

**MINUTES OF SEPTEMBER 22, 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 22nd day of September 2011, 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 Olaivar, Commissioners Tony Vancourt, Jim Heinzl, George Casey, Tonda Yandell, Randy Fischer, Planning Commission Consultant Bill Hessel, Building Official Earl Levens, and Minutes Clerk Veronica Howard.

Commissioners Gretchen Loftus and Ron Robertson were absent the meeting.

The meeting was called to order, there being a quorum present and sufficient to transact the business of this meeting, the following proceeding were had and done.

Commissioner Vancourt made motion seconded by Commissioner Heinzl and unanimously carried to approve the September 8, 2011 Planning Commission minutes as submitted.

It came for consideration interpretation of the Zoning Ordinance, 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	_____
Zoning	_____
Agenda Date	_____
Check Number	_____

APPLICATION FOR CASE REVIEW

- I. TYPE OF CASE: PLANNING COMMISSION APPROVAL
 DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR
 INTERPRETATION OF THE ZONING ORDINANCE
- II. Advalorem Tax Parcel Number(s): 06126-02-044.000; 06126-02-045.000; 06126-02-046.000
06126-02-042.001; 06126-02-042.000
- III. Address of Property Involved: 129 W 4th St; 226 W 4th St; 228 W 4th St; 220 W Beach Blvd
- IV. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)
See Attached Statement

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/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;
- 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 \$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 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.

Shelter Rock II LLC
Name of Rightful Owner (PRINT)

2420 Athalia Pkwy
Owner's Mailing Address
Metairie LA
Long Beach MS 70001
City State Zip

504-835-7770
Phone

[Signature] 9/19/11
Signature of Rightful Owner Date

Hugh Stiel / Christopher Natter
Name of Agent (PRINT)

2420 Athalia Pkwy
Agent's Mailing Address
Metairie LA 70001
City State Zip

504-616-6400
Phone
228-880-0427

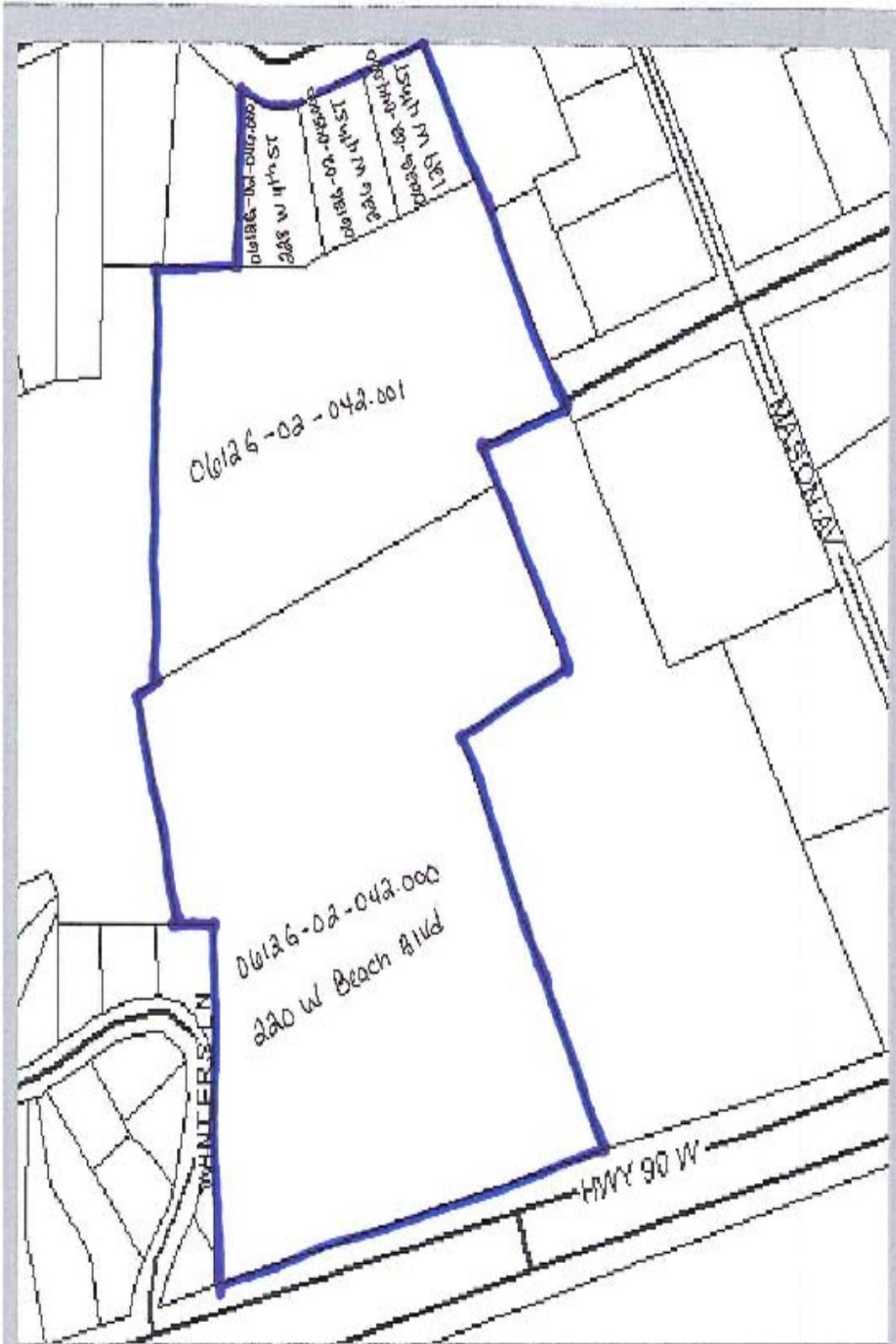
[Signature] 9/19/11
Signature of Agent Date

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I am planning on opening a used car dealer on the properties of 129 W 4th Street, 226 W 4th St., 228 W 4th St., 220 W Beach Blvd. The property at 129 W 4th St is set up as half an office half residence. I would like to use the office as my car lot office. According to the Dept of revenue this is ok as long as the house has a separate entrance to the office than the house. I would like the cities approval to use this location as my office also to incorporate the beach front property due to the lack of traffic on W 4th St.



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Parcel #: 0612G-02-042.001
Date Printed: Sep 20, 2011
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FOR THE INFORMATION CONTAINED ON THIS MAP.**

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Additional Parcel Information

Parcel #: 0612G-02-042.000 PPIN: 38088
 Owner: SHELTER ROCK TWO LLC

Location and Mailing Information

Physical Address: 220 BEACH BLVD
 Mailing Address: 2420 ATHANIA PKWY
 State: LA City: METAIRIE Zip: 70001
 Section: 13 Township: 08 Range: 12

Parcel Area Measurements

Deed Acreage: (5.10 AC)
 Structure Sq. Ft.: 0
 Adjusted Sq. Ft.:
 2nd Floor Sq. Ft.:
 Structure Year Built: 0

Assessment Values

Land: 615825
 Improved: 0
 Total: 615825
 Assessed: 92374

Assessment Information

Misc. Information	Homestead Code: 0
Judicial District: 1	Exemption Code: 0
Subdivision: N/A	
Tax District:	

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Additional Parcel Information

Parcel #: 0612G-02-042.001 PPIN: 82492
 Owner: SHELTER ROCK TWO LLC

Location and Mailing Information

Physical Address: 0 5TH ST
 Mailing Address: 2420 ATHANIA PKWY
 State: LA City: METAIRIE Zip: 70001
 Section: 13 Township: 08 Range: 12

Parcel Area Measurements

Assessment Values

Deed Acreage: (2.90 AC)	Land: 58363
Structure Sq. Ft.: 0	Improved: 0
Adjusted Sq. Ft.:	Total: 58363
2nd Floor Sq. Ft.:	Assessed: 8754
Structure Year Built.: 0	

Assessment Information

Misc. Information

Judicial District: 1	Homestead Code: 0
Subdivisor: N/A	Exemption Code: 0
Tax District:	

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Additional Parcel Information

Parcel #: 0612G-02-046.000 PPIN: 38092
 Owner: STIEL HUGH J

Location and Mailing Information

Physical Address: 228 4TH ST
 Mailing Address: 2420 ATHANIA PKWY STE 200
 State: LA City: METAIRIE Zip: 70001
 Section: 13 Township: 08 Range: 12

Parcel Area Measurements

Deed Acreage:
 Structure Sq. Ft.: 0
 Adjusted Sq. Ft.:
 2nd Floor Sq. Ft.:
 Structure Year Built.: 0

Assessment Values

Land: 24592
 Improved: 0
 Total: 24592
 Assessed: 3589

Assessment Information

Misc. Information

Judicial District: 1
 Subdivision: HENDERSON SHIPMAN HU...
 Tax District:

Homestead Code: 0
 Exemption Code: 0

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Additional Parcel Information			
Parcel #:	0612G-02-045.000	FPIN:	36093
Owner:	GOSS RICHARD WAYNE		
Location and Mailing Information			
Physical Address:	225 4TH ST		
Mailing Address:	308 W RAILROAD ST		
	State: MS	City: LONG BEACH	Zip: 39560
Section:	13	Township:	08 Range: 12
Parcel Area Measurements		Assessment Values	
Deed Acreage:		Land:	22670
Structure Sq. Ft.:	0	Improved:	0
Adjusted Sq. Ft.:		Total:	22670
2nd Floor Sq. Ft.:		Assessed:	3401
Structure Year Built.:	0		
Misc. Information		Assessment Information	
Judicial District:	1	Homestead Code:	0
Subdivision:	HENDERSON SHIPMAN HU...	Exemption Code:	0
Tax District:			
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Additional Parcel Information			
Parcel #:	0612G-02-044.000	PP1K:	38091
Owner:	MOBLEY MARY V		
Location and Mailing Information			
Physical Address:	129 4TH ST		
Mailing Address:	129 WEST 4TH STREET		
	State: MS	City: LONG BEACH	Zip: 39560
Section:	13	Township:	08 Range: 12
Parcel Area Measurements		Assessment Values	
Deed Acreage:		Land:	21850
Structure Sq. Ft.:	1526	Improved:	52955
Adjusted Sq. Ft.:		Total:	74805
2nd Floor Sq. Ft.:		Assessed:	7481
Structure Year Built:	1955		
Misc. Information		Assessment Information	
Judicial District:	1	Homestead Code:	4
Subdivision:	HENDERSON SHIPMAN HU...	Exemption Code:	0
Tax District:			
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Christopher Notter, agent representing Hugh Stiel, came forward to state his request. He made a request to the Building/Code Office to operate a used car lot and reside at 129 West 4th Street, tax parcel number 0612G-02-044.000, zoned C-1, Central Business District.

Clarification was needed as to if he could operate his business from five (5) parcels (129 West 4th Street, 0612G-02-044.000; 228 W 4th Street, 0612G-02-046.000; 226 W 4th Street, 0612G-02-045.000; 220 W Beach Boulevard, 0612G-02-042.000 and 0612G-02-042.001) without combining them to create one (1) parcel. All five (5) lots

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are under the same ownership. He stated he would have two entrances to his business, West 4th street and West Beach Boulevard (Hwy 90). He would park cars for exposure/for sale along Hwy 90.

After considerable discussion with Planning Consultant Bill Hessel and Building Official Earl Levens, it was determined that all five (5) parcels, without being combined into one (1), could be used as part of the business. A recoded warranty deed for each parcel, showing all parcels under the same ownership, would need to be submitted with the application for Privilege Tax License.

Approval for residential in a C-1, Central Business District is required.

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, Minutes Clerk