

MINUTES OF MAY 8, 2014 PLANNING COMMISSION

Be it remembered that a PUBLIC HEARING before the Long Beach Planning Commission of the City of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 8th day of May 2014, 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 public hearing the following named persons: Commission Chairman Frank Olaivar, Commissioners Donald Frazer, Randy Fisher, Jim Heinzl, Jack Donovan, Jeff Hansen, Ron Robertson, Tonda Yandell, Planning Commission consultant / advisor Bill Hessell and minutes Clerk Veronica Howard.

Commissioner Nicholas Brown was absent the public hearing.

There being a quorum present and sufficient, the public hearing to consider a Special-use permit was called to order:

	<p>CITY OF LONG BEACH 201 Jeff Davis Avenue PO BOX 929 Long Beach, MS 39560 (228) 863-1554 office (228) 863-1558 fax</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left; padding: 2px;">Office use only</th> </tr> <tr> <td style="padding: 2px;">Date Received</td> <td style="padding: 2px;">4/16/14</td> </tr> <tr> <td style="padding: 2px;">Zoning</td> <td style="padding: 2px;">C-2</td> </tr> <tr> <td style="padding: 2px;">Agenda Date</td> <td style="padding: 2px;">5/8/2014</td> </tr> <tr> <td style="padding: 2px;">Check Number</td> <td style="padding: 2px;">Cash</td> </tr> <tr> <td style="padding: 2px;">Ward</td> <td style="padding: 2px;">6</td> </tr> </table>	Office use only		Date Received	4/16/14	Zoning	C-2	Agenda Date	5/8/2014	Check Number	Cash	Ward	6
Office use only														
Date Received	4/16/14													
Zoning	C-2													
Agenda Date	5/8/2014													
Check Number	Cash													
Ward	6													
<p>APPLICATION FOR SPECIAL-USE APPROVAL</p>														
<p>Tax Parcel Number(s): # 0611F-01-010-200</p>														
<p>Address of Property Involved: CAR Wash - 6001 Klondike E Drug Store Rd Lot 100 Klondike Rd</p>														
<p>Statement clearly explaining the request being made. (Attach supplemental pages if necessary.) BBQ Business (3-4 days a week) operate to see if location is feasible to invest in permanent building. Request variance for 6-12 months to verify location selection.</p>														
<p>OWNERSHIP AND CERTIFICATION:</p>														
<p>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 (SEE ATTACHED MEETING DATES & DEADLINES.) Receipt of fee(s) does not constitute receipt of a completed application.</p>														
<p><i>I the undersigned hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.</i></p>														
<p style="text-align: center;">OWNER</p> <p>Terry Welch 91 7108 2133 3938 9857 0575 (PRINT) Name of Rightful Owner</p> <p>650 E - Railroad St Owner's Mailing Address</p> <p>Long Beach Ms 39560 City State Zip</p> <p>228-363-2716 Phone</p> <p><i>Terry Welch</i> 4/19/14 Signature of Owner Date</p>	<p style="text-align: center;">AGENT</p> <p>(PRINT) Name of Agent</p> <p>Agent's Mailing Address</p> <p>City State Zip</p> <p>Phone</p> <p>Signature of Agent Date</p>													
<p>Page 1 of 3 Application for Special-Use Approval</p>														

MINUTES OF MAY 8, 2014 PLANNING COMMISSION

Complete, if the property or properties involved have more than one (1) owner. All persons listed as owners on the deed of ownership to the property or properties listed must complete and sign application.

I the undersigned hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

OWNER
Terry Wilcox
 (PRINT) Name of Rightful Owner
8083 Red Creek Rd
 Owner's Mailing Address
Terry Wilcox Ms 39500
 City State Zip
228-363 2716
 Phone
[Signature]
 Signature of Owner Date

OWNER
 (PRINT) Name of Owner
 Owner's Mailing Address
 City State Zip
 Phone
 Signature of Owner Date

REQUIRED ATTACHMENTS:

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.

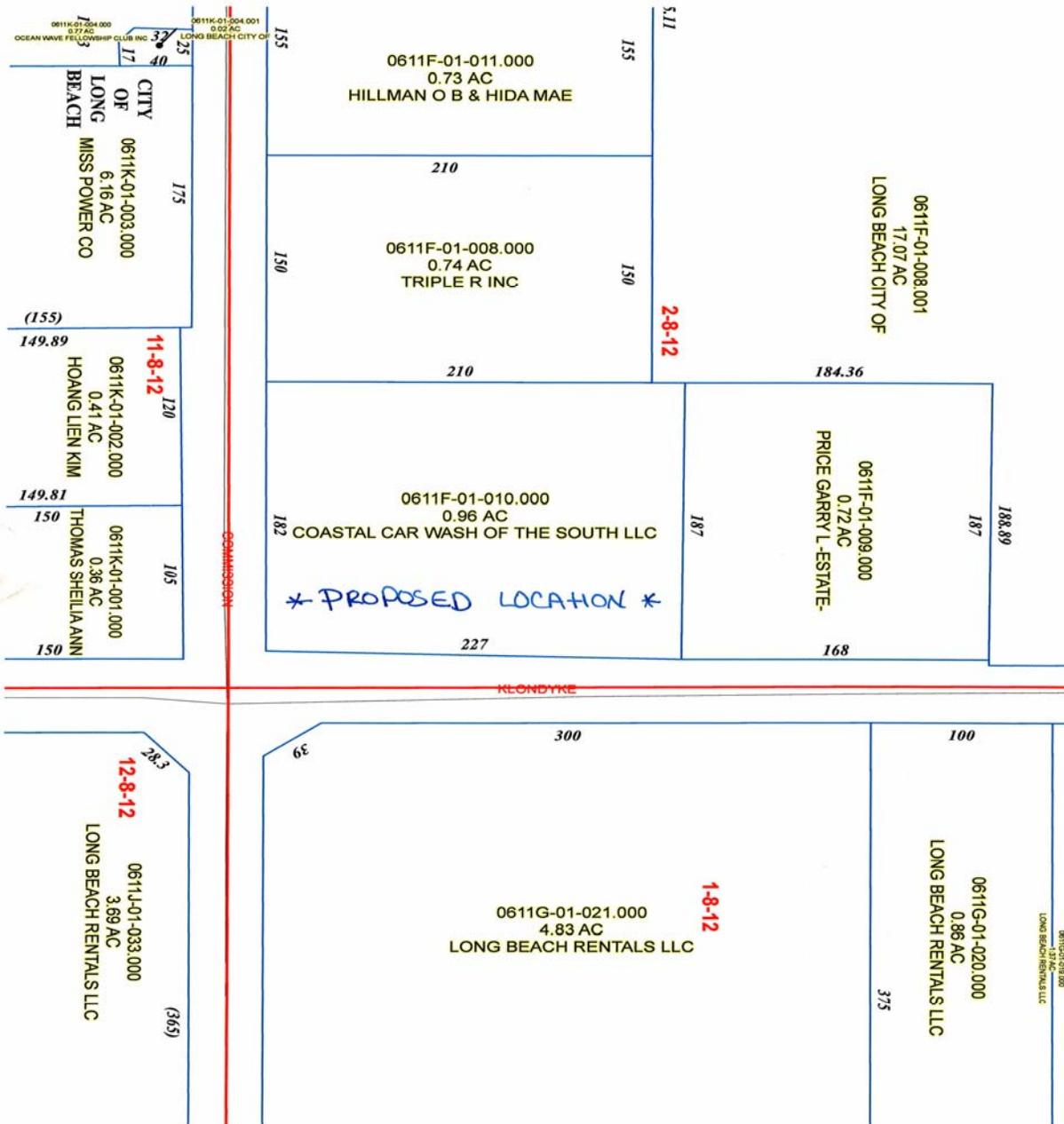
Survey and Site Plan. A site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;

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.

Fee. Attach a check in the amount of \$100.00 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. The City of Long Beach will notify, by certified letter, adjacent property owners within 200' (feet), to the requested action identified in this application, using the Harrison County Tax Assessor's Land Roll database.

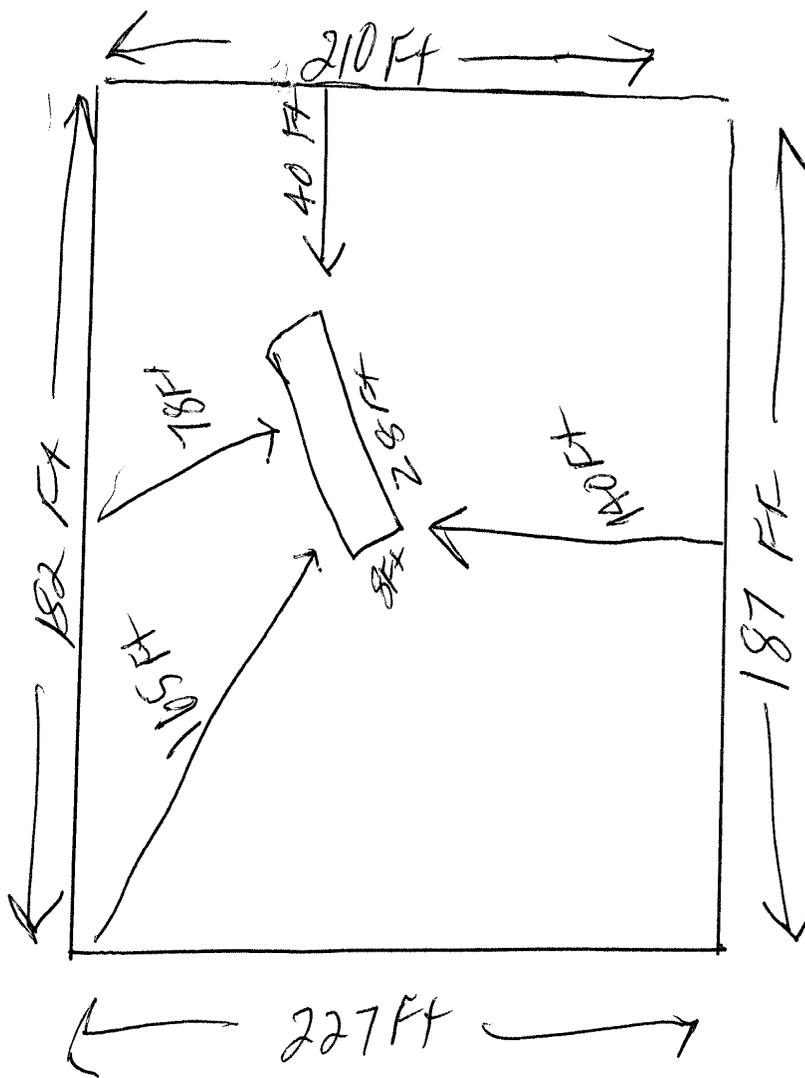
IMPORTANT NOTICE

INCOMPLETE APPLICATIONS MAY DELAY APPROVAL OF YOUR REQUEST, PLEASE SUBMIT ALL REQUIRED DOCUMENTS.



MINUTES OF MAY 8, 2014
PLANNING COMMISSION

Site Map BBQ World



MINUTES OF MAY 8, 2014 PLANNING COMMISSION

The clerk reported that nine (9) notices of public hearing were sent by certified mail, return receipt requested, to property owners with two hundred (200') feet of the subject property. Said return receipts were orders 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
Kelly Griffin - Ward 3
Ronnie Hammons, Jr. - Ward 4
Mark E. Lishen - Ward 5
Alan Young - 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 XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) 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 **special-use permit**.

Terry Welch, 650 East Railroad Street, Long Beach, Mississippi, has filed an application for a special-use permit in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting permission to conduct his business from a trailer for a period of six (6) to twelve (12) months. The property is generally located on the NW corner of Klondyke road and Commission Road. The legal description is as follows:

- MINI WAREHOUSE & CAR WASH – BEG 30 FT N & 40 FT W OF SE COR OF SEC 2 ON N MAR OF COMMISSION RD W ALONG RD 172 FT N 227 FT E 187 FT TO W MAR OF KLONDYKE RD S ALONG RD

A public hearing to consider the above special-use permit will be held in the City of Long Beach, Mississippi 39560, Thursday, May 8, 2014, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. 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

**MINUTES OF MAY 8, 2014
PLANNING COMMISSION**

The clerk reported that she did cause to be published in the Sun Herald, a newspaper with general circulation in the City of Long Beach and published in Harrison County, Mississippi, "Notice of Public Hearing", as evidence of the Publisher's Proof of Publication:

Proof of Publication



**LEGAL NOTICE
PUBLIC HEARING**
In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2013) 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 special-use permit.
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/s/ signed
Chairman
Planning Commission
ADV24.1THU
-1537530

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Before me, the undersigned Notary of Harrison County, Mississippi personally appeared Crista Brackett 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. 130 No., 203 dated 24 day of Apr, 20 14
- 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 county for a period of more than twelve months next prior to the first publication of said notice.

APR 25 2014 Crista Brackett
Clerk

Sworn to and subscribed before me this 24 day of April, A.D., 20 14

[Signature]
Notary Public

*The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32



**MINUTES OF MAY 8, 2014
PLANNING COMMISSION**

Said notice was posted on the bulletin boards at City Hall, 201 Jeff Davis Avenue, in the Building Official's Office and the Water Department; in the Long Beach Public Library, 209 Jeff Davis Avenue; and on the City's official website, www.cityoflongbeachms.com.

* * *

The Chairman opened the floor for public comments in opposition or in favor to the request and no one came forward to be heard.

* * *

Due to the applicant not being in attendance Commissioner Frazer made motion seconded by Commissioner Hansen and unanimously carried to recess the public hearing until May 22, 2014; 5:30 p.m.; City Hall Meeting Room.

Be it remembered that the regular schedule meeting of the Long Beach Planning Commission of the City of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 8th day of May 2014, 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 Donald Frazer, Randy Fisher, Jim Heinzl, Jack Donovan, Jeff Hansen, Ron Robertson, Tonda Yandell, Planning Commission consultant / advisor Bill Hessell and minutes Clerk Veronica Howard.

Commissioner Nicholas Brown was 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 proceedings were had and done.

* * *

Commissioner Yandell made motion seconded by Commissioner Frazer and unanimously carried to suspend the rules and add to the agenda: New Business – Tree removal request for one (1) Live Oak Tree and one (1) Magnolia tree located on lot 19 Destiny Oaks subdivision submitted by Harrell Hilton.

Commissioner Yandell made motion seconded by Commissioner Robertson and unanimously carried to approve the public hearing / regular meeting minutes of April 10, 2014 and the regular meeting minutes of April 24, 2014 (no quorum) as submitted.

MINUTES OF MAY 8, 2014 PLANNING COMMISSION

It came for consideration under old business the review / discussion of section 901 of the previous zoning ordinance #344.

Work Session was scheduled for May 29, 2014; 5:30 p.m.; City Hall Meeting Room.

It came for consideration under new business a tree removal request for the removal of one (1) Live Oak tree submitted by Clara Voisin as follows:



CITY OF LONG BEACH, MISSISSIPPI
201 Jeff Davis Avenue
P.O. Box 929
Long Beach, MS 39560
(228) 863-1554
(228) 863-1558 fax
APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	5/5/2014
Zoning	C-1
Agenda Date	5/8/2014
Check Number	1422

(Initial on the line that you've read each)

_____ 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 crowned.

_____ 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.

TODAY'S DATE: 5/5/14

PROPERTY INFORMATION

TAX PARCEL # 06128-03-036.000

Address of Property Involved: 400 S. Burke

Property owner name: Mervyn David Thomas Arnold
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.

Property owner address: _____

Phone No. (____) _____

CONTRACTOR OR APPLICANT INFORMATION

Company Name: _____

Phone No. _____ Fax: _____

Name _____

Address _____

PERMIT INFORMATION

Permit for: Removal Trimming _____ Pruning _____

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.: _____
(use separate sheet if needed)

- 1) Tree interfering with the Building of a resident
- 2) Tree is disease and damaged

Number of Trees:
1 Live Oak _____ Southern Magnolia

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 owner's agent for the herein described work.

Signature _____ Date 5/5/14

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

(Initial on the line that you've read each)

_____ 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.

_____ PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

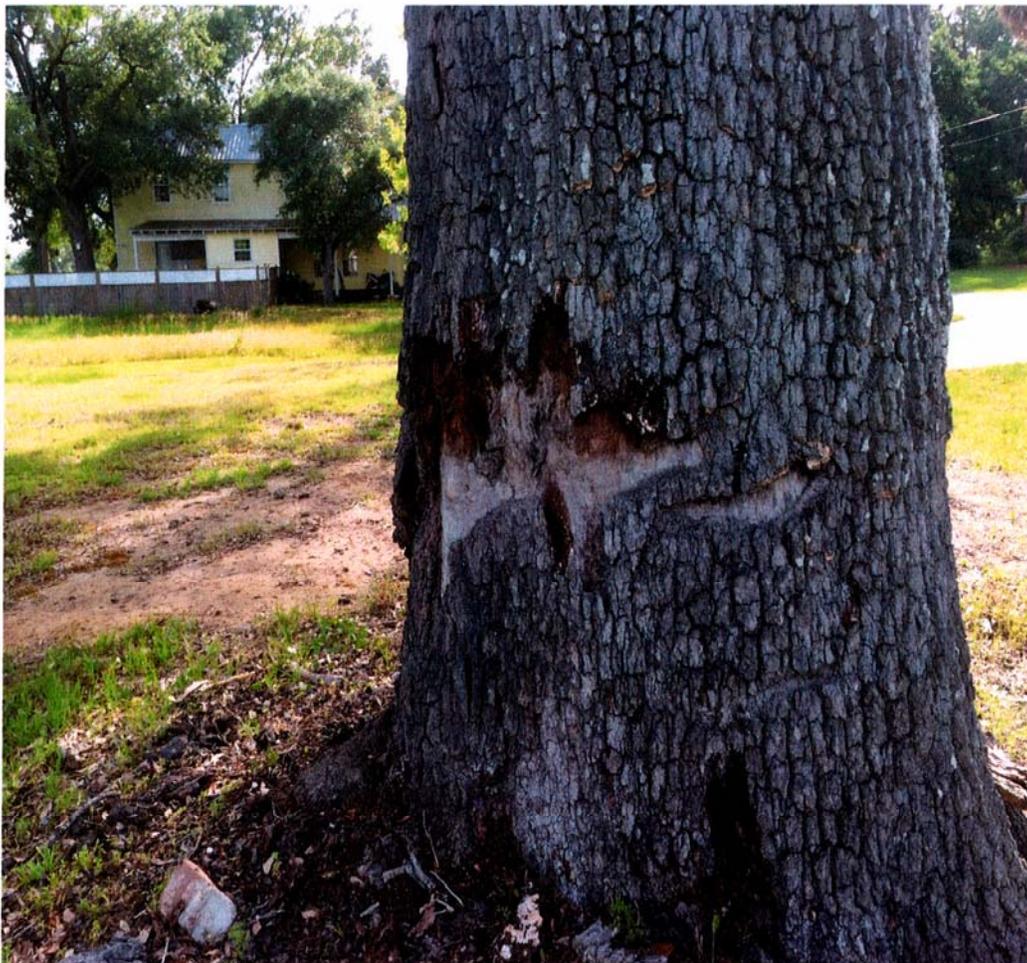
_____ OWNERSHIP: Please provide a recorded warranty deed.

_____ PERMIT FEES: 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.

_____ REPLANTING: 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.

_____ MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

MINUTES OF MAY 8, 2014
PLANNING COMMISSION



400 Burke

MINUTES OF MAY 8, 2014
PLANNING COMMISSION



400 Burke

MINUTES OF MAY 8, 2014
PLANNING COMMISSION



400 Burke

MINUTES OF MAY 8, 2014
PLANNING COMMISSION



400 Burke

Based upon the recommendation of the City of Long Beach Tree Board and Planning Commissioner Jim Heinzl, Certified Arborist, and in accordance with the City's Tree Ordinance #364, Commissioner Frazer made motion seconded by Commissioner Fischer and unanimously carried recommending removal of the tree as submitted.

It came for consideration under new business a tree removal request for the removal of one (1) Live Oak tree submitted by Beau Clair Homeowners Association as follows:

MINUTES OF MAY 8, 2014 PLANNING COMMISSION



CITY OF LONG BEACH, MISSISSIPPI
201 Jeff Davis Avenue
P.O. Box 929
Long Beach, MS 39560
(228) 863-1554
(228) 863-1558 fax
APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	5/7/2014
Zoning	
Agenda Date	5/18/2014
Check Number	

(Initial on the line that you've read each)

MB 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.

MB 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 crowned.

MB 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.

TODAY'S DATE: 05/07/2014

PROPERTY INFORMATION

TAX PARCEL # 0612E-03-038,001

Address of Property Involved: 548 W. BEACH BLVD

Property owner name: BEAU CLAIR HOMEOWNERS ASSOC.
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.

Property owner address: 548 W. BEACH BLVD

Phone No. 225 938-8601

CONTRACTOR OR APPLICANT INFORMATION

Company Name: BEAU CLAIR HOMEOWNERS ASSOC.

Phone No. 225-324-0973 Fax: _____

Name: NEOL MICHAEL BROAD

Address 10024 CROSSLAND DR. B.R. LA 70816

PERMIT INFORMATION

Permit for: Removal Trimming _____ Pruning _____

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.:
(use separate sheet if needed)

DISEASED TREE NOT WORTHY OF PRESERVATION -

Number of Trees:
1 Live Oak _____ Southern Magnolia

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 owner's agent for the herein described work.

Neal Michael Broad 05/07/2014
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

(Initial on the line that you've read each)

MB 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.

MB PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

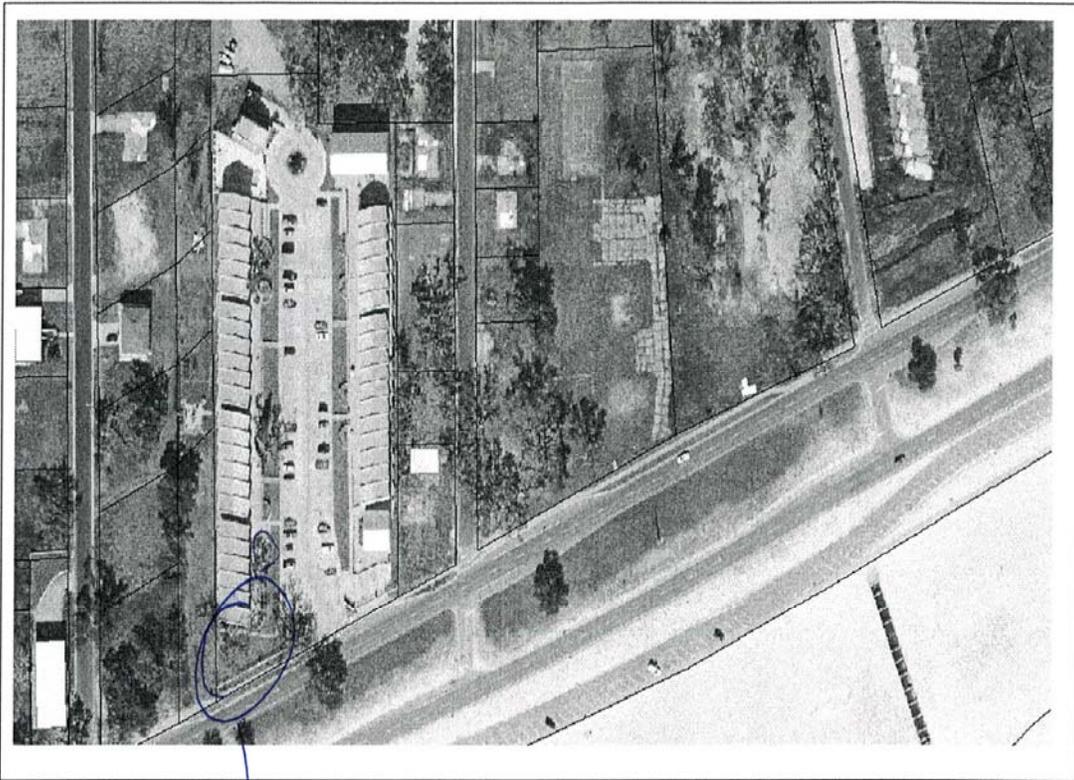
MB OWNERSHIP: Please provide a recorded warranty deed.

MB PERMIT FEES: 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.

MB REPLANTING: 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.

MB MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

MINUTES OF MAY 8, 2014
PLANNING COMMISSION



THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.
HARRISON COUNTY ASSUMES NO LEGAL RESPONSIBILITIES
FOR THE INFORMATION CONTAINED ON THIS MAP.

Date Printed: May 07, 2014

Parcel #:

OK to removed Tree.

Location is on southwest
Corner of Property By US 90.

A handwritten signature in blue ink, appearing to read "Robert Morrison".

Robert Morrison

MINUTES OF MAY 8, 2014
PLANNING COMMISSION



Based upon the recommendation of the City of Long Beach Tree Board and Planning Commissioner Jim Heinzl, Certified Arborist, and in accordance with the City's Tree Ordinance #364, Commissioner Yandell made motion seconded by Commissioner Robertson and unanimously carried recommending removal of the tree as submitted.

**MINUTES OF MAY 8, 2014
PLANNING COMMISSION**

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **GANT & SHIVERS PROPERTIES, LLC, a Mississippi limited liability company**, does hereby grant, bargain, sell, convey and warrant, unto **JOSEPH P. THOMPSON and wife, JOANN THOMPSON**, joint tenants with full rights of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi and more particularly described as follows, to-wit:

Lot Nineteen (19), DESTINY OAKS, Phase Two (2), a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 43 at Page 4 thereof, reference to which is hereby made in aid of and as a part of this description.

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

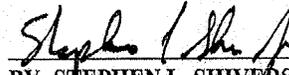
Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

**MINUTES OF MAY 8, 2014
PLANNING COMMISSION**

WITNESS THE SIGNATURE of the Grantor on this the 14th day of November, 2008.

GANT & SHIVERS PROPERTIES, LLC

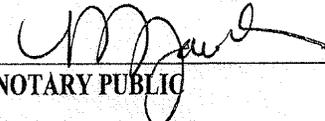

BY: **STEPHEN L. SHIVERS, JR.**
ITS: **AUTHORIZED AGENT**

STATE OF MISSISSIPPI

COUNTY OF HARRISON

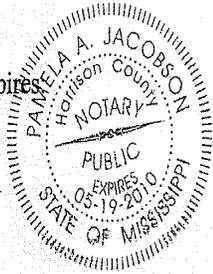
PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **STEPHEN L. SHIVERS, JR.**, who acknowledged to me that he is an **AUTHORIZED AGENT** of the company known as **GANT & SHIVERS PROPERTIES, LLC**, and that for and on behalf of said company and as its act and deed he signed and delivered this foregoing instrument of writing on the day and year therein mentioned, he having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 14th day of November, 2008.


NOTARY PUBLIC

(SEAL)

My Commission Expires



ADDRESS OF GRANTOR:
1231 28th STREET
GULFPORT, MS 39501
228-669-7071

ADDRESS OF GRANTEEES:
100 S. SEASHORE AVENUE
LONG BEACH, MS 39560
228-669-5151

PREPARED BY AND RETURN TO:

Schwartz, Orgler & Jordan, PLLC
15487 Oak Lane Drive, Suite 200-I
Gulfport, MS 39503
(228) 832-8550

FILE# 081336

**MINUTES OF MAY 8, 2014
PLANNING COMMISSION**

7 May 2014

Re: Request for permission to remove trees

To Whom it May Concern:

This letter is to authorize Harrell Hilton to request removal of trees, specified on an official City request form, from Lot 19, Destiny Oaks, Long Beach. This request results from a contingency of the purchase contract between Harrell Hilton and myself that specifies he needs permission to remove certain trees necessary to build the residence he has planned.

Thank you for your consideration in this matter.

My contact information is listed below if further information is needed.

Sincerely,

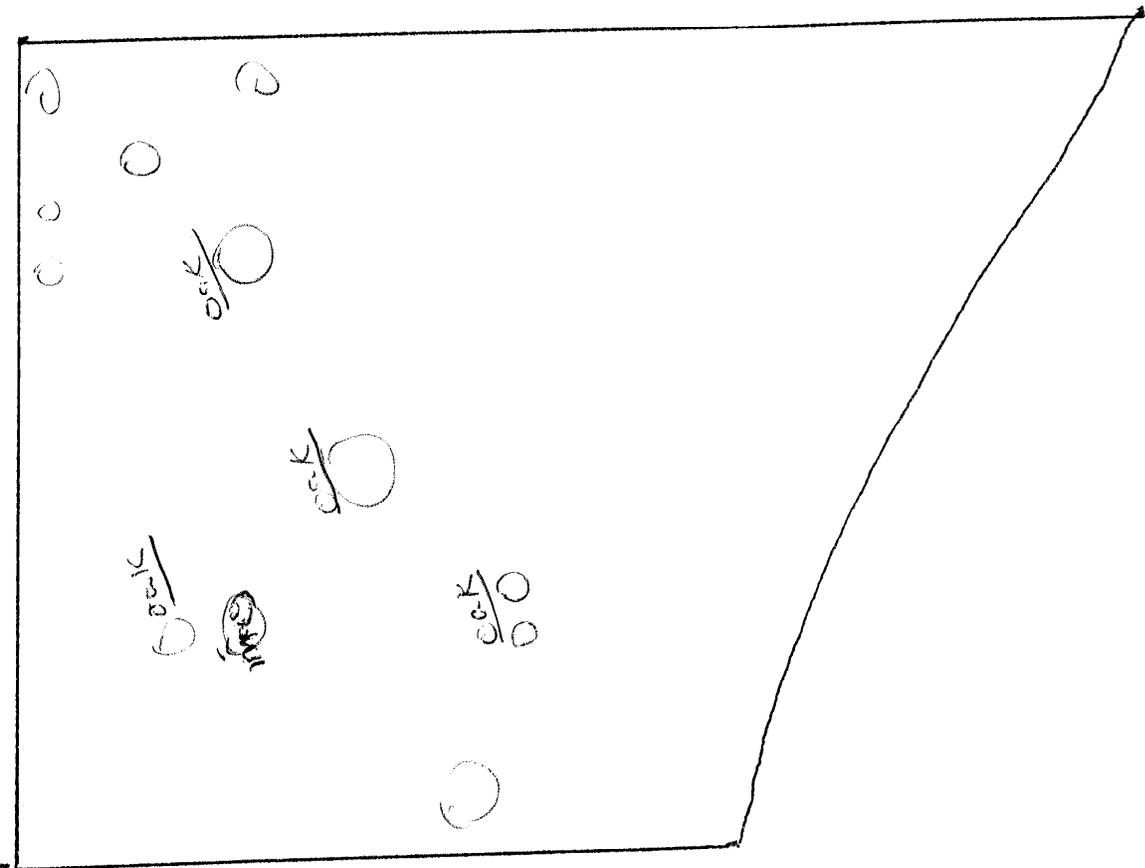
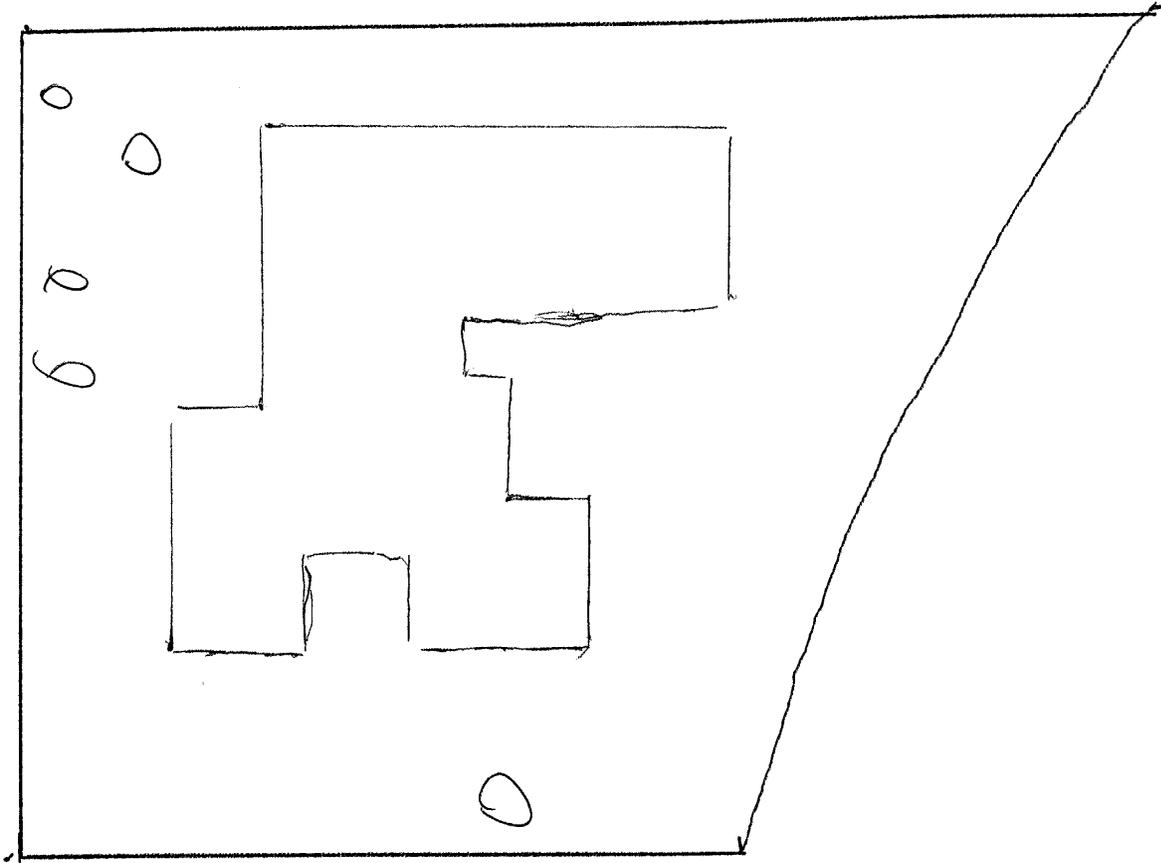


Joseph P Thompson

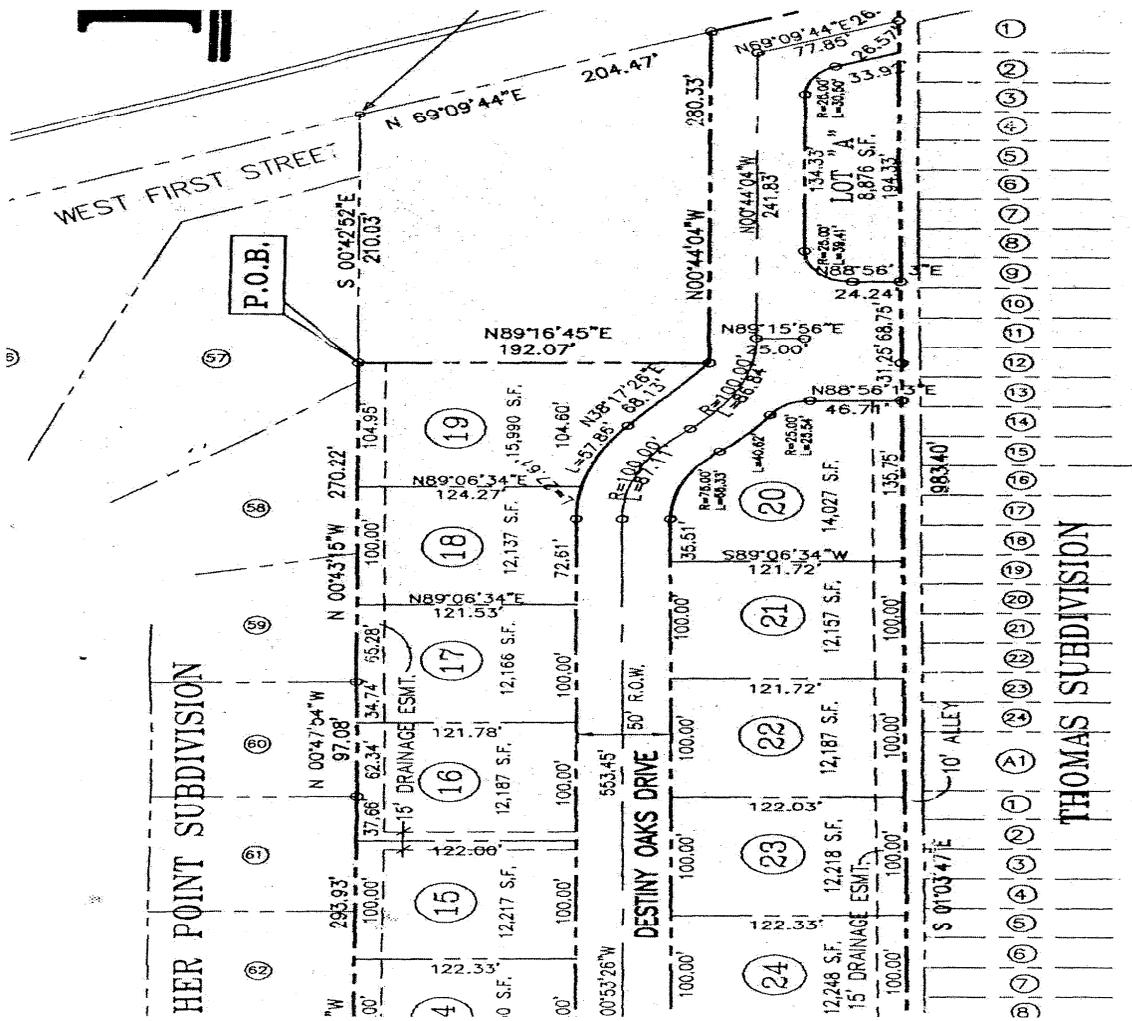
(228)669-5151

Thompson7@cableone.net

MINUTES OF MAY 8, 2014
PLANNING COMMISSION



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Commissioner Heinzl, certified arborist, stated four (4) of the trees requested to be removed are Water Oaks, and not Live Oaks, approval is not needed for the removal of Water Oaks.

Based upon the recommendation of Planning Commissioner Jim Heinzl, Certified Arborist, and in accordance with the City's Tree Ordinance #364, Commissioner Robertson made motion seconded by Commissioner Hansen and unanimously carried recommending removal of one (1) Live Oak and one (1) Magnolia tree.

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

APPROVED:

Chairman, Frank Olaivar

Date: _____

ATTEST:

Veronica Howard, Minutes Clerk