

**MINUTES OF APRIL 22, 2010
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 Danny Hansen, Gretchen Loftus, Jacquie Lipski, Tonda Yandell, Dale Hare, Building/Code Official Earl Levens and Minutes Clerk Veronica Howard.

Commissioners Tony Vancourt, William "Chip" Williams and John Castleberry were absent the meeting.

* * *

There being a quorum present and sufficient to transact the business of this regular scheduled meeting the following proceeding 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 4, 2010, and subject to a ten-day appeal in time for a Public Hearing.

* * *

After careful review and consideration Commissioner Hansen made motion seconded by Commissioner Lipski and unanimously carried to approve the Planning Commission Minutes of April 8, 2010 with the following corrections: 1.) Planning Commissioner William "Chip" Williams was absent the meeting.

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

FINAL revisions where submitted to Ayers, Saint Gross. The Planning Commission is waiting for the requested Final Revisions in order to proceed to public hearing.

It came for consideration a PUBLIC HEARING to consider a VARIANCE to allow a residential dwelling (MEMA cottage) that is less than the required 850 sq. ft. of heated living space to be place at 607 Lynn Avenue submitted by Ronnie Rhea as follows:

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and willing to Build at later Date

V. **REQUIRED ATTACHMENTS:**

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners 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.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. 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.
- D. **Fee.** Attach a check in the amount of \$100.00. This check should be made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

*****NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

VI. **OWNERSHIP AND CERTIFICATION:**

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 2nd or 4th 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.

Ronnie Rhea
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

612 S Forest Ave
Owner's Mailing Address

Agent's Mailing Address

Long Beach ca 39560
City State Zip

City State Zip

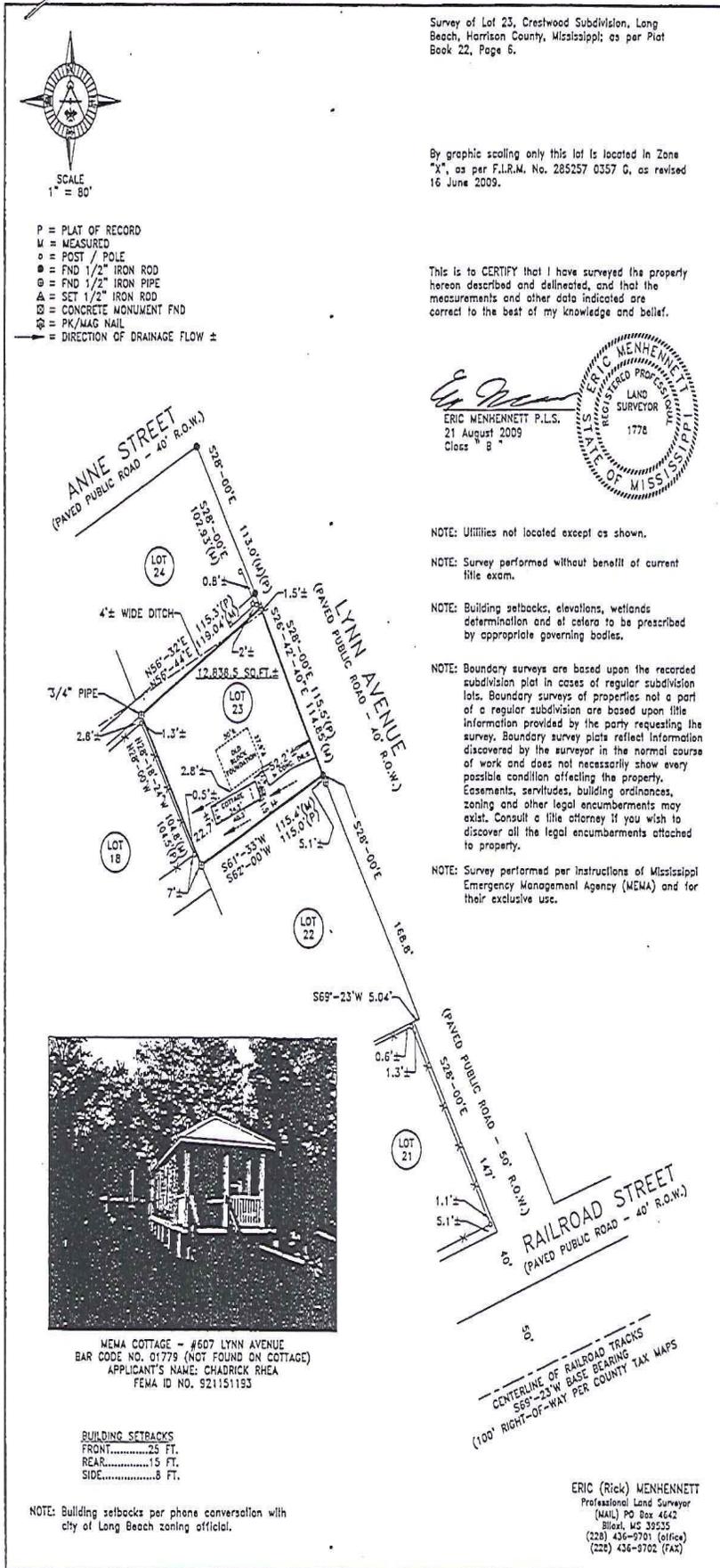
Home 864-4106 / cell 297-6850
Phone

Phone

Ronnie Rhea 3-29-10
Signature of Rightful Owner Date

Ronnie Rhea 3-29-10
Signature of Applicant Date

MINUTES OF APRIL 22, 2010 REGULAR MEETING LONG BEACH PLANNING COMMISSION



**MINUTES OF APRIL 22, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

RECORD FIRST

SCANNED

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT



[Signature]

1st Judicial District

Instrument 2008 1683 D -J1

Filed/Recorded 2 27 2008 11 35 A

Total Fees 12.00

3 Pages Recorded

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, CHARLES J. COMMANDER, III (Death Certificate on PATRICIA W. COMMANDER Attached as Exhibit "A" hereunto), AS GRANTOR do hereby sell, convey and warrant unto RONNIE A. RHEA, AS GRANTEE the following described property situated in HARRISON County, Mississippi, to-wit:

LOT 23, CRESTWOOD, A SUBDIVISION ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, IN PLAT BOOK 22 AT PAGE 6 THEREOF.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights of way, easements and the prior reservations of any oil, gas and other minerals.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the pro-ration as of this date is incorrect, then the Grantor(s) agrees to pay to the Grantee(s), or its assigns, any deficit on an actual pro-ration, and likewise, the Grantee(s) agrees to pay to the Grantor(s), or its assigns, any amount overpaid by it.

Witness the execution HEREOF on this the 20th day of February, 2008.

[Signature of Charles J. Commander, III]

CHARLES J. COMMANDER, III Individually

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LONG BEACH PLANNING COMMISSION**

1
2

State of Mississippi
County of HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the county and state aforesaid, the within named CHARLES J. COMMANDER, III, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein set out.

WITNESS my hand and official seal of office on this the 22nd day of February, 2008.


NOTARY PUBLIC



GRANTOR:
1510 13th AVE.
Franklinton, LA 70438
Phone No. ()
985-373-5269

GRANTEE: 612 Stores + Ave
Long Beach, MS 39060
Phone No. (228) 864-4116
228-665-

PREPARED BY AND RETURN TO:

PRESTIGE TITLE, INC.
15476 Dedeaux Road, Suite C
Gulfport, MS 39503
228-868-0031 (phone)
228-868-7399 (fax)
gulfport@prestigetitleinc.com

FILE# 02-08-36 RHEA

**MINUTES OF APRIL 22, 2010
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The Clerk reported that Twenty-Three (23) notices of Public Hearing were sent by Certified Mail, Electronic Return Receipt, to property owners within two hundred feet (200') of the subject property. Said return receipts were ordered as part of the record of these proceedings:

City of Long Beach

BOARD OF ALDERMEN
Leonard G. Carrubba, Sr. - At-Large
Gary J. Ponthieux - Ward 1
Bernie Parker - Ward 2
Kaye H. Couvillon - Ward 3
Ronnie Hammons, Jr. - Ward 4
Mark E. Lishen - Ward 5
Carolyn J. Anderson - Ward 6



WILLIAM SKELLIE, JR.
MAYOR

CITY CLERK
TAX COLLECTOR
Rebecca E. Schruff

CITY ATTORNEY
James C. Simpson, Jr.

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.

Ronnie Rhea, 612 South Forest Avenue, Long Beach, Mississippi has filed an application for a Variance from Ordinance No. 568, AN ORDINANCE BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF LONG BEACH, MISSISSIPPI TO AMEND THE INTERNATIONAL BUILDING CODE AS ADOPTED WITHIN THE CITY OF LONG BEACH BY ORDINANCE 518 TO PROVIDE FOR A MINIMUM SIZE OF RESIDENTIAL DWELLING CONSTRUCTION WITHIN THE CITY AND FOR RELATED PURPOSES. The variance is to allow the applicant permission to place a residential dwelling on his lot located at 607 Lynn Avenue, Long Beach, MS, which will be less than the 850 square feet of heated living space that is presently required.

The property is located north of Railroad Street, east of Harris Avenue and south of Ann Street. The Harrison County tax parcel number is 0611P-03-086.000. The legal description for the lots as follows:

Lot 23, Crestwood, a subdivision according to the official map or plat thereof on file and of record in the office of the first judicial district of Harrison County, Mississippi, in plat book 22 at page 6 thereof.

The public hearing to consider the above Variance will be held in the City of Long Beach, Mississippi 39560, Thursday, April 22, 2010 at 6:00 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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The Clerk reported that she did cause to be published in The Sun Herald, a newspaper with a general circulation in the City of Long Beach and published in Harrison County, LEGAL NOTICE, and PUBLIC HEARING, as evidence by the Publisher's Proof of Purchase:

PROOF OF PUBLICATION



STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi personally appeared PAULITA LEE 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. 126 No., 184 dated 5 day of April, 2010
- 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.

APR 07 2010 Paulita Lee
Clerk

Sworn to and subscribed before me this 6 day of April, A.D., 2010



Meri A. Jackson
Notary Public

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The applicant came forward stating he previously addressed the Commission to have a cottage permanently placed on a lot, for his disabled son. Mr. Rhea stated he withdrew the last request based on a recommendation from Planning Commission, the Planning Commission recommended withdrawal after Mr. Rhea stated I.R.D would provide a disability trailer, meeting the required 850 square feet, for the son.

Applicant informed the Commission his son is not receiving the disability trailer and now needs a variance to have the cottage permanently placed on his lot.

* * *

Chairman called for anyone asking to speak in OPPOSITION of the request and no one came forward to be heard.

* * *

Chairman called for anyone asking to speak in FAVOR of the request and no one came forward to be heard.

* * *

Commissioner Lipski made motion seconded by Commissioner Hare and unanimously carried to CLOSE the public hearing.

* * *

Commissioner Yandell made motion seconded by Commissioner Hare to DENY the request citing Ordinance 344, Section 1207.

The motion being put to a ROLL CALL VOTE, results were as follows:

Commissioner Lipski	Abstain
Commissioner Hansen	Abstain
Commissioner Yandell	Aye
Commissioner Hare	Aye
Commissioner Loftus	Abstain

The question having received the affirmative vote of all the Commissioners present and voting, the Chairman declared the motion carried to DENY the request as submitted.

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It came for consideration under NEW BUSINESS a tree removal request to remove a Live Oak Tree located at 114 Shady Grove Avenue as follows:



CITY OF LONG BEACH, MISSISSIPPI
PO BOX 929
LONG BEACH, MS 39560
TELEPHONE: 228-863-1554
FAX: 228-865-0822



TREE PERMIT APPLICATION

WHEN DO I NEED A TREE PERMIT IN LONG BEACH? Pine trees (Pinus Species) and Popcorn trees (Chinese Tallow, Sapium sebiferum) **do not require a permit** to be removed anywhere in the City.

Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crown.

Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$25.00 per parcel of land to which such application pertains.

APPLICANT INFORMATION:

1. Last Name: Quinn First: Dwight Middle: Wendell
 2. Address: 114 Shady Grove Ave
 3. City: Long Beach State: MS Phone: _____

Project Address (where the trees to be removed are) _____ Tax Parcel Number _____

4. Are you the legal owner of the above property? Yes No _____, If No written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property. Please provide a recorded warranty deed.
5. What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc. The roots of the tree extend under the foundation of the house. The root mound is raised approx 18-24 inches above the level of the yard at the foundation of the house

Upon issuance of a Tree Removal Permit, the permit fee will be as follows:

- For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed.
- For removal of all other trees, a fee of \$45.00 per tree permitted to be removed.
As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

** As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

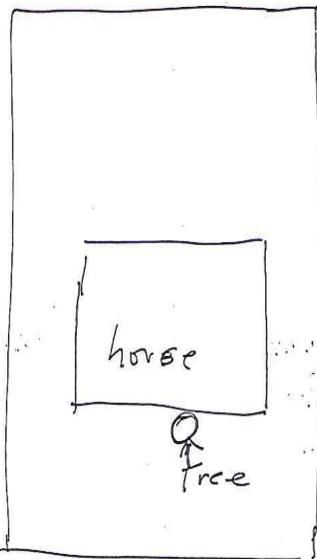
I Hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulation construction; that I am the owner or authorized to act as the owners agent for the herein described work.

Dwight W. Quinn Signature Date 7 Apr 10

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TREE SITE PLAN:

Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all trees on the property, their size and species 2) Designate which are disease/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.



CITY OF LONG BEACH TREE BOARD RECOMMENDATIONS/COMMENTS BELOW:

see attached

Regina Lopez

4-15-10

PRINTED NAME AND SIGNATURE OF TREE BOARD MEMBER

DATE

Sigrid Seiber

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On April 15, 2010, the Live Oak tree located at 114 Shady Grove was examined by two tree Board members, Dyann Lentz and Sigrid Seiler and our Arborist, Joe Loftus. This is a healthy tree approximately 40 years old with a canopy shading two houses. It is located approximately 3' from the foundation of the home and there is a 5" root that is growing along the base of the house. The tree has created a mound measuring approximately two feet above grade level. The roots of the tree are also wrapping around the main water line.

Although we could not gain access to the interior of the house to check the foundation, and although there is no visible damage to the exterior foundation or the bricks, it is our opinion that there is an absolute concern that damage will occur to the house in the future. The main concern is the water line. If the roots crack the water line, the damage could be significant.

We agree that the tree should be removed. We would request that the owner plant another Live Oak either on his property or on a location belonging to the city.

The Board appreciates this owner's concern and the city's determination to save any tree that is not a hazard to persons or personal property.

Upon the recommendation of the Tree Board and in accordance with Long Beach Tree Ordinance 364, Commissioner Hare made motion seconded by Commissioner Yandell and unanimously carried to approve the request requiring the applicant to replant a replacement Live Oak tree within three (3) months.

It came for consideration under NEW BUSINESS a CERTIFICATE OF RESUBDIVISION submitted by John Loup as follows:

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CITY OF LONG BEACH
PLANNING DEPARTMENT
645 KLONDYKE ROAD / PO BOX 929
LONG BEACH, MS 39560
(228) 863-1554

Office use only
Date Received 04-14-10
Zoning R-2
Agenda Date 04-22-10
Check Number 3007

APPLICATION FOR CASE REVIEW

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 0612D-01-115.001
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 2 BLOCKS NORTH OF POLICE STATION
- IV. ADDRESS OF PROPERTY INVOLVED: ALEXANDER RD
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 7.6 ACRE LOT ~~FO~~ TWO
Into two lots #1 = 5.95 ACRES #2 = 1.68 ACRES
- VI. REQUIRED ATTACHMENTS:
 - A. Resubdivision Survey and Certificate (see attached example)
 - B. Cash or Check payable to the City of Long Beach in the amount of \$250.00
 - C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.

*****NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

VII. OWNERSHIP AND CERTIFICATION:
READ BEFORE EXECUTING. 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 fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

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.

JOHN A. LOUP & MARIS V. LOUP
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

247 ALEXANDER RD
Owner's Mailing Address

Agent's Mailing Address

LONG BEACH MS 39560
City State Zip

City State Zip

228-596-0298
Phone

Phone

John A. Loup 4/14/2010
Signature of Rightful Owner Date

Signature of Applicant Date

Maris V. Loup 4/14/2010
Signature of Applicant Date

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LONG BEACH PLANNING COMMISSION**

STATE OF MISSISSIPPI
COUNTY OF HARRISON

BOOK 1494 PAGE 408

This Instrument Prepared By
Gulf Title Company, Inc.
P.O. Box 280
Gulfport, MS 39502
Telephone (601) 865-0011

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, CHRISTIAN GREGORY BISTES, JR., 83147 Highway 1129, Covington, LA 70435, (504) 837-6100, and GAY BISTES PALMISANO, 14621 Highway 53, Belle Chase, LA 70039, do hereby sell, convey and warrant unto JOHN A. LOUP and wife MARIS V. LOUP, 244 Reinike Road, Long Beach, MS 39560, (228) 868-6813, 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:

PARCEL I

A parcel of land situated and being located in the Northeast Quarter of the Northwest Quarter (NE 1/4 of the NW 1/4), Section 14, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

COMMENCING at the intersection of the North line of Section 14, Township 8 South, Range 12 West with the westerly margin of Alexander Road; thence run South 00 degrees 14 minutes 40 seconds East 497.00 feet along the westerly margin of Alexander Road to the POINT OF BEGINNING of the parcel herein described; thence continue from said Point of Beginning, South 00 degrees 14 minutes 40 seconds East 526.01 feet along the westerly margin of Alexander Road; thence run North 89 degrees 58 minutes 15 seconds West 315.37 feet; thence run North 03 degrees 59 minutes 12 seconds West 34.76 feet; thence run North 89 degrees 43 minutes 29 seconds West 257.12 feet; thence run South 00 degrees 02 minutes 02 seconds East 10.00 feet; thence run South 89 degrees 52 minutes 49 seconds West 75.00 feet; thence run North 89 degrees 57 minutes 25 seconds West 74.89 feet; thence run South 89 degrees 48 minutes 30 seconds West 75.80 feet; thence run South 89 degrees 44 minutes 47 seconds West 74.97 feet to the easterly margin of Shady Lane Avenue; thence run North 00 degrees 00 minutes 50 seconds West 500.61 feet along the easterly margin of Shady Lane Avenue; thence run South 90 degrees 00 minutes 00 seconds East 873.44 feet to the Point of Beginning.

PARCEL II

A parcel of land situated and being located in Lot Fifty-Three (53) of the HENDERSON-SHIPMAN-HUGHES Partition of the B. Pellerin Claim, Section 14, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

BEGINNING at the intersection of the westerly margin of Alexander Road with the northerly margin of Reinike Road;

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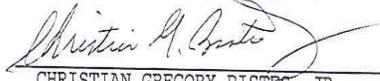
BOOK 1494 PAGE 409

thence run North 00 degrees 01 minutes 16 seconds West 204.38 feet along the westerly margin of Alexander Road; thence run North 89 degrees 58 minutes 15 seconds West 315.37 feet; thence run South 00 degrees 50 minutes 53 seconds West 24.72 feet; thence run North 88 degrees 30 minutes 08 seconds East 14.68 feet; thence run South 00 degrees 21 minutes 39 seconds East 179.97 feet to the northerly margin of Reinike Road; thence run South 89 degrees 57 minutes 17 seconds East 300.00 feet along the northerly margins of Reinike Road to the Point of Beginning.

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

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

WITNESS OUR SIGNATURES, on this the 27th day of April, 2000.


CHRISTIAN GREGORY BISTES, JR.

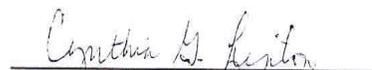

GAY BISTES PALMISANO

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, CHRISTIAN GREGORY BISTES, JR. and GAY BISTES PALMISANO, 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 27th day of April, 2000.

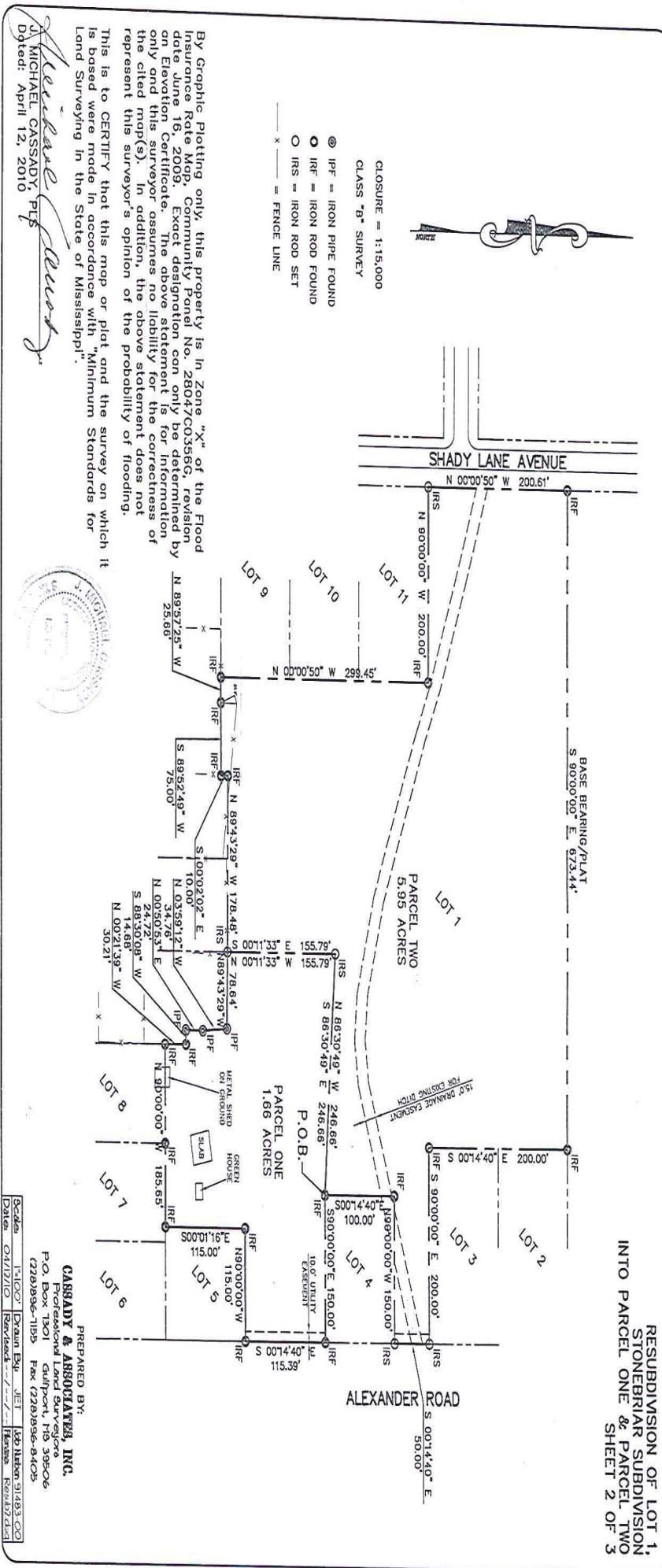

NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATE NOTARY PUBLIC
MY COMMISSION EXPIRES OCT. 7, 2002
BONDED THROUGH STATE NOTARY SERVICE

INDEXING INSTRUCTIONS: Parcel in Part of the NE 1/4 of NW 1/4
Section 14, Township 8 South, Range 12 West

MINUTES OF APRIL 22, 2010 REGULAR MEETING LONG BEACH PLANNING COMMISSION



MINUTES OF APRIL 22, 2010 REGULAR MEETING LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulation) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission has approved the subdivision of the parcel of land, identified by parcel numbers 06120-01-115,001 into two new parcels. The subject properties are generally described as being located adjacent to Alexander Road and Shady Lane Avenue.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:

PARCEL NO. 06120-01-115,001 (Andy Loup)
Lot 1, STONEBRAR SUBDIVISION (Plot Book 43, Page 15), City of Long Beach, First Judicial District of Harrison County, Mississippi. Sold parcel contains 5.95 acres.

LEGAL DESCRIPTIONS OF PARCEL ONE:

A parcel of land situated and being located in a part of Lot 1, STONEBRAR SUBDIVISION (Plot Book 43, Page 15), City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Beginning at the Southwest corner of Lot 4, STONEBRAR SUBDIVISION; thence run South 90 degrees 00 minutes 00 seconds East 150.00 feet to the boundary corner of said Lot 1, STONEBRAR SUBDIVISION; thence run North 89 degrees 43 minutes 29 seconds West 246.66 feet to the corner of the eastern margin of Alexander Road to the Northeast corner of Lot 5, STONEBRAR SUBDIVISION; thence run North 90 degrees 00 minutes 00 seconds West 115.00 feet along the north line of said Lot 5 to the Northwest corner of said Lot 5; thence run North 90 degrees 00 minutes 00 seconds West 185.50 feet along the north line of Lot 7 and Lot 8, STONEBRAR SUBDIVISION to the Northwest corner of said Lot 7; thence run North 00 degrees 50 minutes 53 seconds East 24.72 feet; thence run North 03 degrees 58 minutes 12 seconds West 34.76 feet; thence run North 89 degrees 43 minutes 29 seconds West 78.64 feet; thence run North 03 degrees 58 minutes 12 seconds West 34.76 feet; thence run North 89 degrees 43 minutes 29 seconds East 24.72 feet to the Point of Beginning. Sold parcel contains 1.66 acres.

LEGAL DESCRIPTION OF PARCEL TWO:

A parcel of land situated and being located in a part of Lot 1, STONEBRAR SUBDIVISION (Plot Book 43, Page 15), City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Beginning at the Southwest corner of Lot 4, STONEBRAR SUBDIVISION (Plot Book 43, Page 15), said point being on one of the boundary corners of said Lot 1, STONEBRAR SUBDIVISION; thence run North 89 degrees 43 minutes 29 seconds West 246.66 feet to the corner of the eastern margin of Alexander Road to the Northeast corner of Lot 5, STONEBRAR SUBDIVISION; thence run North 90 degrees 00 minutes 00 seconds West 115.00 feet along the north line of said Lot 5 to the Northwest corner of said Lot 5; thence run North 90 degrees 00 minutes 00 seconds West 185.50 feet along the north line of Lot 7 and Lot 8, STONEBRAR SUBDIVISION to the Northwest corner of said Lot 7; thence run North 00 degrees 50 minutes 53 seconds East 24.72 feet; thence run North 03 degrees 58 minutes 12 seconds West 34.76 feet; thence run North 89 degrees 43 minutes 29 seconds West 78.64 feet; thence run North 03 degrees 58 minutes 12 seconds West 34.76 feet; thence run North 89 degrees 43 minutes 29 seconds East 24.72 feet to the Point of Beginning. Sold parcel contains 5.95 square feet.

CERTIFICATE OF OWNERSHIP:

I hereby certify that on one of the corners 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.

John A. Loup _____ Date: 4/14/2010

Subscribed and sworn to before me, in my presence, this 14th day of April, 2010, a Notary Public in and for the County of Mississippi, State of Mississippi.

NOTARY PUBLIC
KATHY LYNN BHATTON
Commission Expires
February 23, 2012

My Commission Expires:

**RESUBDIVISION OF LOT 1,
STONEBRAR SUBDIVISION
INTO PARCEL ONE & PARCEL TWO
SHEET 3 OF 3**

CERTIFICATE OF OWNERSHIP:

I hereby certify that I am one of the owners 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.

_____ Date: 4/14/10

Subscribed and sworn to before me, in my presence, this 14th day of April, 2010, a Notary Public in and for the County of Mississippi, State of Mississippi.

NOTARY PUBLIC
KATHY LYNN BHATTON
Commission Expires
February 23, 2012

My Commission Expires:

CERTIFICATE OF SURVEY AND ACCURACY:
I hereby certify that this map drawn by me or drawn by a duly licensed surveyor from actual survey made by me or actual survey made under my supervision and was prepared in accordance with applicable laws, rules, regulations, codes and ordinances. Witness my original signature, registration number and seal this 14th day of April, 2010.

Michael Cassidy, PLS
Registration No. 1629
NOTARY PUBLIC

Subscribed and sworn to before me, in my presence, this 14th day of April, 2010, a Notary Public in and for the County of Harrison, State of Mississippi.

MARY LYNN BHATTON
Commission Expires
Jan 16, 2011
NOTARY PUBLIC

My Commission Expires: 1-16-11

CERTIFICATE OF APPROVAL:

I hereby certify that the Minor Subdivision shown on this plot does not involve the creation of new public streets, or any change in existing public streets, the extension of public water or sewer systems, or any other system of all respects in compliance with the City ordinances of Long Beach and that therefore this plot has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within sixty (60) days of the date below.

Administrator _____ Date: _____

PLANNING COMMISSION:
Submitted to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the _____ day of _____, 2010.

Planning Commission Chairman _____

APPROVAL:
Submitted to and accepted by the City of Long Beach Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 2010.

ATTEST: _____ ADOPT:

CITY CLERK _____ Mayor

Prepared by:
Long Beach
Planning Commission
Long Beach, MS 39560
228-863-1554

PREPARED BY:
CASBARDY & ASSOCIATES, INC.
Professional Land Surveyors
P.O. Box 1501 Gulfport, MS 39506
(228)956-1195 Fax (228)956-8109

Scale: 1"=100' Date: 04/17/10

**MINUTES OF APRIL 22, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**



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

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

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



April 22, 2010

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

RE: Certificate of Resubdivision – Tax Parcel No. 0612D-01-115.001

Ladies and Gentlemen:

We have reviewed the Certificate of Resubdivision for the referenced parcel. The subdivision will create two parcels from one large 7.6 acre parcel. Parcel One will be irregularly shaped, 1.66 acres in size, with approximately 115 feet of frontage on Alexander Road. Parcel Two will be irregularly shaped, 5.95 acres in size, with 50 feet of frontage of Alexander Road and approximately 200 feet of frontage on Shady Lane Avenue.

The Certificate appears to have all appropriate certifications, descriptions, and sections. There appears to be water and sewer infrastructure in place on Alexander Road which could be used for water and sewer service to these parcels. We see no reason to withhold approval of the subdivision, subject to any connection fees or special tap fees applicable for connecting to the City's water and sewer infrastructure

Sincerely,

David Ball, P.E.

DB:539

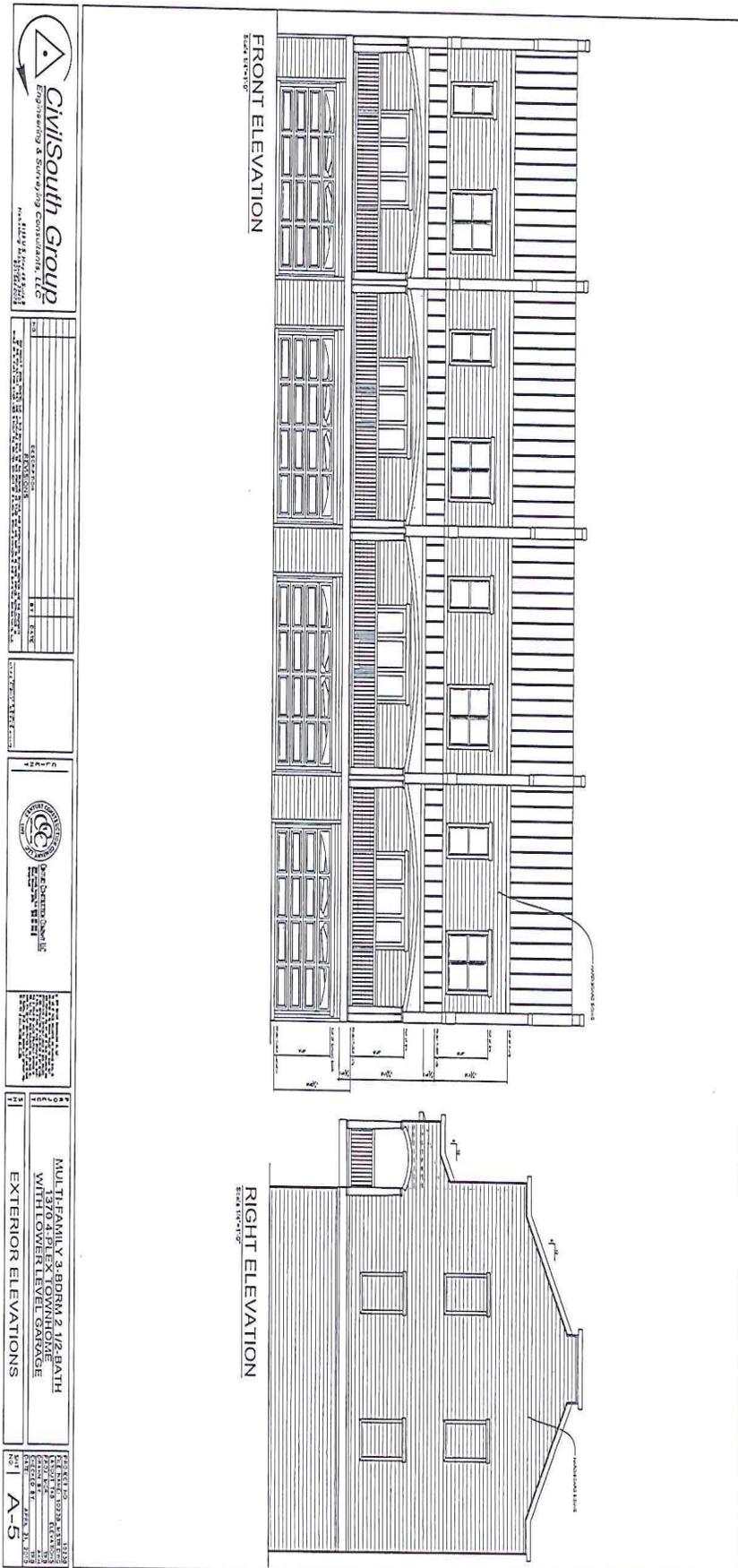
**MINUTES OF APRIL 22, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

Commissioner Lipski made motion seconded by Commissioner Hansen and unanimously carried to APPROVE the CERTIFICATE OF RESUBDIVISION based upon the City Engineer's recommendation and the City of Long Beach Subdivision Regulations.

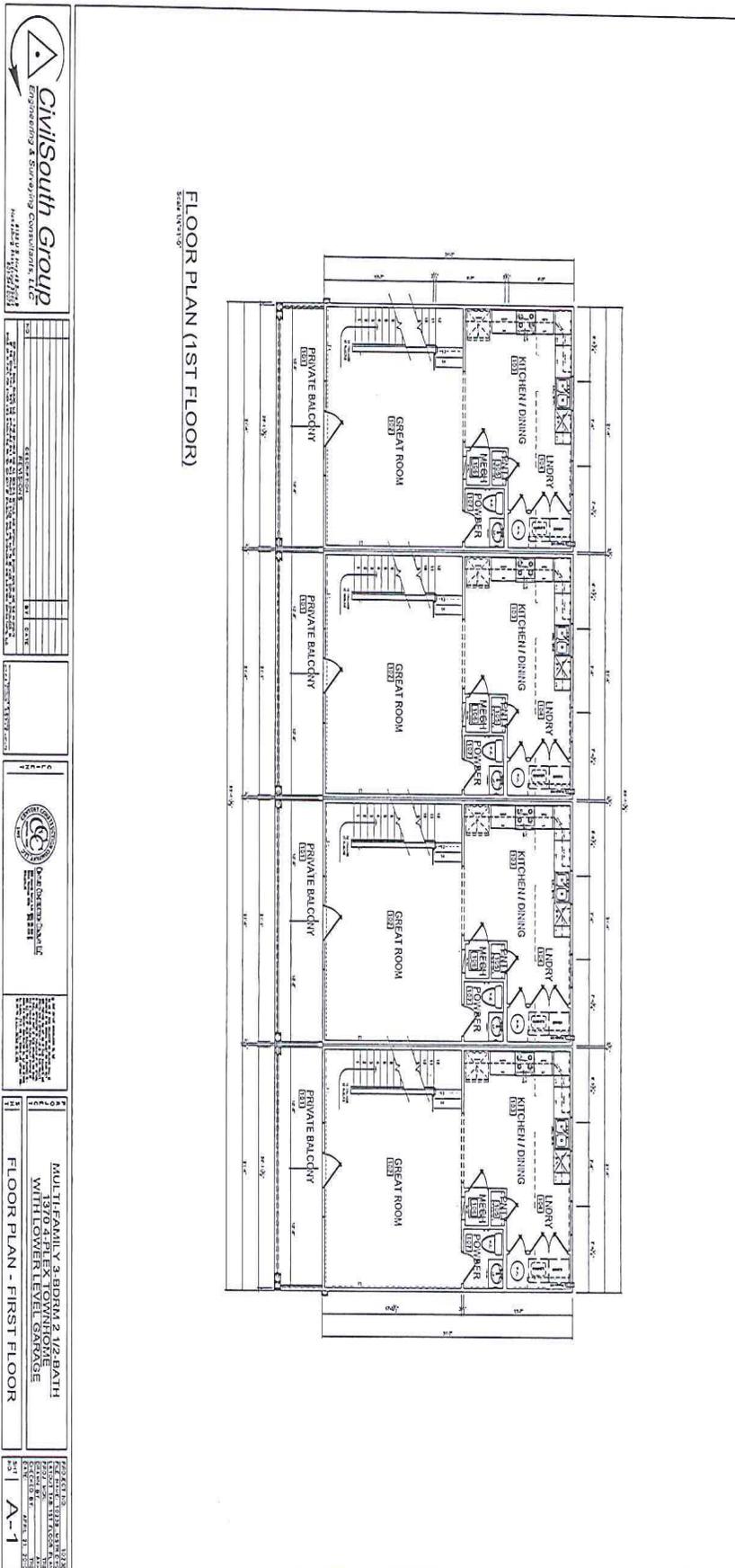
It came for consideration under NEW BUSINESS Planning Commission Approval to build town homes in a C-2, General Commercial Zone district submitted by Long Beach Estates as follows:

	<p>CITY OF LONG BEACH PLANNING DEPARTMENT 645 KLONDYKE ROAD / PO BOX 929 LONG BEACH, MS 39560 (228) 863-1554</p>	<p style="text-align: center; font-size: small;">Office use only</p> <p>Date Received _____</p> <p>Zoning _____</p> <p>Agenda Date _____</p> <p>Check Number _____</p>
APPLICATION FOR CASE REVIEW		
<p>I. TYPE OF CASE: <input checked="" type="checkbox"/> PLANNING COMMISSION APPROVAL <input type="checkbox"/> DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR <input type="checkbox"/> INTERPRETATION OF THE ZONING ORDINANCE</p>		
<p>II. Advalorem Tax Parcel Number(s): <u>06116-01-016-000</u></p>		
<p>III. Address of Property Involved: <u>Lots 10 and 11 of Quaker Subdivision</u></p>		
<p>IV. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) <u>Approval to build town homes in Commercial Zone district (C-2 General Commercial)</u></p>		
<p>V. REQUIRED ATTACHMENTS:</p> <p>A. Interest and Ownership. The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners 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.</p> <p>B. Survey and/or Site Plan. A site plan showing the land area which would be affected, if required a general layout drawing of the development, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;</p> <p>C. Recorded Warranty Deed. A deed which includes a legal description of the specific piece of property involved in the request. 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.</p> <p>D. Fee. Attach a check in the amount of \$50.00. This check should be made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.</p>		
<p>***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.</p>		
<p>VI. OWNERSHIP AND CERTIFICATION: 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 2nd or 4th 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.</p>		
<p><u>Long Beach Estates, LLC</u> Name of Rightful Owner (PRINT)</p>		<p>_____ Name of Agent (PRINT)</p>
<p><u>2350 University Ave</u> Owner's Mailing Address</p>		<p>_____ Agent's Mailing Address</p>
<p><u>Orford Miss 38457</u> City State Zip</p>		<p>_____ City State Zip</p>
<p><u>662-284-5080</u> Phone</p>		<p>_____ Phone</p>
<p><u>[Signature]</u> Signature of Rightful Owner Date <u>4/21/10</u></p>		<p><u>[Signature]</u> Signature of Agent Date _____</p>
<p><u>C.W. Cheaman Pres. of Manager</u></p>		

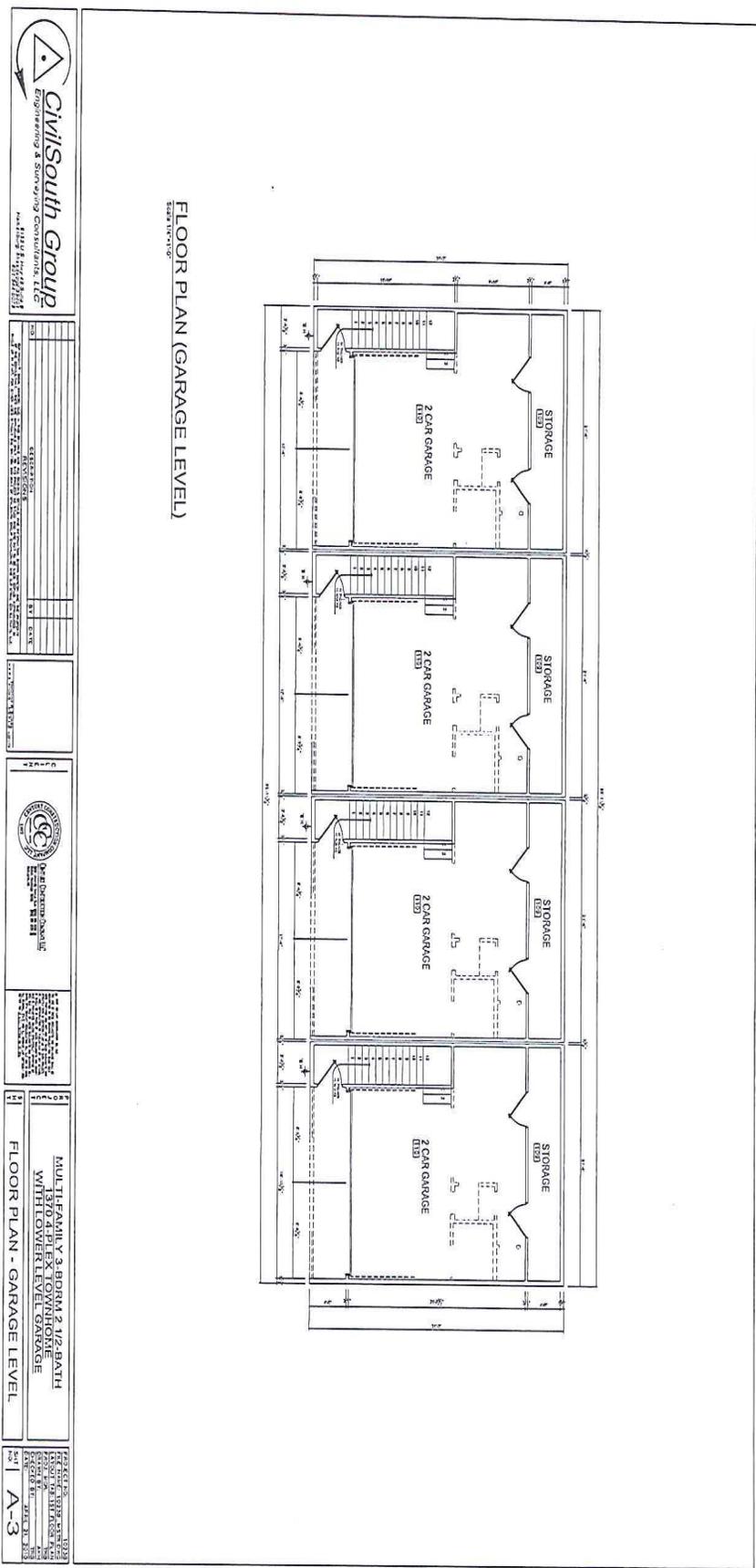
**MINUTES OF APRIL 22, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**



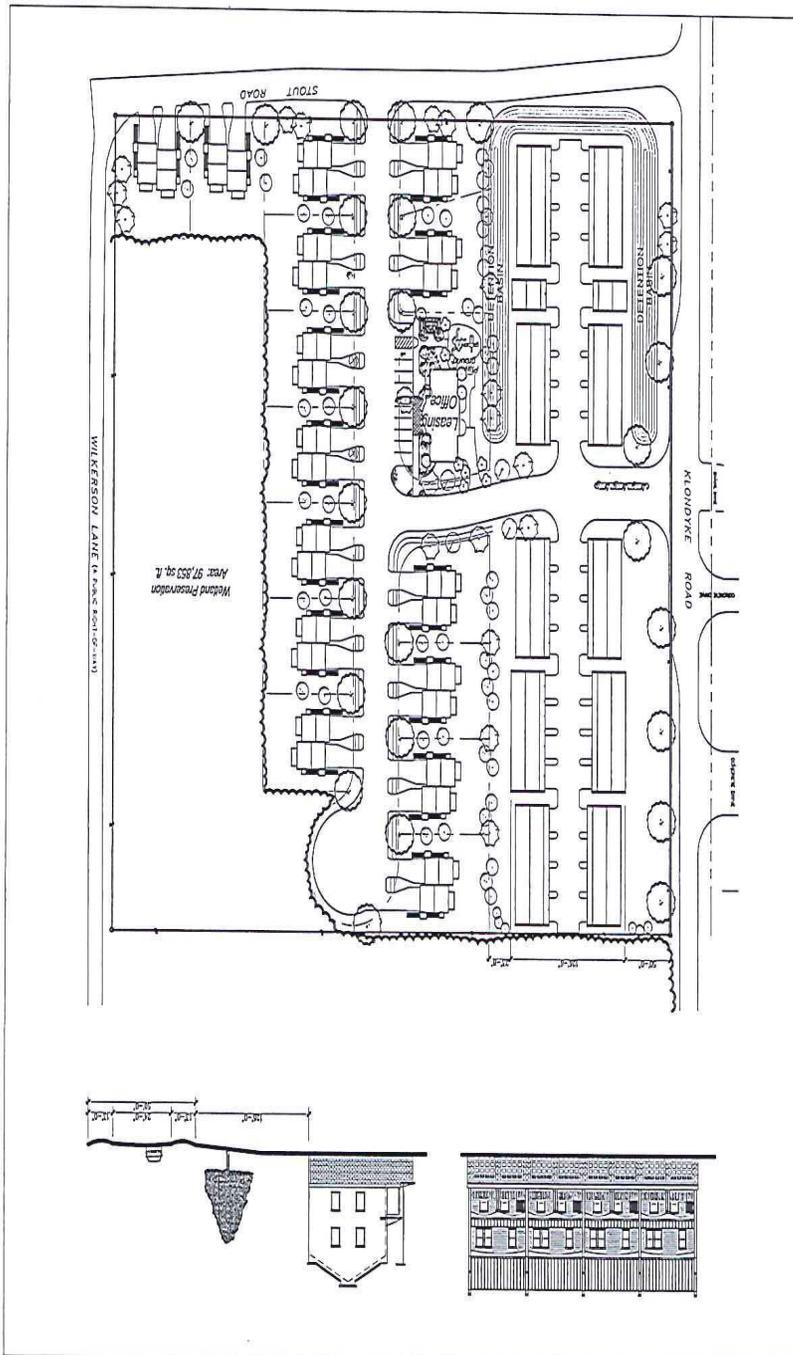
**MINUTES OF APRIL 22, 2010
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LONG BEACH PLANNING COMMISSION**



**MINUTES OF APRIL 22, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**



**MINUTES OF APRIL 22, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**



**MINUTES OF APRIL 22, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

SCANNED

STATE OF MISSISSIPPI

COUNTY OF WARREN



1st Judicial District
Instrument 2008 2063 D -J1
Filed/Recorded 3 7 2008 12 25 N
Total Fees 13.00
3 Pages Recorded

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and other valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, MICHAEL J. CHANEY (hereinafter referred to as Grantor), does hereby grant, bargain, sell, convey and warrant unto LONG BEACH ESTATES, LLC, a Mississippi limited liability company, (hereinafter referred to as Grantee), the following described real property, lying and being situated in the First Judicial District of Harrison County, Mississippi, and more particularly described as follows, to-wit:

An 8.99 +/- tract of property located on Klondyke Road, Long Beach, MS consisting of 2 parcels, more particularly described as:

PARCEL 1: LOTS 10 AND 11 QUARLES SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

PARCEL 2: A PART OF JONES PARCEL AS SHOWN ON PLAT OF QUARLES SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, AND FROM SAID POINT RUN NORTH 1111.79 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID JONES PARCEL FOR THE POINT OF BEGINNING; RUN THENCE EAST 208.71 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID JONES PARCEL; THENCE NORTH ALONG THE EAST LINE OF SAID JONES PARCEL 209.7 FEET, MORE OR LESS, TO A POINT COMMON TO THE NORTH LINE OF LOT 10 QUARLES SUBDIVISION AND BEING AT A POINT ON THE SOUTH LINE OF THE PROPERTY CONVEYED TO SOUTH CENTRAL BELL TELEPHONE COMPANY; THENCE WEST 208.71 FEET, MORE OR LESS, TO THE WEST LINE OF SAID JONES PARCEL; THENCE SOUTH 209.7 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID JONES PARCEL AND THE POINT OF BEGINNING.

LESS AND EXCEPT:

THE EAST 10 FEET OF SAID LOTS 10 AND 11 OF QUARLES SUBDIVISION, AND THE SOUTH 25 FEET OF SAID LOT 11, WHICH WAS CONVEYED TO THE CITY OF LONG BEACH, MISSISSIPPI.

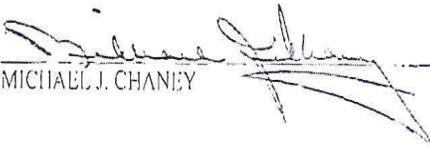
This conveyance is made subject to any and all regulations, ordinances, reservations, restrictions, easements, exceptions, covenants and conditions of record, including any oil, gas or other mineral reservations affecting the above described land.

Grantor reserves all oil, gas or other mineral reservations not previously reserved.

**MINUTES OF APRIL 22, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

Ad valorem taxes due for past years, if any, and assessed to said property for the year 2007 shall be paid by Grantor within 30 days of the date of closing.

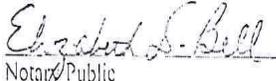
WITNESS the signature of the Grantor, this 28th day of February, 2008.


MICHAEL J. CHANEY

STATE OF MISSISSIPPI
COUNTY OF WARREN

PERSONALLY APPEARED BEFORE ME, on this the 28th day of February, 2008, the undersigned authority in and for said County and State, the within named MICHAEL J. CHANEY who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and in the year therein mentioned.

Given under my hand and seal of office.


Notary Public

(Seal)

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES NOV 23, 2010
BONDED THRU STEGAL NOTARY SERVICE

ADDRESS OF GRANTOR:
MICHAEL J. CHANEY
528 Inglewood Drive
Vicksburg, Mississippi 39180
Telephone No. (601) 529-4482

ADDRESS OF GRANTEE:
LONG BEACH ESTATES, L.L.C.
2008 University Avenue, Suite E
Oxford, Mississippi 38655
Telephone No. (662) 236-5080

PREPARED BY:
CHARTRE CONSULTING, LTD.
2008 E. University Avenue, Suite E
Oxford, Mississippi 38655
Telephone No. (662) 236-5080

**MINUTES OF APRIL 22, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

After reviewing the plans submitted, discussion was had regarding the construction and ownership of the proposed units, to determine if the appropriate USE would be Townhomes, Apartments or Condominiums. The Planning Commission determined the request should NOT have been to build "townhomes" in a C-2, General Commercial Zone District therefore; Commissioner Hare made motion seconded by Commissioner Lipski APPROVING residential use in a C-2, General Commercial Zone District for the applicants.

The motion being put to a ROLL CALL VOTE, results were as follows:

Commissioner Lipski	Aye
Commissioner Hansen	Aye
Commissioner Yandell	Nay
Commissioner Hare	Aye
Commissioner Loftus	Aye

The question having received the affirmative vote of all the Commissioners present and voting, the Chairman declared the motion carried to APPROVE Residential Use in a C-2, General Commercial Zone District by the applicant.

It came for consideration under NEW BUSINESS Subdivision Sketch Approval submitted by Long Beach Estates as follows:

**MINUTES OF APRIL 22, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

**MINUTES OF APRIL 22, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**



CITY OF LONG BEACH
PLANNING DEPARTMENT
645 KLONDYKE ROAD / PO BOX 929
LONG BEACH, MS 39560
(228) 863-1554

Office use only	
Date Received	_____
Zoning	_____
Agenda Date	_____
Check Number	_____

APPLICATION FOR CASE REVIEW

- I. TYPE OF CASE: SKETCH APPROVAL
- II. ADVALOREM TAX PARCEL NUMBER(S): 06-116-01-016-006
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Klondyke Road, Lots 10 and 11, Quaker Subdivision
- IV. ADDRESS OF PROPERTY INVOLVED: Lots 10 and 11 of Quaker Subdivision

- A. The purpose of the sketch is to develop a general design on which to base the preliminary and final plat, and thus having to revise such design to make in conform to the comprehensive City plan and to relate it to surrounding development. To this end, the sub-divider should consult informally with the City Engineer and the Planning Commission on preparation of the sketch plat.
- B. The sub-divider shall submit to the Planning Commission the sketch plat of the proposed subdivision, together with the attendant items, fifteen (15) days prior to the Planning Commission meeting at which the sketch plat is to be approved. The sketch plat shall be reviewed by the Planning Commission and approved by the Mayor and Board of Aldermen. The review shall take into consideration, in addition to the requirements set forth in these regulation, the components of the comprehensive City plan, the zoning ordinance and other plans, programs and regulations that might affect the area and the design and development of the subdivision.
- C. The sub-divider must submit a general layout drawing of the proposed subdivision or development. The sketch plat should indicate location of the subdivision, street alignment and lot sizes, and should provide additional information that is deemed reasonably necessary within the scope the Subdivision Ordinance by the City. (1) The sketch plat should consist of three (3) full-size drawings on 24 x 36 inch sheets and (1) 8 1/2 x 14 and/or emailed in pdf format to the Clerk.
- D. The Planning Commission shall inform the sub-divider that the Sketch plan as submitted or as modified does or does not meet the objectives of City Regulations. When the Planning Commission or the Mayor and Board find that the sketch plat does not meet the objectives of City regulations the reasons therefore shall be given, together with any changes recommended to be made. In the even the sub-divider does not agree to changes recommended by the Planning Commission, he may request and shall receive review and formal action by the Mayor and Board of Aldermen at its next regular meeting.
- E. Although not recommended, a developer may be allowed to combine the Sketch and Preliminary plats so that they may be considered together.

- V. **REQUIRED ATTACHMENTS:**
 - A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water).
 - B. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. 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.

**MINUTES OF APRIL 22, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

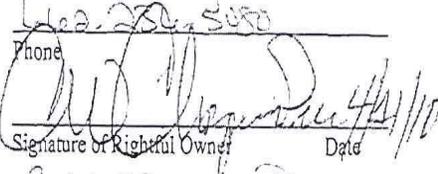
C. Fee. Attach a check in the amount of \$50.00. This check should be made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

*****NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.**

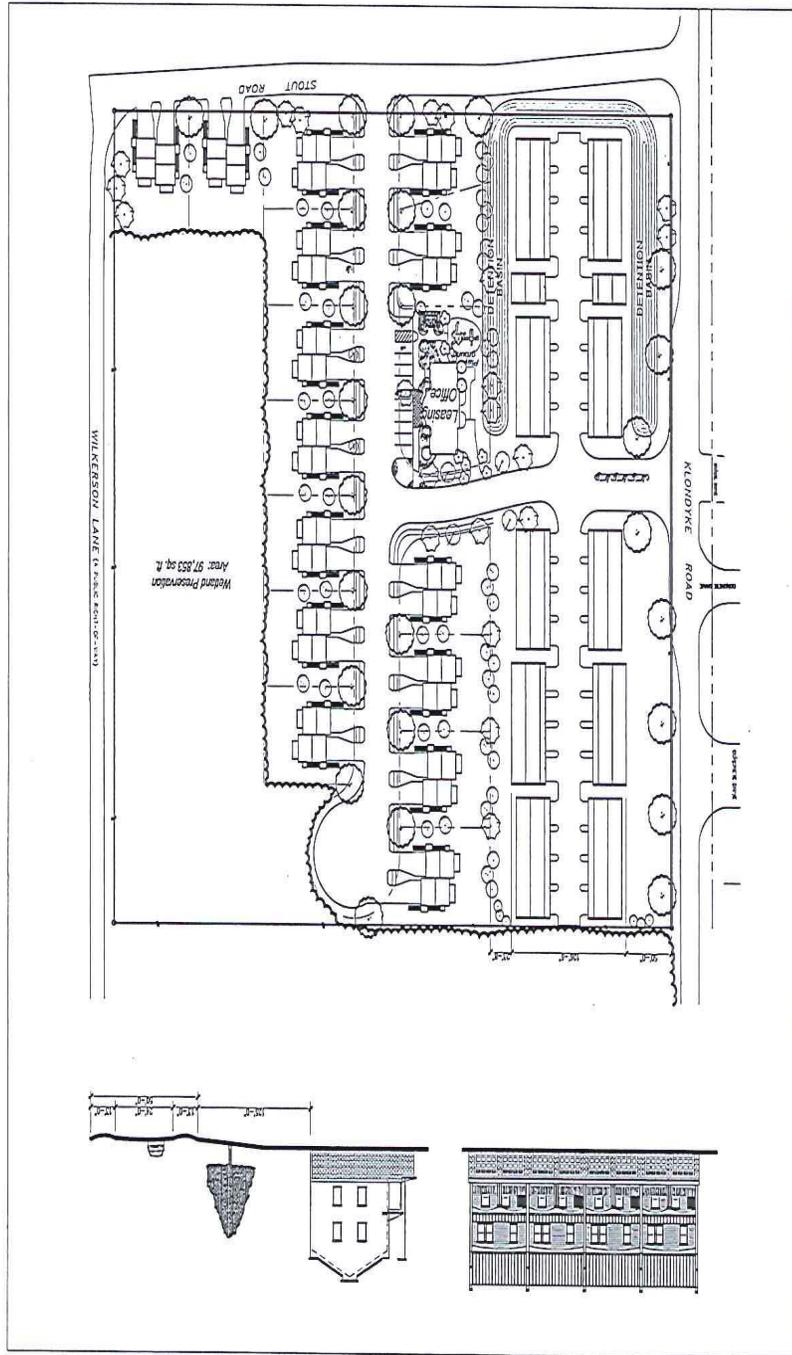
VI. **OWNERSHIP AND CERTIFICATION:**

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 fifteen (15) days before the 2nd or 4th 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.

<u>Long Beach Estates</u>	
Name of Rightful Owner (PRINT)	Name of Agent (PRINT)
<u>2330 University Ave</u>	
Owner's Mailing Address	Agent's Mailing Address
<u>Oxford MS 38155</u>	
City State Zip	City State Zip
<u>662-280-5000</u>	
Phone	Phone
	
Signature of Rightful Owner	Signature of Applicant
<u>4/21/10</u>	
Date	Date
<u>C.W. Chapman, Pres. of Manager</u>	

MINUTES OF APRIL 22, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION



**MINUTES OF APRIL 22, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

STATE OF MISSISSIPPI

COUNTY OF WARREN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and other valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **MICHAEL J. CHANEY** (hereinafter referred to as Grantor), does hereby grant, bargain, sell, convey and warrant unto **LONG BEACH ESTATES, LLC**, a Mississippi limited liability company, (hereinafter referred to as Grantee), the following described real property, lying and being situated in the First Judicial District of Harrison County, Mississippi, and more particularly described as follows, to-wit:

An 8.99 +/- tract of property located on Klondyke Road, Long Beach, MS consisting of 2 parcels, more particularly described as:

PARCEL 1: LOTS 10 AND 11 QUARLES SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

PARCEL 2: A PART OF JONES PARCEL AS SHOWN ON PLAT OF QUARLES SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, AND FROM SAID POINT RUN NORTH 1111.79 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID JONES PARCEL FOR THE POINT OF BEGINNING: RUN THENCE EAST 208.71 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID JONES PARCEL; THENCE NORTH ALONG THE EAST LINE OF SAID JONES PARCEL 209.7 FEET, MORE OR LESS, TO A POINT COMMON TO THE NORTH LINE OF LOT 10 QUARLES SUBDIVISION AND BEING AT A POINT ON THE SOUTH LINE OF THE PROPERTY CONVEYED TO SOUTH CENTRAL BELL TELEPHONE COMPANY; THENCE WEST 208.71 FEET, MORE OR LESS, TO THE WEST LINE OF SAID JONES PARCEL; THENCE SOUTH 209.7 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID JONES PARCEL AND THE POINT OF BEGINNING.

LESS AND EXCEPT:

THE EAST 10 FEET OF SAID LOTS 10 AND 11 OF QUARLES SUBDIVISION, AND THE SOUTH 25 FEET OF SAID LOT 11, WHICH WAS CONVEYED TO THE CITY OF LONG BEACH, MISSISSIPPI.

This conveyance is made subject to any and all regulations, ordinances, reservations, restrictions, easements, exceptions, covenants and conditions of record, including any oil, gas or other mineral reservations affecting the above described land.

Ad valorem taxes due for past years, if any, and assessed to said property for the year 2007 shall be paid by Grantor within 30 days of the date of closing.

**MINUTES OF APRIL 22, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

WITNESS the signature of the Grantor, this ____ day of December, 2007.

MICHAEL J. CHANEY

STATE OF MISSISSIPPI
COUNTY OF WARREN

PERSONALLY APPEARED BEFORE ME, on this the ____ day of December, 2007, the undersigned authority in and for said County and State, the within named MICHAEL J. CHANEY who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and in the year therein mentioned.

Given under my hand and seal of office.

Notary Public

(Seal)
My Commission Expires:

ADDRESS OF GRANTOR:
MICHAEL J. CHANEY
528 Inglewood Drive
Vicksburg, Mississippi 39180
Telephone No. (601) 529-4482

ADDRESS OF GRANTEE:
LONG BEACH ESTATES, LLC
2008 University Avenue, Suite E
Oxford, Mississippi 38655
Telephone No. (662) 236-5080

PREPARED BY:
CHARTRE CONSULTING, LTD.
2008 E. University Avenue, Suite E
Oxford, Mississippi 38655
Telephone No. (662) 236-5080

INDEXING INSTRUCTIONS: LOCATED IN SECTION 1, TOWNSHIP 8 SOUTH, RANGE 12 WEST, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND LOTS 10 AND 11, QUARLES SUBDIVISION.

**MINUTES OF APRIL 22, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

In accordance with the City of Long Beach Subdivision Ordinance Commissioner Hansen made motion seconded by Commissioner Yandell and unanimously carried to approve the Sketch as submitted.

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

APPROVED:

Commission Chairman, Frank Olaivar

Date:_____

ATTEST:

Minutes Clerk, Veronica Howard