

**MINUTES OF APRIL 23, 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, Barney Hill, Dale Hare, Tonda Yandell, Tony Vancourt, David Serrato, Roderick Rishel, Planning Commission Advisor Bill Hessell, Building/Code Official Earl Levens, and Minutes Clerk Veronica Howard.

Commissioners Jacquie Lipski and Maurice Warren were absent the meeting.

There being a quorum present sufficient to transact the business of this regular scheduled meeting the following proceedings were had and done.

\*\*\*\*\*

The meeting was called to order and the Commission Chairman stated that all decisions made at this meeting would need to be ratified by the Mayor and Board of Aldermen at their next regularly scheduled meeting of May 5, 2009, and subject to a ten-day appeal time for a Public Hearing.

\*\*\*\*\*

After careful review and consideration Commissioner Yandell made motion seconded by Commissioner Hare and unanimously carried to approve the Planning Commission minutes of April 9, 2009 with the following corrections: Page 45 the spelling of Guise should be spelled Guice and Serratto should be Serrato.

\*\*\*\*\*

It came for discussion under OLD BUSINESS approval/review of the Comprehensive Plan, Smart Code and Architectural Guidelines. A

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LONG BEACH PLANNING COMMISSION**

work Session was scheduled for April 30, 2009 at 5:00 p.m. at the City Hall Complex located at 645 Klondyke Road in the I.T. Trailer.

It came for consideration under NEW BUSINESS final plat approval for Le' Petit Cove Subdivision submitted by Southern Paradise as follows:

		<b>APPLICATION FOR CASE REVIEW</b> City of Long Beach, PO Box 929/201 Jeff Davis Avenue 39560 (228)863-1554 Fax (228)865-0822		
Shaded Areas for Staff ONLY		Agenda Date:		
TO BE COMPLETED BY APPLICANT (Front and Back of each page)		DATE: <b>04-13-09</b>		
Name of Rightful Owner: <b>Southern Paradise, LLC</b>		Name of Applicant (if different than Owner):		
Property Address: <b>Pineville Road</b>		Ward Number		
Tax Parcel Identification Number(s):				
Mailing Address of Property Owner: <b>PO Box 8044</b>		Mailing Address of Applicant (if different than owner):		
City <b>Long Beach</b>		City		
State <b>MS</b>		State		
Zip <b>39560</b>		Zip		
County <b>Harrison</b>		County		
Telephone: <b>(228) 760-5455</b>		Telephone: ( )		
<b>PROPERTY INFORMATION</b>				
Property Size (Please give in acres or by dimension):				
Present Zoning Classification				
Flood Zone(s) of Property:				
	North	South	East	West
Property is most nearly bounded by what streets?				
If property directly fronts or is adjacent one of the streets above please indicate with a X.				
<b>TYPE OF CASE REQUEST (A separate supplement form is required for each):</b>				
<input type="checkbox"/> Zoning Change (\$100.00 + administrative fees)				
<input type="checkbox"/> Planning Commission Approval (\$50.00 application)				
<input type="checkbox"/> Special Exception Use (\$100.00 + administrative fees)				
<input type="checkbox"/> Variance Request (\$100.00 + administrative fees)				
<input checked="" type="checkbox"/> Plat Approval - ( ) Sketch (\$50.00 application fee) ( ) Preliminary (X) Final - Please provide a blue line of the proposed plat. FEES for Preliminary & Final plat approval as follows: 2-3 lots \$100 / 4-10 lots \$150 / 11-50 lots \$300 / 50-100 lots \$400 / 100+ lots \$500				
<input type="checkbox"/> A Decision of the Building Official is Alleged to be in Error (\$50.00 application fee)				
<input type="checkbox"/> Interpretation of the Zoning Ordinance				
<input type="checkbox"/> Home Occupation (attach copy of Deed or lease) (\$80.00 application fee) <b>Skip to page 4</b>				

**MINUTES OF APRIL 23, 2009  
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LONG BEACH PLANNING COMMISSION**

**APPLICATION FOR CASE REVIEW (continued)**

Please attach the following, if applicable:
<ol style="list-style-type: none"> <li>1. A deed which includes a legal description of the specific piece of property involved in the request.</li> <li>2. If several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.</li> <li>3. Survey</li> <li>4. 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. A complete site plan of the property shall also be submitted with the application, to include any existing structures, easements, or other significant physical features.</li> <li>5. 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. <b>(FOR RE ZONING ONLY)</b></li> <li>6. 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.</li> <li>7. Applicant should appear personally or through his/her agent at the scheduled hearing.</li> <li>8. 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.</li> </ol> <p><b>Fees:</b> Attach a check in the amount appropriated for applicable request. This check is to be made payable to the <b>City of Long Beach</b> to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.</p>

GENERAL INFORMATION, READ BEFORE EXECUTING, Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

**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.

  
Signature of Rightful Owner

\_\_\_\_\_  
Signature of Applicant

4/13/09  
Date



**MINUTES OF APRIL 23, 2009  
REGULAR MEETING  
LONG BEACH PLANNING COMMISSION**



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

520 33<sup>RD</sup> STREET, GULFPORT, MS 39507  
P.O. BOX 1677, GULFPORT, MS 39502

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



April 23, 2009

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

**RE: Final Acceptance – Le Petit Cove Subdivision**

Ladies and Gentlemen:

We understand that the developer of the referenced subdivision is seeking final approval of the Record Plat for this subdivision, consisting of 20 residential lots and 1 commercial lot. We have reviewed the form of the plat and find it acceptable, subject to final review by the City Attorney.

After several meetings on-site, a final inspection of the improvements constructed for this development was conducted, and it appears that most of the items have been satisfactorily corrected. We have enclosed a worksheet which reflects the remainder of items on the punchlist which must still be completed, along with our recommendation regarding the total cost to correct the items. Although we have agreed to allow both items to remain as-is throughout the Warranty Period, there is a possibility that the items will need correction before the "final acceptance" at the end of the warranty bond. Therefore, based on the enclosed worksheet, we recommend a Completion Bond, good for two years, in the amount of \$3,750.

We have also received a statement from the developer regarding the actual cost of the improvements constructed for this subdivision, which we accept. Based upon this value, the correct amount for the two-year Warranty Bond for this development would be 10% x ~\$456,000 = \$45,600.

Sincerely,

David Ball, P.E.

DB:539  
Enclosure

**MINUTES OF APRIL 23, 2009  
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Le Petit Cove Subdivision  
Completion Bond Calculation (from MEMO of 8/11/2008)  
4/23/2009

ITEM	ESTIMATED COST
4 Repair surface drainage across entrance to cul-de-sac	\$1,500
6 Lower the top of Y1 #4	\$1,500
TOTAL WORK TO BE PERFORMED	\$3,000
ALLOWANCE (PER ORDINANCE)	\$750
TOTAL COMPLETION BOND	\$3,750

**MINUTES OF APRIL 23, 2009  
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***LONG BEACH FIRE DEPARTMENT***

**Subdivision/Site Inspection Form  
Page of Pages**

**Subdivision and/or Site:** Le' Petit Cove Subdivision

**Address or Location:** Pineville Rd north of Alexander Rd

**Subdivision Site and Acceptance Test**

For all new subdivisions located within the City of Long Beach, a minimum of \$80.00 plus \$20.00 per fire hydrant shall be levied. **This fee includes initial site plan review, with the inspection and test on each hydrant for the final acceptance test.** The fee is payable upon submittal of the initial plans for review to the Long Beach Building Code Office.

**Site Plan**

**Preliminary Site Plan Review Date:** 08/28/06

**Preliminary Site Plan:** Accepted  Rejected

**Hydrants Test**

**Water Main Size:** 6 inch and 8 inch Accepted:  Rejected

**Hydrant Number:** 1270 Location: LOT # 1  
**Gallons per Minute:** 949 Accepted:  Rejected:

**Hydrant Number:** 1271 Location: LOT# 15  
**Gallons per Minute:** 934 Accepted:  Rejected:

**Hydrant Number:** 1272 Location: LOT # 18  
**Gallons per Minute:** 978 Accepted:  Rejected:

**Hydrant Number:** N/A Location: N/A  
**Gallons per Minute:** N/A Accepted:  Rejected:

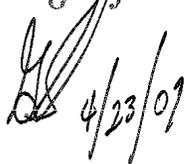
\*\* All hydrants will be tested before the final acceptance is given on the site plan. Please make sure all water valves are turned on. \*\*

**Reviewed by:** M. Brown **Date:** 08/28/06

**Fee:** \$140.00

*Protecting Life and Property*

**NOTE:** System Passed 04/23/2009

  
4/23/09

**MINUTES OF APRIL 23, 2009  
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LONG BEACH PLANNING COMMISSION**

Commissioner Rishel made motion seconded by Commissioner Hare and unanimously carried to approve the Final Plat for Le' Petit Cove Subdivision contingent upon the City Engineer's recommendation and all requirements are met per the City of Long Beach Subdivision Regulations.

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It came for consideration Final Plat approval for The Trace Subdivision submitted by Habitat for Humanity as follows:

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

**APPLICATION FOR CASE REVIEW**

I. TYPE OF CASE REQUEST

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

II. Property Location:  
SECTION 8, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MS.  
 House number and street name

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

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

A. If in a subdivision: THE TRACE  
 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 due 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.

HABITAT FOR HUMANITY OF THE MS GULFCOAST 16316 POPPS FERRY RD. BILOXI, MS 39532  
 Name of Owner(s) Mailing Address

228-314-0011 EXT: 307  
 Telephone (H) Office

4/2/2009 \$ 300.00  
 Signature of Owner(s) Date Fee

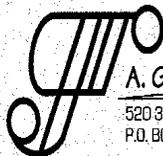
- NOTATION: The following attachments must be submitted with application. If applicable:
- A. Please attach a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the location of existing and proposed structures, off-street parking and other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

520 33<sup>RD</sup> STREET, GULFPORT, MS 39507  
P.O. BOX 1677, GULFPORT, MS 39502

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



April 23, 2009

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

**RE: Final Acceptance – The Trace Subdivision**

Ladies and Gentlemen:

We understand that the developer of the referenced subdivision is seeking final approval of the Record Plat for this subdivision, consisting of 31 residential lots. We have reviewed the form of the plat and find it acceptable, subject to final review by the City Attorney. The surveyor must still set the benchmark required by ordinance and show it on the plat; however, he assures us that he can perform that work soon. We see no reason to withhold approval on that basis.

A final inspection of the improvements constructed for this development was conducted on March 27, 2009. Based on picture evidence from the Contractor and further on-site visits, it appears that the punchlist items have been satisfactorily corrected. We have also received a statement from the developer regarding the actual cost of the improvements constructed for this subdivision, which we accept. We did not receive an estimate of the cost of underground power or the cost of sidewalks, but we have estimated those ourselves. Based upon the estimated values, the amount for the two-year Warranty Bond for this development would be 10% x ~\$697,000 = \$69,700.

Sincerely,

David Ball, P.E.

DB:539

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***LONG BEACH FIRE DEPARTMENT***

Subdivision/Site Inspection Form

Page 1 of Pages 1

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Subdivision and/or Site: The Trace Subdivision

Address or Location: Daugherty Rd

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**Subdivision Site and Acceptance Test**

For all new subdivisions located within the City of Long Beach, a minimum of \$80.00 plus \$20.00 per fire hydrant shall be levied. **This fee includes initial site plan review, with the inspection and test on each hydrant for the final acceptance test.** The fee is payable upon submittal of the initial plans for review to the Long Beach Building Code Office.

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**Site Plan**

Preliminary Site Plan Review Date: 10/16/2006

Preliminary Site Plan:

Accepted  Rejected

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**Hydrants Test**

Water Main Size: 8 inch

Accepted:  Rejected

Hydrant Number: 3043

Location: Main Roadway

Gallons per Minute: 993

Accepted:  Rejected:

Hydrant Number: 3044

Location: Main Roadway

Gallons per Minute: 993

Accepted:  Rejected:

\*\*\* All Hydrants will be tested prior to a final acceptance test being issued by the Fire Department. \*\*\*

Reviewed by: Mike Brown Date: 10/16/2006

*tested  
4/6/09  
JSL*

Fee: \$140.00

***Protecting Life and Property***

**MINUTES OF APRIL 23, 2009  
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LONG BEACH PLANNING COMMISSION**

Commissioner Yandell made motion seconded by Commissioner Vancourt and unanimously carried to approve the Final Plat for the Trace Subdivision contingent upon the City Engineer's recommendation and all requirements are met per the City of Long Beach Subdivision Regulations.

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Next agenda item for consideration was Planning Commission Approval to build Low-Rise apartments in a C-2 General Commercial zone district submitted by Curt Achee for property located on Johnson Road as follows:

		<b>APPLICATION FOR CASE REVIEW</b> City of Long Beach, PO Box 929/201 Jeff Davis Avenue 39560 (228)863-1554 Fax (228)865-0822	
Shaded Areas for Staff ONLY		Agenda Date:	
TO BE COMPLETED BY APPLICANT (Front and Back of each page)		DATE: <b>4-15-09</b>	
Name of Rightful Owner:		Name of Applicant (if different than Owner) <b>CURT ACHEE</b>	
Property Address:		Ward Number	
Tax Parcel Identification Number(s): <b>12C-61-006.000</b>			
Mailing Address of Property Owner:		Mailing Address of Applicant (if different than owner): <b>23444 ARCADIA FARM RD</b>	
City		City <b>PASS CHRISTIAN</b>	
State		State <b>MS</b>	
Zip		Zip <b>39571</b>	
County		County <b>HARRISON</b>	
Telephone: ( )		Telephone: ( ) <b>228-697-1818</b>	
<b>PROPERTY INFORMATION:</b>			
Property Size (Please give in acres or by dimension): <b>6.28 ACRES - 4 ACRES</b>			
Present Zoning Classification <b>C2</b>			
Flood Zone(s) of Property:			
Property is most nearly bounded by what streets?		North	South
		East	West
If property directly fronts or is adjacent one of the streets above please indicate with a X.		<b>X</b>	
JOHNSON RD			
<b>TYPE OF CASE REQUEST (A separate supplement form is required for each):</b>			
<input checked="" type="checkbox"/> Zoning Change (\$100.00 + administrative fees)			
<input checked="" type="checkbox"/> Planning Commission Approval (\$50.00 application)			
<input type="checkbox"/> Special Exception Use (\$100.00 + administrative fees)			
<input type="checkbox"/> Variance Request (\$100.00 + administrative fees)			
Plat Approval - ( ) Sketch (\$50.00 application fee) ( ) Preliminary ( ) Final - Please provide a blue line of the proposed plat. FEES for Preliminary & Final plat approval as follows: 2-3 lots \$100 / 4-10 lots \$150 / 11-50 lots \$300 / 50-100 lots \$400 / 100+ lots \$500)			
<input type="checkbox"/> A Decision of the Building Official is Alleged to be in Error (\$50.00 application fee)			
<input type="checkbox"/> Interpretation of the Zoning Ordinance			
<input type="checkbox"/> Home Occupation (attach copy of Deed or lease) (\$80.00 application fee) <b>Skip to page 4</b>			

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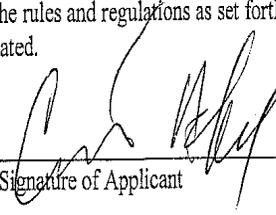
**APPLICATION FOR CASE REVIEW (continued)**

<p><b>Please attach the following. If applicable:</b></p> <ol style="list-style-type: none"><li>1. A deed which includes a legal description of the specific piece of property involved in the request.</li><li>2. If several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.</li><li>3. Survey</li><li>4. 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. A complete site plan of the property shall also be submitted with the application, to include any existing structures, easements, or other significant physical features.</li><li>5. 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. <b>(FOR RE ZONING ONLY)</b></li><li>6. 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.</li><li>7. Applicant should appear personally or through his/her agent at the scheduled hearing.</li><li>8. 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.</li></ol> <p><b>Fees:</b> Attach a check in the amount appropriated for applicable request. This check is to be made payable to the <b>City of Long Beach</b> to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.</p>
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**GENERAL INFORMATION, READ BEFORE EXECUTING,** Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

**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.

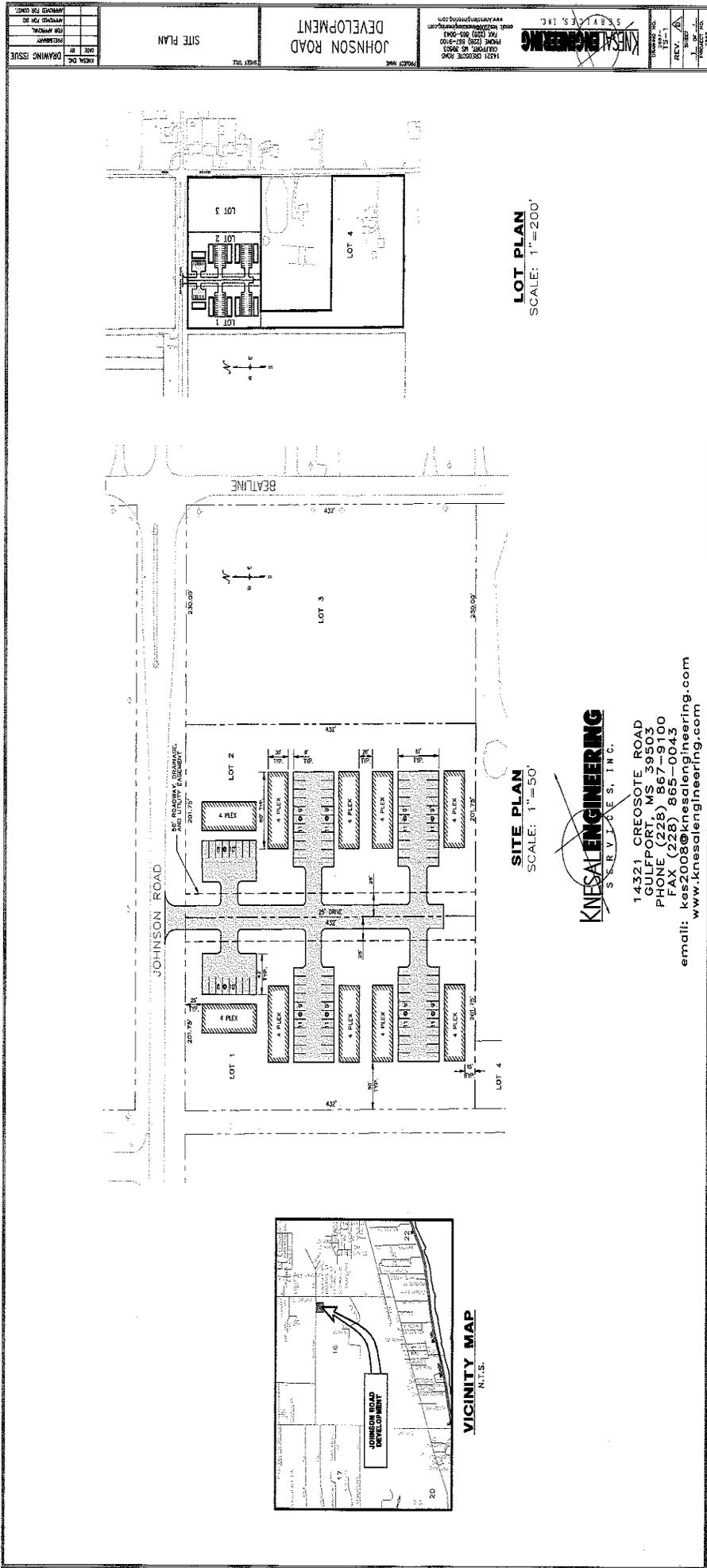
\_\_\_\_\_  
Signature of Rightful Owner

  
\_\_\_\_\_  
Signature of Applicant

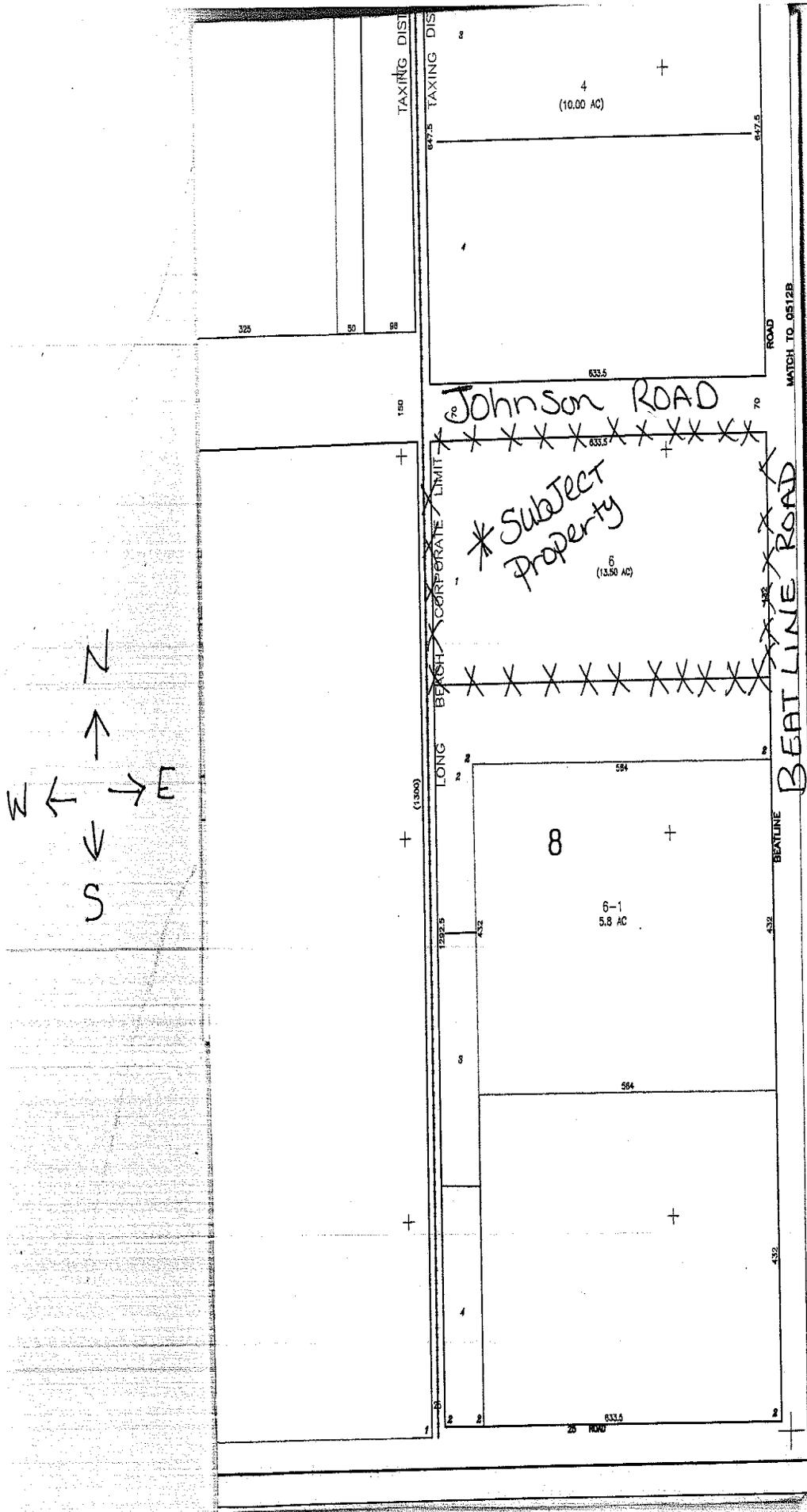
\_\_\_\_\_  
Date

4/15/09

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LONG BEACH PLANNING COMMISSION**



**MINUTES OF APRIL 23, 2009  
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LONG BEACH PLANNING COMMISSION**



P.C. Approval - Build Low Rise APTS In C-2  
- Curt Achee -

**MINUTES OF APRIL 23, 2009  
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LONG BEACH PLANNING COMMISSION**

04/23/2009

I wish to withdraw my zoning  
change request tonight on Johnson Rd  
Jrd Long Beach, ms.

Thankyou

Carl Heller

Request was withdrawn by applicant's request.

\*\*\*\*\*

Next agenda item was Planning Commission approval to build Low-Rise apartments in a C-2 General Commercial zone district for property located on Pineville Road submitted by John Dutton as follows:

**MINUTES OF APRIL 23, 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 228-865-9822  
permits@cityoflongbeachms.com



APPLICATION FOR CASE REVIEW

- I. TYPE OF CASE REQUEST
- A.  Zoning Change
  - B.  Planning Commission Approval *-TO build low-rise apts in C-2 zone*
  - 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: 19023 Pinenille Rd.  
House number and street name

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

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

A. If in a subdivision:

Subdivision Name

B. If Metes and Bounds: Attach a Legal Description

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

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

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

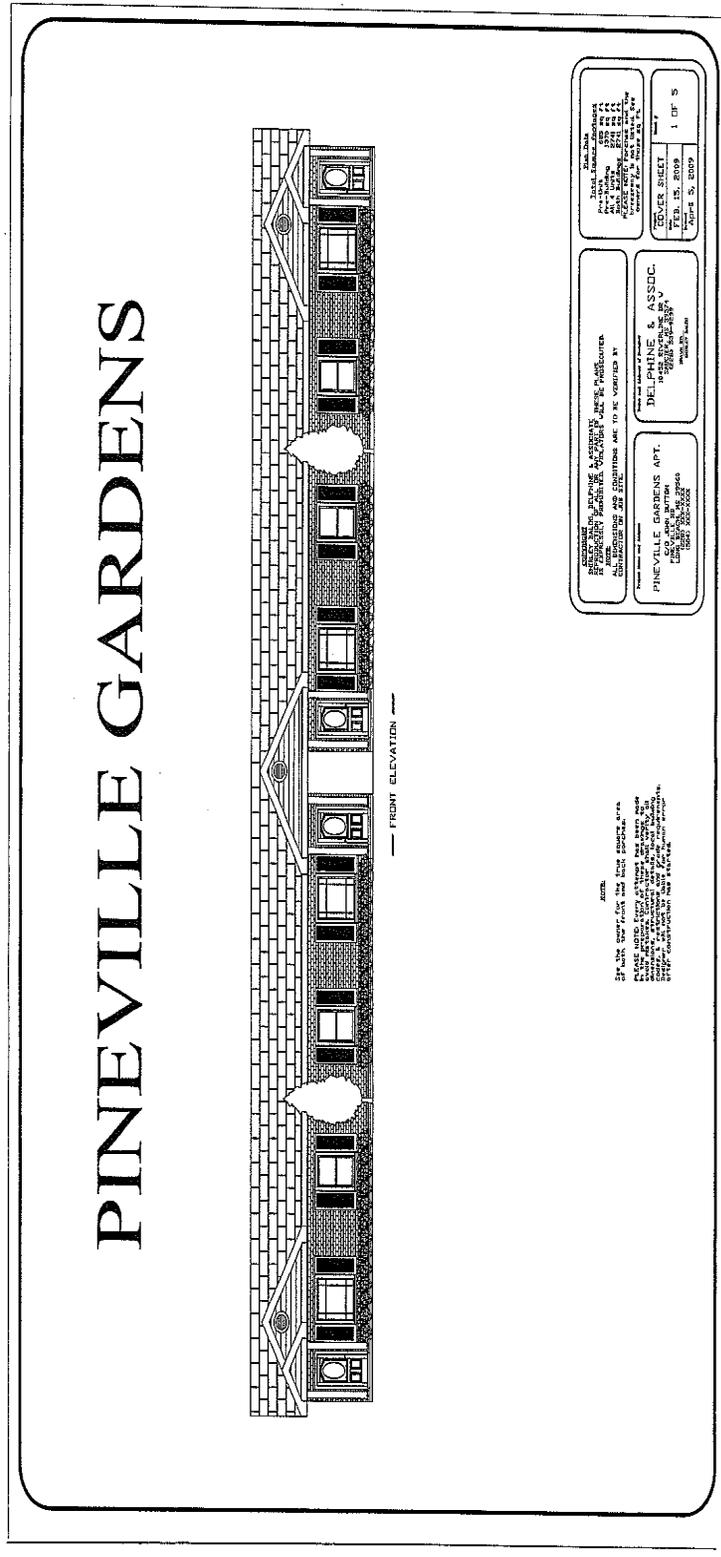
<u>Pinenille Gardens</u>			<u>502 Northwoods Dr</u>		
Name of Owner(s)			Mailing Address		
<u>Abita Springs, LA</u>	<u>70420</u>	<u>985/249-7545</u>	<u>504/452-2779</u>		
City	State	Zip	Telephone (H)	Office	
<u>John Dutton</u>			<u>4/14/09</u>	<u>\$ 50.00</u>	
Signature of Owner(s)			Date	Fees	

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.



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**PINEVILLE GARDENS**

FRONT ELEVATION

NOTE:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODES.  
 2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

<p>DESIGNED BY          JAMES H. HARRIS, ARCHITECT          1000 W. 10TH STREET, SUITE 100          LONG BEACH, CALIFORNIA 90802          (562) 433-1111          FAX (562) 433-1112          www.jhh.com</p>	<p>DESIGNED BY          JAMES H. HARRIS, ARCHITECT          1000 W. 10TH STREET, SUITE 100          LONG BEACH, CALIFORNIA 90802          (562) 433-1111          FAX (562) 433-1112          www.jhh.com</p>	<p>COVER SHEET          FEB. 13, 2009          PAGE 3, 2009</p>
<p>PROJECT NAME          PINEVILLE GARDENS APT.          1000 W. 10TH STREET, SUITE 100          LONG BEACH, CALIFORNIA 90802          (562) 433-1111          FAX (562) 433-1112          www.jhh.com</p>	<p>DESIGNED BY          JAMES H. HARRIS, ARCHITECT          1000 W. 10TH STREET, SUITE 100          LONG BEACH, CALIFORNIA 90802          (562) 433-1111          FAX (562) 433-1112          www.jhh.com</p>	<p>COVER SHEET          FEB. 13, 2009          PAGE 3, 2009</p>





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Next agenda item for approval was Sketch approval for a P.U.D. (Planned Unit Development) for property on Beatline Road submitted by Jimmy Wedworth as follows:

		<b>APPLICATION FOR CASE REVIEW</b> City of Long Beach, PO Box 929/201 Jeff Davis Avenue 39560 (228)863-1554 Fax (228)865-0822	
Shaded Areas for Staff ONLY		Agenda Date:	
TO BE COMPLETED BY APPLICANT (Front and Back of each page)		DATE: 4-1-09	
Name of Rightful Owner:		Name of Applicant (if different than Owner) Jimmy Wedworth	
Property Address:		Ward Number 5	
Tax Parcel Identification Number(s):			
Mailing Address of Property Owner:		Mailing Address of Applicant (if different than owner): 21110 F PARKVIEW Rd	
City		City LB	
State		State MS	
Zip		Zip 39560	
County		County Harrison	
Telephone: ( )		Telephone: (228) 4936161	
<b>PROPERTY INFORMATION:</b>			
Property Size (Please give in acres or by dimension): 2.5 ACRES			
Present Zoning Classification R1			
Flood Zone(s) of Property:			
	North	South	East Beatline
Property is most nearly bounded by what streets?			
If property directly fronts or is adjacent one of the streets above please indicate with a X.			
<b>TYPE OF CASE REQUEST (A separate supplement form is required for each):</b>			
Zoning Change (\$100.00 + administrative fees)			
Planning Commission Approval (\$50.00 application)			
Special Exception Use (\$100.00 + administrative fees)			
Variance Request (\$100.00 + administrative fees)			
Plat Approval - <input checked="" type="checkbox"/> Sketch (\$50.00 application fee) ( ) Preliminary ( ) Final - Please provide a blue line of the proposed plat. FEES for Preliminary & Final plat approval as follows: 2-3 lots \$100 / 4-10 lots \$150 / 11-50 lots \$300 / 50-100 lots \$400 / 100+ lots \$500			
A Decision of the Building Official is Alleged to be in Error (\$50.00 application fee)			
Interpretation of the Zoning Ordinance			
Home Occupation (attach copy of Deed or lease) (\$80.00 application fee) Skip to page 4			

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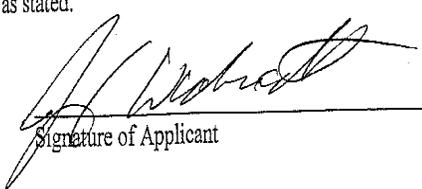
**APPLICATION FOR CASE REVIEW (continued)**

<b>Please attach the following, if applicable:</b>
<ol style="list-style-type: none"> <li>1. A deed which includes a legal description of the specific piece of property involved in the request.</li> <li>2. If several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.</li> <li>3. Survey</li> <li>4. 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. A complete site plan of the property shall also be submitted with the application, to include any existing structures, easements, or other significant physical features.</li> <li>5. 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. <b>(FOR RE ZONING ONLY)</b></li> <li>6. 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.</li> <li>7. Applicant should appear personally or through his/her agent at the scheduled hearing.</li> <li>8. 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.</li> </ol> <p><b>Fees:</b> Attach a check in the amount appropriated for applicable request. This check is to be made payable to the <b>City of Long Beach</b> to cover administrative costs. You will also be responsible for actual costs, such as advertising and mailing incurred with the processing of your application.</p>

**GENERAL INFORMATION, READ BEFORE EXECUTING.** Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

**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.

\_\_\_\_\_  
Signature of Rightful Owner

  
\_\_\_\_\_  
Signature of Applicant

4-18-09  
Date

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## **PUD Proposal**

This would be a Development catered toward the elderly and handicap

Lot sizes are smaller than required but will work in favor of its tenants

Possible use of curb in order to drain water to Beatline

Enhance entrance with 30' green space with brick and wrought iron fence

Units will be built as duplexes, with multiple designs

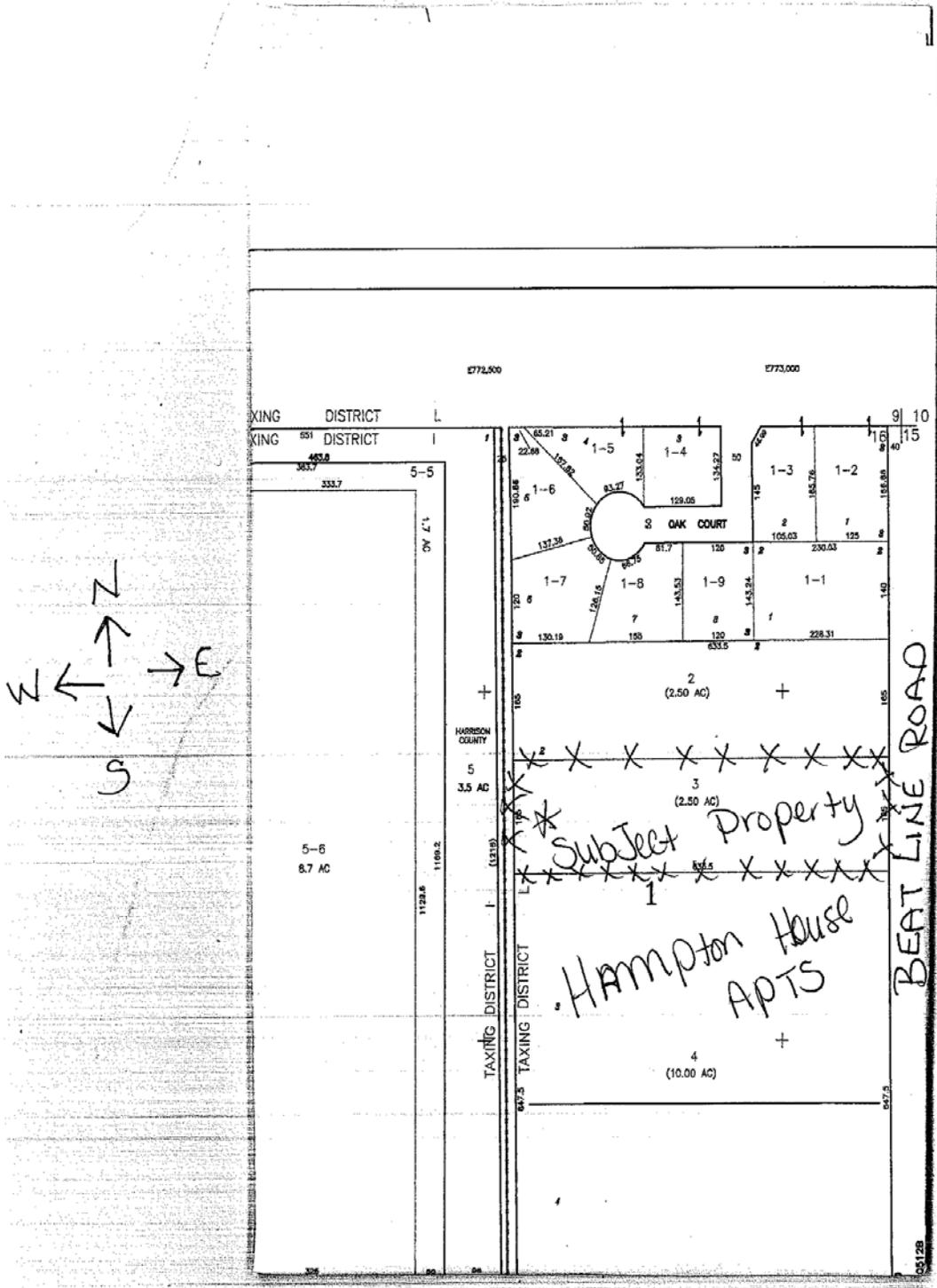
**All units will be built with the needs of the elderly and handicap in mind.**

Developer will propose tee vs. cul-de-sac as a means of turn around

Zone R-1 would need to be changed in order to accommodate development

Mutual driveway for each unit to increase green space

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Sketch Approval P.U.D  
- Jimmy Wedworth -

Considerable discussion was had regarding type of development and acreage required to develop a P.U.D.

Commissioner Rishel made motion seconded by Commissioner Yandell and unanimously carried to take no action.

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

APPROVED:

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

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

ATTEST:

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