

**MINUTES OF JUNE 11, 2015
PLANNING COMMISSION**

Be it remembered that a regular meeting of Long Beach, Mississippi, was begun and held at 5:30 o'clock p.m., Thursday, the 11th day of June 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, Chris Carrubba, Jeff Hansen, Tonda Yandell, and minutes Clerk Veronica Howard.

Commissioners Randy Fischer, Jim Heinzl, Nicholas Brown and Ron Robertson were 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 Yandell made motion seconded by Commissioner Hansen and unanimously carried to approve the regular meeting minutes of May 28, 2015 as submitted.

The next agenda item under UNFINISHED BUSINESS was the directive from the Mayor and Board of Aldermen for the Planning Commission to review the sidewalk ordinance and the sidewalk regulations stated in the Subdivision Ordinance for clarification and continuity.

No action was taken.

The next item of business was Planning Commission approval to operate a self-storage / truck rental business submitted by W. Lee Brumfield as follows:

MINUTES OF JUNE 11, 2015 PLANNING COMMISSION



CITY OF LONG BEACH
201 JEFF DAVIS AVENUE
PO BOX 929
LONG BEACH, MS 39560
(228) 863-1554 phone
(228) 863-1558 fax

Office use only	
Date Received	5/28/15
Zoning	C-2
Agenda Date	6/11/15
Check Number	8556

APPLICATION FOR CASE REVIEW

- I. TYPE OF CASE: PLANNING COMMISSION APPROVAL
 DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR
 INTERPRETATION OF THE ZONING ORDINANCE
- II. Advalorem Tax Parcel Number(s): 0612B-01-026,001 + 0612B-01,026,000
- III. Address of Property Involved: 206,208 RAILROAD STREET
- IV. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)
Develop as SELF STORAGE/MULTI RENTAL

V. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and/or Site Plan.** A site plan showing the land area which would be affected, if required a general layout drawing of the development, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$50.00. This check should be made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

NOTE APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.

VI. OWNERSHIP AND CERTIFICATION:

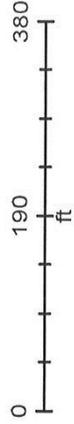
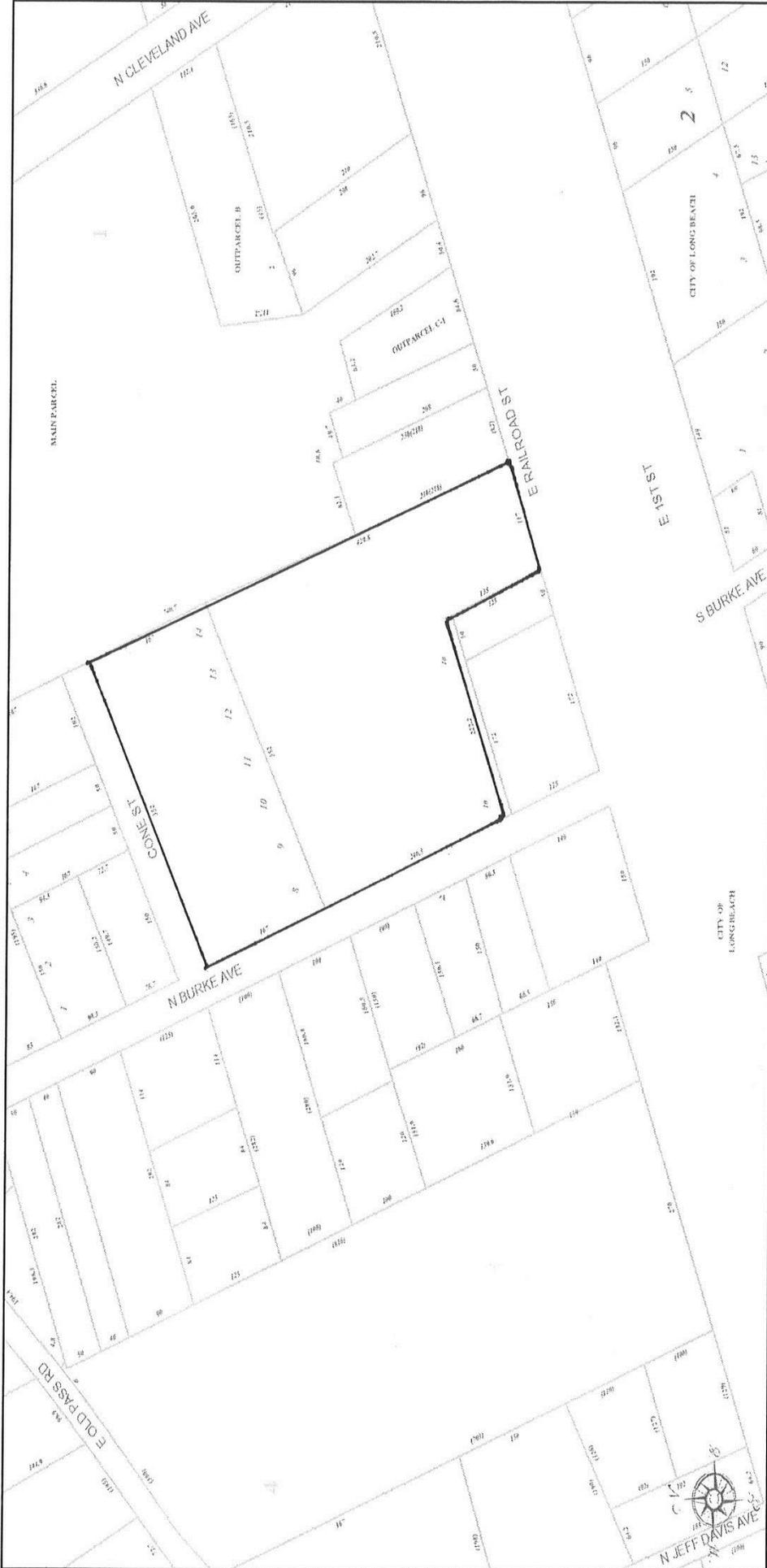
READ BEFORE EXECUTING. Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

<u>STORAGE CHOICE LONG BEACH, LLC</u>	<u>W. Lee Brumfield</u>
Name of Rightful Owner (PRINT)	Name of Agent (PRINT)
<u>PO Box 1380</u>	
Owner's Mailing Address	Agent's Mailing Address
<u>OCEAN SPRING, MS 39566-1380</u>	
City State Zip	City State Zip
<u>228 617-8780</u>	
Phone	Phone
<u>W. Lee Brumfield</u>	
Signature of Rightful Owner	Signature of Agent
<u>5/28/15</u>	
Date	Date

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0612B-01-026.000 & 0612B-01-026.001



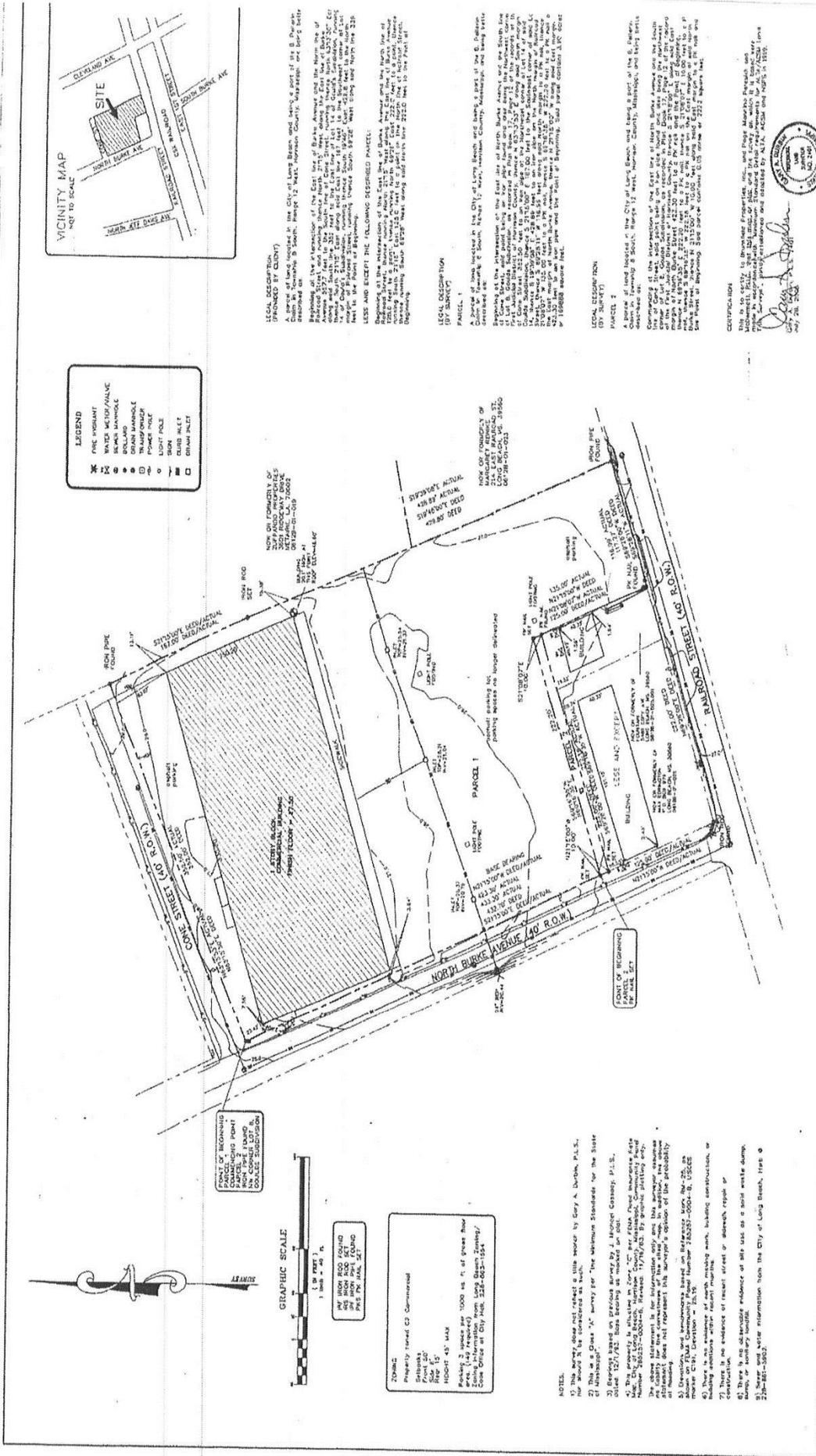
HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
 TALL FLUORY, TAX ASSESSOR.

MAP DATE: June 12, 2015



MINUTES OF JUNE 11, 2015 PLANNING COMMISSION



MINUTES OF JUNE 11, 2015
PLANNING COMMISSION

INDEXING INSTRUCTIONS: B. PELLERIN CLAIM IN TOWNSHIP 8 SOUTH,
RANGE 12 WEST, LONG BEACH, FIRST JUDICIAL
DISTRICT OF HARRISON COUNTY, MISSISSIPPI

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SCANNED

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid,
and other good and valuable consideration, the receipt and sufficiency of which is hereby
acknowledged, the undersigned,

SHERMAN MUTHS, JR. and
SAWYER FAMILY CHARITABLE FOUNDATION,
a Mississippi Non-Profit Corporation,

do hereby sell, convey and warrant unto

STORAGE CHOICE LONG BEACH, LLC,
a Mississippi Limited Liability Company,

the following described real property, together with all improvements thereon, located in the
First Judicial District, Harrison County, Mississippi, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all restrictions, reservations and easements affecting said
property on file and of record in the Office of the Chancery Clerk of the First Judicial
District, Harrison County, Mississippi.

Ad valorem taxes for the year 2005 have been prorated between the parties hereto and
the obligation to pay same is assumed by the Grantee herein, who will pay same when due.

Witness our signatures on this the 15th of September, 2005.



1st Judicial District
Instrument 2005 19112 D -J1
Filed/Recorded 9 27 2005 10 10 A
Total Fees 12.00
3 Pages Recorded

[Signature]
SHERMAN MUTHS, JR.

SAWYER FAMILY
CHARITABLE FOUNDATION
a Mississippi Non-Profit Corporation

BY: *[Signature]*
LENWOOD S. SAWYER, JR.
Its: President

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority, a notary public in and for
the aforesaid jurisdiction, the within named LENWOOD S. SAWYER, JR., known to me to
be the President of the SAWYER FAMILY CHARITABLE FOUNDATION, and who
acknowledged that for and on its behalf of the SAWYER FAMILY CHARITABLE
FOUNDATION, he signed, sealed and delivered the foregoing instrument on the day and year
therein mentioned as its act and deed, being first duly authorized so to do.

GIVEN UNDER MY HAND and official seal of office, this 15th day of
September, 2005.

My commission expires:
(S E A L)



[Signature]
NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority, a notary public in and for
the aforesaid jurisdiction, the within named SHERMAN MUTHS, JR., who acknowledged
that he signed and delivered the above and foregoing instrument on the day and year therein
set forth and mentioned.

GIVEN UNDER MY HAND and official seal of office, this 15th day of
September, 2005.

[Signature]
NOTARY PUBLIC

My commission expires:
(S E A L)



Grantor/Grantors' Address:
P. O. Drawer 490
Gulfport, MS 39502
Phone#: (228) 863-0232

Grantee/Grantees' Address:
P. O. Box 1380
Ocean Springs, MS 39564
Phone#: (228) 872-8137

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Page, Manning, Peresich & McDermott, P.L.L.C.
759 Vieux Marche Mall
Biloxi, MS 39530
(228) 374-2100

L:\SOFT\PROV\ANNETTE\CLOSINGS\BRUM\FIELD\83333\WARRANTY DEED.wpd

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PLANNING COMMISSION

3

EXHIBIT "A"

A parcel of land located in the City of Long Beach and being part of the B. Pollerin Claim in Township 8 South, Range 12 West, Harrison County, Mississippi, and being better described as:

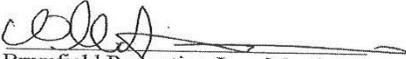
Beginning at the intersection of the East line of Burke Avenue and the North line of Railroad Street and running thence North 21 degrees 15' West along the East line of Burke Avenue 557.7 feet to the South line of Cone Street, running thence North 63 degrees 13'30" East along said South line 352 feet to the East line of lot 14 of Gould's Subdivision, running thence South 21 degrees 15 minutes East along said East line 167 feet to the Southeast corner of Lot 14 of Gould's Subdivision, running thence South 19 degrees 46 minutes East 429.8 feet to the North margin of Railroad Street, running thence South 69 degrees 28' West along said North line 339 feet to the Point of Beginning.

Less and Except the following described parcel:

Beginning at the intersection of the East line of Burke Avenue and the North line of Railroad Street, thence running North 21 degrees 15' West along the East line of Burke Avenue 125.0 feet to a point, thence running North 69 degrees 28' East 222.0 feet to a point, thence running South 21 degrees 15' East 125.0 feet to a point on the North line of Railroad Street; thence running South 69 degrees 28' West along said North line 222.0 feet to the point of beginning.

Signed for Identification:

Storage Choice Long Beach, LLC

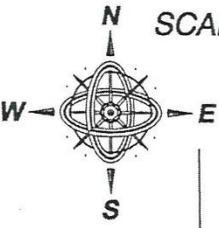
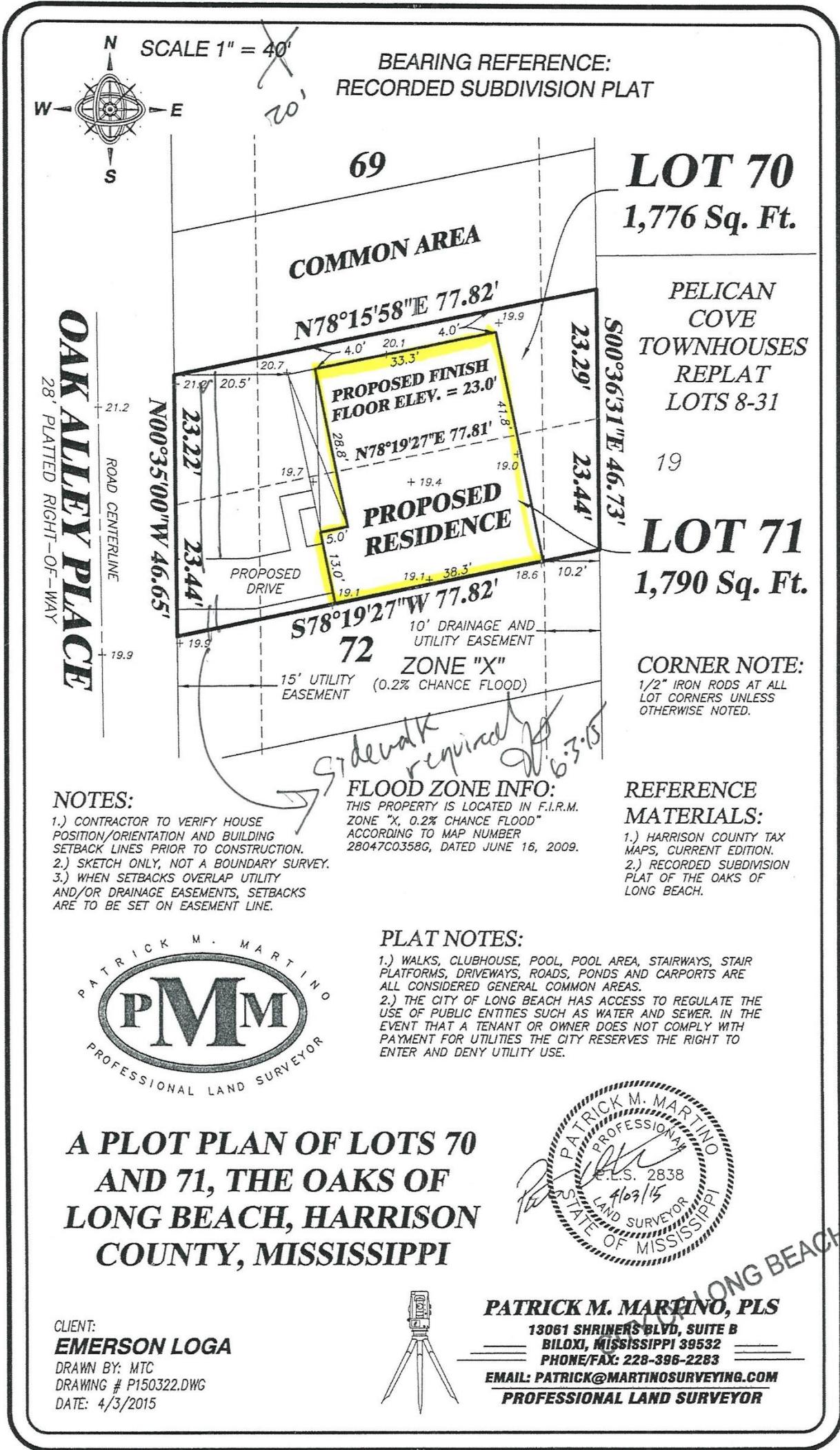
By: 
Brumfield Properties, Inc., Member by
William Lee Brumfield, President

1624
504
2015

Commissioner Carrubba made motion seconded by Commissioner Hansen and unanimously carried recommending approval to operate the self-storage / truck rental business.

The next item for consideration was Planning Commission approval for deviation from approved plans for the Oaks of Long Beach as follows:

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BEARING REFERENCE:
RECORDED SUBDIVISION PLAT

LOT 70
1,776 Sq. Ft.

PELICAN
COVE
TOWNHOUSES
REPLAT
LOTS 8-31

19

LOT 71
1,790 Sq. Ft.

CORNER NOTE:
1/2" IRON RODS AT ALL
LOT CORNERS UNLESS
OTHERWISE NOTED.

OAK ALLEY PLACE
28' PLATTED RIGHT-OF-WAY

NOTES:

- 1.) CONTRACTOR TO VERIFY HOUSE POSITION/ORIENTATION AND BUILDING SETBACK LINES PRIOR TO CONSTRUCTION.
- 2.) SKETCH ONLY, NOT A BOUNDARY SURVEY.
- 3.) WHEN SETBACKS OVERLAP UTILITY AND/OR DRAINAGE EASEMENTS, SETBACKS ARE TO BE SET ON EASEMENT LINE.

FLOOD ZONE INFO:

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X, 0.2% CHANCE FLOOD" ACCORDING TO MAP NUMBER 28047C0358G, DATED JUNE 16, 2009.

REFERENCE MATERIALS:

- 1.) HARRISON COUNTY TAX MAPS, CURRENT EDITION.
- 2.) RECORDED SUBDIVISION PLAT OF THE OAKS OF LONG BEACH.

PLAT NOTES:

- 1.) WALKS, CLUBHOUSE, POOL, POOL AREA, STAIRWAYS, STAIR PLATFORMS, DRIVEWAYS, ROADS, PONDS AND CARPORTS ARE ALL CONSIDERED GENERAL COMMON AREAS.
- 2.) THE CITY OF LONG BEACH HAS ACCESS TO REGULATE THE USE OF PUBLIC ENTITIES SUCH AS WATER AND SEWER. IN THE EVENT THAT A TENANT OR OWNER DOES NOT COMPLY WITH PAYMENT FOR UTILITIES THE CITY RESERVES THE RIGHT TO ENTER AND DENY UTILITY USE.



**A PLOT PLAN OF LOTS 70
AND 71, THE OAKS OF
LONG BEACH, HARRISON
COUNTY, MISSISSIPPI**



CLIENT:
EMERSON LOGA
DRAWN BY: MTC
DRAWING # P150322.DWG
DATE: 4/3/2015



PATRICK M. MARTINO, PLS
13061 SHRINERS BLVD, SUITE B
BILOXI, MISSISSIPPI 39532
PHONE/FAX: 228-396-2283
EMAIL: PATRICK@MARTINOSURVEYING.COM
PROFESSIONAL LAND SURVEYOR

MINUTES OF JUNE 11, 2015 PLANNING COMMISSION

ELECTRICAL LEGEND

⊖	RESERVE FUSE	⊖	ISOLATION JUNCTION	NOTES
⊖	CELLULAR AUTOMATIC FUSE	⊖	ISOLATION TO THE CONDUIT	ELECTRICAL SYMBOLS SHALL BE LOCATED WITHIN A
⊖	WALL AUTOMATIC FUSE	⊖	LEAD-INS/POCK-OUT RETURN	REASONABLE PROXIMITY OF THESE SYMBOLS ON
⊖	NON-FUSIBLE SWITCH	⊖	POORLY / GIVE	PLANS.
⊖	LINE PLANT/OUTLET AND FUSE	⊖	INTERLOCK / GIVE	CHINA HEATING AND AIR CONDITIONING SHALL BE
⊖	TRANSFORMER / LIGHT FUSE	⊖	SHOCK BLOCK	DESIGNED PER NATIONAL ELECTRICAL CODE SHALL BE
⊖	INDUSTRIAL RECEPTACLE	⊖	AC/DC FUSE / FUSE HOLDER	LOCATED IN CHASES OPTION
⊖	HOUSEHOLD RECEPTACLE	⊖	AC/DC FUSE / FUSE HOLDER	OR LOCATED TO OTHER OPTION, AS
⊖	200V RECEPTACLE	⊖	AC/DC FUSE / FUSE HOLDER	CHOOSE.
⊖	SHALE FUSE RECEPTACLE	⊖	AC/DC FUSE / FUSE HOLDER	ALL ELECTRICAL SYMBOLS MUST BE IDENTIFIED
⊖	CLING FUSE RECEPTACLE	⊖	PULL-DOWN	ON THE DRAWING. ALL ELECTRICAL SYMBOLS MUST BE
⊖	SHALE FUSE SWITCH	⊖	FLOOR/CEILING/ROOF/UNDER FLOOR	IDENTIFIED WITH A LEADER LINE. REFER TO THE
⊖	HOUSE BURN SWITCH	⊖	FLOOR/CEILING/ROOF/UNDER FLOOR	LEGEND FOR THE SYMBOLS.
⊖	HOUSE BURN SWITCH	⊖	FLOOR/CEILING/ROOF/UNDER FLOOR	OPTIONAL TO OWNER AND DESIGN COMPANY.
⊖	SHALE FUSE HOUSE SWITCH	⊖	FLOOR/CEILING/ROOF/UNDER FLOOR	
⊖	JUNCTION BOX FOR RECEPTACLE	⊖	FLOOR/CEILING/ROOF/UNDER FLOOR	

⊖

ELECTRICAL PLAN

SINGLE STORY TWO BEDROOM LINT
 THE OAKS OF LONG BEACH
 LONG BEACH, MISSISSIPPI 39071
 SHEET
 2 of 3

TYPICAL PLOT PLAN

UNDEVELOPED	STAIR	NO. OF FULL LENGTH STUDS	NO. OF HOUSING STUDS
≤ 10'	15'-0"	2	2
10' - 15'	15'-0"	3	3
15' - 20'	15'-0"	4	4

NOTE: SEE HEADER SCHEDULE FOR SIZES

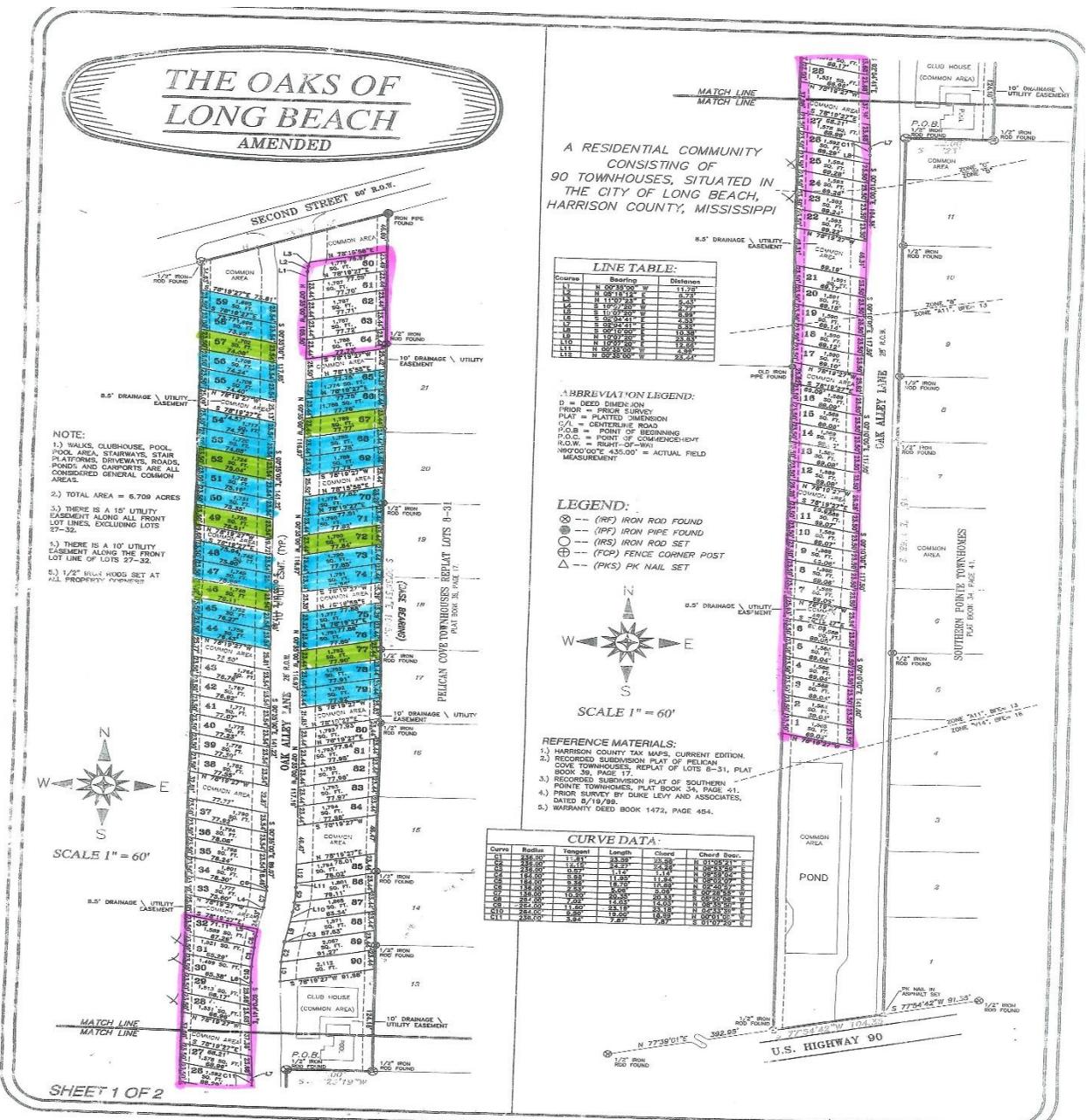
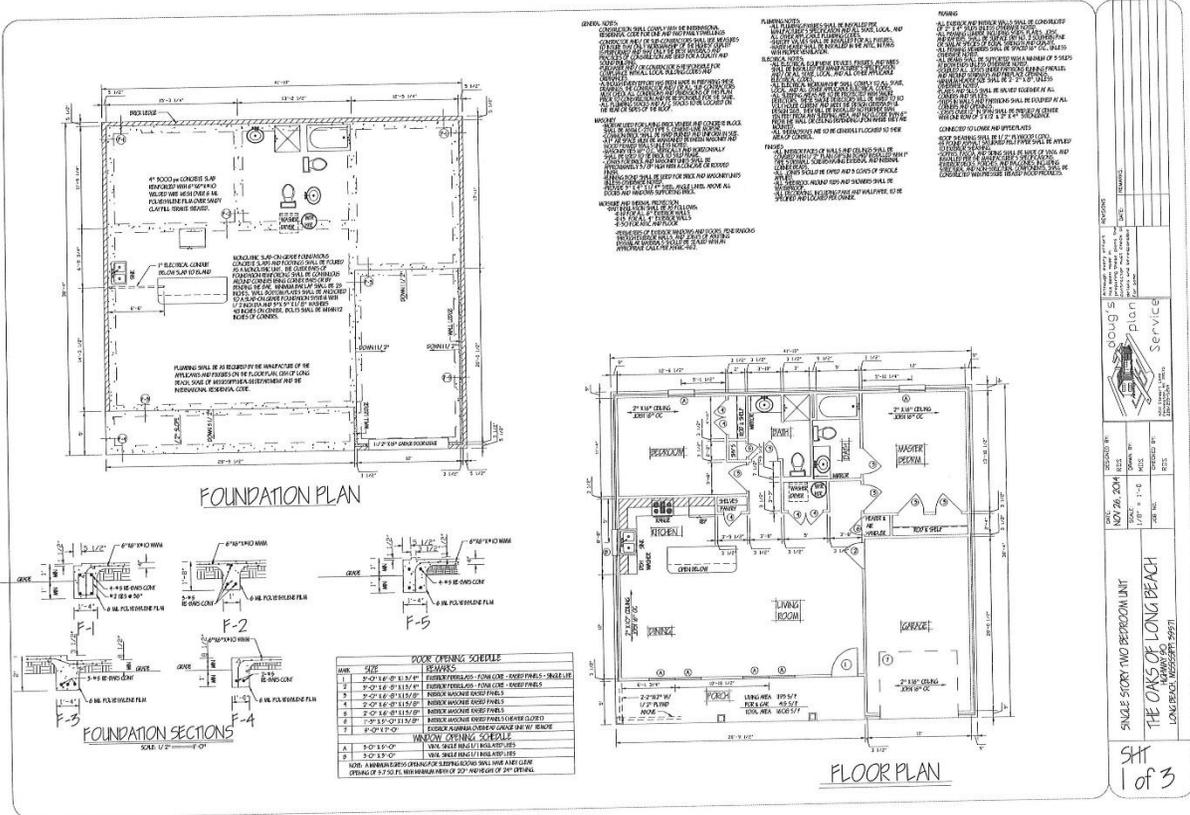
TYPICAL FRAMING AND UPLIFT CONNECTIONS FOR EXTERIOR OPENINGS

ROOF DIAPHRAGM

TYPICAL SECTION

SINGLE STORY TWO BEDROOM LINT
 THE OAKS OF LONG BEACH
 LONG BEACH, MISSISSIPPI 39071
 SHEET
 3 of 3

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**MINUTES OF JUNE 11, 2015
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Mr. Butch Johnson and Mr. Emmerson Loga came forward to state they were asking for deviation from the originally approved plan (approved in October 2004) they were requesting to build senior friendly dwellings as shown on the plans and plot/survey submitted above. The senior friendly dwellings would be constructed on lots 44/45, 47/48, 50/51, 53/54, 55/56, 58/59, 65/66, 68/69, 70/71, 73/74, 75/76 and 78/79. Lots 46, 49, 52, 57, 67, 72 and 77 would be reserved for green space. The changes requested would allow for 21% more green space and less density than the previously approved plan.

After careful review and consideration Commissioner Yandell made motion seconded by Commissioner Hansen and unanimously carried recommending approval of the changes as submitted in accordance with Zoning Ordinance 598, Article IV, Section 54: Amendments to and Modifications of Permits.

The next item for consideration was preliminary plat approval for Castine Pointe Subdivision.

Item was table until the next regular scheduled meeting.

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