

## **MINUTES OF MARCH 12, 2015 PLANNING COMMISSION**

Be it remembered that 2 (two) public hearings of the Long Beach Planning Commission of the City of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 12<sup>th</sup> day of March 2015, 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 Fischer, Jim Heinzl, Chris Carrubba, Jeff Hansen, Nicholas Brown, Ron Robertson, Tonda Yandell, Planning Commission Consultant/Advisor Bill Hessell and minutes Clerk Veronica Howard.

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

**MINUTES OF MARCH 12, 2015  
PLANNING COMMISSION**

The first public hearing was called to order to consider two (2) five-foot (5') lot width variances, the applicant requested a 5' (five foot) lot width variance of lot one (1) and a 5' (five foot) lot width variance of lot two (2) as follows:

	<p><b>CITY OF LONG BEACH</b> 201 Jeff Davis Avenue PO BOX 929 Long Beach, MS 39560 (228) 863-1554 office (228) 863-1558 fax</p>	<div style="border: 1px solid black; padding: 5px;"> <p><b>Office use only</b></p> <p>Date Received <u>2/18/2015</u></p> <p>Zoning <u>R-1</u></p> <p>Agenda Date <u>3/18/15</u></p> <p>Check Number <u>2362</u></p> <p>Ward _____</p> </div>
<b>APPLICATION FOR VARIANCE APPROVAL</b>		
Tax Parcel Number(s): <u>06-12F-01-027.000</u>		
Address of Property Involved: <u>106 S. Girard Ave, Long Beach, MS 39560</u>		
Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)		
<u>I wish to split my 0.9 acre lot on Girard Ave. in half. It is 140 ft across resulting in a (2) 5-ft variance. Need.</u>		
<b>OWNERSHIP AND CERTIFICATION:</b>		
<p><b>READ BEFORE EXECUTING.</b> 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 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month (SEE ATTACHED MEETING DATES &amp; 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>		
OWNER	AGENT	
<u>Ashley Ann Skellie</u>	_____	
(PRINT) Name of Rightful Owner	(PRINT) Name of Agent	
<u>106 S. Girard Ave</u>	_____	
Owner's Mailing Address	Agent's Mailing Address	
<u>Long Beach, MS 39560</u>	_____	
City State Zip	City State Zip	
<u>228-596-9855</u>	_____	
Phone	Phone	
<u>Ashley Ann Skellie 2-18-15</u>	_____	
Signature of Owner Date	Signature of Agent Date	
<b>Application for Variance Approval</b>		

MINUTES OF MARCH 12, 2015  
PLANNING COMMISSION

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT



*[Signature]*  
1st Judicial District  
Instrument 2007 3507 D -J1  
Filed/Recorded 3 29 2007 2 4 P  
Total Fees 21.00  
2 Pages Recorded

WARRANTY DEED

FOR AND IN CONSIDERATION 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, We **RICHARD CARL ENNIS & MARGARET S. ENNIS (Deceased)**, Grantors, do hereby warrant, sell and convey unto **ASHLEY A. SKELLIE**, Grantee, the following described real property situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

**Lots 12 to 22, inclusive, Block 16, KOHLER & RUSSELL ADDITION, as per 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.**

The above described property is no part the homestead of the Grantor.

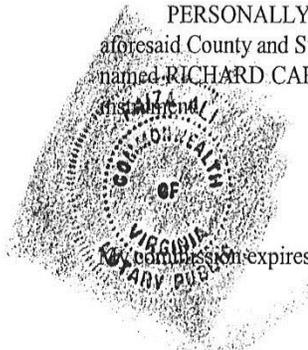
This conveyance is subject to any and all recorded rights-of-way, restrictions, reservations, covenants and easements.

Witness signature, this the 27<sup>th</sup> day of March, 2007.

*[Signature]*  
RICHARD CARL ENNIS

COMMONWEALTH OF VIRGINIA  
COUNTY OF Prince William

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid County and State, on this 27<sup>th</sup> day of March, 2007, within my jurisdiction, the within named RICHARD CARL ENNIS, who acknowledged that he executed the above and foregoing instrument.



*[Signature]*  
NOTARY PUBLIC

My commission expires: DEC 31, 2009

INDEX IN: Lots 12 to 22, inclusive, Blk 16, Kohler & Russell Addition, First Judicial District of Harrison County, MS.

GRANTOR: 15363 Blacksmith Terrace  
Woodbridge, VA 22191 (703)680-7534  
GRANTEE: P. O. Box 38  
Long Beach, MS 39560 (228)596-9855

DOCUMENT PREPARED BY: DUKES, DUKES, KEATING & FANCA, P.A., 2909 13<sup>TH</sup> STREET - SUITE 601, GULFPORT, MISSISSIPPI 39501 PH (228)868-1111. [#1211.0002]

**MINUTES OF MARCH 12, 2015  
PLANNING COMMISSION**

**Ashley A. Skellie**

Post Office Box 38 • Long Beach, MS 39560

February 20, 2015

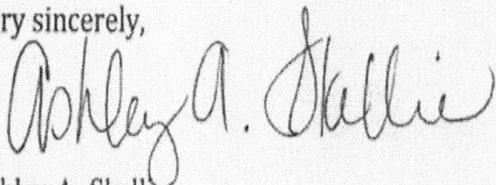
City of Long Beach  
Planning and Zoning Board  
201 Jeff Davis Avenue  
Long Beach, MS 39560

To Whom It May Concern,

This is to respectfully request two (2) variances in order to split my current property/residence located on 106 South Girard Avenue. If accepted, my plan is to split the 0.9-acre into two parcels. The frontage area on Girard Avenue is 140ft (north and south) and 285ft running east and west. My goal is to sell my existing home and rebuild on the new parcel. My current property has become too large to care for as I travel so much but I love the property and want to hold on to the option of living there.

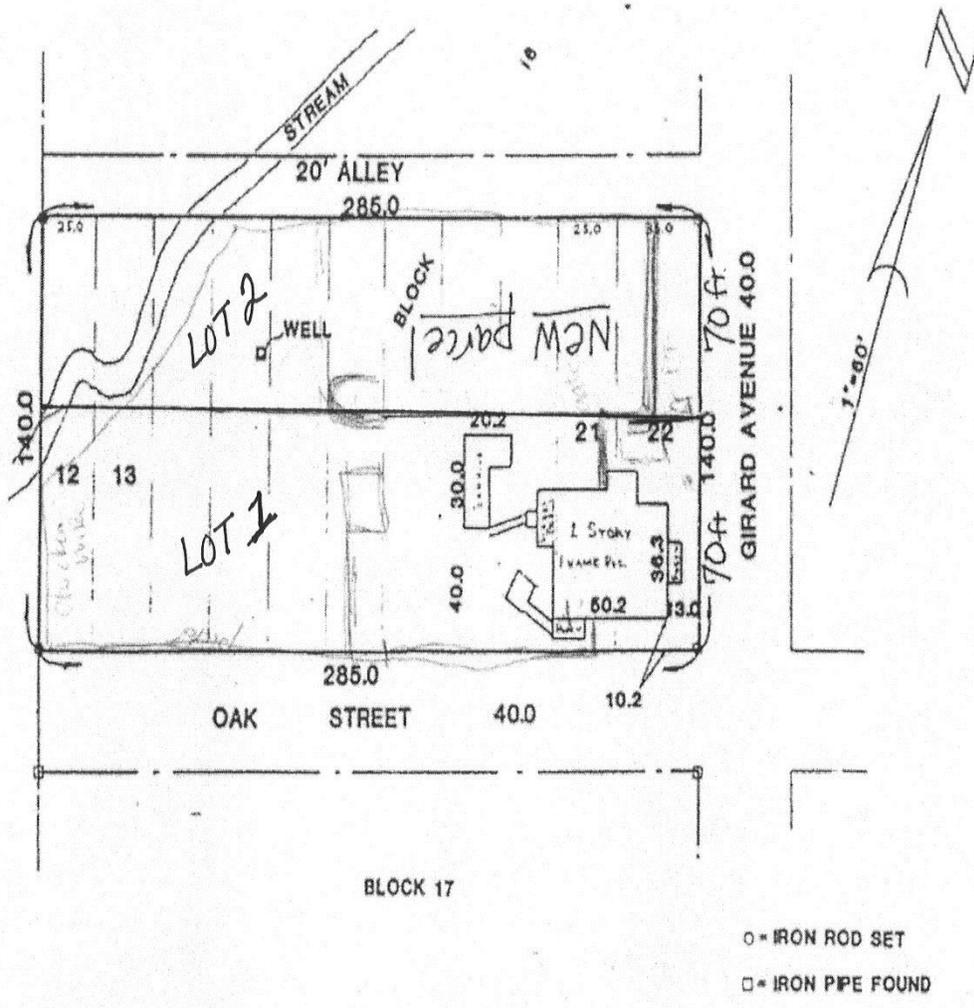
I respectfully ask for your approval for this request. Thank you in advance for your consideration.

Very sincerely,



Ashley A. Skellie

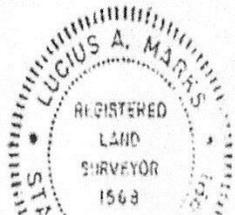
MINUTES OF MARCH 12, 2015  
 PLANNING COMMISSION



Survey of Lots 12 thru 22 Block 16, Kohler and Russell Subdivision in the City of Long Beach, Harrison County, Mississippi.

This to CERTIFY that I have surveyed the property hereon described and delineated; and that the measurements and other data indicated are correct to the best of my knowledge and belief.

*Lucius A. Marks*  
 LUCIUS A. MARKS, L.L., R.L.S.  
 February 6, 1985



# MINUTES OF MARCH 12, 2015 PLANNING COMMISSION

The Clerk reported that sixteen (16) notices of public hearing were sent by certified mail, electronic return receipt, to property owners within two hundred feet (200') of the subject property, notices were also posted on the bulletin boards at City Hall, the Building Official's Office, and the Water Department, 201 Jeff Davis Avenue; and at the Long Beach Public Library, 207 Jeff Davis Avenue. Said return receipts were ordered as part of the record of these proceedings:

## 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 **variance**.

Ashley A Skellie, 106 South Girard Avenue, Long Beach, Mississippi, has filed an application for a variance in accordance with the Comprehensive Long Beach Unified Land Ordinance to create two (2) new residential lots with less than the required minimum lot width of 75' (seventy-five feet), **the applicant is requesting a 5' (five foot) lot width variance on lot one (1) and a 5' (five foot) lot width variance on lot two (2)**. The property is described as being south of the CSX Railroad, north of Magnolia Street and on the West side of Girard Avenue. The legal description is as follows:

Lots 12 to 22, inclusive, Block 16, KOHLER & RUSSELL ADDITION, as per 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.

A public hearing to consider the above variance will be held in the City of Long Beach, Mississippi 39560, Thursday, March 12, 2015, 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 MARCH 12, 2015  
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, LEGAL NOTICE and PUBLIC HEARING, as evidence by the Publisher's Proof of Publication as follows:

**Proof of Publication**

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. 131 No., 145 dated 25 day of Feb, 20 15
- 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 \_\_\_\_\_

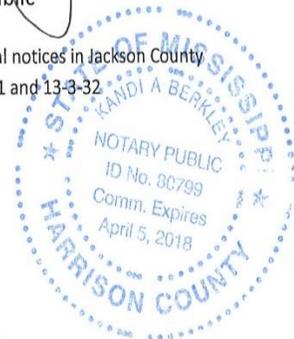
Affiant further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

FEB 26 2015 Crista Brackett  
Clerk

Sworn to and subscribed before me this 25 day of Feb, A.D., 20 15

Kandi Berkley  
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



LEGAL NOTICE  
PUBLIC HEARING  
In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 698 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 variance. Ashley A Skellie, 106 South Girard Avenue, Long Beach, Mississippi, has filed an application for a variance in accordance with the Comprehensive Long Beach Unified Land Ordinance to create two (2) new residential lots with less than the required minimum lot width of 75' (seventy-five feet), the applicant is requesting a 5' (five foot) lot width variance on lot one (1) and a 5' (five foot) lot width variance on lot two (2). The property is described as being south of the CSX Railroad, north of Magnolia Street and on the West side of Girard Avenue. The legal description is as follows:  
Lots 12 to 22, inclusive, Block 16, KOHLER & RUSSELL ADDITION, as per 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.  
A public hearing to consider the above variance will be held in the City of Long Beach, Mississippi 39560, Thursday, March 12, 2015, 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  
ADV25.1WED  
1594342

**MINUTES OF MARCH 12, 2015  
PLANNING COMMISSION**

Commission Chairman called for anyone wishing to speak in favor or in opposition of the request and the following came forward to be heard.

Commissioner Yandell made motion seconded by Commissioner Robertson and unanimously carried to close the public hearing.

After review of the application and discussion Commissioner Robertson made motion seconded by Commissioner Fischer and unanimously carried recommending approval of the variance as submitted.

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The second public hearing was called to order to consider a zoning text change, to ADD to Article XI, Section 119: Lots, as follows:

- (g) Corner building sites in any district having to its rear a building facing toward the intersecting or side street shall have provided on the intersecting or side street side of the corner building site a side yard having a width equal at least to the depth of the front yard required for a structure on the building site to the rear of the corner building site; provide, however, that this regulation shall not be applied to reduce the buildable width of the corner building site to less than thirty (30) feet or increase the side yard setback greater than eighteen (18) feet.

The Clerk reported that notices were posted on the bulletin boards at City Hall, the Building Official's Office, and the Water Department, 201 Jeff Davis Avenue; and at the Long Beach Public Library, 207 Jeff Davis Avenue.

**MINUTES OF MARCH 12, 2015  
PLANNING COMMISSION**

**City of Long Beach**

**BOARD OF ALDERMEN**

Leonard G. Carrubba, Sr. - At-Large  
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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 **zoning text change**.

Long Beach Planning Commission has filed an application for a change in the zoning text in accordance with the Comprehensive Long Beach Unified Land Ordinance. The City proposes to make the following changes to said Ordinance:

Add to Article XI Supplemental Use Regulations:

Section 119: Lots

- (g) Corner building sites in any district having to its rear a building facing toward the intersecting or side street shall have provided on the intersecting or side street side of the corner building site a side yard having a width equal at least to the depth of the front yard required for a structure on the building site to the rear of the corner building site; provide, however, that this regulation shall not be applied to reduce the buildable width of the corner building site to less than thirty (30) feet or increase the side yard setback greater than eighteen (18) feet.

The purpose of this proposed change is to promote uniformed development and improve public safety, thereby enhancing the quality of life for all Long Beach residents. A public hearing to consider the above zoning text change will be held in the City of Long Beach, Mississippi 39560, Thursday, March 12, 2015, at 5:30 p.m., in the Long Beach City Hall located on 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 MARCH 12, 2015  
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, Legal Notice, Public Hearing, as evidence by the Publisher's Proof of Publication as follows:

**Proof of Publication**

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. 131 No., 137 dated 17 day of Feb, 2015
- 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\_\_\_\_

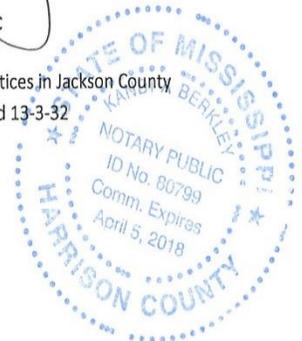
Affiant further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

FEB 19 2015 Crista Brackett  
Clerk

Sworn to and subscribed before me this 18 day of Feb, A.D., 2015

Kandberg  
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



**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 zoning text change.  
Long Beach Planning Commission has filed an application for a change in the zoning text in accordance with the Comprehensive Long Beach Unified Land Ordinance. The City proposes to make the following changes to said Ordinance:  
Add to Article XI Supplemental Use Regulations:  
Section 119: Lots  
(g) Corner building sites in any district having to its rear a building facing toward the intersecting or side street shall have provided on the intersecting or side street side of the corner building site a side yard having a width equal at least to the depth of the front yard required for a structure on the building site to the rear of the corner building site; provide, however, that this regulation shall not be applied to reduce the buildable width of the corner building site to less than thirty (30) feet or increase the side yard setback greater than eighteen (18) feet.  
The purpose of this proposed change is to promote uniform development and improve public safety, thereby enhancing the quality of life for all Long Beach residents. A public hearing to consider the above zoning text change will be held in the City of Long Beach, Mississippi, 39560, Thursday, March 12, 2015, at 5:30 p.m., in the Long Beach City Hall located on 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  
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1554032

**MINUTES OF MARCH 12, 2015  
PLANNING COMMISSION**

Commission Chairman called for anyone wishing to speak in favor or in opposition of the request and the following came forward to be heard.

Commissioner Yandell made motion seconded by Commissioner Fischer and unanimously carried to close the public hearing.

Commissioner Robertson made motion seconded by Commissioner Fischer and unanimously carried recommending a zoning text change, ADDING to Article XI, Section 119: Lots, the following:

- (g) In any residential district, the side yard requirements for corner lots along the street right-of-way shall have an extra width of ten (10) feet. In the absence of any future buildable lot to the rear of a corner lot the minimum side yard setback shall be eight (8) feet.

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Be it remembered that a regular 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 12<sup>th</sup> day of March 2015, 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 Olavar, Commissioners Donald Frazer, Randy Fischer, Jim Heinzl, Chris Carrubba, Jeff Hansen, Nicholas Brown, Ron Robertson, Tonda Yandell, Planning Commission Consultant/Advisor Bill Hessell and minutes Clerk Veronica Howard.

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

\*\*\*\*\*

Commissioner Robertson made motion seconded by Commissioner Carrubba and unanimously carried to approve the regular meeting minutes of February 26, 2015 as submitted.

\*\*\*\*\*

There came for consideration a certificate of re-subdivision for property located at 106 South Girard Avenue submitted by Ashley Skellie.

Due to the certificate not being ready to submit, Commissioner Yandell made motion seconded by Commissioner Brown to table this agenda item until the next regular meeting.

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**MINUTES OF MARCH 12, 2015  
PLANNING COMMISSION**

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

APPROVED:

\_\_\_\_\_  
Commission Chairman, Frank Olaivar

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Veronica Howard, Minutes Clerk