

**MINUTES OF JANUARY 22, 2009  
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, Tony Vancourt, Barney Hill, Tonda Yandell, Jacquie Lipski, Dale Hare, Roderick Rishel, Joseph Sweetapple, Planning Commission Advisor Bill Hessel, Zoning Enforcement Officer Claire Leatherwood and Minute Clerk Veronica Howard.

Commissioner David Serrato 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.

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Commissioner Yandell made motion seconded by Commissioner Hare and unanimously carried to suspend the rules and add two items to the agenda under OLD BUSINESS Willie Walker/Chapman Oaks Home Occupations located on Roberts Avenue and update on the temporary trailer located at 18012 Pineville Road owned by Mr. Chuck Ryan.

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The meeting was called to order and Commission Chairman stated that all decisions made at this meeting would

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need to be ratified by the Mayor and Board of Aldermen at their next regularly scheduled meeting of February 3, 2009, 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 January 8, 2009.

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The first item of business was a PUBLIC HEARING for a lot size variance to allow less than the required 7500 square feet for lots 1-11, lots 13-18 and lots 20-30, inclusive; a variance to allow a five feet side yards to lots 1-30, inclusive and; a street frontage variance to allow less than the required 75 feet frontage for lots 1-30, inclusive for Le' Petit Cove submitted by Southern Paradise, 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](mailto:permits@cityoflongbeachms.com)



APPLICATION FOR CASE REVIEW

I. TYPE OF CASE REQUEST

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

II. Property Location: Le Petit Coule SUBDIVISION  
House number and street name

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) LOT SIZE & SET BACK (SEE ATTACHED)

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

A. If in a subdivision: Le Petit Coule  
Subdivision Name

B. If Metes and Bounds: Attach a Legal Description

TAX Parcel #10 0611N-04-006.W

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>SOUTHERN PARADISE, LLC POB 8044</u>			<u>POB 8044</u>	
Name of Owner(s)			Mailing Address	
<u>Biloxi, MS</u>	<u>MS</u>	<u>39310</u>	<u>7605455</u>	<u></u>
City	State	Zip	Telephone (H)	Office
<u>[Signature]</u>			<u>12/11/08</u>	<u>\$100</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

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Southern Paradise, LLC is requesting a lot size variance on the following Le Petit Cove lots:  
Lots 1 - 11, Lot 13 - 18, Lots 20 - 30. See plat for individual lot sizes.

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Southern Paradise, LLC is requesting a 5' foot "side" set-back variance on the following Le Petit Cove lots:  
Lots 1 - 30.

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Exhibit "A"

Lots One (1) and Two (2) as shown on the plat attached to the report of commissioners, filed October 26, 1928, in Cause #9089 styled Mrs. Gracie Scarborough et al Vs. Peter Giuffria, in the Chancery Court of Harrison County, Mississippi. Said lots being located in the West Half (W 1/2) of Lot Sixteen (16) of Seal Subdivision of Section 11, Township 8 South, Range 12, West in said county, and being further identified as Lots Seven (7), Eight (8), Nine (9) and Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) in Russell Subdivision of the said Lot Sixteen (16) of said Seal Subdivision. Said parcel is further described as beginning at the South East corner of said Lot Seven (7) of Russell Subdivision and running thence North along the East margin of said Lots Seven (7), Eight (8), Nine (9) and Ten (10) of said Russell Subdivision, a distance of 528 feet to the North east corner of said Lot Ten (10) of said Russell Subdivision; running thence Westerly along the North margin of said Lot Sixteen (16) of the Seal Subdivision a distance of 660 feet to a point in Three Notch Road, which point is 20 feet North of the North West corner of Lot Eleven (11) of said Russell Subdivision; running thence South along the West margin of said Lot Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) of said Russell Subdivision, and projection thereof, a distance of 540 feet to the South West corner of Lot Fourteen (14) of said Russell Subdivision; running thence Easterly along the South margin of Lots Fourteen (14) and Seven (7) of said Russell Subdivision a distance of 660 feet to the point of beginning.

ALSO:

A lot or parcel of land described as beginning at the intersection of the North line of Lot 17, of Seal Subdivision and the East Boundary line of Three Notch Road, and from said point of beginning, run East 31½ feet; run thence South 18 feet, more or less, to the Eastern boundary line of Three Notch Road; run thence Northwesterly a distance of 24 feet, to the point of beginning; Said Lot being in the Northwest corner of Lot 17 of Seal Subdivision, in Township 8 South Range 12 West in Harrison County, Mississippi.

ALSO:

Beginning at the intersection of the North line of the Three Knotch Road, sometimes referred to as the Long Beach-Pineville Road, with the East line of the NE¼ of SW¼ of Section 11 T 8 S R 12 W, if said land had been regularly surveyed by the United States into Congressional Subdivision; running from thence in a northwesterly direction along the north line of said 3 Knotch Road a distance of 242 feet, more or less, to a point in the East line of Drainage Canal No. 1; thence in a northeasterly direction and along the east or southeast line of said Drainage Canal No. 1 a distance of 518 feet, more or less to the east line of the said NE¼ of SW¼ Section 11 T 8 S R 12 W., as aforesaid, running thence South and along the east line of the NE¼ of SW¼ of said Section 11 as aforesaid, a distance of 482 feet, more or less, to the point or place of beginning; said parcel of land being bounded on the East by Russell Sub-Division of Lot 16 of Seal's Subdivision of Sections 14, 11 & 2 in T 8 S R 12 W, on the south or southwest by the Three Knotch Road, and on the West or Northwest by the aforesaid Drainage Canal No. 1, being all that part of the NE¼ of SW¼ of Section 11 T 8 S R 12 W., as aforesaid lying North of the Three Knotch Road or Pineville Road and East of Drainage Canal Ditch No. 1.

The above described parcel of land being a part of the land acquired under Tax Collector's Tax Deed No. 890 dated June 5th, 1943 and recorded in Book 255 on Pages 559-560 of the Record of Deeds of Harrison County, Miss.

Index as follows:  
Lots 7, 8, 9, 10, 11, 12 &  
Pt. of 13 & 14  
Russell Sid  
+ Pt of NE¼ of SW¼  
11-8-12  
First JD Harrison  
County, MS

**MINUTES OF JANUARY 22, 2009  
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The Clerk reported that Twenty-One (21) notices of Public Hearing were sent by certified mail, return receipt requested, to property owners within a two-hundred (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. Schuff**

**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 Variance.

Southern Paradise, LLC, Biloxi, MS, has filed an application for variances in accordance with the Comprehensive Zoning Ordinance. Applicants are proposing to construct a 30 lot subdivision, known as Le' Petit Cove and are requesting the following variances:

1. A lot size variance to allow less than the required 7,500 sf for lots 1-11, lots 13-18 and lots 20-30, inclusive
2. A variance to allow a five feet side yards to lots 1-30, inclusive and
3. A street frontage variance to allow less than the required 75 feet frontage for lots 1-30, inclusive

The Tax Parcel Number for the subject property is 0611N-04-006.000. The property is generally described as being northeast of and adjacent to Pineville Road and south of Canal #1. The legal description is as follows:

Lots One (1) and Two (2) as shown on the plat attached to the report of commissioners, filed October 26, 1928, in Cause #9089 styled Mrs. Gracie Scarborough et al Vs. Peter Giuffria, in the Chancery Court of Harrison County, Mississippi, Said lots being located in the West Half (W ½) of Lot Sixteen (16) of Seal Subdivision of Section 11 Township 8 South, Range 12, West in said county, and being further identified as Lots Seven (7), Eight (8), Nine (9) and Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) in Russell Subdivision of the said Lot Sixteen (16) of said Seal Subdivision. Said parcel is further described as beginning at the South East corner of said Lot Seven (7) of Russell Subdivision and running thence North along the East margin of said Lots Seven (7), Eight (8), Nine (9) and Ten (10) of said Russell Subdivision, a distance of 528 feet to the North east corner of said Lot Ten (10) of said Russell Subdivision; running thence Westerly along the North margin of said Lot Sixteen (16) of the Seal Subdivision a distance of 660 feet to a point in Three-Notch Road, which point is 20 feet North of the North West corner of Lot Eleven (11) of said Russell Subdivision; running thence South along the West margin of said Lot Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) of said Russell Subdivision; running thence Easterly along the South margin of Lots Fourteen (14) and Seven (7) of said Russell Subdivision a distance of 660 feet to the point of beginning.

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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**

**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 Variance. Southern Paradise, LLC, Biloxi, MS, has filed an application for variances in accordance with the Comprehensive Zoning Ordinance. Applicants are proposing to construct a 30 ft subdivision, known as Le Petit Cove and are requesting the following variances:  
1. A lot size variance to allow less than the required 7,500 sq ft for lots 1-11, lots 13-18 and lots 20-30, inclusive.  
2. A variance to allow a five foot side yards to lots 1-30, inclusive and  
3. A street frontage variance to allow less than the required 75 feet frontage for lots 1-30, inclusive.  
The Tax Parcel Number for the subject property is 0611N-04-006.000. The property is generally described as being northeas of and adjacent to Pineville Road and south of Canal #1. The legal description is as follows:  
Lots One (1) and Two (2) as shown on the plat attached to the report of commissioners, filed October 28, 1926, in Cause #9088, styled Mrs. Grace Scarborough et al Vs. Peter Guifria, in the Chancery Court of Harrison County, Mississippi. Said lots being located in the West Half (W 1/2) of Lot Sixteen (16) of Seal Subdivision of Section 11 Township 8 South, Range 12, West in said county, and being further identified as Lots Seven (7), Eight (8), Nine (9) and Ten (10), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) in Russell Subdivision of said Lot Sixteen (16) of said Seal Subdivision. Said parcel is further described as beginning at the South East corner of said Lot Seven (7) of Russell Subdivision and running thence North along the East margin of said Lots Seven (7), Eight (8), Nine (9) and Ten (10) of said Russell Subdivision, a distance of 520 feet to the North east corner of said Lot Ten (10) of said Russell Subdivision; running thence West-erly along the North margin of said Lot Sixteen (16) of the Seal Subdivision a distance of 660 feet to a point in Three-Notch Road, which point is 20 feet North of the North West corner of Lot Eleven (11) of said Russell Subdivision; running thence West-erly along the North margin of said Lot Sixteen (16) of the Seal Subdivision a distance of 660 feet to the point of beginning.  
ALSO:  
A lot or parcel of land described as beginning at the intersection of the North line of Lot 17, of Seal Subdivision and the East Boundary line of Three Notch Road, and from said point of beginning, run East 31 1/2 feet; run thence South 18 feet, more or less, to the Eastern boundary line of Three Notch Road; run thence Northwest a distance of 24 feet, to the point of beginning; Said Lot being in the North-west corner of Lot 17 of Seal Subdivision, in Township 8 South Range 12 West in Harrison County, Mississippi.

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

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

- Vol. 125 No., 97 dated 7 day of Jan, 2009
- 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.

JAN 09 2009  
[Signature]  
Clerk  
Sworn to and subscribed before me this 8 day of Jan, A.D., 20 09

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

[Signature]  
Notary Public

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

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Terry Moran, Moran Engineering, 249 Beauvoir Road, Biloxi, MS came forward to state request.

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

The Chairman opened the floor for public comments in opposition to the request and Dawn Williams, 108 Kyrkundall, representing, Julia Tennyson, 19148 Pineville came forward with concerns regarding the effect the variance would have on her lot.

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

After careful review and conversation Commissioner Yandell made motion seconded by Commissioner Vancourt and unanimously carried to Approve the lot size variance to allow less than the required 7500 square feet for lots 1-11, lots 13-18 and lots 20-30, inclusive in accordance with Zoning Ordinance 344, Article XII, Section 1207. FINDINGS.

\* \* \*

After careful review and Consideration Commissioner Hare made motion seconded by Commissioner Rishel to approve the variance request to allow a five feet side yards to lots 1-30, inclusive in accordance with Zoning Ordinance 344, Article XII, Section 1207. FINDINGS.

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

Commissioner Joseph Sweetapple	Aye
Commissioner Barney Hill	Nay
Commissioner Tonda Yandell	Nay
Commissioner Tony Vancourt	Nay
Commissioner David Serrato	Absent, not voting
Commissioner Jacquie Lipski	Aye
Commissioner Roderick Rishel	Aye

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Commissioner Dale Hare

Aye

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

\* \* \*

After careful review and Consideration Commissioner Vancourt made motion seconded by Commissioner Yandell and unanimously carried to approve the variance request and; a street frontage variance to allow less than the required 75 feet frontage for lots 1-30, inclusive, in accordance with Zoning Ordinance 344, Article XII, Section 1207. FINDINGS.

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It came for consideration under OLD BUSINESS approval/review of the Comprehensive Plan, Smart Code and Architectural guideline.

The Commission scheduled a Work Session for Thursday, January 29, 2009 at 5:00 p.m. to be held at the City Hall Complex located in the Temporary Trailers located at 645 Klondyke Road.

\*\*\*\*\*

Zoning Enforcement Officer Claire LeatherWood came forward with an update on Willie Walker and Chapman Oaks Home Occupation and an update of the temporary trailer located at 18012 Pineville Road owned by Mr. Chuck Ryan.

\*\*\*\*\*

It came for consideration under NEW BUSINESS Sketch approval for Le' Petit Cove Subdivision submitted by Southern Paradise, 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](mailto:permits@cityoflongbeachms.com)



**APPLICATION FOR CASE REVIEW**

**I. TYPE OF CASE REQUEST**

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

II. Property Location: LE PETIT COVE SUBDIVISION  
House number and street name

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

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.

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>Southern Paradise, LLC</u> Name of Owner(s)	<u>POB 8044</u> Mailing Address
<u>Biloxi, MS</u> City State Zip	<u>7605455</u> Telephone (H) Office
<u>[Signature]</u> Signature of Owner(s)	<u>12/11/08, 50</u> Date Fee

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

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



**MINUTES OF JANUARY 22, 2009  
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Terry Moran, Moran Engineering, 249 Beauvoir Road, Biloxi, MS came forward to request that Preliminary Plat approval be granted in conjunction with Sketch approval.

After Consideration Commissioner Rishel made motion seconded by Commissioner Lipski and unanimously carried to approve the Sketch as submitted and Preliminary Plat contingent upon the City Engineer's approval and approval from the necessary City Departments.

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The next item for consideration was a Certificate of Re Subdivision for property located on Klondyke Road submitted by Ida Faye Woodfield 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](mailto:permits@cityoflongbeachms.com)



APPLICATION FOR CASE REVIEW

I. TYPE OF CASE REQUEST

A.  Zoning Change

B.  Planning Commission Approval

C.  Special Exception Use

D.  Variance Request

E.  Change in Use

F.  A Decision of the Building Official is Alleged to be in Error

G.  Interpretation of the Zoning Ordinance

H.  Home Occupation (attach copy of Deed or lease)

II. Property Location: 533 KLONDYKE RD  
House number and street name

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

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

A. If in a subdivision: SEALS ADDITION  
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>IDA FAYE WOODFIELD</u>	<u>533 KLONDYKE RD</u>
Name of Owner(s)	Mailing Address
<u>LONG BEACH, MS 39560</u>	<u>864-5333 N/A</u>
City State Zip	Telephone (H) Office
<u>SEE ATTACHED LETTER</u>	<u>1-15-09 \$250.<sup>00</sup></u>
Signature of Owner(s)	Date Fee

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

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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?

Creating legal size lots

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.

N/A

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?

N/A

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.

N/A

FOR HOME OCCUPATION ONLY! (see letter)  
I, Jac. B. V.P. HAVE READ,  
UNDERSTAND AND AM WILLING TO COMPLY WITH ZONING  
ORDINANCE NO. 344 SECTION 912. HOME OCCUPATION.

**MINUTES OF JANUARY 22, 2009  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

January 15, 2009

City of Long Beach, Mississippi  
Planning Commission  
645 Klondyke Road  
P O Box 929  
Long Beach, MS 39560

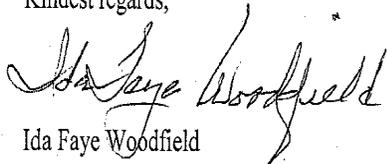
Subject: Resubdivision and Rezoning Request

To whom it may concern:

This letter serves as my authorization for Gerald Caldwell, Tammy Brister or Scotty Broome as representatives of Keesler Federal Credit Union to act in my behalf in the processes of resubdividing and rezoning the parcel referred to as Proposed Parcel A, consisting of 2.53 acres, on the attached survey.

Please also ensure that communications regarding these proceedings are directed to the individuals named above at Keesler Federal Credit Union, 2602 Pass Road, Biloxi, MS 39531. Thank you for your consideration and acceptance of this request.

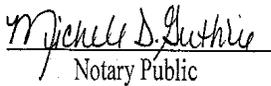
Kindest regards,



Ida Faye Woodfield  
533 Klondyke Road  
Long Beach, MS 39560

Attachment: Menhennett Survey dated January 9, 2009

Subscribed and sworn to before me, in my presence this 15 day of January 2009,  
a Notary Public in and for the County of Harrison, State of Mississippi.

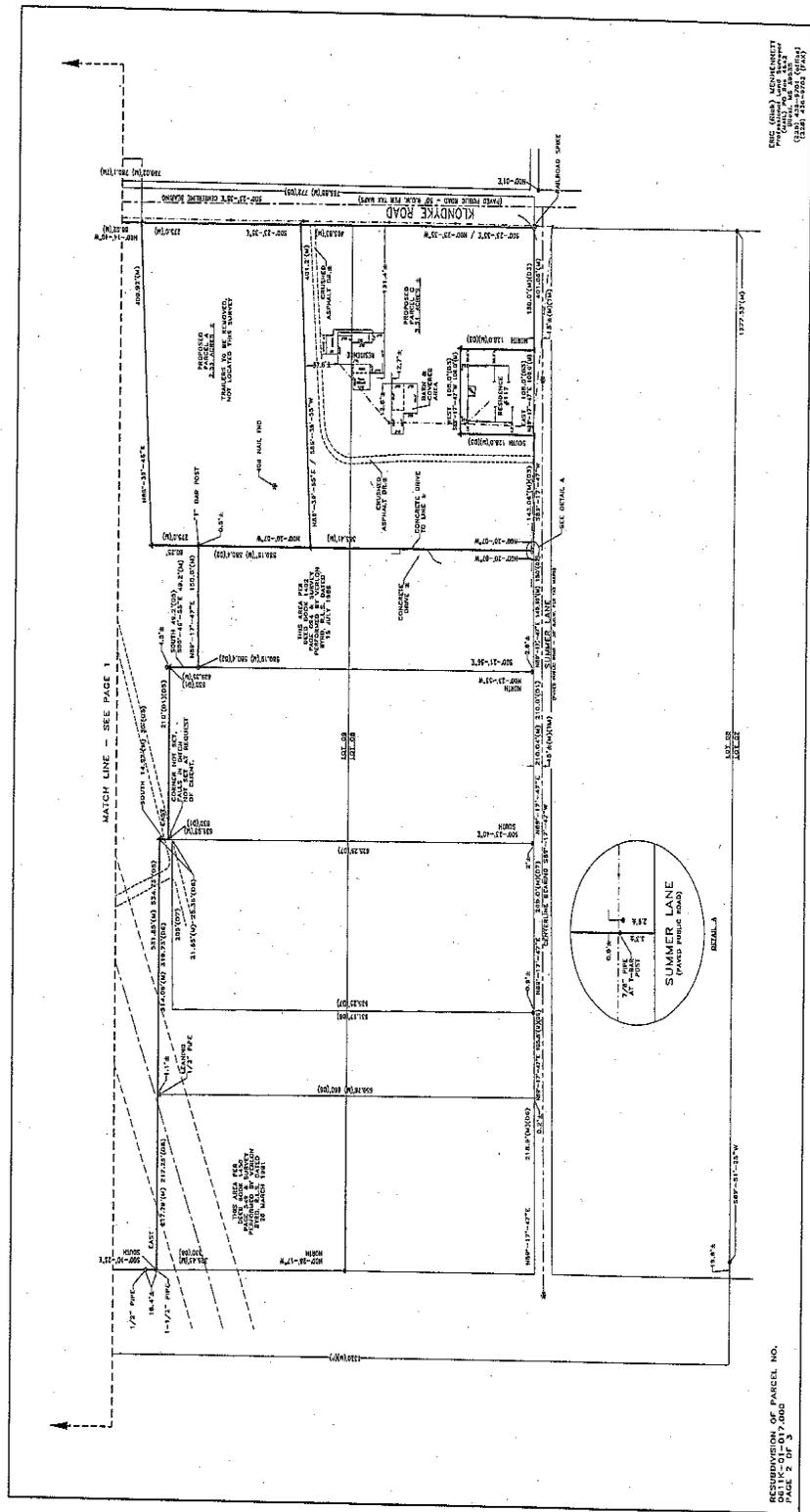
  
Notary Public

SEAL

**My Commission Expires May 11, 2011**



**MINUTES OF JANUARY 22, 2009  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**





**MINUTES OF JANUARY 22, 2009  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

After much discussion Commissioner Yandell made motion seconded by Commissioner Vancourt to approve the Certificate of Re Subdivision in accordance with the City of Long Beach SUBDIVISION REGULATIONS, Article II, Section 3. MINOR SUBDIVISION APPROVAL.

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

Commissioner Joseph Sweetapple	Aye
Commissioner Barney Hill	Aye
Commissioner Tonda Yandell	Aye
Commissioner Tony Vancourt	Aye
Commissioner David Serrato	Absent, not voting
Commissioner Jacquie Lipski	Aye
Commissioner Roderick Rishel	Nay
Commissioner Dale Hare	Aye

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

\*\*\*\*\*

The next item for consideration was a Certificate of Re Subdivision for property located on the corner of Lang Avenue and U.S Hwy 90 submitted by Joseph and Hazel Price as follows:

**MINUTES OF JANUARY 22, 2009  
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LONG BEACH PLANNING COMMISSION**



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



APPLICATION FOR CASE REVIEW

- I. TYPE OF CASE REQUEST
- A.  Zoning Change
  - B.  Planning Commission Approval *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: 1046 W Beach Blvd  
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>Joseph &amp; HAZEL Price</u>		<u>7835 Airline Hwy, Baton Rouge</u>	
Name of Owner(s)		Mailing Address	
<u>Long Beach, MS 39560</u>	<u>225-413-3908 (Ronnie)</u>	<u>70814</u>	
City	State	Zip	Telephone (H) Office
<u>Joseph E Price</u>		<u>1/15/09</u>	<u>\$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

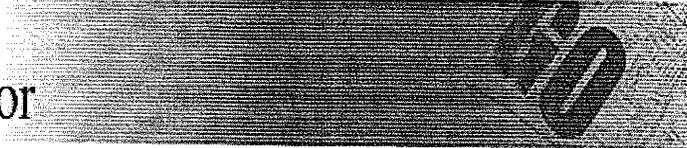
**MINUTES OF JANUARY 22, 2009  
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Harrison County Online !

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# Tax Assessor



3:56:35 PM

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**Department Menu**

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- Tax Roll Main

**Online Databases**

- Bid Advertisements
- County Tax Rolls
- Court Dockets
- General Instruments
- Harrison County Weather
- Judgement Rolls
- Justice Court Tickets
- Marriage Database
- Online Mapping

**Linked Site Services**

- Land Records Online
- Pay Property Taxes
- Renew Car Tags

Use the print link below this record to print a borderless copy of this record

**2008 Official Landroll Information**

**PRICE JOSEPH E & HAZEL S**

7835 AIRLINE HWY BATON ROUGE LA70814

**Physical Street Address:**

646 W BEACH BLVD

Parcel #:	PPIN	Tax District	Homestead Exp.	Jud
0512I-01-004.000	40294	L		

**Supervisor District:**

3

**Subdivision:**

HARBOR VIEW & EXT

**Exemption Code**

Non-Exempt

Section	Township	Range	Instrument Num
22	08	12	2005-0012120-D

[Click for more book and](#)

Acres	Land Value	Improvements	Total Value	Asse
0	191488	0	191488	

**Legal Description**

2.1 AC(C) LOTS 1 TO 3 BLK 4 & LOTS 22 TO 24 BLK 6 HARBOR VIEW ADD SEC 22-8-

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Currently, there are 55 people online

**MINUTES OF JANUARY 22, 2009  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

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 0512-01-004.000 into THREE (3) parcels. The subject property is generally described as being located North of U.S. HIGHWAY 90 and East of South Long Avenue.

LEGAL DESCRIPTIONS

Overall Legal Description: Lots One (1), Two (2) and Three (3), Block Four (4), HARBOR VIEW SUBDIVISION, a subdivision according to the 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.

THE LEGAL DESCRIPTION OF THE THREE (3) PROPOSED PARCELS READ AS FOLLOWS:

Proposed Parcel A: All that part of Lots One (1), Two (2) and Three (3), Block Four (4), HARBOR VIEW SUBDIVISION, a subdivision according to the 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 and being more particularly described as follows:

Commencing at the Northwest corner of Lot One (1), Block Four (4) of HARBOR VIEW SUBDIVISION and thence South 00 degrees 33 minutes 58 seconds East along the East line of South Long Avenue a distance of 200.00 feet to the POINT OF BEGINNING; thence from said point of beginning, North 89 degrees 21 minutes 47 seconds East a distance of 169.06 feet to the East line of Lot Three (3), Block Four (4) of HARBOR VIEW SUBDIVISION; thence South 00 degrees 33 minutes 58 seconds East along said East line a distance of 200.00 feet to the apparent North margin of U.S. Highway 90; thence South 66 degrees 52 minutes 53 seconds West along said North margin a distance of 183.06 feet to the East line of South Long Avenue; thence North 00 degrees 33 minutes 58 seconds West along said East line a distance of 270.00 feet to the point of beginning, having an area of 39729.0 square feet, 0.912 acres, more or less.

Proposed Parcel B: All that part of Lots One (1), Two (2) and Three (3), Block Four (4), HARBOR VIEW SUBDIVISION, a subdivision according to the 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 and being more particularly described as follows:

Commencing at the Northwest corner of Lot One (1), Block Four (4) of HARBOR VIEW SUBDIVISION and thence South 00 degrees 33 minutes 58 seconds East along the East line of South Long Avenue a distance of 100.00 feet to the POINT OF BEGINNING; thence from said point of beginning continue South 00 degrees 33 minutes 58 seconds East along said East line a distance of 100.00 feet; thence North 89 degrees 21 minutes 47 seconds East a distance of 169.06 feet to the East line of Lot Three (3), Block Four (4) of HARBOR VIEW SUBDIVISION; thence North 00 degrees 33 minutes 58 seconds West along said East line a distance of 100.00 feet; thence South 89 degrees 21 minutes 47 seconds West a distance of 169.06 feet to the point of beginning, having an area of 16906.0 square feet, or 0.388 acres, more or less.

Proposed Parcel C: All that part of Lots One (1), Two (2) and Three (3), Block Four (4), HARBOR VIEW SUBDIVISION, a subdivision according to the 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 and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot One (1), Block Four (4) of HARBOR VIEW SUBDIVISION and thence North 89 degrees 21 minutes 47 seconds East along the North line of Lots One (1) through Three (3), Block Four (4) of HARBOR VIEW SUBDIVISION a distance of 169.06 feet to the East line of Lot Three (3), Block Four (4) of HARBOR VIEW SUBDIVISION; thence South 00 degrees 33 minutes 58 seconds East along said East line a distance of 100.00 feet; thence South 89 degrees 21 minutes 47 seconds West a distance of 169.06 feet to the East line of South Long Avenue; thence North 00 degrees 33 minutes 58 seconds West along said East line a distance of 100.00 feet to the point of beginning, having an area of 16906.0 square feet, or 0.388 acres, more or less.

SEE ATTACHED SURVEY BY Kenny L. Alston, Land Surveyor Inc. Dated 01/14/2009.

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.

*Joseph E. Jones*  
OW

DATE

Subscribed and sworn to before me, in my presence this 1-15-09 day 2009, a Notary Public in and for the County of Harrison, State of Mississippi.

SEAL  
NOTARY PUBLIC

My Commission Expires

(2) 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.

# MINUTES OF JANUARY 22, 2009 REGULAR MEETING LONG BEACH PLANNING COMMISSION

ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

(3) 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 a deed description recorded as document # 2005-0012120-D-11, in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 15<sup>th</sup> day of Jan, 2009.

Kerley L. Alston Land Surveyor Registration Number PS-2529  
Registered Land Surveyor PS-2529

Subscribed and sworn to before me, in my presence this the 15<sup>th</sup> day of Jan, 2009, at \_\_\_\_\_ Public in and for the County of Harrison, State of Mississippi.

Notary Public \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the day of \_\_\_\_\_ 2009.

Planning Commission Chairman, \_\_\_\_\_ 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 \_\_\_\_\_ 2009.

ADOPT: \_\_\_\_\_ ATTEST: \_\_\_\_\_

MAYOR, WILLIAM SKELLIE, JR. CITY CLERK, REBECCA E. SCHRUFF

DATE OF FIELD SURVEY: 01/14/2009

This property is subject to all local subdivision planning and zoning ordinances that could affect the above described property.

This survey does not reflect the existence or nonexistence of wetlands.

This property is subject to any and all recorded restrictive covenants, rights-of-ways and easements applicable to subject property that would be shown by a current title report.

NOTE: This survey prepared without the benefit of a current title report.

All bearings on this plot were based on a solar observation by the hour-angle method.

PAGE 2 OF 2

**MINUTES OF JANUARY 22, 2009  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**

After much discussion Commissioner Yandell made motion seconded by Commissioner Hare and unanimously carried to approve the Certificate of Re Subdivision in accordance with the City of Long Beach SUBDIVISION REGULATIONS, Article II, Section 3. MINOR SUBDIVISION APPROVAL.

\*\*\*\*\*

There being no further business to come before the Planning Commission at this time Commissioner Lipski 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