

MINUTES OF JANUARY 28, 2016 PLANNING COMMISSION

Be it remembered that a 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 28th day of January 2016, 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, Chris Carrubba, Jeff Hansen, Ron Robertson, Patricia Bennett, Planning Commission Advisor/consultant Bill Hessel and minutes Clerk Veronica Howard.

Commissioners Randy Fischer, Jim Heinzl and Nicholas Brown were 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 public hearing was called to order to consider a zone map change as follows:

**MINUTES OF JANUARY 28, 2016
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	12/21/2015
Zoning	R-1
Agenda Date	1/28/2016
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 middle portion ('Parcel B') from R-1 to C2-B to match the existing C2-B zoning of the south portion to accommodate the proposed RV Resort (see attached survey, drawings & legal descriptions for 'Parcel B').

- 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)

122 Caldwell Avenue
Owner's Mailing Address

Biloxi MS 39530
City State Zip

(408) 221-9564 (cell)
Phone

Huong Henry Le 12/21/15
Signature of Rightful Owner Date

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

13061 Shriners Blvd.
Agent's Mailing Address

Biloxi MS 39532
City State Zip

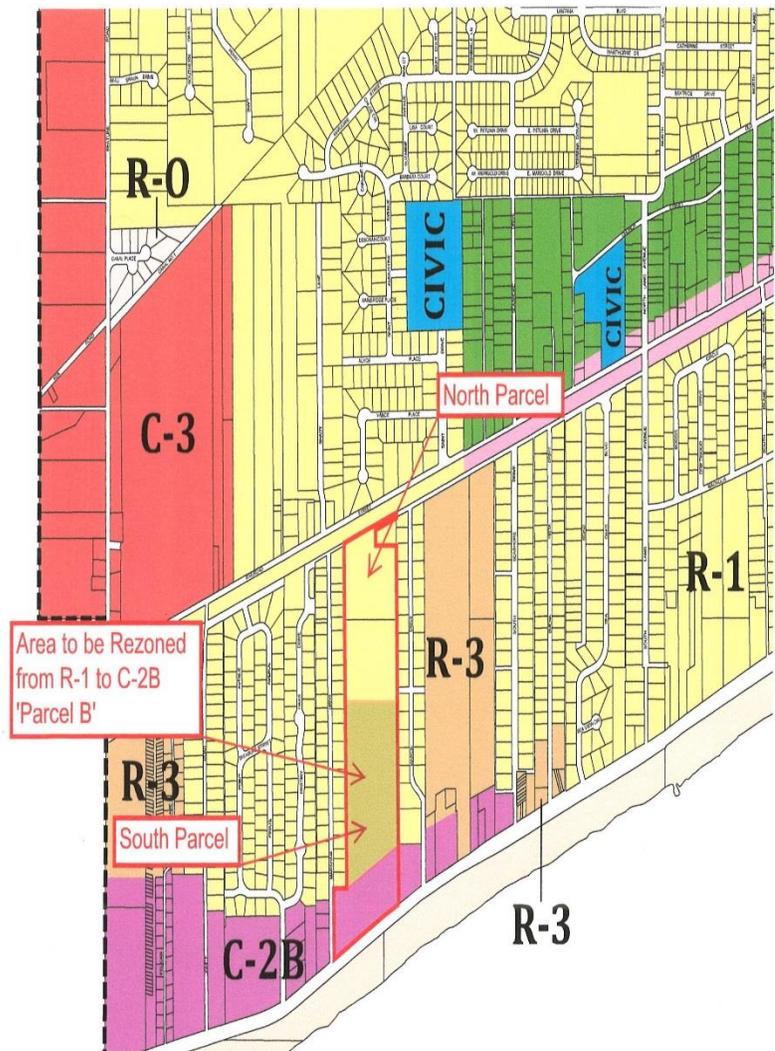
(228) 860-8161 (cell)
Phone

Dennis Stieffel 12/21/15
Signature of Agent Date

MINUTES OF JANUARY 28, 2016 PLANNING COMMISSION

≡Legend≡	
	R-1 Single-Family Residential
	R-2 Low Density Multi-Family Residential
	R-3 High Density Multi-Family Residential
	R-4 Residential/Farm
	R-0 Residential/Office
	C-1 Central Business/Commercial
	C-1HD High Density Commercial
	C-2 General Commercial
	C-2B Beachfront Commercial
	C-3 Neighborhood Commercial
	I-1 Industrial
	P-1 Planned Unit Development
	Civic
	WF Waterfront

All land south of U.S. 90, excluding the designated Long Beach Harbor area is controlled by the Harrison County Sand Beach Authority.



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PLANNING COMMISSION



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**MINUTES OF JANUARY 28, 2016
PLANNING COMMISSION**



The clerk reported that one hundred and five (105) 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:

**MINUTES OF JANUARY 28, 2016
PLANNING COMMISSION**

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 to C-2B, Beachfront Commercial, to match the existing C2-B zoning of the south portion of the lot to accommodate a RV Resort. The tax parcel number is 0512J-01-001.000. The legal description is as follows:

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

Commencing 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, said Point being the point of beginning and lying on the current North line of property zoned C-2B as per City of Long Beach Zoning Map; thence along said East line of Thomas Subdivision, N00°52'11"W 1107.54'; thence N89°13'53"E 504.12' to a point lying on the West line of the resurvey of Marcie Drive Subdivision; thence along said West line and extension thereof, S00°45'24"E 824.94' to the current North line of property zoned C-2B as per City of Long Beach Zoning Map; thence along said North line, S59°51'13"W 576.07' to the Point of Beginning, containing 11.162 acres.

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, January 28, 2016, at 5:30 p.m., in the Long Beach City Hall located on Jeff Davis Avenue.

The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

**MINUTES OF JANUARY 28, 2016
PLANNING COMMISSION**

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

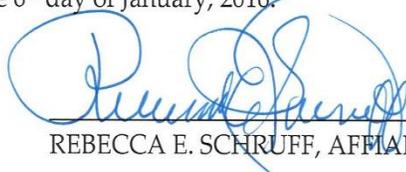
BEFORE ME, the under signed legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, VERONICA HOWARD, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning Commission, who being by me first duly sworn, deposes and says on oath as follows, to-wit:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning Commission;

2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within Two Hundred Feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning Commission in and for the City of Long Beach;

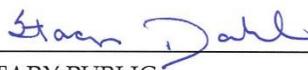
3. That on December 31, 2015, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 105 property owners within 200' of 0 West Beach Boulevard – Tax Parcel No. 0512J-01-001.000 notifying them that a public hearing will be held, January 28, 2016, to consider an application for Zone Change filed by Dennis Stieffel and Associates, Inc. on Behalf of Huong Henry Le, General Manager – Golden Bay Investments, LTD.

Given under my hand this the 6th day of January, 2016.


REBECCA E. SCHRUFF, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 6th day of January, 2016.

-My Commission Expires-


NOTARY PUBLIC



MINUTES OF JANUARY 28, 2016 PLANNING COMMISSION

LISA C ANTON ET AL 18613 SANTA MARIA DR BATON ROUGE LA 70809	EVELYN M DOLIN & IVAN BANGS 9820 KAIMUKI CT DIAMONDHEAD MS 39525	LEE & CHRISTIE BARRON 10381 ROAD 791 PRESTON MS 39354
MICHAEL AND KELLY BECK 203 W MADISON ST LOUISA KY 41230	KEVIN AND ROCHELLE BIENEMANN 4299 BONOIT FALLS LAKELAND TN 38002	ALAN & MARTHA BILAND REVOC TRUST 907 SILENT SUNDAY CT RACINE WI 53402
MARVIN & JANE BLANTON PO BOX 1615 LONG BEACH MS 39560	JENA BONAZZOLI 476 ALLING FARM RD ORANGE FL 06477	SAMUEL BRIDGES 13557 BRAYTON BLVD GULFPORT MS 39503
MARTY & LEIGH ANNE BROADUS 162 LAKE RD MCHENRY MS 39561	BARBARA BUCKLEY 16156 MARINER DR GULFPORT MS 39503	HUY THE BUI 12165 HARMONY CR GULFPORT MS 39503
PEGGY & CLAYTON CARRUBBA 159 MARKHAM DR LONG BEACH MS 39560	BRENDA CHAPMAN 111 MARCIE DR LONG BEACH MS 39560	FLOYD & CHERI CLAY 3107 SNUGG HARBOR CT KATY TX 77449
PATRICIA COTO PO BOX 304 LONG BEACH MS 39560	DOROTHY CUMMINGS 800 KARLEY PATTEN RD ALEX CITY AL 35010	ROBERT & JEREMIA DALEY PO BOX 4273 GULFPORT MS 39502
LYNNDA DEFELICE 610 NORTH PEARL ST NATCHEZ MS 39120	LAURA DEMUTH 117 OLSON AVE LONG BEACH MS 39560	HENRY & PEGGY DESANDRE 16373 CLEARWATER CR GULFPORT MS 39503
LAWRENCE DIAMOND 474 CLIFTON ST #1 OAKLAND CA 94618	E L REID CO, LLC 241 BALLETTNINE ST BAY ST LOUIS MS 39520	MOHAMED ELSAMALOTY 112 OLSON AVE LONG BEACH MS 39560
CHARLESTINE FAIRLEY 342 HAMLET CR EDGEWATER MD 21037	SHERRILL FINKELSTEIN 206 REEVES ST LONG BEACH MS 39560	LARRY & CYNTHIA FISHER 117 MARCIE DR LONG BEACH MS 39560
MARVIN FORD 4326 OREGON ST #5 SAN DIEGO CA 92104	ANDRE & SUSAN FRUGE 16101 HIGHLAND RD BATON ROUGE LA 70810	THOMAS & JANET GARIN 5816 LINDSEY LN OCEAN SPRINGS MS 39564
JOSEPH & CHERYL GASCON 158 MARKHAM DR LONG BEACH MS 39560	SEAN MICHAEL GEROLD 15642 AVENIDA FLORENCITA DESERTHOT SPRINGS CA 92240-9079	LARRY GRIFFIN 211 WALLER ST PETAL MS 39465
GEORGE & NANNETTE GROH 800 LAKE SHORE PKWY NEW ORLEANS LA 70124	FLOYD & RITA GUE 218 CYPRESS LAKES CR SLIDELL LA 70458	GULF COAST BANK & TRUST ATTN: AL WIEBELT 1825 VETERANS BLVD METAIRIE LA 70005
GULF HOMES LLC 116 MOSS LN RIVER RIDGE LA 70123	ADEEB & BRENDA HARB 130 DESTINY OAKS DR LONG BEACH MS 39560	GLENDA HARDIN 5017 PATRICK LN ADAMSVILLE AL 35005
RANDALL HARGRAVE 6060 CORTEZ CT KILN MS 39556	JAMES HENSLIN 7601 A-1A SOUTH ST AUGUSTINE FL 32080	EDWARD & DIANE HILL 1319 MONTICELLO HWY GRAY GA 31032
TERRY & SHERRY HOSEY 1422 BENNETT RD GRAYSON GA 30017	GARY HOUCK PO BOX 1632 GULFPORT MS 39502	STEPHEN & REBECCA HULBERT 1217 PEBBLE SPRINGS PRESCOTT AZ 86301
J & L BUILDERS COMPANY INC 25240 EAST DUBUISSON RD PASS CHRISTIAN MS 39571	SUE KELLY 1380 HWY 277 CHIPLEY FL 32428	JAMES KRAMER 110 MARCIE DR LONG BEACH MS 39560
DENNIS KURELIS 3561 CALUMET DR CINCINNATI OH 45245	WILLIAM & MARY LANSDALE 219 ROYAL DR LONG BEACH MS 39560	PETER LASSALLE PO BOX 208 POPLARVILLE MS 39470
CARRIE CHANTELE LEE ET AL 10518 PIN OAKS DR BILOXI MS 39532	RICHMOND & ROBBIE LEE 4505 KENDALL AVE GULFPORT MS 39507	ROBERT LEE 900 W BEACH BLVD #114 LONG BEACH MS 39560
GWENDOLYN LEITZ 157 MARKHAM DR LONG BEACH MS 39560	JOHN LINDORFER 155 MARKHAM DR LONG BEACH MS 39560	MICHAEL & KAREN LIVENGOOD 154 MARKHAM DR LONG BEACH MS 39560
MICHAEL MARCELLUS 960 NORTH COUNTRY CLUB LN BILOXI MS 39532	DAVID MARCHMAN & JANET NELSON 1001 NORTH MILL ST APT #212 NAPERVILLE IL 60563-2555	DAVID MARTIN 113 MARCIE DR LONG BEACH MS 39560

MINUTES OF JANUARY 28, 2016
PLANNING COMMISSION

MARGARET MARTIN
132 DESTINY OAKS DR
LONG BEACH MS 39560

BRENDA JONES MCGEE
89343 DIAMONDHEAD DR E
DIAMONDHEAD MS 39525

PAUL MCKNIGHT
19581 RIVERLINE DR E
SAUCIER MS 39571

NADINE MELTON
614 S FOREST AVE
LONG BEACH MS 39560

MACK & CAROLE MILLER
109 MARCIE DR
LONG BEACH MS 39560

PHILIP & EUGENIE
MORAND
115 MARCIE DR
LONG BEACH MS 39560

JEFFERY MORSE
4 REGENCY DR
LONG BEACH MS 39560

NANCY NORMAN
5200 KELLER SPRINGS RD NO 711
DALLAS TX 75248-2744

ROBERT & REBECCA NORRIS
160 MARKHAM DR
LONG BEACH MS 39560

OASIS CONDOMINIUMS INC
1319 MONTICELLO HWY
GAY GA 31032

JED O'NEAL
13369 KATELAND CR S
TUSCALOOSA AL 35405

FREDERICK & GAIL
PALMER
2506 B MORSE ST
HOUSTON TX 77019

PELICANS NEST CONDOMINIUMS LLC
PO BOX 39521
BAY ST LOUIS MS 39521

STEVEN PETERS
PO BOX 7095
GULFPORT MS 39506

PINNACLE TOWERS INC
PMB 353
4017 WASHINGTON RD
MCMURRAY PA 15317

LLWELLYN & PATRICIA POWELL
2379 COLLEGE RD
SOUTHAVEN MS 38672

THOMAS RAPHY
PO BOX 174
WINONA MO 65588-0174

DAVID & VICKI REED
125 MARKHAM DR
LONG BEACH MS 39560

NELDA ROGERS
42 S DYLANSHIRE CR
CONROE TX 77384-4551

STACEY & MORAND ROGERS
601 N SOLOMON ST
NEW ORLEANS LA 70119

JAMES RYAN
2125 CARMEL VALLEY DR
LAPLACE LA 70048

SUDARSHAN SABHARWAL
3908 HOLMBANK CT
RICHMOND VA 23233

WAYNE & ANN SAWICKI
302 WITT AVE
JUNCTION CITY KS 66441

LOUIS & MARILYN
SCARABIN
18 POCAHONTAS LN
CARRIERE MS 39426

RICHARD SEDILLO EST
45 HARDY CT 233
GULFPORT MS 39507

TALLEY DEWITT SMITH
704 SOUTH BEACH BLVD
BAY ST LOUIS MS 39520

DANIEL & JANIE SPERBECK
129 MARCIE DR
LONG BEACH MS 39560

VANCE & HEATHER SPRAGUE
114 CAMILLIA DR
PASS CHRISTIAN MS 39571

JOHN & SALLY SULLIVAN
517 LEWIS AVE
GULFPORT MS 39501

TERRAPIN HOLDINGS LLC
PO BOX 1386
LONG BEACH MS 39560

JAMES & SANDRA THOMPSON
4656 E MANSFIELD RD
CARBON IN 47852

HARVEY THORNTON EST
C/O MARIA CUNNINGHAM
7455 LONGRIDGE RD
LONG BEACH MS 39560

MAUREEN TIERNEY
1022 BEGONIA AVE
COSTA MESA CA 92626

OSDOL ROBERT VAN
506 HICKORY DR
LONG BEACH MS 39560

SIDNEY WEDGEWORTH
106 MARCIE DR
LONG BEACH MS 39560

CHARLES & GRACE WILDER
156 MARKHAM DR
LONG BEACH MS 39560

DOLLY WILLIAMSON L/E
504 HICKORY DR
LONG BEACH MS 39560

DONNA LEE DONALD WILSON
161 MARKHAM DR
LONG BEACH MS 39560

WILLIAM & FRIEDA WOODCOCK
162 MARKHAM DR
LONG BEACH MS 39560

LISA ROGERS YOUNG ET AL
C/O 141 MAGNOLIA CT
LULING LA 70070

THOMAS RALPH
PO BOX 174
WINONA MO 65588-0174

DENNIS STIEFFEL & ASSOCIATES
13061 SHRINERS BLVD
BILOXI MS 39532

HUONG HENRY LE
122 CALDWELL AVE
BILOXI MS 39530

GOLDEN BAY INVESTMENTS LTD
C/O HUONG VAN LE
1286 FATHER RYAN AVE
BILOXI MS 39530

THOMAS AND JANET GARIN
108 MARCIE DR
LONG BEACH MS 39560

**MINUTES OF JANUARY 28, 2016
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. 132 No., 95 dated 6 day of Jan, 20 16
- 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.

Crista Brackett

JAN 07 2016

Clerk

Sworn to and subscribed before me this 6 day of Jan, A.D., 20 16

Meri A. Jackson

Notary Public

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



**LEGAL NOTICE
PUBLIC HEARING**
In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance (598) of the City of Long Beach, Mississippi (2013) as amended, notice is hereby given advising that the Planning Commission for the City of Long Beach will hold a public hearing for the purpose of considering a zoning map change.
Dennis Stieffel & Associates, Inc., 13061 Shivers Boulevard, Biloxi, MS 39532, on behalf of Huang 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 to C-2B, Beachfront Commercial, to match the existing C-2-B zoning of the south portion of the lot to accommodate a RV Resort. The tax parcel number is 0512J-01-001.000. The legal description is as follows: A Parcel of land situated in B. Pellerin claim Section 22, all in Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:
Commencing 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 degrees 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 degrees 26'01"E 125.00' to an iron rod on the East line of Thomas Subdivision, said Point being the point of beginning and lying on the current North line of property zoned C-2B as per City of Long Beach Zoning Map; thence along said East line of Thomas Subdivision, N00 degrees 52'11"W 1107.54'; thence N89 degrees 13'53"E 504.12' to a point lying on the West line of the resurvey of Mercie Drive Subdivision; thence along said West line and extension thereof, S00 degrees 45'24"E 824.94' to the current North line of property zoned C-2B as per City of Long Beach Zoning Map; thence along said North line, S89 degrees 51'13"W 576.07' to the Point of Beginning, containing 11.162 acres.
The purpose of this proposed change is to promote uniform development and improve public safety, thereby enhancing the quality of life for all Long Beach residents. A public hearing to consider the above zoning map change will be held in the City of Long Beach, Mississippi 39560, Thursday, January 28, 2016, 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
ADV6.1WED
1570154

MINUTES OF JANUARY 28, 2016 PLANNING COMMISSION

Commission Chairman recognized Dennis Stieffel, agent for the owner Mr. Henry Le. Mr. Stieffel came forward to reiterate his application, stating the following:

- His client asking request to develop a 30 Acre parcel.
- The development would be a RV resort and not a trailer park.
- Limited stay for visitors would be required.
- It would be difficult to develop the property as a R-1, Single Family development due to FEMA elevation requirements.
- The development would be well buffered, it would meet or exceed City requirements, the neighboring properties would not see lighting or RVs from the development.
- The west side of development would have more than a 100 ft. natural buffer due to the preservations of wetlands. The East side would have a 50 to 60 ft. buffer.
- The development would have eighty (80) (half of what is allowed per City's ordinance), 2200 sq. ft. pads.

*

*

Commission Chairman asked for anyone speaking in favor or the request as follows:

PUBLIC COMMENTS FAVOR		
PUBLIC HEARING SUBJECT MATTER: <i>Zone Change - Dennis Stieffel & Assoc</i>		
<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	<i>13061 SHAWMUT BLVD 866-8161 DENNIS STIEFFEL</i>	
2		
3		
4		
5		
6		
7		
8		
9		
10		

City of Long Beach
 Planning Commission – Public Hearing
 Date: *January 28, 2016*

**MINUTES OF JANUARY 28, 2016
PLANNING COMMISSION**

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Commission Chairman called for anyone speaking in opposition of the request, the following was made part of the record:

PUBLIC COMMENTS <u>OPPOSED</u>	
PUBLIC HEARING SUBJECT MATTER: <u>Zone change - Dennis Steffel & Assoc</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 <u>John Lindorfer 155 Markham Drive 228-868-6730</u>	
2 <u>Tony Wilder 156 Markham Dr 228-990-5590</u>	
3 <u>Li Han</u>	
4	
5 <u>Jamie Kramer 110 Markham Dr. (48 yrs)</u>	
6 <u>Jane Kramer 132 Oakley Oaks Margaret Martin</u>	
7	
8	
9	
10	

City of Long Beach
Planning Commission – Public Hearing
Date: January 28, 2016

**MINUTES OF JANUARY 28, 2016
PLANNING COMMISSION**

125 Markham Drive
Long Beach, MS 39560-5603
January 28, 2016

Mr. Frank Oliver, President
Long Beach Planning Commission

Mr. Oliver:

Reference: Legal Notice – Public Hearing on a Zoning Change Request for Tax Parcel 0512J-01-001.000

We are property owners and residents in Ward 1 of the City of Long Beach. We are writing you in reference to the Application for a zoning change from Residential R-1 to Beachfront Commercial C-2B to development an RV Park on land referenced by tax parcel 0512J-01-001.000 owned by Huong Henry Lee.

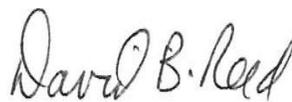
We are opposed to this request for the following reasons:

1. This change will reduce our property values. We bought our home on Markham Drive in 2005 and rebuilt in 2010 after Katrina with the expectation that Mr. Lee's property would be developed R1 ensuring that we would have single family homes on the street adjacent to Markham Drive. This development will significantly reduce the desirability to build on lots on Markham and Marcie Drives and therefore reduce property values. This detrimental effect will be especially felt by us and those who have already invested in Long Beach and rebuilt after Katrina. Any commercial development should be limited to the immediate beachfront.
2. This change does not “promote uniformed development” as stated in the public hearing notice we received from the President of the Planning Commission. In fact, this change does the opposite. From Marcie Drive to White Harbor, there are six (6) residential streets in a row. With the current zoning, an R-1 development on the referenced property would make seven (7) residential streets. This development would not be consistent, and in fact be in direct opposition, with the stated purpose “to promote uniformed development” .
3. This change does not “improve public safety”, a second purpose of this development. There will be up to 80 RV's that must be evacuated when a hurricane threatens. This puts an additional burden on first responders and elected officials to ensure these people evacuate. This added burden will occur when the permanent residents of Long Beach need those services the most.

In closing, we believe this proposed change will adversely affect our property values and will not “enhance the quality of life for all Long Beach Residents” as stated in the legal notice. This change will also negatively impact critical and limited emergency resources during times when the resources are already under extreme stress.



Vicki L. Reed
125 Markham Drive
Long Beach, MS 39560



David B. Reed

**MINUTES OF JANUARY 28, 2016
PLANNING COMMISSION**

REC 1/13/2016

City of Long Beach Planning Commission
201 Jeff Davis
P.O. Box 929
Long Beach, MS 39560

January 8, 2016

Re: Rezoning request for parcel #0512J-01-001.000

As the property owner of 121 Marcie, I am writing to oppose the zone change from R-1 to C-2B. The transition to Beachfront Commercial would jeopardize the culture and standard of living intrinsic to our community.

While initial proposals may appear innocuous, long term impact can exceed worse fears. Once a commercial zone change has been granted, land use may change on the whim of its owner. A change of ownership or interest can abuse the intent of the initial zone change and undermine the standard of living we enjoy and share.

I have personally witnessed such abuse under similar business plans in Southern California. RV park status allowed residents to create multi-level residences using RVs as the base. Mobile home parks share this policy of legal manipulation for personal gain to access beachfront living.

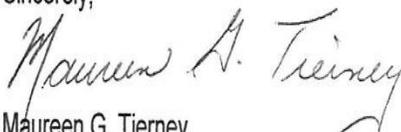
Having an RV park introduces a transient element into our community. This places us in a vulnerable position. Short term residents do not have a vested interest in their impact on our community, its environment, and citizenry. They may be unaware of or simply disregard local laws and regulations and our communal standards of behavior. Short term use and vacation mindsets rarely take the responsible, big picture under consideration.

In 2010, residential neighborhoods in the City of Santa Monica, CA, fell victim to RV waste dumping in their streets, a flagrant disregard of local law and regulatory constraints. The RVs were outside of any designated park at the time waste was dumped and usually gone before police action could be initiated. Personal convenience for the RV occupants was placed above any social responsibility.

Mr. Le and his representatives see this as a business issue of financial interests only. Theirs is a distanced perspective. No one in their camp will live directly in the presence of their plan's implementation or its various iterations over time. It is *our* residential neighborhood, *our* families, *our* city who will suffer the consequences.

My father had a saying, "**Never hand the guy the rock to throw at you**". Reject the proposed zone change. Protect your local property owners and residents.

Sincerely,


Maureen G. Tierney
MaureenGTierney@gmail.com

**MINUTES OF JANUARY 28, 2016
PLANNING COMMISSION**

Jenagabrielle Bonazzoli-Barretta, J.D., M.B.A., M.I.S., M.P.A.
CEO/Legal Technology Consultant
E-Mail: jbb@arlattorneys.com
Direct Dial: (860) 893-0509

January 18, 2016

City of Long Beach
Chairman of the Planning Commission
201 Jeff Davis
P.O. Box 929
Long Beach, MS 39560
FAXED: 228-865-0822

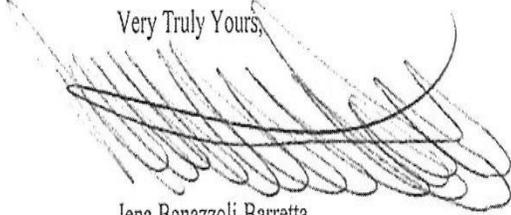
Re: Zoning Map Change

To Whom It May Concern:

I enclose herewith a letter I received regarding an application for a zoning map change. The wording of this alone is so deceiving and fallacious. "The applicant is requesting to change the zoning classification from R-1, Single Family Residential to C-2B, Beachfront Commercial, to match the existing C2-B zoning of the south portion of the lot to accommodate a RV Resort"....calling it an "RV Resort" does not diminish the negative impact nor negate the property devaluation that will occur if an "RV Park" is brought to the area. Statistics have proven that RV Parks promote crime and a generalized lack of concern for property and maintenance thereof. I bought this property at 129 Markham Drive in Long Beach because my grandparents, Edward and Mena Cruthirds, had lived on the beach their entire lives I grew up there attending Saint Thomas and then Our Lady Academy having lived on Beach Park Place for many years; I wanted the coast to remain a part of our lives. Although my businesses, my husband and our 6 kids have landed us in Connecticut and New York City, we wanted to build a place to return to and visit along with our very large family. The coast has so much to offer and so few realize this up here. However, I believe that if you allow this zoning change to proceed and an RV PARK is allowed in this area, I will be forced to sell my property. Tell Le to build something pleasing and welcoming to the coast...clearly his only goal is money and not the welfare of the community at large and the present land/home owners. Allowing such a change will set a precedence resulting in further depletion to property values in the future. I respectfully request you to carefully analyze the present zoning laws and why they were put into place and consider the impact that this change will have upon the surrounding area and the lovely beach front of Long Beach. This is simply not the place for an "RV Park".

Thank you for your consideration.

Very Truly Yours,



Jena Bonazzoli-Barretta

JGB:bk

**MINUTES OF JANUARY 28, 2016
PLANNING COMMISSION**

125 Markham Drive
Long Beach, MS 39560-5603
January 28, 2016

Mr. Frank Oliver, President
Long Beach Planning Commission

Mr. Oliver:

Reference: Legal Notice – Public Hearing on a Zoning Change Request for Tax Parcel 0512J-01-001.000

We are property owners and residents in Ward 1 of the City of Long Beach. We are writing you in reference to the Application for a zoning change from Residential R-1 to Beachfront Commercial C-2B to development an RV Park on land referenced by tax parcel 0512J-01-001.000 owned by Huong Henry Lee.

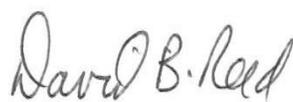
We are opposed to this request for the following reasons:

1. This change will reduce our property values. We bought our home on Markham Drive in 2005 and rebuilt in 2010 after Katrina with the expectation that Mr. Lee's property would be developed R1 ensuring that we would have single family homes on the street adjacent to Markham Drive. This development will significantly reduce the desirability to build on lots on Markham and Marcie Drives and therefore reduce property values. This detrimental effect will be especially felt by us and those who have already invested in Long Beach and rebuilt after Katrina. Any commercial development should be limited to the immediate beachfront.
2. This change does not “promote uniformed development” as stated in the public hearing notice we received from the President of the Planning Commission. In fact, this change does the opposite. From Marcie Drive to White Harbor, there are six (6) residential streets in a row. With the current zoning, an R-1 development on the referenced property would make seven (7) residential streets. This development would not be consistent, and in fact be in direct opposition, with the stated purpose “to promote uniformed development” .
3. This change does not “improve public safety”, a second purpose of this development. There will be up to 80 RV's that must be evacuated when a hurricane threatens. This puts an additional burden on first responders and elected officials to ensure these people evacuate. This added burden will occur when the permanent residents of Long Beach need those services the most.

In closing, we believe this proposed change will adversely affect our property values and will not “enhance the quality of life for all Long Beach Residents” as stated in the legal notice. This change will also negatively impact critical and limited emergency resources during times when the resources are already under under extreme stress.



Vicki L. Reed
125 Markham Drive
Long Beach, MS 39560



David B. Reed

**MINUTES OF JANUARY 28, 2016
PLANNING COMMISSION**

Address to Zoning Board
January 28, 2016

Today, I spoke to a professional real estate agent and he advised me that an RV Park of any type will certainly lower the value of our properties/homes.

This is a quiet residential area and the RV Park should avoid being intrusive. The RV Park should adapt to our quiet neighborhood, we should not have to adapt to it.

I am concerned about the lighting and the noise. The lighting should be at the lowest level code allows. Also, because electrical hookups are to be available, generators should be prohibited.

I hope the zoning board remembers that it's primary responsibility to protect the interests of the current residents.

Cheryl Gascon
158 Markham Drive
Long Beach, Ms 39560

**MINUTES OF JANUARY 28, 2016
PLANNING COMMISSION**

Mr. Tony Wilder submitted for the record Planning Commission minutes of October 22, 2015 to reference the Planning Commission previously denying the request, stating, "that a zone chance map change did not advance the public health, safety or welfare."

MINUTES OF OCTOBER 22, 2015
PLANNING COMMISSION

Be it remembered that a regular meeting of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 22nd 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 Olavar, Commissioners Donald Frazer, Randy Fischer, Jim Heinzl, Chris Carrubba, Jeff Hansen, Nicholas Brown, Planning Commission Advisor/consultant Bill Hessel and minutes Clerk Veronica Howard.

Commissioner(s) Ron Robertson and Patricia Bennett 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 Carrubba made motion seconded by Commissioner Heinzl and unanimously carried to approve the public hearing and regular meeting minutes of October 8, 2015 as submitted.

It came for consideration under old business a zone map change, public hearing held October 8, 2015, submitted by Dennis Stieffel on behalf of Huong Henry Le.

After considerable discussion Commissioner Heinzl made motion recommending denying the zone map change stating that a zone map change did not advance the public health, safety or welfare, upon further discussion Commissioner Carrubba seconded the motion and the motion was unanimously carried.

It came for consideration under new business a variance request from Ordinance No. 587 Sidewalks as follows:

*Submit
For record
W.R. Wilder*

*

*

Upon rebuttal, Mr. Stieffel, stated that his client's intentions were to build a quality project that would meet or exceed all City requirements.

**MINUTES OF JANUARY 28, 2016
PLANNING COMMISSION**

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*

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

After review and discussion Commissioner Robertson made motion seconded by Commissioner Carrubba recommending approval of the zoning map change to R-4, Residential Farm, beginning at the existing 40 ft. R.O.W. (from Marcie Drive), extending south 130 ft., more or less to the existing C-2B zone portion of the lot, the R-4 zoning would allow the applicant/owner to request a special use permit to develop the project. Commissioner Robertson further stated that the City is in need of advancing our economic development, the City of Long Beach is a beach community and tourism is an important part of our area, the development of a RV resort would provide for a chance of increased tourism. The visitors of the RV resort would visit our local restaurants and shop at our local stores, this would increase the City's revenue.

The questions being put to a roll call vote the results were as follows:

Commissioner Frazer	AYE
Commissioner Fischer	ABSENT, NOT VOTING
Commissioner Hienzel	ABSENT, NOT VOTING
Commissioner Carrubba	AYE
Commissioner Hansen	NAY
Commissioner Brown	ABSENT, NOT VOTING
Commissioner Robertson	AYE
Commissioner Bennett	AYE

The questions receiving the affirmative of all commission members present and voting the Commission Chairman declared the aforementioned motion, recommending approval of a zone change to R-4 Residential Farm, carried.

Be it remembered that a regular meeting of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 28th day of January 2016, 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 Olaiivar, Commissioners Donald Frazer, Chris Carrubba, Jeff Hansen, Ron Robertson, Patricia Bennett, Planning Commission Advisor/Consultant Bill Hessell and minutes Clerk Veronica Howard.

Commissioner(s) Randy Fischer, Jim Heinzl and Nicholas Brown were absent the meeting.

MINUTES OF JANUARY 28, 2016 PLANNING COMMISSION

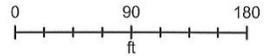
109 East Ave - Tax Parcel # 0612F-01-075.000 - Tourist Home



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: January 28, 2016



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

BOOK **789** PAGE **91**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the assumption of that certain Deed of Trust in favor of COAST FEDERAL SAVINGS AND LOAN ASSOCIATION the undersigned WILLIAM H. DAVIS and MARY ANN BINGHAM do(es) hereby sell, convey and warrant unto

E. KING BATEY, JR. and wife, BRENDA A. BATEY, as joint tenants with full rights of survivorship, and not as tenants in common,

the following described land and property being located and situated in the State of Mississippi, County of Harrison, to-wit:

A parcel of land situated in the City of Long Beach, Harrison County, Mississippi, more particularly described as: Beginning on the East margin of East Avenue and the South margin of Railroad Street and run South along the East margin of said East Avenue a distance of 374.6 feet to the point of beginning; thence run East a distance of 130 feet to the East margin of East Avenue; thence run North along the said East Avenue a distance of 75 feet to the point of beginning. Being Lot R of Johansen Second Survey of Lot 54, HENDERSON-SHIPMAN-HEWES SURVEY, Book 443, page 446 and Book 466, pages 135-136, Harrison County, Mississippi.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights of way, easements, and prior reservation of any oil, gas, minerals and other rights.

THE GRANTOR(S) herein assign unto the Grantee(s) all funds held in escrow by COAST FEDERAL SAVINGS AND LOAN ASSOCIATION, affecting subject property.

TAXES for the current year have been prorated as of this date and assumed by the Grantee(s) herein.

EXECUTED this the 24th day of December, 19 76.

William H. Davis
WILLIAM H. DAVIS
Mary Ann Bingham
MARY ANN BINGHAM

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid Jurisdiction, the within-named WILLIAM H. DAVIS and MARY ANN BINGHAM who acknowledged to and before me that they signed and delivered the foregoing instrument of writing on the day and in the year therein mentioned.

GIVEN under my hand and official seal of office on this the 24th day of December, 19 76.

My Commission Expires 10-22-27

[Signature]
NOTARY PUBLIC

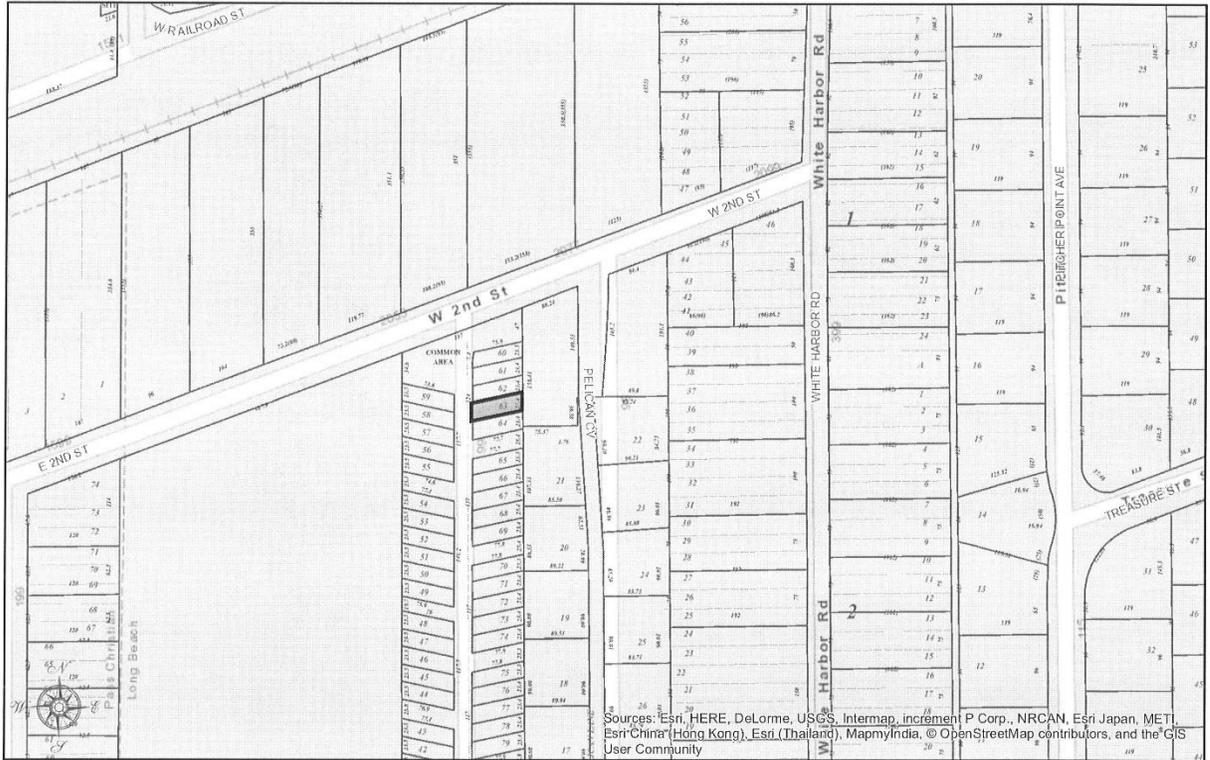
STATEMENT OF FEES	
Filing	.05
Recording <u>200</u> Words	.10
10c per 100	.20
Certificate	.50
Indexing 12c each	.36
Special Subdivision	.00
Total Fees	1.11

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT: I hereby certify that this instrument was received and filed for record at 9 o'clock and 05 minutes A.M. on 24 day of December, A. D. 19 76 and recorded 100 in Records of Deeds, Book 789, Page 91.

G. H. Creel, Chancery Clerk
By *[Signature]*, D. C.

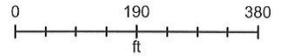
MINUTES OF JANUARY 28, 2016 PLANNING COMMISSION

63 Oak Alley Ln - Tax Parcel # 0512J-03-066.063 - Tourist Home



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: January 28, 2016



Milton L. Averett, Sr., 63 Oak Alley Lane, Long Beach, MS



MINUTES OF JANUARY 28, 2016 PLANNING COMMISSION

Milton L. Averett, Sr., 63 Oak Alley Lane, Long Beach, MS



MINUTES OF JANUARY 28, 2016 PLANNING COMMISSION

Milton L. Averett, Sr., 63 Oak Alley Lane, Long Beach, MS



SCANNED



J. Jordan 1st Judicial District
Instrument 2015 8695 D - J1
Filed/Recorded 9/30/2015 04:22 P
Total Fees \$ 12.00
2 Pages Recorded

1

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 151547

Index As:
Lot 63, The Oaks of Long Beach S/D
Harrison County, 1st JD, MS



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

**THE OAKS OF LONG BEACH, LLC,
A Mississippi Limited Liability Company
P.O. BOX 6482
SLIDELL, LA 70469
(504) 812-2031**

does hereby sell, convey and warrant unto

**MILTON L. AVERETT, SR., an unmarried man
63 OAK ALLEY LANE
LONG BEACH, MS 39560
(601) 270-1674**

the following described land and property being located in Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lot Sixty-Three (63), THE OAKS OF LONG BEACH SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 48 at Page 9 thereof, reference to which is hereby made in aid of and as a part of this description.

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

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the

**MINUTES OF JANUARY 28, 2016
PLANNING COMMISSION**

After considerable discussion Commissioner Frazer made motion seconded by Commissioner Bennett and unanimously carried recommending approval of the tourist home (renting by the day or week) subject to there being no subdivision covenants or restrictions prohibiting it, with a one (1) year contingency.

It came for consideration Planning Commission approval to build low-rise apartments in a C-2, General Commercial zone district for property located at 19501 28th Street, tax parcel # 0611D-02-003.001 submitted by Skipper Smith.

No action was taken due to the applicant requesting the item be table until the next schedule meeting.

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