

MINUTES OF APRIL 23, 2015 PLANNING COMMISSION

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 23rd day of April 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 Olaivar, Commissioners Donald Frazer, Randy Fischer, Chris Carrubba, Jeff Hansen, Nicholas Brown, Ron Robertson, Tonda Yandell, Planning Commission Consultant/Advisor Bill Hessel and minutes Clerk Veronica Howard.

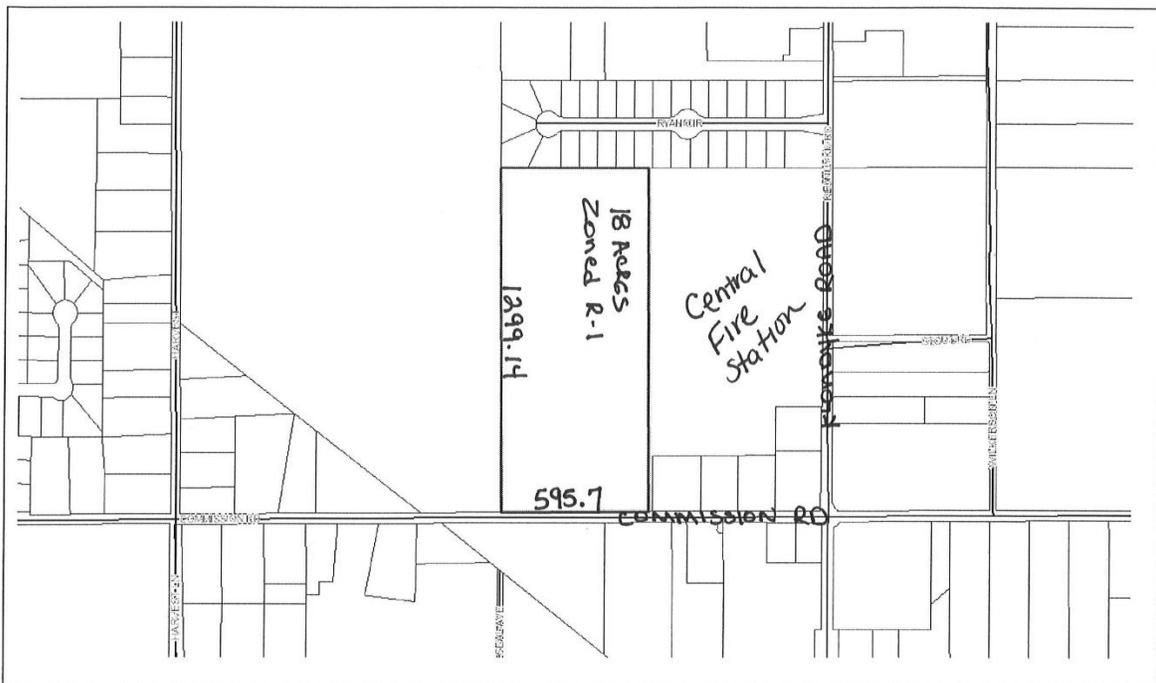
Commissioner Jim Heinzl was absent the meeting.

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

Commissioner Fisher made motion seconded by Commissioner Brown to suspend the rules and add under NEW BUSINESS #4. Discussion regarding sidewalks, (ordinance 587), for the construction at 708 Magnolia Street.

Commissioner Carrubba made motion seconded by Commissioner Hansen and unanimously carried to approve the regular meeting minutes of April 9, 2015 as submitted.

It came for consideration under Unfinished business discussion regarding the rezoning of property located on Commission Road, tax parcel #0611F-01-013.00, an 18 acre lot, currently zoned R-1, Single-Family Residential.



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

Date Printed: Mar 13, 2015

Parcel #: 0611F-01-013.000

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No action was taken.

It came for discussion regarding rezoning the East side of the City, areas east of the Long Beach High school (Nicholson Avenue, East to McCaughan Avenue; Allen Road, South to East Old Pass Road).

No action was taken.

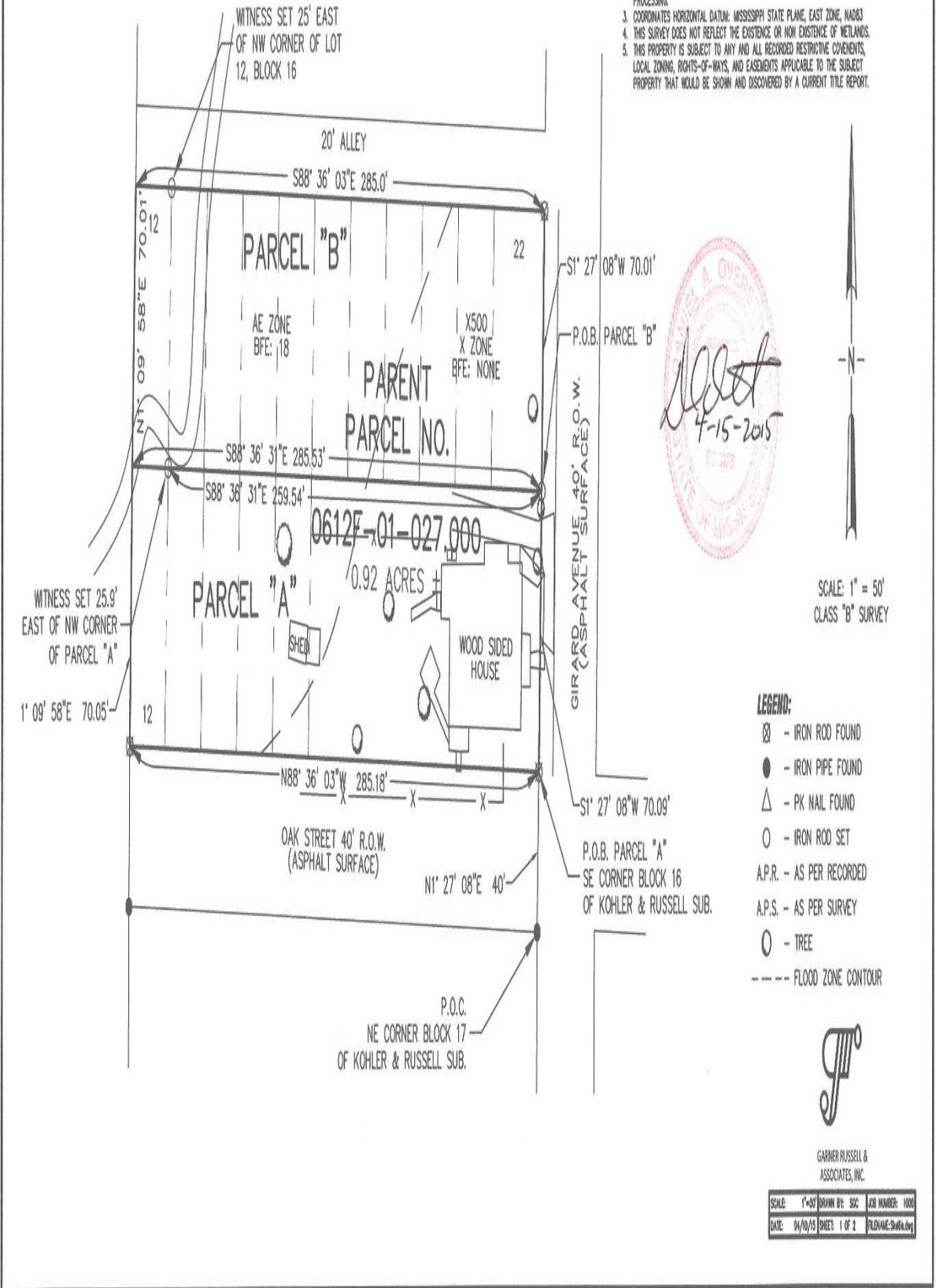
There came for consideration a certificate of re-subdivision for property located at 106 South Girard Avenue submitted by Ashley Skellie as follows:

<p>CITY OF LONG BEACH PLANNING DEPARTMENT 201 JEFF DAVIS AVENUE PO BOX 929 LONG BEACH, MS 39560 (228) 863-1554 (228) 863-1558 FAX</p>	<p>Office use only Date Received <u>4/23/15</u> Zoning <u>R-1</u> Agenda Date <u>4/23/15</u> Check Number <u>2377</u></p>
<p><u>APPLICATION FOR CASE REVIEW</u></p>	
<p>I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION</p>	
<p>II. ADVALOREM TAX PARCEL NUMBER(S): <u>0612 F - 01 - 027.000</u></p>	
<p>III. GENERAL LOCATION OF PROPERTY INVOLVED: <u>106 S. Girard Ave</u></p>	
<p>IV. ADDRESS OF PROPERTY INVOLVED: <u>106 S. Girard Ave</u></p>	
<p>V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of <u>106 S. Girard Ave</u> Into <u>Partial A + B</u></p>	
<p>VI. REQUIRED ATTACHMENTS: A. Resubdivision Survey and Certificate (see attached example) B. Cash or Check payable to the City of Long Beach in the amount of \$250.00 C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.</p>	
<p>***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.</p>	
<p>VII. OWNERSHIP AND CERTIFICATION: READ BEFORE EXECUTING. 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 fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.</p>	
<p>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.</p>	
<p><u>Ashley Skellie</u> Name of Rightful Owner (PRINT)</p>	<p>_____ Name of Agent (PRINT)</p>
<p><u>P.O. Box 38</u> Owner's Mailing Address</p>	<p>_____ Agent's Mailing Address</p>
<p><u>Long Beach, MS 39560</u> City State Zip</p>	<p>_____ City State Zip</p>
<p><u>228-596-9855</u> Phone</p>	<p>_____ Phone</p>
<p><u>Ashley Skellie 4-20-15</u> Signature of Rightful Owner Date</p>	<p>_____ Signature of Applicant Date</p>

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RESUBDIVISION OF
 PARCEL 0612F-01-027.000
 INTO PARCEL A AND PARCEL B
 SHEET 1 OF 2

- NOTES:**
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 2. BEARINGS SHOWN HEREON ARE DERIVED BY: GPS STATIC OCCUPATION AND OPUS POST PROCESSING.
 3. COORDINATES HORIZONTAL DATUM: MISSISSIPPI STATE PLANE, EAST ZONE, NAD83
 4. THIS SURVEY DOES NOT REFLECT THE EXISTENCE OR NON EXISTENCE OF WETLANDS.
 5. THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED RESTRICTIVE COVENANTS, LOCAL ZONING, RIGHTS-OF-WAYS, AND EASEMENTS APPLICABLE TO THE SUBJECT PROPERTY THAT WOULD BE SHOWN AND DISCOVERED BY A CURRENT TITLE REPORT.



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CERTIFICATE OF RESUBDIVISION

IN ACCORDANCE WITH ARTICLE II, SECTION 3 OF THE CODE OF ORDINANCE OF THE CITY OF LONG BEACH AS AMENDED, IT IS HEREBY CERTIFIED THE LONG BEACH PLANNING COMMISSION CHAIRMAN AND THE LONG BEACH MAYOR AND BOARD OF ALDERMEN HAVE REVIEWED AND APPROVED THE ATTACHED FINAL PLAT. THE FOLLOWING PROPERTY HAS BEEN SUBDIVIDED FROM HARRISON COUNTY AD VALOREM TAX PARCEL NUMBER 0612F-01-027.000 INTO TWO NEW PARCELS. THE SUBJECT PROPERTY IS GENERALLY DESCRIBED AS BEING LOCATED ADJACENT TO GRAND AVE.

RECORD DESCRIPTION PRIOR TO RESUBDIVISION:

PARCEL NO. 0612F-01-027.000 (ASHLEY SKELLIE)

LOTS 12 THRU 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

PARCEL "A" LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED WITHIN LOTS 12 THRU 22 OF BLOCK 16 OF KOHLER & RUSSELL SUBDIVISION, SECTION 14, TOWNSHIP 8 SOUTH, RANGE 12 WEST, 1ST JUDICIAL DISTRICT, CITY OF LONG BEACH, HARRISON COUNTY MISSISSIPPI, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF BLOCK 17 OF SAID KOHLER & RUSSELL SUBDIVISION; THENCE N 1° 27' 08" E ~ 40.0 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF BLOCK 16 OF SAID KOHLER & RUSSELL SUBDIVISION AND THE POINT OF BEGINNING OF PARCEL "A"; THENCE N 88° 36' 03" W ~ 285.18 FEET ALONG OAK STREET TO AN IRON ROD FOUND; THENCE N 1° 09' 58" E ~ 70.00 FEET TO A CORNER (WITNESS IRON ROD SET 25.9 FEET EAST OF SAID CORNER); THENCE S 88° 38' 03" E ~ 285.53 FEET TO AN IRON ROD SET ON THE MARGIN OF GRAND AVE; THENCE ALONG GRAND AVENUE S 1° 27' 08" W ~ 70.00 FEET TO THE P.O.B.

SAID PARCEL "A" AREA CONTAINS 10,896 SQUARE FEET

PARCEL "B" LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED WITHIN LOTS 12 THRU 22 OF BLOCK 16 OF KOHLER & RUSSELL SUBDIVISION, SECTION 14, TOWNSHIP 8 SOUTH, RANGE 12 WEST, 1ST JUDICIAL DISTRICT, CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF BLOCK 17 OF SAID KOHLER & RUSSELL SUBDIVISION; THENCE N 1° 27' 08" E ~ 40.0 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF BLOCK 16 OF SAID KOHLER & RUSSELL SUBDIVISION; THENCE N 1° 27' 08" E ~ 70.00 FEET TO AN IRON ROD SET FOR THE POINT OF BEGINNING OF PARCEL "B"; THENCE N 88° 36' 03" W ~ 285.53 FEET TO AN IRON ROD SET; THENCE N 1° 09' 58" E ~ 70.01 FEET TO THE CORNER (WITNESS IRON ROD SET 25 FEET EAST OF SAID CORNER); THENCE S 88° 38' 03" E ~ 285.0 FEET TO AN IRON ROD FOUND ON THE MARGIN OF GRAND AVE; THENCE ALONG GRAND AVENUE S 1° 27' 08" W ~ 70.01 FEET TO THE P.O.B.

SAID PARCEL "B" AREA CONTAINS 10,867 SQUARE FEET

CERTIFICATE OF SURVEY AND ACCOUNT:

I HEREBY CERTIFY THAT THIS MAP DRAWN BY ME OR DRAWN UNDER MY SUPERVISION FROM ACTUAL SURVEY MADE BY ME OR ACTUAL SURVEY MADE UNDER MY SUPERVISION AND WAS PREPARED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15th DAY OF April, 2015

[Signature]

DANIEL A. OVERSTREET
MISSISSIPPI P.S. -3126
A. GARNER RUSSELL & ASSOCIATES
520 33RD STREET GULFPORT, MS 39507
228-863-0667
DATE OF SURVEY: APRIL 07, 2015



SUBSCRIBED AND SWORN BEFORE ME, IN MY PRESENCE THIS 15th DAY OF April, 2015, A NOTARY PUBLIC IN AND FOR THE COUNTY OF HARRISON, STATE OF MISSISSIPPI.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/21/2019



RESUBDIVISION OF
PARCEL 0612F-01-027.000
INTO PARCEL A AND PARCEL B
SHEET 2 OF 2

CERTIFICATE OF OWNERSHIP:

I HEREBY CERTIFY I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF LONG BEACH, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

ASHLEY A. SKELLIE DATE

SUBSCRIBED AND SWORN BEFORE ME, IN MY PRESENCE THIS ____ DAY OF _____, 2015, A NOTARY PUBLIC IN AND FOR THE COUNTY OF HARRISON, STATE OF MISSISSIPPI.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL:

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS, OR ANY CHANGE IN EXISTING PUBLIC STREETS, THE EXTENSION OF PUBLIC WATER OR SEWER SYSTEM OR THE INSTALLATION OF DRAINAGE IMPROVEMENTS THROUGH ONE OR MORE LOTS TO SERVE ONE OR MORE LOTS. THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE CITY ORDINANCES OF LONG BEACH AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE ADMINISTRATOR SUBJECT TO ITS BEING RECORDED IN THE HARRISON COUNTY COURTHOUSE WITHIN SIXTY(60) DAYS OF THE DATE BELOW.

ADMINISTRATOR DATE

PLANNING COMMISSION:

SUBMITTED TO AND APPROVED BY THE CITY OF LONG BEACH PLANNING COMMISSION AT THE REGULARLY SCHEDULED MEETING ON THE ____ DAY OF _____, 2015

ATTEST ADOPT

CITY CLERK MAYOR

PREPARED BY _____
CITY OF LONG BEACH
PLANNING COMMISSION
201 JEFF DAVIS AVENUE
LONG BEACH, MS 39600
228-863-1554



GARNER RUSSELL & ASSOCIATES, INC.

SCALE: N.T.S. DRAWN BY: SOC JOB NUMBER: 100
DATE: 04/10/15 SHEET: 2 OF 2 FILENAME: Shella.dwg

MINUTES OF APRIL 23, 2015
PLANNING COMMISSION



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

520 33RD STREET
GULFPORT, MS 39507

TEL (228) 863-0667
FAX (228) 863-5232

April 22, 2015

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

RE: Certificate of Resubdivision – Tax Parcel No. 0612F-01-027.000

Ladies and Gentlemen:

I have received the referenced Certificate of Resubdivision and have reviewed it for compliance with the City's ordinances. This is a subdivision of one lot, being approximately 0.92 acres in size. The owner proposes to subdivide the existing lot into two new lots, each approximately 0.46 acres in size, and each having around 70 feet of frontage on Girard Avenue.

This subdivision was performed by a surveyor employed with A. Garner Russell; however, I have reviewed the form of the Certificate and the certifications contained thereon and find them to be acceptable per the City's subdivision ordinance. Therefore, I recommend approval of this subdivision, subject to the payment of any required tapping fees or special connection fees as determined by the City's public works department.

Sincerely,

David Ball, P.E.

DB:539

After careful review and based upon David Ball, City Engineer's recommendation Commissioner Yandell made motion seconded by Commissioner Robertson and unanimously carried recommending approval of the re-subdivision as submitted.

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Next item of business was the re-subdivision of 20101 Daugherty Road submitted by Faye Elrod as follows:

	<p>CITY OF LONG BEACH PLANNING DEPARTMENT 201 JEFF DAVIS AVENUE PO BOX 929 LONG BEACH, MS 39560 (228) 863-1554 (228) 863-1558 FAX</p>	<p align="center">Office use only</p> <p>Date Received <u>4/21/15</u> Zoning _____ Agenda Date <u>4/23/15</u> Check Number <u>504</u></p>
<u>APPLICATION FOR CASE REVIEW</u>		
<p>I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION</p>		
<p>II. ADVALOREM TAX PARCEL NUMBER(S): <u>0511 H-03-026.000</u></p>		
<p>III. GENERAL LOCATION OF PROPERTY INVOLVED: <u>ON DAUGHERTY ROAD EAST OF & ADJACENT TO L' CASA FORESTA SD</u></p>		
<p>IV. ADDRESS OF PROPERTY INVOLVED: <u>20101 DAUGHERTY ROAD</u></p>		
<p>V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of <u>A PARCEL OF LAND</u> Into <u>TWO PARCELS : PARCEL "I" & PARCEL "II"</u></p>		
<p>VI. REQUIRED ATTACHMENTS:</p> <p>A. Resubdivision Survey and Certificate (see attached example)</p> <p>B. Cash or Check payable to the City of Long Beach in the amount of \$250.00</p> <p>C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.</p> <p>***NOTE*** <u>APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.</u></p>		
<p>VII. OWNERSHIP AND CERTIFICATION: <u>READ BEFORE EXECUTING,</u> 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 fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.</p> <p>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.</p>		
<p><u>FAYE E. ELROD</u> Name of Rightful Owner (PRINT)</p> <p><u>20101 Daugherty Rd.</u> Owner's Mailing Address</p> <p><u>Long Beach, MS 39560</u> City State Zip</p> <p><u>(228) 868-5539</u> Phone</p> <p><u>Faye E. Elrod 4/21/15</u> Signature of Rightful Owner Date</p>	<p>_____ Name of Agent (PRINT)</p> <p>_____ Agent's Mailing Address</p> <p>_____ City State Zip</p> <p>_____ Phone</p> <p>_____ Signature of Applicant Date</p>	

MINUTES OF APRIL 23, 2015
PLANNING COMMISSION

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Parcel No,
05117-03-026.000

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other cash in hand paid, the receipt of which is hereby acknowledged, and the balance secured by a purchase money deed of trust back on the hereinafter described property, we, JESSIE D. ARCHER, PEARL D. STOKES, LOGAN DAUGHERTY and WILLIAM H. DAUGHERTY, JR. do hereby sell, convey and warrant unto HAROLD C. ELROD and FAYE E. ELROD, husband and wife as joint tenants, not as tenants in common but to the survivor, the following described land, together with all improvements thereon, situated in Harrison County, Mississippi, to-wit:

All that part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) lying East of Bayou Portgge and all of Government Lot Nine (9) in the West part of the Southeast Quarter (SE $\frac{1}{4}$); less 4 acres therein previously conveyed to Sneed and less 20 acres previously conveyed to W. A. Lacy; being approximately 23 acres situated in Section 3, Township 8 South, Range 12 West in Harrison County, Mississippi.

Grantors reserve unto themselves one-half of all oil, gas, minerals or metals lying in or under the above described land together with rights of ingress and egress for the purpose of exploring for mining or extracting same.

Grantors likewise except and reserve water rights in and to an existing artesian well on the above described property, so long as the well shall continue to produce water which water rights shall include the following; the right to water through the present 3/4 inch pipe to the residences of Maxine Chaudoin and Ted Gifford; the right to connect a 1 inch line to serve property owned by grantors to the west which connection may be made by grantors at a future date. Grantors likewise reserve the right to enter on the above described premises for the purpose of installing such line or maintaining same, such line to run generally west-southwest from the well. All costs for the installation and maintenance of such line are to be paid by grantors. All persons having water rights in said well shall likewise have the right

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to enter on the above described property for the purpose of repairing and maintaining such water lines, but at their own expense, without undue delay, and with minimum damage to the property crossed thereby. In the event it becomes necessary to make repairs to the well all of the owners of water rights shall pay their proportionate share, failing in which said person shall forfeit any further interest in the well or to the use of water therefrom. No person shall have the right to install any pump or booster to increase the volume of water delivered without the permission of the grantees herein.

Taxes for the year 1960 have been prorated and adjusted and same are assumed by the grantees herein.

The above described property is not the homestead of any of the grantors, nor any part thereof, nor has it ever been.

Witness their signatures on this the 16th day of November, 1960.



JESSIE D. ARCHER

BY: William H. Daugherty Jr.
Attorney-in-fact

PEARL D. STOKES

BY: William H. Daugherty Jr.
Attorney-in-fact

LOGAN DAUGHERTY

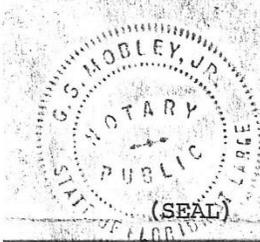
BY: William H. Daugherty Jr.
Attorney-in-fact

William H. Daugherty Jr.
WILLIAM H. DAUGHERTY, JR.

STATE OF FLORIDA
COUNTY OF

Personally appeared before me, the undersigned authority in and for the above mentioned County and State William H. Daugherty, Jr. individually and as attorney-in-fact for Jessie D. Archer, Pearl D. Stokes, & Logan Daugherty and that as such he signed and delivered the above and foregoing warranty deed on the day and in the year therein mentioned.

Given under my hand and official seal of office, this the 16 day of November, 1960.



C. S. Mobley, Jr.
NOTARY PUBLIC

My Commission Expires _____
Notary Public, State of Florida at Large
My Commission Expires March 8, 1962
Bonded by American Surety Co. of N. Y.

STATE of MISSISSIPPI
Harrison County

I hereby certify that this instrument was received and filed for record at 4 o'clock and 05 minutes 8 M. on 18 day of Nov A. D. 19 60, and recorded in Record of Deeds No. 471 on pages 308-60

W. H. Daugherty Jr. Chancery Clerk
W. H. Daugherty Jr. D. C.

MINUTES OF APRIL 23, 2015 PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcel number 0511H-03-026.000 into two new parcels. The subject property is generally described as being located adjacent to Daugherty Road.

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION:

PARCEL NO. 0511H-03-026.000 (Donna E. and Patrick A. Scott)

A parcel of land situated and being located in a portion of Government Lot 9, Section 3, Township 8 South, Range 12 West, also located in a portion of the NW 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4, of said Section 3, had said Section been regular, City of Long Beach, First Judicial District of Harrison County, Mississippi; and being more particularly described as follows:

Commence at the northeast corner of Lot 16, L'CASA FORESTA Subdivision, as per map or plat thereof on file and of record in the office of the Chancery Clerk of said First Judicial District of Harrison County, Mississippi; thence N89°54'20"E 222.00 feet along the south margin of Daugherty Road to the Point of Beginning; thence continue along the south margin of Daugherty Road N89°40'32"E 106.82 feet; thence S00°06'56"W 159.28 feet; thence S29°10'13"W 139.98 feet; thence S60°28'04"W 85.18 feet; thence S85°07'49"E 203.03 feet; thence S85°07'49"E 42.44 feet; thence N28°59'33"E 109.36 feet; thence S60°51'42"E 129.29 feet to the apparent west margin of a drainage canal known as Canal No. 3; thence S25°34'47"W 807.48 feet along the apparent west margin of said drainage Canal No. 3; thence continue said west margin S31°28'24"W 217.85 feet to the north margin of a drainage canal known as Canal No. 2; thence S64°15'50"W 18.33 feet along the north margin of drainage Canal No. 2; thence continue along said north margin of said drainage Canal No. 2, S64°12'11"W 102.82 feet; thence N00°11'15"W 71.10 feet to the southwest corner of Lot 4, Block 7, COX'S SUBDIVISION as per 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; thence N00°07'43"E 1039.19 feet; thence N89°30'16"E 45.91 feet; thence N35°04'43"E 305.03 feet to the south margin of Daugherty Road and the Point of beginning. Said parcel of land contains 9.404 acres more or less.

LEGAL DESCRIPTIONS OF THE (2) NEW PARCELS READ AS FOLLOWS:

LEGAL DESCRIPTION OF PARCEL "I":

A parcel of land situated and being located in a portion of Government Lot 9, Section 3, Township 8 South, Range 12 West, and in the Northwest 1/4 of the Southeast 1/4 of said Section 3 (as regularly platted), City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at the northeast corner of Lot 16, L'CASA FORESTA (Plat Book 34, Page 40a); thence run North 89 degrees 54 minutes 20 seconds East 222.00 feet along the southerly margin of Daugherty Road to the northwest corner of property of Foye Elrod; thence run North 89 degrees 40 minutes 32 seconds East 30.67 feet along the southerly margin of Daugherty Road to the Point of Beginning of the parcel herein described; thence run from said Point of Beginning, North 89 degrees 40 minutes 32 seconds East 76.15 feet along the southerly margin of Daugherty Road; thence run South 00 degrees 06 minutes 56 seconds West 159.28 feet; thence run South 29 degrees 10 minutes 13 seconds West 91.17 feet; thence run North 54 degrees 55 minutes 17 seconds West 162.73 feet; thence run North 35 degrees 04 minutes 43 seconds East 177.10 feet to the Point of Beginning. Said parcel contains 0.62 acre.

LEGAL DESCRIPTION OF PARCEL "II":

A parcel of land situated and being located in a portion of Government Lot 9, Section 3, Township 8 South, Range 12 West, and in the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of said Section 3 (as regularly platted), City of Long Beach, First Judicial District of Harrison County, Mississippi and being more particularly described as follows, to-wit:

Commencing at the northeast corner of Lot 16, L'CASA FORESTA (Plat Book 34, Page 40a); thence run North 89 degrees 54 minutes 20 seconds East 222.00 feet along the southerly margin of Daugherty Road to the northwest corner of property of Foye Elrod and the Point of Beginning of the parcel herein described; thence run from said Point of Beginning, North 89 degrees 40 minutes 32 seconds East 30.67 feet along the southerly margin of Daugherty Road; thence run South 35 degrees 04 minutes 43 seconds West 177.10 feet; thence run South 54 degrees 55 minutes 17 seconds East 162.73 feet; thence run South 29 degrees 10 minutes 13 seconds West 48.81 feet; thence run South 60 degrees 28 minutes 04 seconds West 85.18 feet; thence run South 65 degrees 07 minutes 49 seconds East 203.03 feet; thence continue South 65 degrees 07 minutes 49 seconds East 42.44 feet; thence run North 28 degrees 59 minutes 33 seconds East 109.36 feet; thence run South 60 degrees 51 minutes 42 seconds East 129.29 feet to the apparent west margin of a drainage canal known as Canal No. 3; thence run South 25 degrees 34 minutes 47 seconds West 807.48 feet along the apparent west margin of said drainage Canal No. 3; thence continue along said west margin South 31 degrees 28 minutes 24 seconds West 217.85 feet to the north margin of a drainage canal known as Canal No. 2; thence run South 64 degrees 15 minutes 50 seconds West 18.33 feet along the north margin of drainage Canal No. 2; thence continue along said north margin of said drainage Canal No. 2, South 64 degrees 12 minutes 11 seconds West 102.82 feet; thence run North 00 degrees 11 minutes 15 seconds West 71.10 feet to the southwest corner of Lot 4, Block 7, COX'S SUBDIVISION as per 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; thence run North 00 degrees 07 minutes 43 seconds West 1039.19 feet; thence run North 89 degrees 30 minutes 15 seconds East 45.91 feet; thence run North 35 degrees 04 minutes 43 seconds East 305.03 feet to the south margin of Daugherty Road and the Point of beginning. Said parcel contains 8.78 acres.

**RESUBDIVISION OF
PARCEL #0511H-03-026.000
INTO PARCEL "I" & PARCEL "II"
SHEET 3 OF 4**

PREPARED BY:

CARRADY & ASSOCIATES, INC.
Professional Land Surveyors
P.O. Box 7301 Gulfport, MS 39506
(228)896-7155 Fax (228)896-8406

Scale: 1"=100'	Drawn By: JET	Job Number: 2011-15
Date: 04/10/15	Revised: --/--/--	Plotted: 2/01/15 (clg)

**MINUTES OF APRIL 23, 2015
PLANNING COMMISSION**

CERTIFICATE OF OWNERSHIP:

I hereby certify that, Faye E. Eirod is the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

Faye E. Eirod Date: 4/21/2015
Faye E. Eirod, Owner

Subscribed and sworn to before me, in my presence this 21st day of April, 2015, a Notary Public in and for the County of Harrison, State of Mississippi.

Patricia Lynn Moore
NOTARY PUBLIC

My Commission Expires: 5/13/2018



CERTIFICATE OF SURVEY AND ACCURACY:

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and was prepared in accordance with all-applicable codes and ordinances. Witness my original signature, registration number and seal this the 20th day of April, 2015.

J. Michael Cassidy
J. Michael Cassidy, P.L.S.
Registration No. 1629

Subscribed and sworn to before me, in my presence this 20th day of April, 2015, a Notary Public in and for the County of Harrison, State of Mississippi.

Farrah B. Holder
NOTARY PUBLIC

My Commission Expires: 11/12/16



CERTIFICATE OF APPROVAL:

I hereby certify that the Minor Subdivision shown on this plat does not involve the creation of new public streets, or any change in existing public streets, the extension of public water or sewer system or the installation of drainage improvements through one or more lots to serve one or more lots. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that therefore this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within sixty (60) days of the date below.

Administrator Date:

PLANNING COMMISSION:

Submitted to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the _____ day of _____, 2015.

Planning Commission Chairman

APPROVAL:

Submitted to and accepted by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 2015.

ATTEST: ADOPT:

City Clerk Mayor

Prepared by: _____
City of Long Beach
Planning Commission
201 Jeff Davis Avenue
Long Beach, MS 39560
228-863-1554

**RESUBDIVISION OF
PARCEL #0511H-03-026.000
INTO PARCEL "I" & PARCEL "II"
SHEET 4 OF 4**

PREPARED BY:
CASSADY & ASSOCIATES, INC.
Professional Land Surveyors
P.O. Box 7301 Gulfport, MS 39506
(228)896-7155 Fax (228)896-8405

Scale	1"=100'	Drawn By	JET	Job Number	21011-B
Date	04/10/15	Revised	--/--	Filename	2101115.dwg

**MINUTES OF APRIL 23, 2015
PLANNING COMMISSION**



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

520 33RD STREET
GULFPORT, MS 39507

TEL (228) 863-0667
FAX (228) 863-5232

April 22, 2015

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

RE: Certificate of Resubdivision – Tax Parcel No. 0511H-03-026.000

Ladies and Gentlemen:

We have received the referenced Certificate of Resubdivision and have reviewed it for compliance with the City's ordinances. This is a subdivision of one lot, approximately 9.4 acres in size into two new lots. Proposed parcel "I" will be approximately 0.62 acres, having nearly 89 feet of frontage on Daugherty Road. Proposed parcel "II" will be approximately 8.78 acres, with a small 25' wide "flagstaff", leaving around 30 feet of frontage on Daugherty. This "flagstaff" lot doesn't seem to meet the criteria for minimum road frontage indicated in the City's zoning ordinance; but we are unsure if a variance or similar document may have already been approved by the City.

The form of the Certificate appears to be in order and it appears to have all appropriate certifications. Therefore, we recommend approval of this subdivision, contingent upon the City's satisfaction concerning the road frontage discussed above, and subject to the payment of any required tapping fees or special connection fees as determined by the City's public works department.

Sincerely,



David Ball, P.E.

DB:539

O:\539\Cert Sub\Cert Sub 0511h-03-026.000.doc

Page 1 of 1

Based upon City Engineer David Ball's and Planning Commission Consultant/Advisor Bill Hessell's recommendation and in accordance with the Subdivision Regulations, Article IV. STREETS AND SIDEWALKS, Section 2. ACCESS TO LOTS...."no lot shall have less than thirty-five (35) front feet on a street," Commissioner Yandell made motion seconded by Commissioner Carrubba and unanimously carried recommending approval of the re-subdivision stating that parcel II, must have a minimum thirty-five feet (35') along Daugherty Road and another certificate must be submitted to the Building Department depicting that change.

MINUTES OF APRIL 23, 2015 PLANNING COMMISSION

Next item for consideration was sketch plat approval for Castine Pointe Subdivision submitted by Kyle Associates, LLC., as follows:

	<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>	<p style="text-align: center; font-size: small;">Office use only</p> <p>Date Received <u>4/16/15</u> Zoning <u>R-1</u> Agenda Date <u>4/23/15</u> Check Number <u>1580</u></p>										
<p>I. TYPE OF CASE: <u>X SKETCH</u> PRELIMINARY PLAT APPROVAL FOR A SUBDIVISION FINAL PLAT APPROVAL FOR A SUBDIVISION</p>												
<p>II. ADVALOREM TAX PARCEL NUMBER(S): <u>0611C-01 ; 0611C-01-002</u></p>												
<p>III. GENERAL LOCATION OF PROPERTY INVOLVED: <u>Klondyke Road / 28th St</u> <u>Commission Road</u></p>												
<p>IV. ADDRESS OF PROPERTY INVOLVED: _____</p>												
<p>V. GENERAL DESCRIPTION OF REQUEST: Subdivision of _____ Into _____</p>												
<p>VI. REQUIRED ATTACHMENTS:</p> <p>A. Please refer to the City of Long Beach Subdivision Regulations for required documents.</p> <p>B. Cash or Check payable to the City of Long Beach in the amount as follows:</p> <table style="margin-left: 40px; border: none;"> <tr><td>2-3 Lots</td><td>\$100.00</td></tr> <tr><td>4-10 lots</td><td>\$150.00</td></tr> <tr><td>11-50 lots</td><td>\$300.00</td></tr> <tr><td>50-100 lots</td><td>\$400.00</td></tr> <tr><td>100 + lots</td><td>\$500.00</td></tr> </table> <p>C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.</p> <p>***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.</p>			2-3 Lots	\$100.00	4-10 lots	\$150.00	11-50 lots	\$300.00	50-100 lots	\$400.00	100 + lots	\$500.00
2-3 Lots	\$100.00											
4-10 lots	\$150.00											
11-50 lots	\$300.00											
50-100 lots	\$400.00											
100 + lots	\$500.00											
<p>VII. OWNERSHIP AND CERTIFICATION:</p> <p>READ BEFORE EXECUTING, 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 fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.</p> <p>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> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><u>Castine Pointe, LLC</u> Name of Rightful Owner (PRINT)</p> <p><u>17940 Painters Row</u> Owner's Mailing Address</p> <p><u>Covington LA 70435</u> City State Zip</p> <p><u>985-892-1545</u> Phone</p> <p><u>[Signature]</u> <u>04/14/15</u> Signature of Rightful Owner Date</p> </td> <td style="width: 50%; vertical-align: top;"> <p><u>Kyle Associates, LLC</u> Name of Agent (PRINT)</p> <p><u>638 Village Lane Norco</u> Agent's Mailing Address</p> <p><u>MONROVIE, LA 70471</u> City State Zip</p> <p><u>985 727-9377</u> Phone</p> <p><u>[Signature]</u> <u>04/14/15</u> Signature of Applicant Date</p> </td> </tr> </table>			<p><u>Castine Pointe, LLC</u> Name of Rightful Owner (PRINT)</p> <p><u>17940 Painters Row</u> Owner's Mailing Address</p> <p><u>Covington LA 70435</u> City State Zip</p> <p><u>985-892-1545</u> Phone</p> <p><u>[Signature]</u> <u>04/14/15</u> Signature of Rightful Owner Date</p>	<p><u>Kyle Associates, LLC</u> Name of Agent (PRINT)</p> <p><u>638 Village Lane Norco</u> Agent's Mailing Address</p> <p><u>MONROVIE, LA 70471</u> City State Zip</p> <p><u>985 727-9377</u> Phone</p> <p><u>[Signature]</u> <u>04/14/15</u> Signature of Applicant Date</p>								
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MINUTES OF APRIL 23, 2015
PLANNING COMMISSION

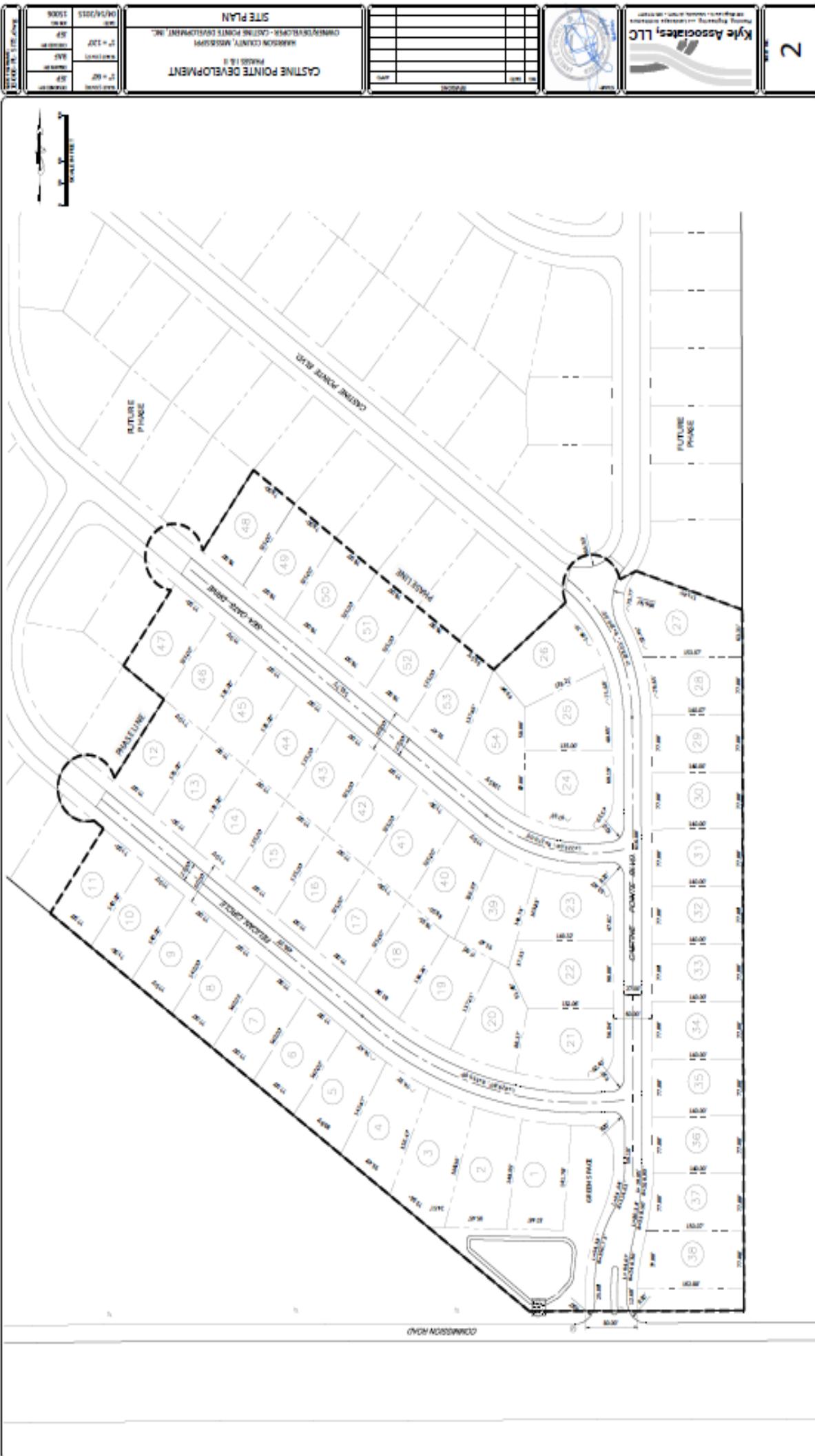


Parcel #:

Date Printed: Apr 20, 2015

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

MINUTES OF APRIL 23, 2015 PLANNING COMMISSION



MINUTES OF APRIL 23, 2015
PLANNING COMMISSION



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

520 33RD STREET
GULFPORT, MS 39507

TEL (228) 863-0667
FAX (228) 863-5232

April 22, 2015

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

RE: Castine Point Subdivision

Ladies and Gentlemen:

We have received construction plans and documents related to the referenced subdivision. Normally the information we received would be submitted as part of the "Preliminary Plat" phase of a subdivision's approval; however, we feel there may be items which need to be addressed at a "Sketch Plat" level. Accordingly, we offer the following comments based on our review of the documents received, in coordination with the City's Public Works department:

1. Per Article II, Section 9 of the City's subdivision ordinance, the developer should submit plans that indicate the various phases of the overall development and how the City's requirements will be satisfied with respect to each phase, along with a proposed schedule for the completion of all phases.
2. We understand that the City's Fire Department desires that Pelican Circle and Sea Oats Drive connect as part of the Phase 1 development.
3. We also understand that the City's Fire Department desires that the proposed water main size in the subdivision should be 10" with 8" branches on the side roads.

These comments, especially Nos. 1 and 2, are definitely related to the "Sketch Plat" phase of subdivision approval, which the subdivision ordinance specifies is for the purpose of avoiding costly, later design revisions to conform the subdivision to the City's comprehensive plan and to the surrounding developments.

Based on the above information, we can recommend "Sketch Plat" approval of the referenced subdivision, contingent upon conformance to the above changes and information. However, the developer should be aware that further modifications to the sketch plat may be required upon receipt of the overall development plan. Upon your approval of the "Sketch Plat", we also have a number of comments related to the construction plans which we will address as part of the "Preliminary Plat" phase.

Sincerely,

David Ball, P.E.

DB:539

MINUTES OF APRIL 23, 2015
PLANNING COMMISSION

LONG BEACH FIRE DEPARTMENT

Subdivision/Site Inspection Form

Subdivision and/or Site: Castine Pointe (Phase One)

Address or Location: Commission Rd.

Subdivision Site and Acceptance Test

For all new subdivisions located within the City of Long Beach, a minimum of \$80.00 plus \$20.00 per fire hydrant shall be levied. **This fee includes initial site plan review, with the inspection and test on each hydrant for the final acceptance test.** The fee is payable upon submittal of the initial plans for review to the Long Beach Building Code Office.

Site Plan

Preliminary Site Plan Review Date: 04/21/2015

Preliminary Site Plan: Accepted Rejected

Hydrants Test

Water Main Size: 10" with 8" branch lines	Accepted: <input checked="" type="checkbox"/> Rejected
Hydrant Number: 1 thru 6	Location:
Gallons per Minute:	Accepted: <input checked="" type="checkbox"/> Rejected: <input type="checkbox"/>
Hydrant Number:	Location:
Gallons per Minute:	Accepted: <input type="checkbox"/> Rejected: <input type="checkbox"/>
Hydrant Number:	Location:
Gallons per Minute:	Accepted: <input type="checkbox"/> Rejected: <input type="checkbox"/>
Hydrant Number:	Location:
Gallons per Minute:	Accepted: <input type="checkbox"/> Rejected: <input type="checkbox"/>
Hydrant Number:	Location:
Gallons per Minute:	Accepted: <input type="checkbox"/> Rejected: <input type="checkbox"/>

**** All hydrants will be tested before the final acceptance is given on the site e plan. Please make sure all water valves are turned on. ****

Reviewed by: Assistant Chief Griff Skellie  Date: 04/21/2015 Fee: \$ 200.00

Note: Phase One has been rejected because of the fo llowing provisions.

1. Water main on main entrance road shall l be a 10", branch lines shall be 8"
2. Main entrance roadway island must be 20' off of Commission Road with 16' wide lanes on each side.
3. Would like Pelican Circle and Sea Oats Drive to be connected along with the 8" water mains

Protecting Life and Property

**MINUTES OF APRIL 23, 2015
PLANNING COMMISSION**

Noting the recommendations of City Engineer, David Ball and Assistant Fire Chief, Griff Skellie, Commissioner Carrubba made motion seconded by Commissioner Frazer and unanimously carried recommending approval of the sketch plat as submitted.

It came for consideration discussion regarding sidewalks, (ordinance 587), for the construction at 708 Magnolia Street. Dale Stennett submitted for the record the following:

#587 SIDEWALK ORDINANCE

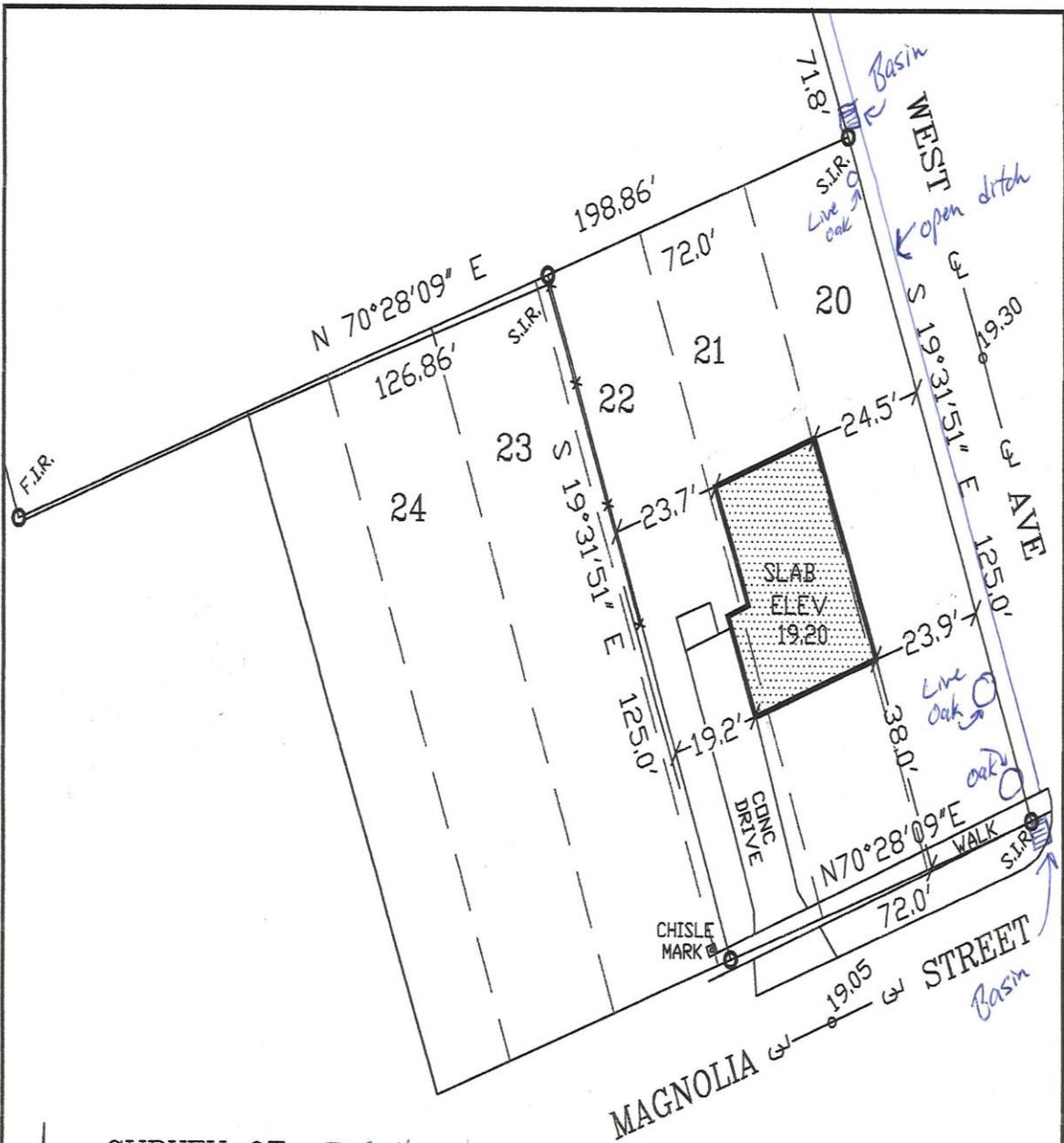
708 Magnolia street, owners, Dale Stennett, Mike Carrubba

1. The ordinance has not been uniformly enforced across the city.
2. The ordinance has no provision for the building inspector to allow exceptions other than the property owner requesting a hardship.

Possible exceptions:

1. Do any existing homes on the street have sidewalks
2. Is the street a major thoroughfare or a side/dead end street
3. Do any protected trees have to be removed
4. What is the cost to the homeowner

MINUTES OF APRIL 23, 2015
 PLANNING COMMISSION



SURVEY OF: 708 Magnolia st.
 LOTS 20 AND 21
 AND THE EAST 22' LOT 22
 BLOCK 4
 TRAUTMAN SUBDIVISION
 LONG BEACH
 HARRISON CO. MS.

F.I.R. FOUND IRON ROD
 S.I.R. SET IRON ROD

Dated: 2/16/2015
 SCALE: 1"=30'
 CLASS "C" SURVEY

NOTES: This survey was performed without the benefit of a current title search. Property is subject to any/all Easements, Right-of-ways and/or Restrictions on record. Base Bearing by: GPS RTK (NAD 83)

CERTIFICATION

This is 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.

Dale Stennett, Mike Carrubba - owners

**MINUTES OF APRIL 23, 2015
PLANNING COMMISSION**

After review of Ordinance 587, Planning Commission Consultant/Advisor Bill Hessel interpreted that Ordinance 587 pertains to new subdivision development and not single-family development in an already established neighborhood, he further stated that the City of Long Beach Subdivision Regulations, Article IV. Streets and Sidewalks, Section 12 (c). Road and Sidewalk Requirements in Unsubdivided Developments states, "...Sidewalks shall not be required where pedestrians have access to a road that serves not more than nine dwelling units."

There being no further business to come before the Planning Commission at this time Commissioner Robertson 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 Olaiivar

Date:_____

ATTEST:

Veronica Howard, Minutes Clerk