

**MINUTES OF JULY 14, 2016
PLANNING COMMISSION**

Be it remembered that a regular meeting of Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 14th of July 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 Commissioners Donald Frazer, Randy Fischer, Jim Heinzl, Chris Carrubba, Jeff Hansen, Ron Robertson, Planning Commissioner Advisor/Consultant Bill Hessel, Building Official Jon Eustace and minutes Clerk Veronica Howard.

Commission Chairman Frank Olaivar, Commissioner(s) Nicholas Brown and Patricia Bennett were absent the meeting.

Commissioner Ron Robertson in his capacity as Co-Chairman chaired 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 Hansen and unanimously carried to approve the regular meeting minutes of June 23, 2016 as submitted.

It came for consideration under unfinished business a tree removal request for one (1) Live Oak tree for property located at 309 White Harbor Road submitted by William Moorman tabled from the June 23, 2016 regular meeting.

Noted for the record, Commissioner Jim Heinzl, Certified Arborist is working with Mr. Moorman on other options other than removal. No action was taken.

It came for consideration under unfinished business a certificate resubdivision submitted by Chris Patrick as follows:

**MINUTES OF JULY 14, 2016
PLANNING COMMISSION**

Dreux A. Seghers, P.E., LLC
Consulting Civil Engineer
166 Nixon Street, Biloxi, MS 395530
1102 Iberville Avenue, Ocean Springs, MS 39564
(228) 324-5771

July 13, 2016

Planning Commission
C/o Mr. John Eutace
City of Long Beach

Re: Chris Patrick Homes
Lot 3 Construction
830 West Beach Blvd. (Hwy 90)
Long Beach, MS
Mr. Chris Patrick, Builder/Owner

Dear Sirs-

Chris Patrick owns lots 1-3 on Hwy 90 and Seashore street.
I am a civil engineer hired to help Chris Patrick develop the property. The property was previously developed as a townhome development.
The current proposal is to develop a single-family residence on lot three and collapse or resubdivide lot two.
This will not be a townhome development.

Under the City of Long Beach development handbook, Lot 3 will be developed as a zero lot line residence and meets all of the regulations.
Specifically, The structure will be located on the east side of lot 3 and have the required 5 foot perpetual wall easement setback on the east side.
There will also be an additional 5 foot placed on the east side, by Mr. Patrick, providing in effect a 10' east side setback. The west side of lot three will have the required 14' setback. This is shown on the accompanying drawing.
We have met with Mr. John Eutace on Friday, July 8, 2016 and he was in agreement that we meet all of the requirements of the regulation.

However, there is one item we would like to seek approval for a variance on with respect to this development.

The code requires that any structure placed on the zero lot line have no windows in that wall. For this development this would be the east side of the structure.

Considering that we will have 10 feet of setback on the east side of the project, and the adjacent property owner to the east will have a minimum 8 foot side setback, whenever he develops, we would like to request that windows be allowed. We have met with the fire department to discuss this issue and based on the international residential code and

MINUTES OF JULY 14, 2016 PLANNING COMMISSION

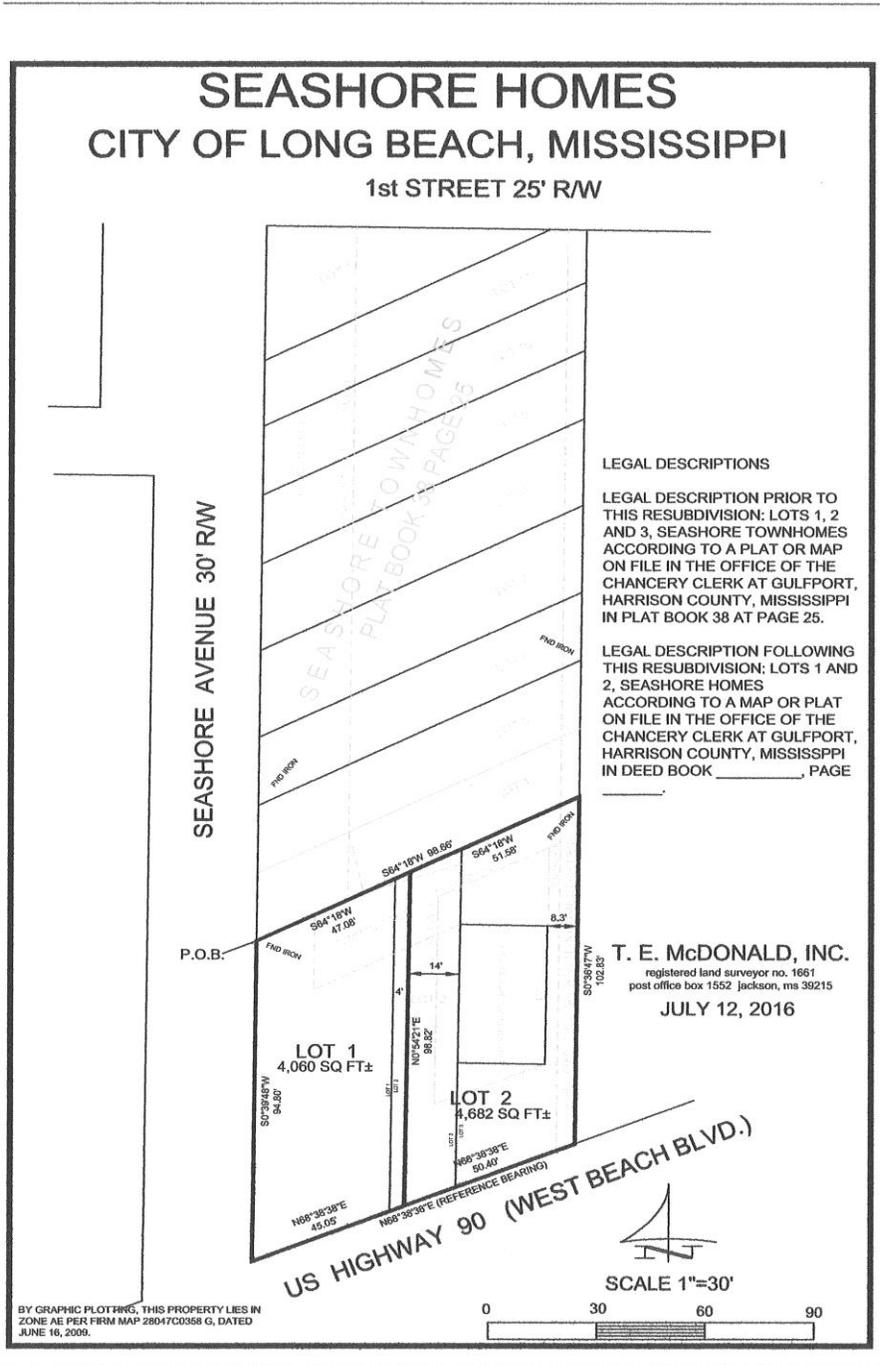
international business building code we do not have any life safety code issues that would prevent windows on the east side of the structure.

Please feel free to contact me if you have any questions or need additional information.

Let me know if you have any further questions or need additional information.

Sincerely,

Dreux A. Seghers
Dreux A. Seghers, P.E.
Civil Engineer
MS #11888



No action was taken or needed.

MINUTES OF JULY 14, 2016
PLANNING COMMISSION



SCANNED



J. Marion 1st Judicial District
Instrument 2013 9377 D -J1
Filed/Recorded 12/23/2013 09:40 A
Total Fees \$ 12.00
4 Pages Recorded

Prepared by:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
MS Bar No. 1866

Return to:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)865-9047
File No. 13-220

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 considerations, the receipt and sufficiency of which is hereby acknowledged, We

Jason Gregory Jolly and Jenny D. Jolly
159 Caitlyn Dr.
Saltillo, MS 38866
(228)-697-7464

do hereby sell, convey and warrant unto

David E. Fairbank and Judith W. Smith
20014 Patton Road
Long Beach, MS 39560
(417)-619-5030

as joint tenants with full rights of survivorship and not as tenants in common, that certain tract, piece or parcel of land situated and being located in Harrison County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A and survey attached)

INDEXING INSTRUCTIONS: NE 1/4 of NE 1/4 and SE 1/4 of NE 1/4 Sec. 10, T8S, R12W

THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easement restrictions, reservations and covenants of record.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of the date is incorrect, then the Grantor(s) agrees to pay the Grantee(s), or its assigns, any deficit on an actual proration, and likewise, the Grantee(s) agrees to pay the Grantor(s), or its assigns, any amount overpaid by it.

WITNESS OUR SIGNATURES, this the 19th day of December, 2013.

Jason Gregory Jolly
Jason Gregory Jolly
Jenny D. Jolly
Jenny D. Jolly

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Jason Gregory Jolly and Jenny D. Jolly who acknowledged that they signed and delivered the foregoing Warranty Deed on the day and year therein written as their own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 19th day of December, 2013.

MY COMMISSION EXPIRES:



NOTARY PUBLIC

Gern A. Surgener

**MINUTES OF JULY 14, 2016
PLANNING COMMISSION**

After discussion and review Commissioner Hansen made motion seconded by Commissioner Carrubba and unanimously carried recommending approval of the vacation rental / tourist home from the pool house, noting that at the end of one (1) year the owner would have to obtain re-approval and conform to any regulations in place at the time of re-approval.

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:

Commissioner Co-Chairman, Ron Robertson

Date:_____

ATTEST:

Veronica Howard, Minutes Clerk