

**MINUTES OF OCTOBER 14, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

Be it remembered that public hearings before the Long Beach Planning Commission of the City of Long Beach, Mississippi, were begun and held, at 6:00 o'clock p.m., Thursday, the 14th day of October, in the Long Beach School District Central Office, 19148 Commission Road, in said City, and the same being the time, date and place fixed for holding said public hearing.

There were present and in attendance on said Commission and at the public hearing the following named persons: Commission Chairman Frank Olavar, Commissioners Tony Vancourt, Jim Heinzl, Gretchen Loftus, George Casey, Jacquie Lipski, Tonda Yandell, Dale Hare, Planning Commission Advisor Bill Hessel, Building/Code Official Earl Levens and Minutes Clerk Veronica Howard.

Commissioner John Castleberry was absent the meeting.

There being a quorum present sufficient to transact the business of this public hearing, the following proceeding were had and done.

The PUBLIC HEARING to consider a Comprehensive text change to adopt SmartCode (on file in the City's Building/Code office and able for viewing on the City's website) submitted by the City of Long Beach Planning Commission was called to order and 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, PUBLIC HEARING, as evidence by the Publisher's Proof of Publication as follows:

**MINUTES OF OCTOBER 14, 2010
REGULAR MEETING
LONG BEACH PLANNING COMMISSION**

PROOF OF PUBLICATION

**LEGAL NOTICE
PUBLIC HEARING**
in accordance with Article XII of the Comprehensive Zoning Ordinance (#344) of the City of Long Beach, Mississippi (1987) as amended, notice is hereby given, advising that the Planning Commission for the City of Long Beach will hold a public hearing for the purpose of considering a Comprehensive Text Change to Adopt SmartCode. Long Beach Planning Commission has filed an appli-

cation for a text change in accordance with the existing Comprehensive Zoning Ordinance. Applicant is requesting to change the text for the Long Beach Zoning Ordinance to the adoption of the Long Beach SmartCode Ordinance. The text change will generally include the following:
The Long Beach SmartCode establishes standard and procedures for new development, infill development, or redevelopment with the City.
Article 1. General Provisions, which contains information on the legal framework of the Code, including its intent, purpose and guiding principles for the Code.
Article 2. General to All Zones introduces the Transect Zones as the structure for requirements related to density, building form and use, and provides guidance for phasing of development, lot sizes and configuration, building height, public thoroughfares and frontages, and parking standards.
Article 3. Specific to Zones establishes the regulations that apply within each Transect Zone. Uses and development standards for each Transect are specified including building disposition, building configuration, building function and density; parking, environment, sign and landscape standards, etc.
Article 4. Standards & Tables illustrates the components of the Code such as thoroughfare standards and density, intensity and parking requirements by Transect Zone.
Article 5. Supplemental Regulations sets forth regulations that apply in addition to those found elsewhere in the Code, such as special emergency provisions, tree provisions, sand beach access, and sign standards.
Article 6. Thoroughfare Standards sets forth guidelines and definitions for public thoroughfares, as well as a catalog of thoroughfares appropriate to various Transect Zones.
Article 7. Procedures and Non-conformities sets out the rules for applying the Code.
Article 8. Definitions of Terms & Uses defines key terms in the Code.
Appendices include all regulations directly associated with the adoption of this ordinance.
The purpose of this proposed change is to promote uniform development and encourage public safety, thereby enhancing the quality of life for all Long Beach residents. The SmartCode ordinance will be available for review and copy at the Long Beach Planning Office until 4:00 p.m. the day of the public hearing.
The public hearing to consider the above zoning text change will be held in the City of Long Beach, Mississippi 39560, Thursday, October 14, 2010, at 6:00 p.m., in the Long Beach School District Administration Office located on Commission Road. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.
/s/ signed
Chairman
Planning Commission
adv23, THU
1423206

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi personally appeared Michelle Gelet 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 of 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., 379 dated 23 day of Sep, 20 10
- 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.

Michelle Gelet
Clerk

Sworn to and subscribed before me this 23 day of

Sep, A.D., 20 10



Nandi A. Berkley
Notary Public

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Commission Chairman came forward to state that the Planning Commission has worked diligently for the past three (3) years to come up with a SmartCode Plan that the City could put to use, the purpose of the SmartCode Plan is to help rebuild and promote a better City, despite some minimal changes in some areas the intent was to keep the zone districts as close to what they currently are.

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Commission Chairman opened the floor for anyone wishing to speak in favor and/or opposition, and anyone with questions and/or concerns, as follows:

Buddy Ray, 470 West Beach Blvd, questions regarding procedure for adopting the SmartCode.

Diane Donovan, 111 Summer Lane, Long Beach, Mississippi, question/concerns regarding where the changes for the transect map came from and record of how/when the changes were made;

Eloise Carrubba, 105 Summer Lane, Long Beach, Mississippi, questions/concerns regarding the commercial zone district along Klondyke Road, adjacent to Summer Lane;

Linda Blakeney, 222 Oak Street, Long Beach, Mississippi, questions/concerns regarding the commercial zone district being extended approximately 100' (feet) along Willow Lane;

Patrick Hamer, 1157 East Old Pass Road, Long Beach, Mississippi, concerns that the building to meet the SmartCode requirements would raise the cost of rebuilding, how long would it be before the City had a final document;

Theresa Burton, 122 English Village Drive, Long Beach, Mississippi, stated she welcomed the idea of SmartCode, questions regarding how variances would be handled, and at what point restrictions would be placed on the adult entertainment zone districts;

Marcia Kruse, 19015 Redbud Drive, Long Beach, Mississippi, concerns/recommendations that the area by West Railroad Park and Gandy Circle be changed to consider allowing only single-family residential, in order to preserve the character of the neighborhood;

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Tammy Brister, Keesler Federal Credit Union, Biloxi, Mississippi, questions/concerns regarding how the measurement of the zone districts would be determined.

There being no further comments, questions or concerns Commissioner Yandell made motion seconded by Commissioner Vancourt and unanimously carried to CLOSE the Public Hearing, taking no official action.

It was the consensus of the Commission to conduct a work session Wednesday, October 20, 2010, at 5:30 p.m., in the I.T. trailer at the City Hall Complex located on Klondyke Road; in order to compile all questions, comments and concerns received from this Public Hearing, the Ward Meetings held August 30, 2010 and August 31, 2010, and make a decision at the next regular scheduled meeting in due course.

The second (2nd)PUBLIC HEARING to consider a Comprehensive Zoning Map change (on file in the City's Building/Code office and able for viewing on the City's website) submitted by the City of Long Beach Planning Commission was called to order and 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, PUBLIC HEARING, as evidence by the Publisher's Proof of Publication as follows:

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PROOF OF PUBLICATION

**LEGAL NOTICE
PUBLIC HEARING**
In accordance with Article XII of the Comprehensive Zoning Ordinance (#344) of the City of Long Beach, Mississippi (1987) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a public hearing for the purpose of considering a Comprehensive Zoning Map Change. Long Beach Planning Commission has filed an application for a zone map change in accordance with the Comprehensive Zoning Ordinance.
Applicant is requesting to change the zoning map for all existing districts. The map change will adopt a new zoning map that designates a Transect Zone for all lands within the current boundaries of the City of Long Beach. The purpose of this proposed change is to ensure that the City has considered smart growth methodology, promoted uniform development and encourage the creation of a strong economic and civic environment, thereby enhancing the quality of life for all Long Beach residents.
The SmartCode Zoning Map will be available for review at the Long Beach Planning Office until 4:00 p.m. the day of the public hearing.
The public hearing to consider the above zoning text change will be held in the City of Long Beach, Mississippi 38560, Thursday, October 14, 2010, at 6:00 p.m., in the Long Beach School District Administration Office located on Commission Road. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.
/s/ signed
Chairman
Planning Commission
adv23.1THU
-1423207

STATE OF MISSISSIPPI
COUNTY OF HARRISON

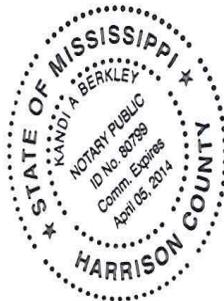
Before me, the undersigned Notary of Harrison County, Mississippi personally appeared Michelle Gelet who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a newspaper published in the city Gulfport, in Harrison County, Mississippi, and the publication of the notice, 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., 357 dated 23 day of Sep, 20 10
- 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.

Michelle Gelet
Clerk

Sworn to and subscribed before me this 23 day of Sep, A.D., 20 10



Kandi Berkley
Notary Public

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Commission Chairman opened the floor for anyone wishing to speak in favor and/or opposition, and anyone with questions and/or concerns, the following reiterated their aforementioned concerns and/or questions:

Buddy Ray, 470 West Beach Boulevard, Long Beach, Mississippi;

Diane Donovan, 111 Summer Lane, Long Beach, Mississippi;

Eloise Carrubba, 105 Summer Lane, Long Beach, Mississippi;

Linda Blakeney, 222 Oak Street, Long Beach, Mississippi;

Patrick Hamer, 1157 East Old Pass Road, Long Beach, Mississippi;

Theresa Burton, 122 English Village Drive, Long Beach, Mississippi;

Marcia Kruse, 19015 Redbud Drive, Long Beach, Mississippi;

Tammy Brister, Keesler Federal Credit Union, Biloxi, Mississippi.

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There being no further comments, questions or concerns Commissioner Yandell made motion seconded by Commissioner Vancourt and unanimously carried to CLOSE the Public Hearing, taking no official action.

It was the consensus of the Commission to conduct a work session Wednesday, October 20, 2010, at 5:30 p.m., in the I.T. trailer at the City Hall Complex located on Klondyke Road; in order to compile all questions, comments and concerns received from this Public Hearing, the Ward Meetings held August 30, 2010 and August 31, 2010, and make a decision at the next regular scheduled meeting in due course.

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 6:00 o'clock p.m., Thursday, the 14th day of October, in the Long Beach School District Central Office, 19148 Commission Road, in said City, and the same being the time, date and place fixed for holding said public hearing.

There were present and in attendance on said Commission and at the meeting the following named persons: Commission Chairman Frank Olaivar, Commissioners

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Tony Vancourt, Jim Heinzl, Gretchen Loftus, George Casey, Jacquie Lipski, Tonda Yandell, Dale Hare, Planning Commission Advisor Bill Hessell, Building/Code Official Earl Levens and Minutes Clerk Veronica Howard.

Commissioner John Castleberry was 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.

Commissioner Yandell made motion seconded by Commissioner Hare and unanimously carried to approve the minutes of September 23, 2010.

There being no further business to come before the Planning Commission at this time Commissioner Casey made motion seconded by Commissioner Yandell 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, Minutes Clerk