

MINUTES OF OCTOBER 8, 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 8th day of October 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 public hearing.

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, Patricia Bennett and minutes Clerk Veronica Howard.

Commissioner Ron Robertson was absent the public hearing.

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

The first public hearing was called to order to consider a zone map change as follows:

**MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION**



CITY OF LONG BEACH
201 Jeff Davis Avenue / PO BOX 929
Long Beach, MS 39560
(228) 863-1554 office
(228) 863-1558 fax

Office use only	
Date Received _____	
Zoning _____	
Agenda Date _____	
Check Number _____	

I. TYPE OF CASE: ZONE CHANGE REQUEST

II. Advalorem Tax Parcel Number(s): 0512J-01-001.000

III. Address of Property Involved: U.S. Highway 90

IV. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)
Re-zone the north portion of parcel from R-1 to C2-B to match the existing C2-B zoning of the south portion to accommodate the proposed Single-Family Residential Subdivision & RV Resort (see attached drawing).

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 Site Plan.** If the proposed amendment would require a change in the Zoning Map, 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;
- C. Development schedule.** The time schedule for the beginning and completion of development planned by the applicant in the area, if the development is planned in stages, the time schedule shall indicate the successive stages and the development planned for each stage.
- D. Effect of Amendment.** A report giving the nature, description and effect of the proposed amendment, if the proposed amendment would require a change in the Zoning Map, description of the probable effect on the surrounding land uses and properties.
- E. Error.** The error in the Ordinance that would be corrected by the proposed amendment, if the intent is to correct an error.
- F. 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.
- G. Fee.** Attach a check in the amount of \$100.00. 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.

Huong Henry Le, General Partner
Golden Bay Investments, LTD.

Name of Rightful Owner (PRINT)

Dennis Stieffel & Associates, Inc.

Name of Agent (PRINT)

122 Caldwell Avenue

Owner's Mailing Address

13061 Shriners Blvd.

Agent's Mailing Address

Biloxi MS 39530

City State Zip

Biloxi MS 39532

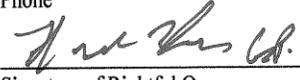
City State Zip

(408) 221-9564 (cell)

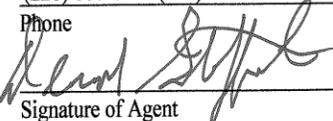
Phone

(228) 860-8161 (cell)

Phone



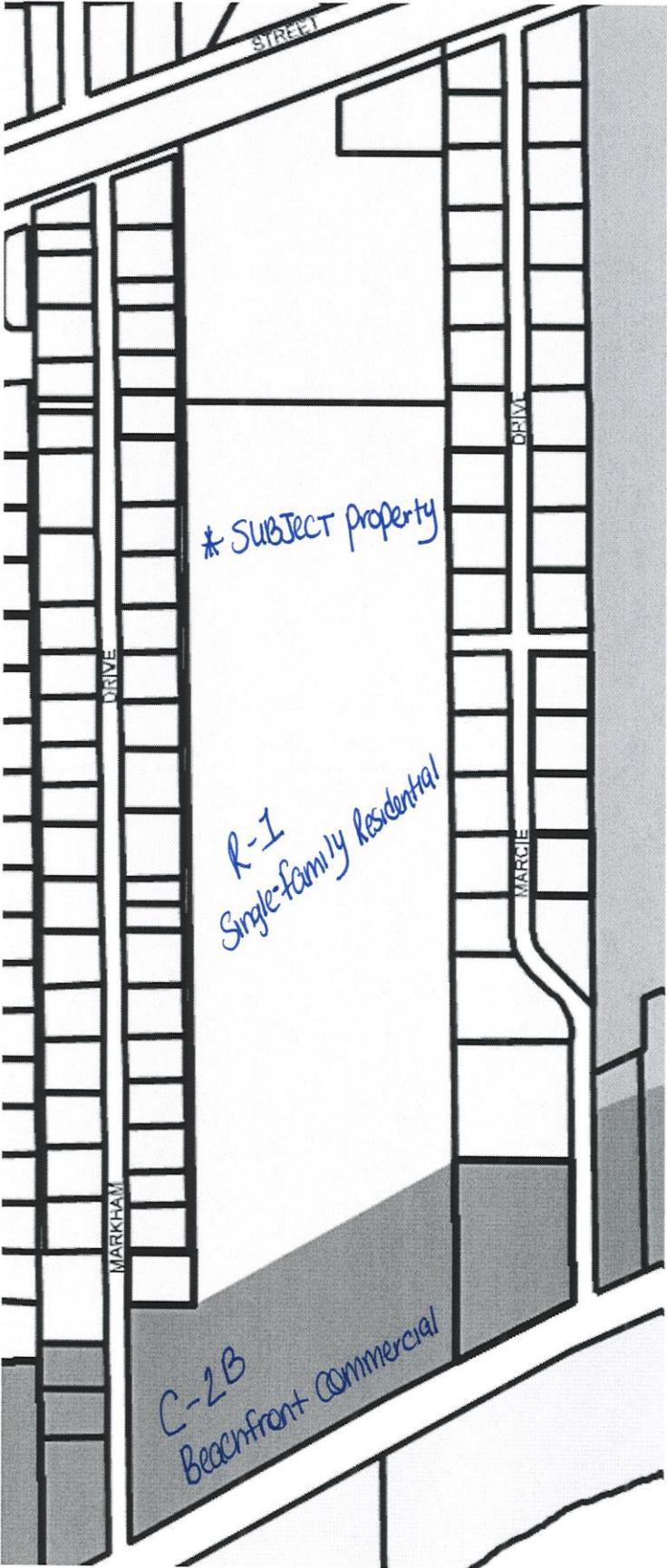
Signature of Rightful Owner Date 9/14/15



Signature of Agent Date 9/14/15

MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION

CURRENT ZONING



MINUTES OF OCTOBER 8, 2015 PLANNING COMMISSION

The clerk reported that one hundred and three (103) notices of public hearing were sent by certified mail, electronic return receipt, to property owners with 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 these proceedings:

City of Long Beach



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 map change**.

Dennis Stieffel & Associates, Inc., 13061 Shriners Boulevard, Biloxi, MS 39532, on behalf of Huong Henry Le, 122 Caldwell Avenue, Biloxi, MS 39530, has filed an application for a Zone Map change in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting to change the zoning classification from R-1, Single-Family Residential/C-2B, Beachfront Commercial to C-2B, Beachfront Commercial, for the purpose of developing a RV Park and a single-family residential subdivision. The tax parcel number is 0512J-01-001.000. The legal descriptions as follows:

A parcel of land situated in B. Pellerin claim Section 22, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

Beginning at an iron rod set at the point of intersection of the East margin of Markham Road with the North margin of U.S. Highway 90; thence along said east margin of Markham Road, N00°52'11"W 425.30' to an x-mark on concrete sidewalk which is 100' South of the North line of block 8 of Thomas Subdivision; thence parallel to said north line, N89°26'01"E 125.00' to an iron rod on the East line of Thomas Subdivision; thence along said East line of Thomas Subdivision, N00°52'11"W 1702.32' to the North line of said claim Section 22; thence along said North Line, N89°52'20"E 504.45' to the West line of the resurvey of Marcie Drive Subdivision; thence along said West line, S00°43'35"E 197.69' to an iron pipe found; thence further along said West line, S00°58'01"E 266.31' to an iron rod set; thence further along said West line and extension thereof, S00°45'24"E 1329.19' to the North margin of U.S. Highway 90; thence along said North margin, S61°33'37"W 707.03' to the point of beginning, containing 23.393 acres. Herein described property being subject to a 40 feet wide roadway easement to the City of Long Beach as per deed book 2006-0009515-D-J1. Herein described property being a portion of that same property described in deed book 1264, page 23 of the land records of the First Judicial District of Harrison County, Mississippi.

MINUTES OF OCTOBER 8, 2015 PLANNING COMMISSION

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 map change will be held in the City of Long Beach, Mississippi 39560, Thursday, October 8, 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

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, Leal Notice and Public Hearing, as evidence by the Publisher's Proof of Publication as follows:

LEGAL NOTICE - PUBLIC HEARING
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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
ADV24.1THU

1508112

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:

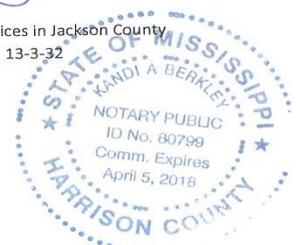
Vol. 131 No., 3576 dated 24 day of Sept, 2015
Vol. _____ No., _____ dated _____ day of _____, 20____
Vol. _____ No., _____ dated _____ day of _____, 20____
Vol. _____ No., _____ dated _____ day of _____, 20____
Vol. _____ No., _____ dated _____ day of _____, 20____
Vol. _____ No., _____ dated _____ day 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.

SEP 24 2015 Crista Brackett
Clerk

Sworn to and subscribed before me this 24 day of Sept, A.D., 2015
Hardy
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 OCTOBER 8, 2015 PLANNING COMMISSION

Commission Chairman recognized Dennis Stieffel, on behalf of the property owner, Mr. Huong Henry Le. Mr. Stieffel came forward to present the request. He stated the purpose of the zone change request would be to develop a RV resort. He submitted for the record the following pictures stating the resort would be similar:



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Commission Chairman asked for anyone speaking in favor of the request, the following came forward to be heard as follows:

**MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION**

PUBLIC COMMENTS FAVOR	
PUBLIC HEARING SUBJECT MATTER: <u>Zone Map change - steffel</u>	
<ul style="list-style-type: none"> ➤ All comments shall be directed to the Chairman when recognized. ➤ Comments of a personal nature regarding individual members of the Planning / Zoning Board, City staff and/or personnel, other citizens, disruptive comments or improper actions will not be permitted. ➤ Except as otherwise directed by the Chairman, public comments will not be permitted before or after the allotted time. ➤ Disruption of the public hearing will be cause for removal from the public meeting. 	
PLEASE PRINT NAME / ADDRESS / PHONE	COMMENT
1 Michael Cirillo 228 White Harbor 909-862-5717	We need the base
2 Michael Cirillo 228 White Harbor 909-862-5717	
3 DENNIS STEFFEL 228-860-8161	
4 John Ludowfer 155 Markham Drive 228-868-6730	
5 Myah May 122 Pirate Ave	
6	
7	
8	
9	
10	

City of Long Beach
 Planning Commission – Public Hearing
 Date: October 8, 2015

Commission Chairman called for anyone speaking in opposition of the request, the following came forward as follows:

**MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION**

PUBLIC COMMENTS <u>OPPOSED</u>		
PUBLIC HEARING SUBJECT MATTER: <u>Zone Map Change - Skiffel</u>		
<ul style="list-style-type: none"> ➤ All comments shall be directed to the Chairman when recognized. ➤ Comments of a personal nature regarding individual members of the Planning / Zoning Board, City staff and/or personnel, other citizens, disruptive comments or improper actions will not be permitted. ➤ Except as otherwise directed by the Chairman, public comments will not be permitted before or after the allotted time. ➤ Disruption of the public hearing will be cause for removal from the public meeting. 		
PLEASE PRINT NAME / ADDRESS / PHONE		COMMENT
1	CLAYTON CARRUBBA 159 MARKHAM DR LB 228-547-6260	YES - BRIEF STATEMENT
2	Tony Wilder 156 Markham Dr 228-990-6590	Yes - submitted yes to day verbal clarification + enhancement
3	Dr. Jim KRAMER 229 → JAWR 116 MARCIE DR. 326-3192	
4	ROBERT NORRIS 228 160 MARKHAM DR 669-4000	YES -
5	MARGARET MARTIN 132 DESTINY OAKS	No
6	CHRISTIE BARROW 122 MARCIE DRIVE	
7	LAURA Demuth 119 OLSON AVE LONG BEACH MS 39560	
8	GLENDIA HARDIN 5017 PATRICK LN ANNVILLE AL 35005	
9	GEORGE HILGERT 125 PITCHER POINT LA	YES
10	GARY PACE 125 PIRATE AVE LONG BEACH MS	yes

City of Long Beach
Planning Commission – Public Hearing
Date: October 8, 2015

**MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION**

PUBLIC COMMENTS <u>OPPOSED</u>	
PUBLIC HEARING SUBJECT MATTER: <u>Zone Map Change - Steiffel</u>	
<ul style="list-style-type: none"> ➤ All comments shall be directed to the Chairman when recognized. ➤ Comments of a personal nature regarding individual members of the Planning / Zoning Board, City staff and/or personnel, other citizens, disruptive comments or improper actions will not be permitted. ➤ Except as otherwise directed by the Chairman, public comments will not be permitted before or after the allotted time. ➤ Disruption of the public hearing will be cause for removal from the public meeting. 	
PLEASE PRINT NAME / ADDRESS / PHONE	COMMENT
1 HIEN QUANG NGUYEN 127 Pitcher Point	yes
2 SHEARIT Finkelshtein 206 Reeves St. Long Beach	YES
3 Anna B. Gault 313 Gates Ave Long Beach	Yes
4 Connie Higgs 123 Pirate Ave, Long Beach	Not in keeping
5 Brenda Harb 130 Destiny Oaks	NO zone Change
6 Patty Coto 112 Marcie Drive	no zone change
7	
8	
9	
10	

City of Long Beach
Planning Commission – Public Hearing
Date: October 8, 2015

**MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION**

Submitted for the record the following petition(s) opposing the request:

Mr. Frank Oliver, President
City of Long Beach Planning Commission

Dear Mr. Oliver,

I am a property owner in Ward 1 of the City of Long Beach. I recently became aware of a request to rezone a piece of property that lies between Markham Dr. and Marcie Dr. The parcel number is 0512J-01-001.000. I **OPPOSE THE PROPOSED REZONING FOR THE FOLLOWING REASONS:**

1. This will be the largest intrusion of a commercial zone into a residential zone outside of downtown Long Beach.
2. This rezoning request is unprecedented in its size and could lead to further spot zoning which conflicts with the intent of the Unified Development Ordinance of 2013.
3. The C-2B designation and the completion of the proposed RV Park will make it difficult for me to develop my property for elevated single family residential use since the view will be of a commercial operation and not a similar residential view.
4. There will be potential for excessive storm water runoff which will exceed the capability of the local infrastructure to disperse the water without extreme ponding over roads and property.
5. The request violates one of the Key Goals of the Long Beach Comprehensive Plan which calls for protection of critical environmental areas and balance of commercial development with protection of the environment (at least 73 species of birds, many of them neo-tropical migrant species have been observed using the habitat on this parcel)
6. Does not strengthen the existing neighborhoods or foster distinctive, attractive development that builds upon the city's character.
7. Does not use techniques to increase the availability of daily services within walking distance or reduce the dependence on the automobile for mobility
8. Does not preserve existing wetlands or incentivize the use of low impact development techniques for storm water management.

In closing, I believe that this request will substantially injure the value of adjoining property, is not in harmony with the area in which it is to be located and is not in general conformity with the Comprehensive Plan of 2013.

Dave and Vicki Reed/October 7, 2015

Print Name/Signature/Date

125 Markham Drive, Long Beach, MS 39560

Property location address/Current Resident Address

Mr. Frank Oliver, President
City of Long Beach Planning Commission

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BARBARA BUCKLEY

Barbara Buckley 10/11/15

Print Name/Signature/Date

120 Markham Dr, LB

16156 Marina Dr

Property location address/Current Resident Address

GPT 39503

MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION

Mr. Frank Oliver, President
City of Long Beach Planning Commission

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Jean Bonazzoli-Burretta / [Signature] / 10/6/15
Print Name/Signature/Date

129 Markham Drive
Property location address/Current Resident Address



Mr. Frank Oliver, President
City of Long Beach Planning Commission

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Dennis M. Kurelis / [Signature] / 10/11/15
Print Name/Signature/Date

Parcel # 0512 J-01-007.001 (130 Markham Dr)
Property location address/Current Resident Address
current residence: 3561 Calumet Dr., Cincinnati, OH
45245

MINUTES OF OCTOBER 8, 2015

PLANNING COMMISSION

Mr. Frank Oliver, President
City of Long Beach Planning Commission

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Vance G. Sprague Jr / Heather M Sprague // Vance G. Sprague Jr / Heather M Sprague 10/1/15
Print Name/Signature/Date

131 Markham Dr., LB / 114 Camellia Drive, P.C.
Property location address/Current Resident Address

Mr. Frank Oliver, President
City of Long Beach Planning Commission

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Lynnda DeFelice, Lynnda DeFelice 10/2/15
Print Name/Signature/Date

142 Markham, Long Beach, MS
Property location address/Current Resident Address

1432 N. MIRO ST
New Orleans, LA 70119
610 N. PEARL ST.
Natchez, MS 39120
601-653-4655
cell-504-481-5657

MINUTES OF OCTOBER 8, 2015 PLANNING COMMISSION

Mr. Frank Oliver, President
City of Long Beach Planning Commission

Dear Mr. Oliver,

I am a property owner in Ward 1 of the City of Long Beach. I recently became aware of a request to rezone a piece of property that lies between Markham Dr. and Marcie Dr. The parcel number is 0512J-01-001.000. I **OPPOSE THE PROPOSED REZONING FOR THE FOLLOWING REASONS:**

1. This will be the largest intrusion of a commercial zone into a residential zone outside of downtown Long Beach.
2. This rezoning request is unprecedented in its size and could lead to further spot zoning which conflicts with the intent of the Unified Development Ordinance of 2013.
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In closing, I believe that this request will substantially injure the value of adjoining property, is not in harmony with the area in which it is to be located and is not in general conformity with the Comprehensive Plan of 2013.

Dennis Michael Livengood Michael Livengood 10/5/15
Print Name/Signature/Date

REBA KAREN LIVENGOOD Reba Karen Livengood 10/5/15
154 Markham Drive Long Beach MS 39560
Property location address/Current Resident Address

Mr. Frank Oliver, President
City of Long Beach Planning Commission

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John Lindorfer John Lindorfer 10/7/15
Print Name/Signature/Date

155 Markham Drive
Property location address/Current Resident Address

MINUTES OF OCTOBER 8, 2015 PLANNING COMMISSION

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City of Long Beach Planning Commission

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Charles + Susan Wilder / Chbawley / Susan Wilder
Print Name/Signature/Date

154 Markham Dr / 154 Markham Dr - Long Beach
Property location address/Current Resident Address

Mr. Frank Oliver, President
City of Long Beach Planning Commission

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ROBERT P. HANSEN / Robert P. Hansen / 10/6/15
Print Name/Signature/Date

158 MARKHAM DR., LONG BEACH, MS
Property location address/Current Resident Address

MINUTES OF OCTOBER 8, 2015 PLANNING COMMISSION

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City of Long Beach Planning Commission

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CLAYTON CURRURA  10/6/2015
Print Name/Signature/Date

159 MARKHAM DRIVE
Property location address/Current Resident Address

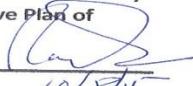
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Rebecca Norris Rebecca Norris 10/2/15 Robert Norris 
Print Name/Signature/Date

160 MARKHAM DRIVE, LONG BEACH 39560
Property location address/Current Resident Address

MINUTES OF OCTOBER 8, 2015 PLANNING COMMISSION

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City of Long Beach Planning Commission

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DOANNA LEE WILSON (Doanna Lee Wilson)
Print Name/Signature/Date

SAME 161 MARKHAM DRIVE
Property location address/Current Resident Address

Mr. Frank Oliver, President
City of Long Beach Planning Commission

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Frieda Woodcock (Frieda Woodcock) 10/6/15
Print Name/Signature/Date

162 Markham Drive
Property location address/Current Resident Address

MINUTES OF OCTOBER 8, 2015

PLANNING COMMISSION

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Michael J. Thomas Michael J. Thomas 10/7/15
Print Name/Signature/Date

165 Markham Dr. Long Beach, M.S. 39560
Property location address/Current Resident Address

Mr. Frank Oliver, President
City of Long Beach Planning Commission

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Robin M. Mueller Robin M. Mueller 10/2/2015
Print Name/Signature/Date

101 Marcie Dr. Long Beach, MS 39560 / SAME
Property location address/Current Resident Address

MINUTES OF OCTOBER 8, 2015 PLANNING COMMISSION

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Alex John Kujonka / 10-4-15
Print Name/Signature/Date

102 Marcie Dr Long Beach, MS 39560
Property location address/Current Resident Address

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Adolph Delgado / Adolph Delgado 10/2/2015
Print Name/Signature/Date

103 Marcie Dr
Property location address/Current Resident Address

MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION

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Sherry Sand Sherry Sand 10/8/15
Print Name/Signature/Date

105 Marcie Dr.
Property location address/Current Resident Address

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Mary J Wedgeworth Mary J Wedgeworth October 1, 2015
Sidney N. Wedgeworth Sidney N. Wedgeworth October 1, 2015
Print Name/Signature/Date

106 Marcie Drive, Long Beach, MS 39560-5715
Property location address/Current Resident Address

MINUTES OF OCTOBER 8, 2015 PLANNING COMMISSION

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MARGARET LINVILLE Margaret Linville 10-08-2015
Print Name/Signature/Date

109 Marcie Dr. L.B
Property location address/Current Resident Address

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Tom & Janet GARIN, Thomas Garin Janet Garin 10-3-15
Print Name/Signature/Date

108 Marcie Dr. Long Beach Ms 39560
Property location address/Current Resident Address

MINUTES OF OCTOBER 8, 2015

PLANNING COMMISSION

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In closing, I believe that this request will substantially injure the value of adjoining property, is not in harmony with the area in which it is to be located and is not in general conformity with the Comprehensive Plan of 2013.

DR. JAMES KRAMER DR. James Kramer 10/3/15
Print Name/Signature/Date

110 MARCIE DR.
Property location address/Current Resident Address

Mr. Frank Oliver, President
City of Long Beach Planning Commission

Dear Mr. Oliver,

I am a property owner in Ward 1 of the City of Long Beach. I recently became aware of a request to rezone a piece of property that lies between Markham Dr. and Marcie Dr. The parcel number is 0512J-01-001.000. I **OPPOSE THE PROPOSED REZONING FOR THE FOLLOWING REASONS:**

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Brenda Chapman Brenda Chapman, 10/4/15
Print Name/Signature/Date

111 Marcie Dr., Long Beach, Ms 39560
Property location address/Current Resident Address

MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION

Mr. Frank Oliver, President
City of Long Beach Planning Commission

Dear Mr. Oliver,

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PATRICIA A. COTO, Patricia A Coto 10/8/2015
Print Name/Signature/Date
112 Marcie Drive Long Beach, MS
Property location address/Current Resident Address

Mr. Frank Oliver, President
City of Long Beach Planning Commission

Dear Mr. Oliver,

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D.A. MARTIN D.A. MARTIN 8 OCT 15
Print Name/Signature/Date
113 Marcie Dr / 208 Bossis Cir / 113 Marcie Dr
Property location address/Current Resident Address

MINUTES OF OCTOBER 8, 2015 PLANNING COMMISSION

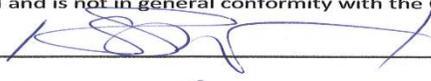
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City of Long Beach Planning Commission

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Stacey Rogers  10/5/15
Print Name/Signature/Date

114 MARCIE DR. / 601 N. Solomon St NOVA
Property location address/Current Resident Address 70119

Mr. Frank Oliver, President
City of Long Beach Planning Commission

Dear Mr. Oliver,

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Philip L. Morand  10/6/15
Print Name/Signature/Date

115 MARCIE DR Long Beach, MS 39560
Property location address/Current Resident Address

MINUTES OF OCTOBER 8, 2015

PLANNING COMMISSION

Mr. Frank Oliver, President
City of Long Beach Planning Commission

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Leigh Anne Broadus Leigh Anne Broadus 10/10/15
Print Name/Signature/Date

116 Marcie Drive Long Beach / 162 Lake Rd., Metairie, MS 39501
Property location address/Current Resident Address

Mr. Frank Oliver, President
City of Long Beach Planning Commission

Dear Mr. Oliver,

I am a property owner in Ward 1 of the City of Long Beach. I recently became aware of a request to rezone a piece of property that lies between Markham Dr. and Marcie Dr. The parcel number is 0512J-01-001.000. I **OPPOSE THE PROPOSED REZONING FOR THE FOLLOWING REASONS:**

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Maureen G. Tierney Maureen G. Tierney 10/03/15
Print Name/Signature/Date

121 Marcie 1022 Begonia Ave
Property location address/Current Resident Address Costa Mesa, CA 92626

MINUTES OF OCTOBER 8, 2015 PLANNING COMMISSION

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CHRISTIE BARON / [Signature] / 10.3.15

Print Name/Signature/Date

122 MARCIE DR, LONG BEACH / 10381 ROAD 791, PRESTON, MS 39354

Property location address/Current Resident Address

Mr. Frank Oliver, President
City of Long Beach Planning Commission

Dear Mr. Oliver,

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6. Does not strengthen the existing neighborhoods or foster distinctive, attractive development that builds upon the city's character. *We live at 123 Marcie 5 1/2 months a year as our second home. We purchased the lot across the street to preserve the view of the woodlands from our elevated home. We do not look forward to looking at an RV trailer park*
7. Does not use techniques to increase the availability of daily services within walking distance or reduce the dependence on the automobile for mobility
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In closing, I believe that this request will substantially injure the value of adjoining property, is not in harmony with the area in which it is to be located and is not in general conformity with the Comprehensive Plan of 2013.

Jim and Sandy Thompson / [Signature] / 10/6/2015

Name/Signature/Date

123 Marcie Dr. (and Lot 120 Marcie Dr.) across from 123

Property location address/Current Resident Address

**MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION**

Mr. Frank Oliver, President
City of Long Beach Planning Commission

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Print Name



Janie E. & Dan
Sperbeck
129 Marcie Dr
Long Beach, MS 39560

Property Location address/ current resident Address

Submitted for the record the following remarks:

MINUTES OF OCTOBER 8, 2015 PLANNING COMMISSION

updated
10/5/15
7:40 am
TL

REMARKS TO CITY OF LONG BEACH PLANNING COMMISSION CONCERNING ZONE MAP CHANGE FOR TAX PARCEL #0512J-01-001.000 OCTOBER 08, 2015

By
Tony Wilder
156 Markham Dr.
Long Beach, MS 39560

1. This will be the largest intrusion of a commercial zone into a residential zone outside of downtown Long Beach.

Sustainable land use design. As reconstruction occurs, Long Beach should direct development toward existing neighborhoods and commercial nodes, preserving open spaces, farm land and critical environmental areas (Comprehensive Plan: Key Principle, Sustainability, pg. 06)

Long Beach seeks to strengthen existing neighborhoods and foster distinctive, attractive development that builds upon and preserves the City's character; phasing development so that it occurs as the necessary utilities and infrastructures are available (Comprehensive Plan: key Principle, sustainability, (pg. 06).

Why request such a large variance which will put one half of the proposed house lots in C2B designation where they cannot be used for single family residential use without planning commission approval? (Article X, Chart of Uses, Unified Development Ordinance No. 598)

Our concern is that the unstated intent of development is to place a C2B approved use such as a large hotel, high traffic volume retail space or state approved gaming establishment (casino). Once rezoned to C2B this can be accomplished without further permission from the Planning Commission. (Article X, Chart of Uses, Unified Development Ordinance No. 598)

2. This rezoning request is unprecedented in its size and could lead to further spot zoning which conflicts with the intent of the Unified Development Ordinance No. 598.

If this rezoning attempt is successful then there will be nothing to keep developers from purchasing multiple individual residential lots and seeking spot variances to develop large tracts deep into existing neighborhoods on Markham, Marcie, Pitcher Point Drives.

There are no natural, physical or economic features of the landscape more than ¼ mile north of the beach that can be considered beachfront features. You can't feel the breeze, smell the brine or see dolphins from the deck of a restaurant or from a lawn chair outside an RV ¼ mile inland much less 0.4 miles from the beach.

3. The C-2B designation and the completion of the proposed RV Park will make it difficult for the development of adjacent property for elevated single family residential use since the view will be of a commercial operation and not a similar residential view.

Where needed to enhance aesthetics or to ensure public safety, the campground will be enclosed by..... landscape screening.... to ensure compatibility with the local environment (Article XI Unified Development Ordinance No. 598 Sec. 127 (g) (4))

Due to FEMA mandates relating to possible storm surge all homes on adjacent streets will need to be elevated to the point that large RV's will be visible from their homes. Planned screening and landscaping does not address this issue. Vegetative screens must be the size of mature pine and hardwood trees (at least 40 feet high) to block out the view of large motor homes and accessory buildings related to the park.

Article XI, Section 127 of the Unified Ordinance which deals with RV parks is a very complicated and seemingly restrictive ordinance designed to protect our citizens. This plan as presented does not clearly state how the developer plans to meet requirements such as: park accessory uses, open space and recreational areas, shower, toilet and flush facilities.

All accessory uses including management headquarters, laundry facilities, recreational rooms, store and restaurant must be elevated to meet FEMA codes in a velocity zone thus making them visible to adjacent neighborhoods.

4. There will be potential for excessive storm water runoff which will exceed the capability of the local infrastructure to disperse the water without extreme ponding over roads and property. (Article XV, Stormwater Management Unified Development Ordinance No. 598)

During periods of moderate to heavy rainfall overland flow dominates the drainage. Markham and Marcie Drives go under water from curb to curb. With potential of additional commercial development uphill from occupied residences the increased runoff will exceed the capability of the ditch behind our homes and continually flood yards and structures.

Item 5 will be addressed at the end of the presentation

6. Does not strengthen the existing neighborhoods or foster distinctive, attractive development that builds upon the city's character.

Welcome newcomers and visitors without diminishing the values and lifestyles of current residents by strengthening existing neighborhoods and fostering distinctive, attractive development that builds upon and preserves the City's character. (Comprehensive Plan: Key Goal, Community pg. 09 CP)

Addressed in #7 below

MINUTES OF OCTOBER 8, 2015

PLANNING COMMISSION

7. Does not use techniques to increase the availability of daily services within walking distance or reduce the dependence on the automobile for mobility.

Promote healthy lifestyle choices by improving walkability and connectivity throughout the community. (Comprehensive Plan: Key Goal, Community, pg. 09 CP)

This development will not add any services that local residents or other visitors to Long Beach may enjoy.

The RV Park will provide no benefits to existing neighborhood or allow for any interaction between local residents and visitors as Article XI, Section 127, (e) (2), (3) prohibits use of all accessory areas including recreational and open areas to everyone except park occupants.

This development would be much better located closer to downtown Long Beach since nearly every occupant will shop at Wal-Mart in Pass Christian for their needs. They will most likely drive past downtown Long Beach on their way to the casinos in Gulfport.

Connectivity between neighborhoods of Markham and Marcie will be diminished by commercial development which will eliminate access to the trails between the two streets.

8. Does not preserve existing wetlands or incentivize the use of low impact development techniques for storm water management.

Proposed Project Map does not show mitigation of wetland loss on site. Although the developer has the right to purchase mitigation credits at an offsite bank there is no certainty that mitigation of the same type and quality of wetland being destroyed here will be mitigated somewhere else. Wetland mitigation is to occur in perpetuity. What is the plan to maintain the wetlands remaining on site? With development surrounding all existing wetlands it is a near certainty that they will disappear within the not too distant future, leaving excess precipitation and runoff nowhere to go except overland to adjacent neighborhoods.

5. The request violates one of the Key Goals of the Long Beach Comprehensive Plan which calls for protection of critical environmental areas and balance of commercial development with protection of the environment.

Balance the need for growth and economic development with the maintenance and improvement of the environment. Treat natural resources as precious and finite. (Comprehensive Plan: Key Goal, Natural Environment pg. 09,

Sustainable landscape. An appropriate landscape palette for Long Beach is one that is consistent with the climate and culture of the Gulf Coast, the night sky would be protected, turtle impacts avoided and appropriate trees preserved. (Comprehensive Plan: Key Principal, pg. 07)

PROPOSED HIKER/BIKER NETWORK

Several paved hiker/biker trails are proposed in the City of Long Beach. These trails may pass through wetlands, forest, and along the canal edge and will create an amenity for locals as well as visitors to jog, walk, bicycle, roller-skate, or take alternate routes to the beach. Motorized vehicles would be prohibited on these trails. The routes proposed were determined by considering (1) logical routes for providing additional connectivity between neighborhoods, (2) available right-of-way along canals or thoroughfares, and (3) primary thoroughfares that are good candidates for targeting capital improvement funds to increase walkability. (Comprehensive Plan: Implementation Priorities, Transportation Plan, pg. 15)

This tract of land is significant to the entire Gulf Coast. It is the only remaining undeveloped tract of mixed pine-hardwood forest land that extends from the beach to the railroad track between the Bay of St. Louis and Biloxi Bay. It is a landing and taking off place for migrant birds that journey twice a year across the Gulf of Mexico. It is the winter home to many warblers, flycatchers and hawks who like northern humans desire a warm place for the winter.

There is documentation of 77 species of birds utilizing the habitat on this land, 47 species of migratory birds and 30 resident species (see attached). There is also a variety of native plants, mammals, (bats), amphibians and reptiles including the eastern hognose snake who specializes in consuming toad frogs.

This tract of land is significant to the local residents of Markham and Marcie. It represents a contrast and buffer from the hustle bustle sounds of traffic on Hwy 90 and pool parties at Arbor Station. It blends the sights and sounds of the natural landscape into our daily lives, shrill cries of the red tailed hawk circling overhead, early morning hoots of the great horned owl can be heard regularly while in the spring and fall it is always exciting to look into the tops of black gums and pines to see the yellow blazes of warblers and the bright metallic blue of the indigo bunting.

An alternate use for this land is as an anchor and connector for the proposed hiker/biker route along proposed First Street.

The Land Trust for the Mississippi Coastal Plain is a member supported, not-for-profit organization whose purpose is to protect the six coastal counties' natural lands, scenic areas, fresh water resources, and wildlife habitat. Incorporated in 2000 as Mississippi's first accredited land trust, over 8,100 acres have been protected.

Contact has been made with Judy Steckler (judysteckler@ltmcp.org), Executive Director of the Land Trust for Coastal Plain Mississippi who is interested in discussing the possibility of acquiring this land for greenspace and public use.

The City of Long Beach has a wonderful opportunity to follow our Comprehensive Plan and be an example to other cities on the coast of what it means to partner with the Land Trust.

Partnering with non-profit organizations is the way that cities across this nation are moving forward to improve economic development while maintaining quality of life for

MINUTES OF OCTOBER 8, 2015 PLANNING COMMISSION

their citizens. There are sources of grant funding in the federal, state and private sectors. This city could benefit greatly from several partnerships to achieve the vision for 2025 as stated in the Comprehensive Plan:

As it is followed, the Plan will guide the community toward its goal of becoming a socially, economically, and environmentally sustainable city. (Comprehensive Plan: Guiding Framework, A Vision for the Future, pg. 05)

All we ask is that you follow our community's approved plan and deny this massive unprecedented request for zoning change.

**Tony Wilder,
156 Markham Dr.
Long Beach, MS 39560**

LIST OF MIGRATORY AND RESIDENT BIRDS THAT UTILIZE THE HABITAT ON PARCEL NUMBER 0512J-01-001.000 77 TOTAL SPECIES (47 MIGRATORY AND 30 RESIDENT)

1 black and white warbler	Migrant	41 american redstart	Migrant
2 scissor tailed flycatcher	Migrant	42 dark-eyed junco	Migrant
3 lark sparrpw	Migrant	43 purple finch	Migrant
4 broad-winged hawk	Migrant	44 yellow warbler	Migrant
5 eastern kingbird	Migrant	45 red-eyed vireo	Migrant
6 hooded warbler	Migrant	46 veery	Migrant
7 Harris' hawk	Migrant	47 red-breasted nuthatch	Migrant
8 red-shouldered hawk	Migrant	48 great horned owl	Resident
9 mississippi kite	Migrant	49 red-tailed hawk	Resident
10 great-crested flycatcher	Migrant	50 eastern bluebird	Resident
11 sharp-shinned hawk	Migrant	51 bobwhite quail	Resident
12 cooper's hawk	Migrant	52 barn owl	Resident
13 bald eagle	Migrant	53 black capped chickadee	Resident
14 grey catbird	Migrant	54 tufted titmouse	Resident
15 palm warbler	Migrant	55 carolina wren	Resident
16 pine warbler	Migrant	56 northern cardinal	Resident
17 ruby throated hummingbird	Migrant	57 osprey	Resident
18 painted bunting	Migrant	58 rufous-sided towhee	Resident
19 indigo bunting	Migrant	59 brown thrasher	Resident
20 rose-breasted grosbeak	Migrant	60 red-headed woodpecker	Resident
21 blue grosbeak	Migrant	61 pileated woodpecker	Resident
22 ground dove	Migrant	62 yellow-bellied sapsucker	Resident
23 summer tanager	Migrant	63 downy woodpecker	Resident
24 eastern phoebe	Migrant	64 hairy woodpecker	Resident
25 Kentucky warbler	Migrant	65 great blue heron	Resident
26 yellow-rumped warbler	Migrant	66 great egret	Resident
27 white-throated sparrow	Migrant	67 belted kingfisher	Resident
28 chipping sparrow	Migrant	68 boat-tailed grackle	Resident
29 house finch	Migrant	69 red-winged blackbird	Resident
30 american goldfinch	Migrant	70 common nighthawk	Resident
31 chuck will's widow	Migrant	71 red-bellied woodpeckers	Resident
32 redhead	Migrant	72 blue jay	Resident
33 american kestrel	Migrant	73 northern mockingbird	Resident
34 orchard oriole	Migrant	74 fish crow	Resident
35 snowy egret	Migrant	75 blue-gray gnatcatcher	Resident
36 chimney swifts	Migrant	76 brown-headed cowbird	Resident
37 golden crowned kinglet	Migrant	77 mourning dove	Resident
38 rubly crowned kinglet	Migrant		
39 cedar waxwings	Migrant		
40 prothonotary warbler	Migrant		

**MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION**

* * *

Commissioner Hansen made motion seconded by Commissioner Heinzl and unanimously carried to close the public hearing.

* * *

Upon rebuttal, applicant, Dennis Stieffel, stated the following:

- The project would cost an estimated 15 million dollars and would not be a trailer park.
- 80 units would be the maximum allowed, due to trees and wetlands it would possibly be less than the maximum allowed.
- Due to the wetlands and trees that would remain during development a 75' to 100' buffer (exceeding the City's requirement) would line the west side of the property and a 50' buffer (meeting the City's requirement) would line the east and west properties.
- The RVs would not be seen from Hwy 90.
- The RV stalls would be 35' wide, and 75' long, exceeding the City's requirements, the 18' noted on the plot was a misprint.

* * *

After review and discussion Commissioner Fischer made motion seconded by Commissioner Hansen and unanimously carried recommending the Commission take no action at this time, stating the Commission would take the request under consideration at the next schedule Planning Commission meeting of October 22, 2015.

The second public hearing was called to order to consider a variance request as follows:

MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION



CITY OF LONG BEACH
201 Jeff Davis Avenue/ PO BOX 929
Long Beach, MS 39560
(228) 863-1554 office
(228) 863-1558 fax

Office use only
Date Received 9/21/15
Zoning R-1
Agenda Date 10/8/15
Check Number 6336

APPLICATION FOR
SPECIAL-USE APPROVAL

- I. Tax Parcel Number(s): 0612A-04-043.000
- II. Address of Property Involved: 306 E 3rd Street, Long Beach, MS 39560
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Seeking a variance of street frontage for a subsequent request to subdivide the subject parcel in half.
Requesting to subdivide current subject parcel of 115.66' x 150' into (2) parcels of 57.83' x 150'.
See surveys attached.

****PLEASE COMPLETE THE FOLLOWING:**

- A. Describe any special condition that justify the granting of this request and that are peculiar to the property and do not apply to other properties in the general area. What are the reasons for the request and why the applicant cannot meet the stated code requirement? There are numerous narrow lots in the immediate surrounding area (see plat attached) including (2) 50' x 124' lots just off the NW corner of the subject parcel and several others in the width range of 60' - 64'.
- B. Describe how the special condition discussed above is not the result of actions taken by the applicant. Show that the applicant did not cause the need for this request. Applicants did not create/cause any conditions related to the request.
- C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request? No unnecessary hardship exists. We feel (2) new cottage style homes (see style examples attached) would blend well and complement the area nicely.
- D. Show that denial of this request will deprive the applicant of rights commonly enjoyed by other properties in the general area and that the granting of this variance request will make possible the reasonable use of land while not conferring any special privilege. Outline how the subject of the variance is common in the area and if the applicant were to be denied this variance a right would be taken away which is granted to other properties. State how the variance makes reasonable use of the existing land and why the same action cannot be done in a way that does not require a variance. Show that granting of this variance does not give the applicant any special privileges that the properties in the area would find desirable. We feel that utilizing the property for (2) new homes would benefit the surrounding area and city as a whole. There would be no negative impact, as the width requested of the (2) lots, if approved, would blend with the surrounding area and appear as if they were originally platted as so.

**MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION**

IV. 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 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;
- 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 \$100.00. 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.**

V. 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 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.

91 7108 2133 3938 0608 1889

<i>Mark C & Shawn B Barlow</i>	
Name of Rightful Owner (PRINT)	Name of Agent (PRINT)
<i>P.O. Box 3296</i>	
Owner's Mailing Address	Agent's Mailing Address
<i>Gulfport, MS 39560</i>	
City State Zip	City State Zip
<i>(228) 297/5556</i>	
Phone	Phone
<i>Shawn B Barlow</i> <i>09/17/2015</i>	
Signature of Rightful Owner Date	Signature of Applicant Date

MINUTES OF OCTOBER 8, 2015 PLANNING COMMISSION

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR5 GPS RECIEVER AND TOPCON GPT-9005A ROBOTIC TOTAL STATION.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) ELEVATIONS SHOWN ARE BASED ON NAVD88, GEIOD 2009.
- 4.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 5.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 6.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

LEGEND:

- ⊗ -- IRON ROD FOUND
- -- IRON PIPE FOUND
- -- IRON ROD SET
- ⊗ -- SPIKE FOUND
- △ -- SPIKE SET
- ⊗ -- CONCRETE MONUMENT FOUND
- -- CONCRETE MONUMENT SET
- ⊗ -- LIGHTARD KNOT FOUND
- (M) -- AS MEASURED
- (R) -- AS PER RECORD
- APP -- AS PER PLAT
- IRF -- IRON ROD FOUND
- IRS -- IRON ROD SET

REFERENCE MATERIALS:

- 1.) RECORDED SUBDIVISION PLAT
- 2.) INST. NO. 2005-0019794-D-J1

DESCRIPTION FOR PARCEL "A":

THE WEST ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY:

LOT EIGHTEEN (18), LESS THE WEST 12 FEET, IN BLOCK SIX (6) IN ORIGINAL LONG BEACH, ACCORDING TO THE "PORTER'S MAP" THEREOF RECORDED IN BOOK 11 AT PAGE 6 OF THE PLAT BOOK RECORDS IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

DESCRIPTION FOR PARCEL "B":

THE EAST ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY:

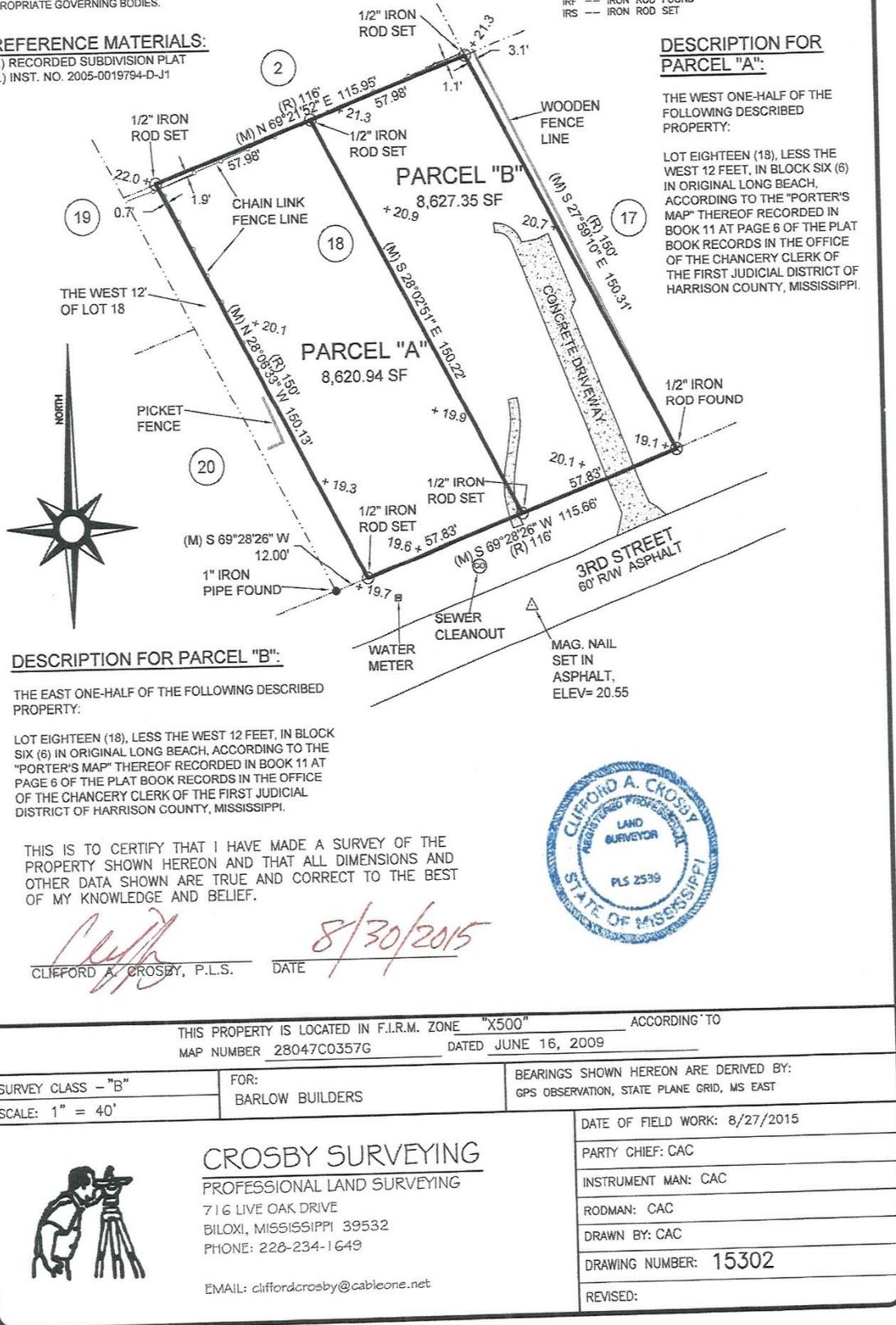
LOT EIGHTEEN (18), LESS THE WEST 12 FEET, IN BLOCK SIX (6) IN ORIGINAL LONG BEACH, ACCORDING TO THE "PORTER'S MAP" THEREOF RECORDED IN BOOK 11 AT PAGE 6 OF THE PLAT BOOK RECORDS IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Clifford A. Crosby
CLIFFORD A. CROSBY, P.L.S.

DATE

8/30/2015



THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X500" ACCORDING TO MAP NUMBER 28047C0357G DATED JUNE 16, 2009

SURVEY CLASS -- "B"	FOR: BARLOW BUILDERS	BEARINGS SHOWN HEREON ARE DERIVED BY: GPS OBSERVATION, STATE PLANE GRID, MS EAST
SCALE: 1" = 40'		DATE OF FIELD WORK: 8/27/2015
<p>CROSBY SURVEYING PROFESSIONAL LAND SURVEYING 716 LIVE OAK DRIVE BILOXI, MISSISSIPPI 39532 PHONE: 228-234-1649 EMAIL: cliffordcrosby@cableone.net</p>	PARTY CHIEF: CAC	
	INSTRUMENT MAN: CAC	
	RODMAN: CAC	
	DRAWN BY: CAC	
	DRAWING NUMBER: 15302	
REVISED:		

MINUTES OF OCTOBER 8, 2015 PLANNING COMMISSION

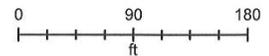
306 E 3rd St & Surrounding Area



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. TAL FLURRY, TAX ASSESSOR.

MAP DATE: September 17, 2015.



306 E 3rd Street, Long Beach, MS Sample Style of Homes Planned (Both with Rear Carport or Garage)



**MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION**

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File #151589

Indexing Instructions:
Lot 18, less W 12', Blk 6, Original
Long Beach, Harrison County, 1st
JD, MS

**STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT**

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,

MAURICE J. WESCOVICH, JR. and CHERYL A. WESCOVICH
18573 RAY ROAD
LONG BEACH, MS 39560
228-297-1572

do hereby grant, bargain, sell, convey and warrant, unto

MARK C. BARLOW and wife, SHAWN B. BARLOW
as tenants by the entirety with full rights of survivorship and not as tenants in common
P.O. BOX 3296
GULFPORT, MS 39505
(228) 297-1744

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 Eighteen (18), less the West Twelve (12) feet, in Block Six (6), in ORIGINAL LONG BEACH, according to the "PORTER'S MAP" thereof, recorded in Plat Book 11 at Page 6 of the Plat Book records in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, 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.

WITNESS THE SIGNATURES of the Grantors on this the 15th day of September, 2015.


MAURICE J. WESCOVICH, JR.

CHERYL A. WESCOVICH

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, MAURICE J. WESCOVICH, JR. and CHERYL A. WESCOVICH, who acknowledged that they signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 15th day of September, 2015.

(SEAL)

My Commission Expires:




NOTARY PUBLIC

MINUTES OF OCTOBER 8, 2015 PLANNING COMMISSION

The clerk reported that twenty-one (21) notices of public hearing were sent by certified mail, electronic return receipt, to property owners with 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 these proceedings:

City of Long Beach



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**.

Mark and Shawn Barlow, P.O. Box 3296, Gulfport, Mississippi, has filed an application for a variance in accordance with the Comprehensive Long Beach Unified Land Ordinance to create 2 (two) new residential lots with less than the required minimum lot width of 75' (seventy-five feet), **the applicant(s) are requesting a 17.17' (seventeen and seventeen tenths of a foot) lot width variance on lot one (1) and a 17.17' (seventeen and seventeen tenths of a foot) lot width variance on lot two (2)**. The tax parcel number is 0612A-04-043.000. The legal description is as follows:

Lot Eighteen (18), less the West Twelve (12) feet, in Block Six (6), in ORIGINAL LONG BEACH, according to the "PORTER'S MAP" thereof, recorded in Plat Book 11 at Page 6 of the Plat Book records in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, reference to which is hereby made in aid of and as a part of this description.

A public hearing to consider the above variance will be held in the City of Long Beach, Mississippi 39560, Thursday, October 8, 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 OCTOBER 8, 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, Leal 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., 356 dated 24 day of Sept, 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.

SEP 24 2015

Crista Brackett

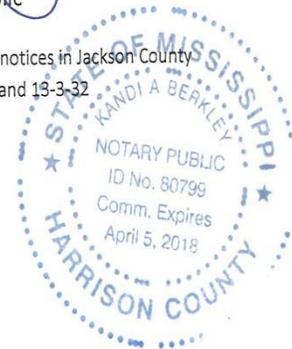
Clerk

Sworn to and subscribed before me this 24 day of Sept, A.D., 2015

Kandice
Notary Public

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. Mark and Shawn Barlow, P.O. Box 3296, Gulfport, Mississippi, has filed an application for a variance in accordance with the Comprehensive Long Beach Unified Land Ordinance to create 2 (two) new residential lots with less than the required minimum lot width of 75' (seventy-five feet), the applicant(s) are requesting a 17.17' (seventeen and seventeen tenths of a foot) lot width variance on lot one (1) and a 17.17' (seventeen and seventeen tenths of a foot) lot width variance on lot two (2). The tax parcel number is 0612A-04-043.000. The legal description is as follows: Lot Eighteen (18), less the West Twelve (12) feet, in Block Six (6), in ORIGINAL LONG BEACH, according to the "PORTER'S MAP" thereof, recorded in Plat Book 11 at Page 6 of the Plat Book records in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, reference to which is hereby made in aid of and as a part of this description. A public hearing to consider the above variance will be held in the City of Long Beach, Mississippi 39560, Thursday, October 8, 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
ADV24,1THU
1565111

*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 OCTOBER 8, 2015
PLANNING COMMISSION**

Commission Chairman called for anyone speaking in favor of the request, no one came forward to be heard.

* * *

Commission Chairman called for anyone speaking in opposition of the request, the following came forward as follows:

PUBLIC COMMENTS <u>OPPOSED</u>		
PUBLIC HEARING SUBJECT MATTER: <u>Variance - Barlow</u>		
<ul style="list-style-type: none"> ➤ All comments shall be directed to the Chairman when recognized. ➤ Comments of a personal nature regarding individual members of the Planning / Zoning Board, City staff and/or personnel, other citizens, disruptive comments or improper actions will not be permitted. ➤ Except as otherwise directed by the Chairman, public comments will not be permitted before or after the allotted time. ➤ Disruption of the public hearing will be cause for removal from the public meeting. 		
	PLEASE PRINT NAME / ADDRESS / PHONE	COMMENT
1	Marc Harris 307 E 3 rd ST	
2	Howard Page 224 Walston Ave Gulfport MS	/
3	Brenda Harb 130 Destiny Oaks	
4	Shannon Harris 307 E 3 rd ST	
5		
6		
7		
8		
9		
10		

City of Long Beach
Planning Commission – Public Hearing
Date: October 8, 2015

Page ___ of ___

* * *

Commissioner Carrubba made motion seconded by Commissioner Frazer and unanimously carried to close the public hearing

* * *

**MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION**

After consideration Commissioner Carrubba made motion seconded by Commissioner Brown and unanimously carried recommending approval of the variance as submitted.

Be it remembered that a regular meeting of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 8th day of October 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, Jim Heinzl, Chris Carrubba, Jeff Hansen, Nicholas Brown, Patricia Bennett and minutes Clerk Veronica Howard.

Commissioner Ron Robertson 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 Fischer made motion seconded by Commissioner Frazer and unanimously carried to approve the regular meeting minutes of September 10, 2015 and September 24, 2015 as submitted.

It came for consideration under new business a certificate of re-subdivision as follows:

**MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION**

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

Office use only	
Date Received	<u>9/17/15</u>
Zoning	<u>R-1</u>
Agenda Date	<u>10/8/15</u>
Check Number	<u>6337</u>

APPLICATION FOR CASE REVIEW

- I. TYPE OF CASE: **CERTIFICATE OF RESUBDIVISION**
- II. ADVALOREM TAX PARCEL NUMBER(S): 0612A-04-043.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 3rd Lot off of the NE corner of Cleveland Avenue and E 3rd Street
- IV. ADDRESS OF PROPERTY INVOLVED: 306 E 3rd Street, Long Beach, MS 39560
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of (1) Parcel of 115.66' x 150'
Into (2) Parcels of 57.83' x 150'

- 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.

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

- 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.

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.

Mark C & Shawn B Barlow
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

P.O. Box 3296
Owner's Mailing Address

Agent's Mailing Address

Gulfport, MS 39560
City State Zip

City State Zip

(228) 297-5556
Phone

Phone

Shawn B Barlow 09/17/2015
Signature of Rightful Owner Date

Signature of Applicant Date

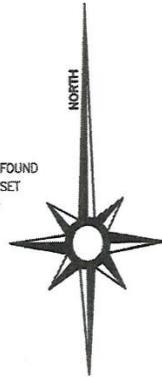
MINUTES OF OCTOBER 8, 2015 PLANNING COMMISSION

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR5 GPS RECEIVER AND TOPCON GPT-9005A ROBOTIC TOTAL STATION.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) ELEVATIONS SHOWN ARE BASED ON NAVD83, GEOID 2009.
- 4.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 5.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 6.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

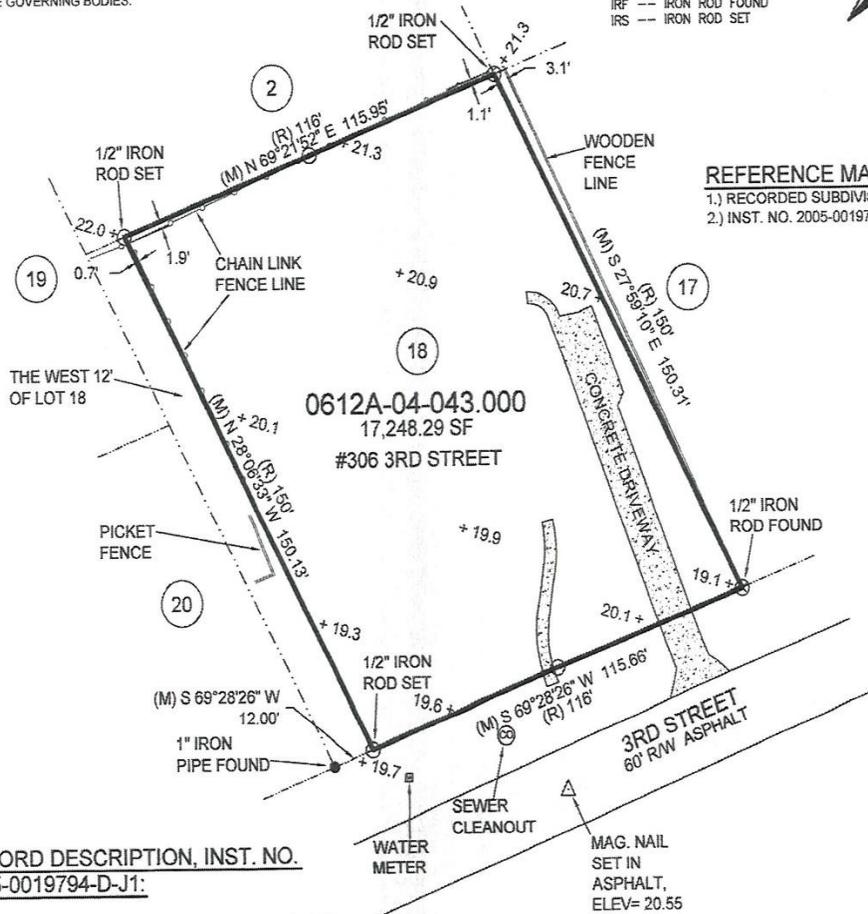
LEGEND:

- ⊗ --- IRON ROD FOUND
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- △ --- SPIKE SET
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- --- CONCRETE MONUMENT SET
- ⊠ --- LIGHTARD KNOT FOUND
- (M) --- AS MEASURED
- (R) --- AS PER RECORD
- APP --- AS PER PLAT
- IRF --- IRON ROD FOUND
- IRS --- IRON ROD SET



REFERENCE MATERIALS:

- 1.) RECORDED SUBDIVISION PLAT
- 2.) INST. NO. 2005-0019794-D-J1



RECORD DESCRIPTION, INST. NO.
2005-0019794-D-J1:

LOT EIGHTEEN (18), LESS THE WEST 12 FEET, IN BLOCK SIX (6) IN ORIGINAL LONG BEACH, ACCORDING TO THE "PORTER'S MAP" THEREOF RECORDED IN BOOK 11 AT PAGE 6 OF THE PLAT BOOK RECORDS IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Cliff
CLIFFORD A. CROSBY, P.L.S. DATE 8/30/2015



THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X500" ACCORDING TO
MAP NUMBER 28047C0357G DATED JUNE 16, 2009

SURVEY CLASS - "B"	FOR: BARLOW BUILDERS	BEARINGS SHOWN HEREON ARE DERIVED BY: GPS OBSERVATION, STATE PLANE GRID, MS EAST
SCALE: 1" = 40'	DATE OF FIELD WORK: 8/27/2015	
 CROSBY SURVEYING PROFESSIONAL LAND SURVEYING 716 LIVE OAK DRIVE BILOXI, MISSISSIPPI 39532 PHONE: 228-234-1649 EMAIL: cliffordcrosby@cableone.net	PARTY CHIEF: CAC	
	INSTRUMENT MAN: CAC	
	RODMAN: CAC	
	DRAWN BY: CAC	
	DRAWING NUMBER: 15302	
REVISED:		

MINUTES OF OCTOBER 8, 2015 PLANNING COMMISSION

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A COMBINATION OF TOPCON GR5 GPS RECEIVER AND TOPCON GPT-900SA ROBOTIC TOTAL STATION.
- 2.) STATE PLANE COORDINATES AND BEARINGS HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E).
- 3.) ELEVATIONS SHOWN ARE BASED ON NAVD83, GEOID 2008.
- 4.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 5.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 6.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

LEGEND:

- ⊗ --- IRON ROD FOUND
- --- IRON PIPE FOUND
- --- IRON ROD SET
- ⊗ --- SPIKE FOUND
- △ --- SPIKE SET
- ⊠ --- CONCRETE MONUMENT FOUND
- --- CONCRETE MONUMENT SET
- ⊠ --- LIGHTARD KNOT FOUND
- (M) --- AS MEASURED
- (R) --- AS PER RECORD
- APP --- AS PER PLAT
- IRF --- IRON ROD FOUND
- IRS --- IRON ROD SET

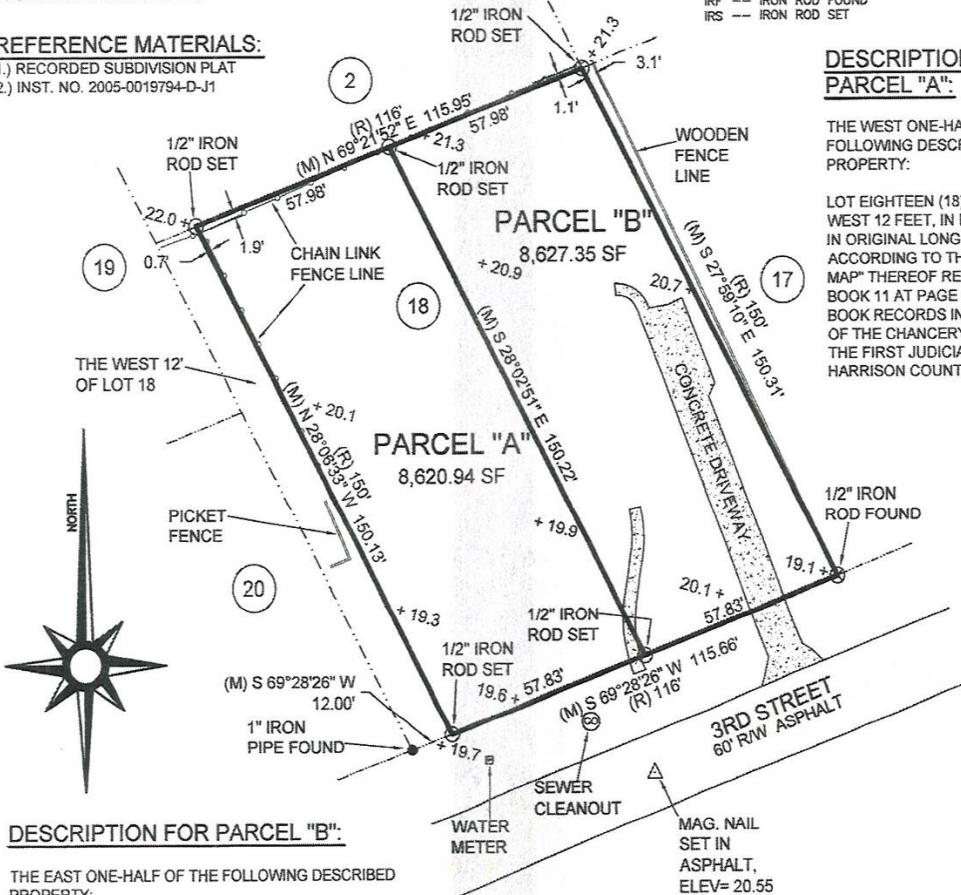
REFERENCE MATERIALS:

- 1.) RECORDED SUBDIVISION PLAT
- 2.) INST. NO. 2005-0019794-D-J1

DESCRIPTION FOR PARCEL "A":

THE WEST ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY:

LOT EIGHTEEN (18), LESS THE WEST 12 FEET, IN BLOCK SIX (6) IN ORIGINAL LONG BEACH, ACCORDING TO THE "PORTER'S MAP" THEREOF RECORDED IN BOOK 11 AT PAGE 6 OF THE PLAT BOOK RECORDS IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.



DESCRIPTION FOR PARCEL "B":

THE EAST ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY:

LOT EIGHTEEN (18), LESS THE WEST 12 FEET, IN BLOCK SIX (6) IN ORIGINAL LONG BEACH, ACCORDING TO THE "PORTER'S MAP" THEREOF RECORDED IN BOOK 11 AT PAGE 6 OF THE PLAT BOOK RECORDS IN THE OFFICE OF THE CHANCERY CLERK OF THE FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI.

THIS IS TO CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON AND THAT ALL DIMENSIONS AND OTHER DATA SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Clifford A. Crosby
CLIFFORD A. CROSBY, P.L.S. DATE 8/30/2015



THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE "X500" ACCORDING TO MAP NUMBER 28047C0357G DATED JUNE 16, 2009

SURVEY CLASS - "B"	FOR: BARLOW BUILDERS	BEARINGS SHOWN HEREON ARE DERIVED BY: GPS OBSERVATION, STATE PLANE GRID, MS EAST
SCALE: 1" = 40'		
 CROSBY SURVEYING PROFESSIONAL LAND SURVEYING 716 LIVE OAK DRIVE BILOXI, MISSISSIPPI 39532 PHONE: 228-234-1649 EMAIL: cliffordcrosby@cableone.net	DATE OF FIELD WORK: 8/27/2015	
	PARTY CHIEF: CAC	
	INSTRUMENT MAN: CAC	
	RODMAN: CAC	
	DRAWN BY: CAC	
DRAWING NUMBER: 15302		
REVISED:		

**MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION**

Commissioner Hansen made motion seconded by Commissioner Frazer and unanimously carried recommending approval of the resubdivision as submitted.

Next agenda item for consideration was sketch plat approval as follows:

	CITY OF LONG BEACH 201 Jeff Davis Avenue PO BOX 929 LONG BEACH, MS 39560 (228) 863-1554 office (228) 863-1558 fax	Office use only Date Received _____ Zoning _____ Agenda Date _____ Check Number _____
<p>I. TYPE OF CASE: SKETCH APPROVAL</p>		
<p>II. ADVALOREM TAX PARCEL NUMBER(S): <u>0512J-01-001.000 & 0512G-03-001.000</u></p>		
<p>III. GENERAL LOCATION OF PROPERTY INVOLVED: <u>U.S. Highway 90 between Markham Dr. & Marcie Dr.</u></p>		
<p>IV. ADDRESS OF PROPERTY INVOLVED: <u>U.S. Highway 90</u></p>		
<p>A. The purpose of the sketch is to develop a general design on which to base the preliminary and final plat, and thus having to revise such design to make in conform to the comprehensive City plan and to relate it to surrounding development. To this end, the sub-divider should consult informally with the City Engineer and the Planning Commission on preparation of the sketch plat.</p>		
<p>B. The sub-divider shall submit to the Planning Commission the sketch plat of the proposed subdivision, together with the attendant items, fifteen (15) days prior to the Planning Commission meeting at which the sketch plat is to be approved. The sketch plat shall be reviewed by the Planning Commission and approved by the Mayor and Board of Aldermen. The review shall take into consideration, in addition to the requirements set forth in these regulations, the components of the comprehensive City plan, the zoning ordinance and other plans, programs and regulations that might affect the area and the design and development of the subdivision.</p>		
<p>C. The sub-divider must submit a general layout drawing of the proposed subdivision or development. The sketch plat should indicate location of the subdivision, street alignment and lot sizes, and should provide additional information that is deemed reasonably necessary within the scope the Subdivision Ordinance by the City. (1) The sketch plat should consist of three (3) full-size drawings on 24 x 36 inch sheets and (1) 8 ½ x 14 and/or emailed in pdf. format to the Clerk.</p>		
<p>D. The Planning Commission shall inform the sub-divider that the Sketch plan as submitted or as modified does or does not meet the objectives of City Regulations. When the Planning Commission or the Mayor and Board find that the sketch plat does not meet the objectives of City regulations the reasons therefore shall be given, together with any changes recommended to be made. In the even the sub-divider does not agree to changes recommended by the Planning Commission, he may request and shall receive review and formal action by the Mayor and Board of Aldermen at its next regular meeting.</p>		
<p>E. Although not recommended, a developer may be allowed to combine the Sketch and Preliminary plats so that they may be considered together.</p>		
<p>V. REQUIRED ATTACHMENTS:</p>		
<p>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).</p>		

**MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION**

B. 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.

C. 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 fifteen (15) 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.

Huong Henry Le, General Partner
Golden Bay Investments, LTD.
Name of Rightful Owner (PRINT)

Dennis Stieffel & Associates, Inc.
Name of Agent (PRINT)

122 Caldwell Avenue
Owner's Mailing Address

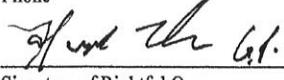
13061 Shriners Blvd.
Agent's Mailing Address

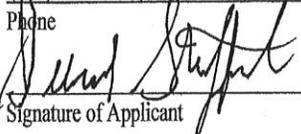
Biloxi MS 39530
City State Zip

Biloxi MS 39532
City State Zip

(408) 221-9564 (cell)
Phone

(228) 860-8161 (cell)
Phone

 9/14/15
Signature of Rightful Owner Date

 9/14/15
Signature of Applicant Date

**MINUTES OF OCTOBER 8, 2015
PLANNING COMMISSION**

Commissioner Hansen made motion seconded by Commissioner Carrubba and unanimously carried to table this agenda item until the next regular scheduled Planning Commission meeting of October 22, 2015.

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 Olaiivar

Date:_____

ATTEST:

Veronica Howard, Minutes Clerk