

**MINUTES OF JANUARY 27, 2011
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 6:00 o'clock p.m., Thursday, the 27th day of January, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said meeting. There was present and in attendance on said Commission and at the meeting the following named persons: Commission Chairman Frank Olaiivar, Commissioners Tony Vancourt, Gretchen Loftus, Jacquie Lipski, George Casey, and Minutes Clerk Veronica Howard.

Commissioners Dale Hare, Jim Castleberry and Tonda Yandell and Jim Heinzl were absent the meeting.

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

The meeting was called to order Commissioner Vancourt made motion seconded by Commissioner Loftus and unanimously carried to approve the minutes of January 13, 2011.

It came for consideration under unfinished business the recommendation for adoption of the Smart Code Plan and Transect Map (Public Hearing held October 14, 2010.)

Noted for the record, upon completion of the necessary and agreed upon changes the Commission will forward their recommendation to the Mayor and Board of Aldermen for their approval.

It came for consideration under unfinished business the recommendation for adoption of the Comprehensive Plan (Public Hearing held November 10, 2010.)

Noted for the record, upon completion of the necessary and agreed upon changes the Commission will forward their recommendation to the Mayor and Board of Aldermen for their approval.

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The came for consideration Approval to build a church in an R-4, Residential Farm Zone District submitted by Cornerstone Baptist Church (tabled from the January 13, 2011 meeting) as follows:

13

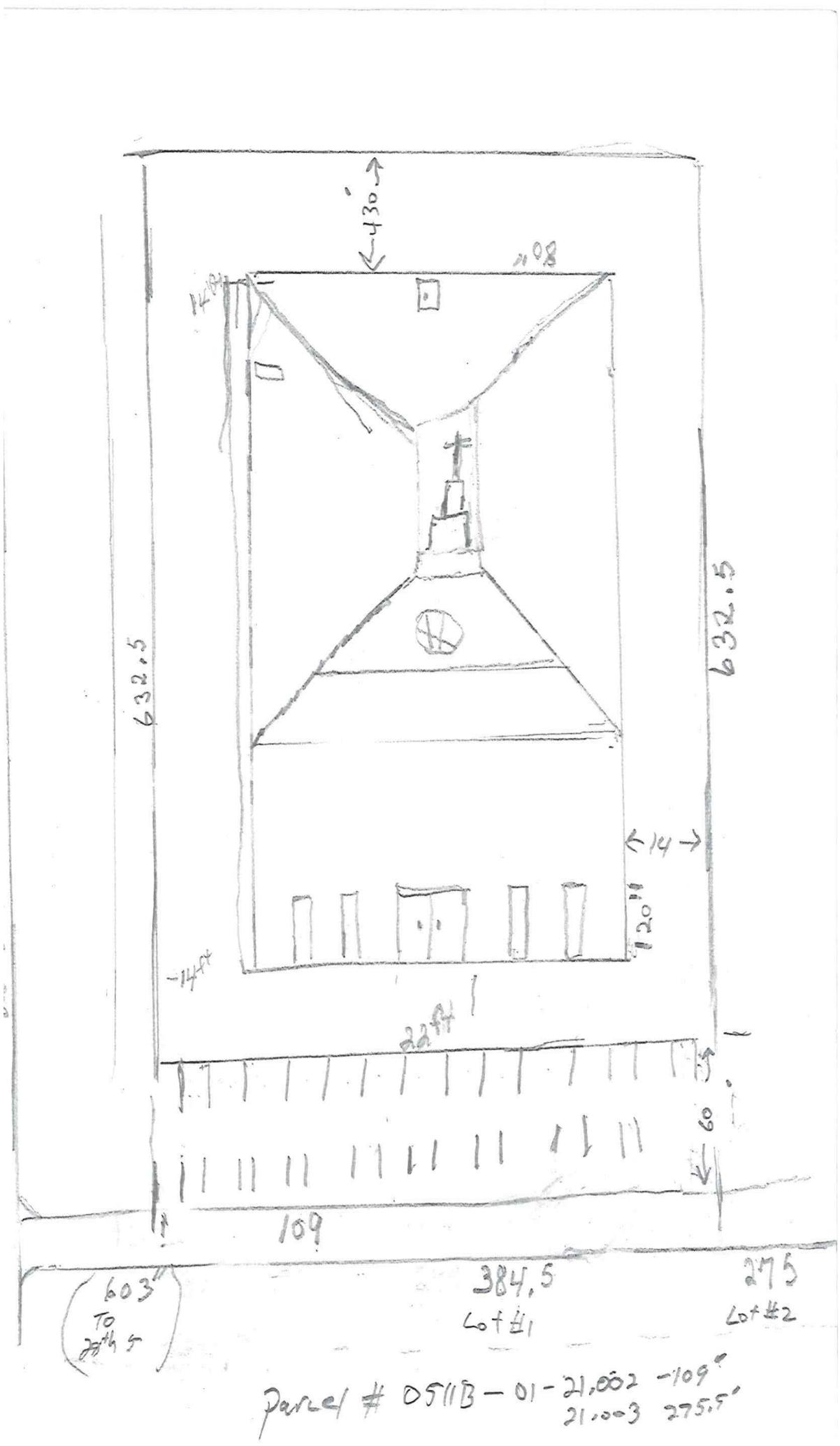
	<p>CITY OF LONG BEACH PLANNING DEPARTMENT 645 KLONDYKE ROAD / PO BOX 929 LONG BEACH, MS 39560 (228) 863-1554</p>	<p style="text-align: center; margin: 0;">Office use only</p> <p>Date Received <u>01/06/11</u> Zoning <u>R-4</u> Agenda Date <u>01/13/11</u> Check Number <u>1478</u></p>
APPLICATION FOR CASE 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>0511B-01-021.003</u> <u>2007-0012483-T-J1, 2010-002103-D-J1</u></p>		
<p>III. Address of Property Involved: <u>20250D-28th St Long Beach MS 39560</u></p>		
<p>IV. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) <u>Our request is to build a Church on the six acres of Land.</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 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.</p>		
<p><u>Cornerstone Baptist Church,</u> Name of Rightful Owner (PRINT) <u>Long Beach</u></p> <p><u>20250-D 28th St</u> Owner's Mailing Address</p> <p><u>Long Beach MS 39560</u> City State Zip</p> <p><u>228 864-8311</u> Phone</p> <p><u>Cornerstone Baptist Church</u> <u>Benjamin F Simpson 1/6/2011</u> Signature of Rightful Owner Date</p>	<p><u>Benjamin F Simpson Jr, Pastor</u> Name of Agent (PRINT)</p> <p><u>1555 W Railroad St</u> Agent's Mailing Address</p> <p><u>Long Beach MS 39560</u> City State Zip</p> <p><u>228 234-0282</u> Phone</p> <p><u>Benjamin F Simpson 1/6/2011</u> Signature of Agent Date</p>	

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*THX Parcel # 0511B-01-021.003
200330 88th Street.
Carmarston Baptist Church.
Zoned - R-4*



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MHMREGR

State Of Mississippi
County of HARRISON

Certification of Mobile Home as Real Estate
Authorized by House Bill 824 - 1982 Session

Taxing District 325 'L' TAX DISTRICT
 Make LEGEND
 Year 1996 Size 80 by 16 Stories 1
 Acquired From WALTERS LESTER & DENISE
 Acquired Date 6/13/2007

Serial 1 HL5300AL
 Serial 2
 Serial 3
 Serial 4

Legal Description: (Site where Mobile Home is affixed to a permanent foundation)
 APIN 109973 PARCEL NO 05118-01-021.003
 4 AC(C) S 275.5 FT OF LOT 3 COX'S SUBD SEC 3-3-12

I declare this Manufactured Home to be Real Property; I certify that the wheels and axles have been removed and it has been anchored and blocked in accordance with the rules promulgated by the Commissioner of Insurance.

I certify that a lien exists on this Mobile Home.

Account 28241 A
 CORNERSTONE BAPTIST CHURCH
 20250 D 28TH ST
 LONG BEACH MS 39560

Paid by CORNERSTONE BAPTIST CHURCH
 Receipt Number 11895 ID SLH /PRC22B
 Drawer 300 Date 6/22/2007 9:58:44
 Registration Number 011874
 Comment

Registration Fee 1.00
 Certification Fee 13.00
 Total Paid 14.00

Mary Simpson
 Owner signature

Dated at: Gayport, MS.

this 23rd day of July, 2007.
 TAL FLURRY, TAX ASSESSOR

By [Signature]
 Chancery Clerk: White Tax Assessor: Yellow Owner: Pink

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STATE OF MISSISSIPPI
COUNTY OF HARRISON

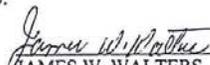
WARRANTY DEED

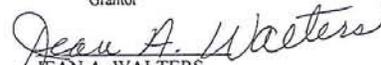
I, Grantor James W. Walters and Jean A. Walters of 103 Park Lane Drive, Long Beach, MS 39560 hereby grant, bargain, sell, and convey in exchange for a cash consideration without reservations or limitations and for other good and valuable consideration convey unto Grantee Cornerstone Baptist Church of Long Beach, 20250-d 28th ST., Long Beach, MS 39560 that Certain parcel of land described as:

Lots Two (2) and Three (3), Block one (1), Cox SUBDIVISION in the Northwest One-fourth (NW ¼) of Section 3, Township 8 South, Range 12 West, Long Beach, Harrison County, Mississippi.

Ad Valorem taxes for previous year are assumed by the Grantor as of this date

Witness my signature this the 31st day of March, 2010.

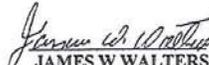

JAMES W. WALTERS
Grantor

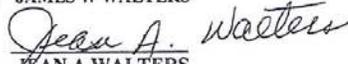

JEAN A. WALTERS
Grantor

STATE OF MISSISSIPPI
COUNTY OF HARRISON

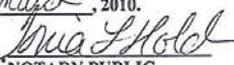
Personally appeared before me, the undersigned authority in and for said County and State, the within named JAMES W WALTERS AND JEAN A WALTERS, Who having been by me First duly sworn or oath acknowledged that he signed and delivered the above and foregoing Quitclaim deed as his own act and deed on the day and year therein set out.

This the 31st day of March, 2010.


JAMES W WALTERS


JEAN A WALTERS

WITNESS MY SEAL AND SIGNATURE THIS 31st DAY OF March, 2010.


TONIA L. HOLDER
NOTARY PUBLIC

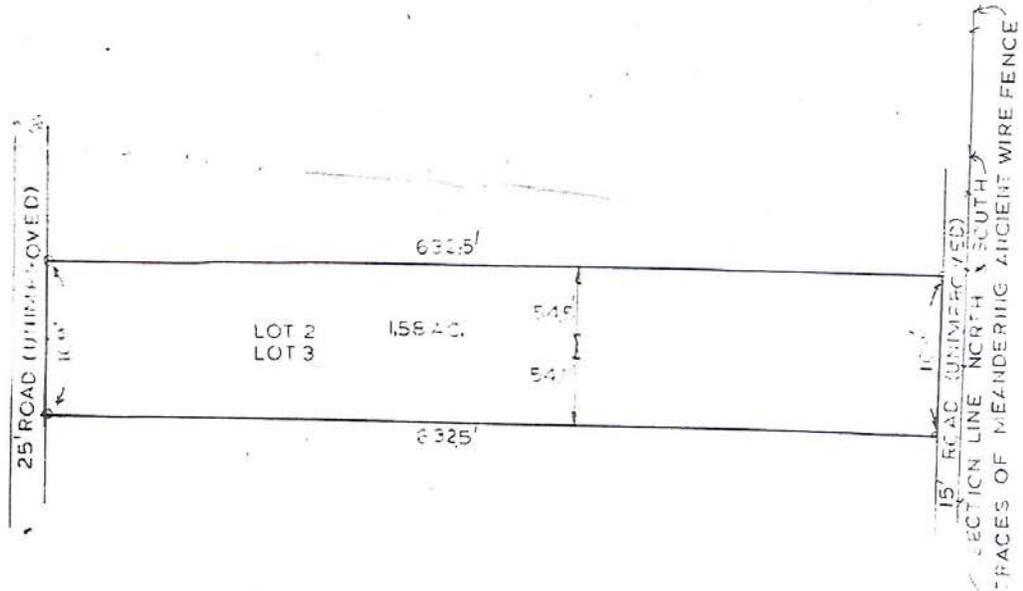
My Commission Expires _____

Prepared by: Connie Obillo
1553 W Railroad ST
Long Beach MS 39560
(228) 254-6050



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THE SOUTH 54.5 FEET OF LOT 2 AND THE NORTH 54.5 FEET OF LOT 3
COX'S SUBDIVISION OF THE NORTHWEST 1/4 OF
SECTION 3, T-8-S, R-12-W
LONG BEACH, HARRISON COUNTY, MISSISSIPPI



Drawn by JENNIFER A. WATKINS

SURVEYOR'S CERTIFICATION:

This is to Certify that I have surveyed the property described and delineated hereon and that all measurements and other data are true and correct to the best of my knowledge and belief. I further certify that this property appears to lie in Zone C as per FIRM Community-Parcel Number 285257 0001 C. Map revised: May 4, 1988.

Verlon Byrd
VERLON BYRD, S.L.S.
MARCH 26, 1991



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

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

TEL (228) 663-0667
FAX (228) 663-5232



January 27, 2011

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

RE: Church Development – S. of 28th St.

Ladies and Gentlemen:

We have reviewed the very preliminary drawings and sketches related to the church south of 28th Street and have the following comments:

1. Any construction of a road and other improvements for the church should be designed by an engineer, to ensure the correct function of drainage, sewer, and water.
2. The church property does have frontage along a dedicated City right-of-way; however, the right-of-way is not improved and is not wide enough to construct a road meeting City standards, being only 25' wide.
3. The City has water and sewer infrastructure available for connection along 28th Street.

There may be other issues related to the construction of this project, but the information provided for review makes a more comprehensive review impossible. The issue most pressing in my mind is the right-of-way width for a public, commercial facility such as a church. It is difficult to imagine a road meeting minimum acceptable standards (much less City standards) which could be constructed within the existing 25' wide right-of-way.

Sincerely,

David Ball, P.E.

DB:539

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After review of the submitted plot plan and the above submitted letter provided by the City Engineer Commissioner Lipski made motion seconded by Commissioner Vancourt and unanimously carried to table the request until a site plan in accordance with Zoning Ordinance 344, Section 612.1.2 Uses requiring Planning Commission Approval and a set of professional engineered plans, showing improvements of the dedicated City right-of-way could be provided.

There being no further business to come before the Planning Commission at this time Commissioner Lipski made motion seconded by Commissioner Loftus 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