORDERED AND ADJUDGED that Jane Ann Long, Mark Thomas Long, Karen Elizabeth Woods and Bryan Sparkman are the owners of all the right, title and interest of the Deceased in the following described real property, with improvements thereon in the First Judicial District of Harrison County, Mississippi, to-wit:

PARCEL 1

Lot Seven (7) of TWIN CEDAR SUBDIVISION, a subdivision according to a map or plat on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 13 at Page 23 thereof.

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION

LESS AND EXCEPT:

A parcel or lot of land located in part of Lot 7, Twin Cedars Subdivision in that part of Lots 18, 19 and 20, lying North of the L&N Railroad in the White and Calvert Survey in Section 15, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of said District, County and State in Plat Book 18, at Page 23 and being more particularly described as follows, to-wit:

Beginning at the Northwest corner of Lot 7, Twin Cedars Subdivision and thence run South 00 degrees 38 minutes 43 seconds East along the East margin of East Twin Cedars Avenue a distance of 97.50 feet to a point; thence run North 89 degrees 41 minutes 22 seconds East a distance of 84.86 feet to a point situated on the East line of Lot 7; thence run North 00 degrees 37 minutes 32 seconds West along the East line of said Lot 7 a distance of 97.50 feet to the Northeast corner of Lot 7; thence run South 89 degrees 41 minutes 22 seconds West along the North line of said Lot 7 a distance of 84.90 feet, more or less, to the Point of Beginning.

AND ALSO LESS AND EXCEPT:

A parcel or lot of land located in part of Lot 7, Twin Cedars Subdivision in that part of Lots 18, 19 and 20, lying North of the L&N Railroad in the White and Calvert Survey in Section 15, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of said District, County and State in Plat Book 18, at Page 23 and being more particularly described as follows, to-wit:

Commencing at the Northwest corner of Lot 7, Twin Cedars Subdivision and thence run South 00 degrees 38 minutes 43 seconds East along the East margin of East Twin Cedars Avenue a distance of 97.50 feet to the Point of Beginning; thence from said Point of Beginning, run South 00 degrees 38 minutes 43 seconds East along the East margin of East Twin Cedars Avenue a distance of 97.50 feet to a point; thence run North 89 degrees 41 minutes 22 seconds East a distance of 84.83 feet to a point situated on the East line of Lot 7; thence run North 00 degrees 37 minutes 32 seconds West along the East line of

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION

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said Lot 7 a distance of 97.50 feet to a point; thence run South 89 degrees 41 minutes 22 seconds West a distance of 84.86 feet to the Point of Beginning.

Being the same land described in the warranty deed from John T. Long to Jane Ann Long and John T. Long, dated October 10, 1988, and recorded in Book 1114, Page 260 of the Record of Deeds in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

PARCEL 2:

Lot 4 of TWIN CEDARS SUBDIVISION, in the City of Long Beach, in Harrison County, Mississippi, as per map or plat thereof on file and of record in Plat Book 18, Page 23, in the Office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi.

Being the same land described in the warranty deed from John T. Long to Jane Ann Long and John T. Long, dated October 10, 1988, and recorded in Book 1114, Page 262 of the Record of Deeds in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

INDEXING INSTRUCTION:

Exempt

together with any and all other real and personal property owned by the Deceased at the time of his death, and they are hereby sent into possession thereof. It is further

ORDERED AND ADJUDGED that the Administratrix herein, Jane Ann Long, shall, after payment of accrued Court costs herein and the attorney's fees allowed herein, make distribution of the residue of the Estate to Jane Ann Long, Mark Thomas Long, Karen Elizabeth Woods and Bryan Sparkman in equal shares and such Administratrix is hereby authorized and directed to execute such checks, bills of

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION

sale, assignments, conveyances, endorsements of negotiable instruments and other documents as may be required in order to accomplish the distribution of the Estate in the manner herein above set out. It is further,

ORDERED AND ADJUDGED that John McAdams, Chancery Clerk of Harrison County, Mississippi, shall forthwith file, record and index this Judgment in the general deed records of Harrison County, Mississippi, as if it were a deed of conveyance from John T. Long to Jane Ann Long, Mark Thomas Long, Karen Elizabeth Woods and Bryan Sparkman, in fee simple. It is further

ORDERED AND ADJUDGED that, upon filing of proper receipts for the payment of accrued Court costs herein, for the payment of the attorneys fees allowed herein, and for distribution of the Estate as set out herein, that Jane Ann Long, Administratrix herein, be and she is hereby discharged, and that the Estate of the Deceased be, and it is hereby, finally closed.

SO ORDERED AND ADJUDGED this the 21 day of November, 2007.

John McAdams

C H A N C E L L O R



A TRUE COPY
JOHN McADAMS
Chancery Court Clerk
Harrison County, Miss.
1st Judicial District

John McAdams D.C.

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION

SUBMITTED BY:

50 David S. Raines
David S. Raines, Esquire
Page, Mannino, Peresich
& McDermott
State Bar Number 4604
Post Office Drawer 289
Biloxi, MS 39533-0289
(228) 374-2100

Jane Ann Long
106 Twin Cedar Avenue
Long Beach, MS 39560

Mark Thomas Long
1250 Sanders Avenue
Graceville, FL 32440

Karen Elizabeth Woods
4000 University Dr., Apt. 17J
Durham, NC 27707

Bryan Sparkman
106 Twin Cedar Avenue
Long Beach, MS 39560

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION



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

620 30th STREET, GULFPORT, MS 39507
P.O. BOX 1677, GULFPORT, MS 39502

TEL (228) 865-0069
FAX (228) 865-5232



January 24, 2008

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

RE: Certificate of Resubdivision - Tax Parcel No. 05142H-04-015-000

Gentlemen:

We have reviewed the referenced Certificate of Resubdivision, which proposes to create two parcels from one existing parcel. Both parcels will have frontage on Twin Cedar Avenue. The only questionable aspect of the subdivision is that Proposed Parcel 4B will only have 30 feet of frontage on Twin Cedar Avenue. However, it is our understanding that the owner intends to deed this newly created parcel to the property owner immediately south.

Assuming that our understanding is correct, we see no reason to withhold approval of this subdivision, contingent upon the agreement that the parcel will be immediately deeded to the southern property owner.

Sincerely,

David Ball, P.E.

DB:539

0:\539\Cert Sub\Cert Sub 05142H-04-015-000.doc

Page 1 of 1

After considerable discussion Commissioner Yandell made motion seconded by Commissioner Lipski and unanimously carried to approve the Certificate of Resubdivision contingent upon David Ball, the City Engineer's recommendations with the understanding that this lot will become part of the South lot.

**MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION**

The next agenda item was Planning Commission approval to raise livestock on a lot submitted by Barbara Dearden as follows:



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



APPLICATION FOR CASE REVIEW

- I. TYPE OF CASE REQUEST
- A. Zoning Change
 - B. Planning Commission Approval *^B Permission to keep horses
 - 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: 21130 Pineville Rd (7 acres)
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, government 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 do agree to pay all fees and charges as stated.

Name of Owner(s): Barbara Bearden Mailing Address: 507 Esplanade Ave BSL
Lara Bearden MS City: _____ State: _____ Zip: _____
 Telephone (H): 222-0958 / 467-2411 Office: _____
 Signature of Owner(s): [Signature] Date: Jan 17 2008 Fee: 50

NOTATION: The following attachments must be submitted with application, if applicable:

- A. Please attach site plan showing the land area which would be affected, acrements 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 closest 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 or by the appearance of such owner(s) at the hearing. Such statement is usually recorded in a journal but not published.

**MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION**

OFFER TO PURCHASE REAL ESTATE

BE IT KNOWN, the undersigned Jeffrey V. & Tereise Risher (Buyer) offers to purchase from Barbara Gail Bearden of 5079 Palmetto Ave, BSL, MS of 322 Seal Ave, Long Beach (Owner), real estate known as 4.2 acres Pineville Rd (2-MSD Pineville Rd) of Long Beach, County of Harrison, State of MS said property more particularly described as:

21130 Pineville Rd.
Long Beach MS
39560

and containing 177,080 square feet of land, more or less.

The purchase price is	\$ <u>100,000</u>
Deposit herewith paid	\$ <u>1,000</u> (deposit with
Upon signing sales agreement	\$ <u>100,000</u>
Balance at closing	\$ <u>99,000</u>
Total purchase price	\$ <u>100,000</u>

*Swartz,
Angela
Jordan
837-
8550*

This offer is subject to Buyer obtaining a real estate mortgage for no less than \$ n/a payable over _____ years with interest not to exceed _____ % at customary terms within _____ days from date hereof.

The broker to this transaction is no broker, who shall be paid a commission of _____ by seller upon closing.

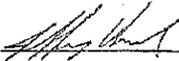
This offer is further subject to Buyer obtaining a satisfactory home inspection report and termite/pest report within n/a days from date hereof.

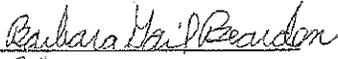
The purchaser agrees to pay \$500⁰⁰ per month, beginning Jan 15, 2008

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION

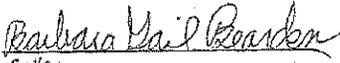
Said property is to be sold free and clear of all encumbrances, by good and marketable title, with full possession here said property available to Buyer.

The parties agree to execute a standard purchase and sales agreement on the terms contained within 6 months days. The closing shall be on or before July 18, 2008, at the deed recording office.


Purchaser


Seller


Purchaser


Seller

Tien Tse & Jeffrey Reisch
507 Esplanade Ave
Bay St Louis MS
39520

MINUTES OF JANUARY 24, 2008
LONG BEACH PLANNING COMMISSION

Mrs. Tientse Reisch, 507 Esplanade Avenue, Bay St Louis, MS, came forward to state the request, she stated that she was in the process of purchasing the lot, and that she currently has one (1) horse, but she's is planning to put one (1) up to no more than five (5) horses on the lot.

After much discussion Commissioner Yandell made motion seconded by Commissioner Vancourt and unanimously carried to approve the request contingent upon that there should never be more than 5 horses at one time on this lot.

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 until the next regular scheduled meeting in due course.

APPROVED:

Commission Chairman, Frank Olaiivar

Date: _____

ATTEST:

Veronica Howard, Minute Clerk