

**MINUTES OF OCTOBER 13, 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 13th day of October 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 Olaivar, Commissioners Randy Fischer, Jeff Hansen, Nicholas Brown, Debra Cook, and minutes Clerk Veronica Howard.

Commissioners Donald Frazer, Jim Heinzl, Chris Carrubba and Ron Robertson were absent the meeting.

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

Commissioner Hansen made motion seconded by Commissioner Fischer and unanimously carried to approve the regular meeting minutes of September 22, 2016 and work session minutes of October 10, 2016 as submitted.

It came for consideration under old business discussion regarding amending the zoning ordinance to allow special use permits in all zoning districts.

No action was taken.

It came for consideration under old business, tabled from the September 8, 2016 public hearing, to allow the applicant time to review the recommendations discussed in the public hearing, a variance request for tax parcel #0512I-01-051.011 submitted by Chris Patrick.

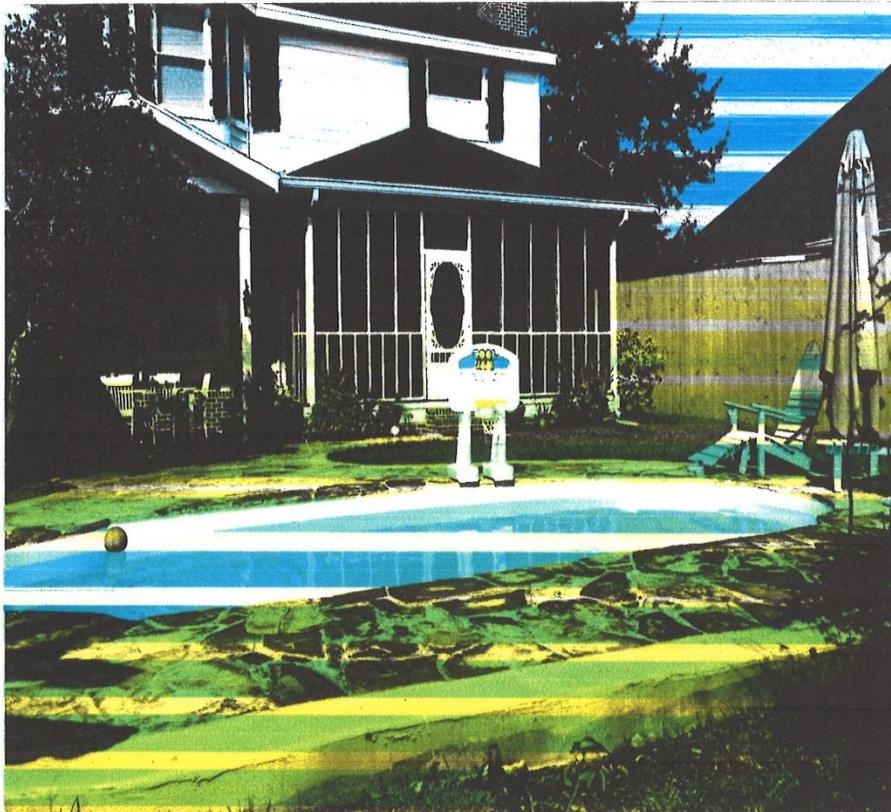
No action was taken.

It came for consideration under new business Planning Commission approval for placement of an accessory structure without a primary structure on a R-1, Single-family residential zoned lot, tax parcel #0511J-01-021.000 submitted by Adeeb and Brenda Harb as follows:

**MINUTES OF OCTOBER 13, 2016
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CITY OF LONG BEACH, MISSISSIPPI		
APPLICATION FOR CASE REVIEW		
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS POST OFFICE BOX 929 LONG BEACH, MS 39560
<p>I. TYPE OF CASE: <input checked="" type="checkbox"/> PLANNING COMMISSION APPROVAL <input type="checkbox"/> DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR <input type="checkbox"/> INTERPRETATION OF THE ZONING ORDINANCE</p>		
<p>II. Address of Property Involved: _____ <u>0512J-01-021.000</u> Tax Parcel Number</p>		
<p>III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) <u>Approval to place a shed on the lot behind my house.</u></p>		
<p>IV. REQUIRED ATTACHMENTS:</p> <p>A. Interest and Ownership. <u>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.</u></p> <p>B. Survey and/or Site Plan. <u>A site plan showing the land area which would be affected, if required a general layout drawing of the development, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;</u></p> <p>C. Recorded Warranty Deed. <u>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.</u></p> <p>D. Fee. <u>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.</u></p> <p>***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.</p>		
<p>V. OWNERSHIP AND CERTIFICATION: <u>READ BEFORE EXECUTING.</u> 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.</p> <p>Ownership: I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.</p>		
<u>Alec B Brenda Herb</u> Name of Rightful Owner (PRINT)	_____ Name of Agent (PRINT)	
<u>130 Destiny Oaks Dr.</u> Owner's Mailing Address	_____ Agent's Mailing Address	
<u>Long Beach, Ms. 39560</u> City State Zip	_____ City State Zip	
<u>(228) 697-0940</u> Phone	_____ Phone	
<u>brenda_harb@hotmail.com</u> Email address	_____ Email Address	
<u>Brenda Herb 10/12/2016</u> Signature of Rightful Owner Date	_____ Signature of Agent Date	
OFFICE USE ONLY		
Date Received <u>9/26/2016</u>	Zoning <u>R-1</u>	Agenda Date <u>10/13/16</u> Check Number <u>1279</u>

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This is my backyard at the address 130 Destiny Oaks Dr.



Not enough space plus where the pots are there is a propane tank underground.

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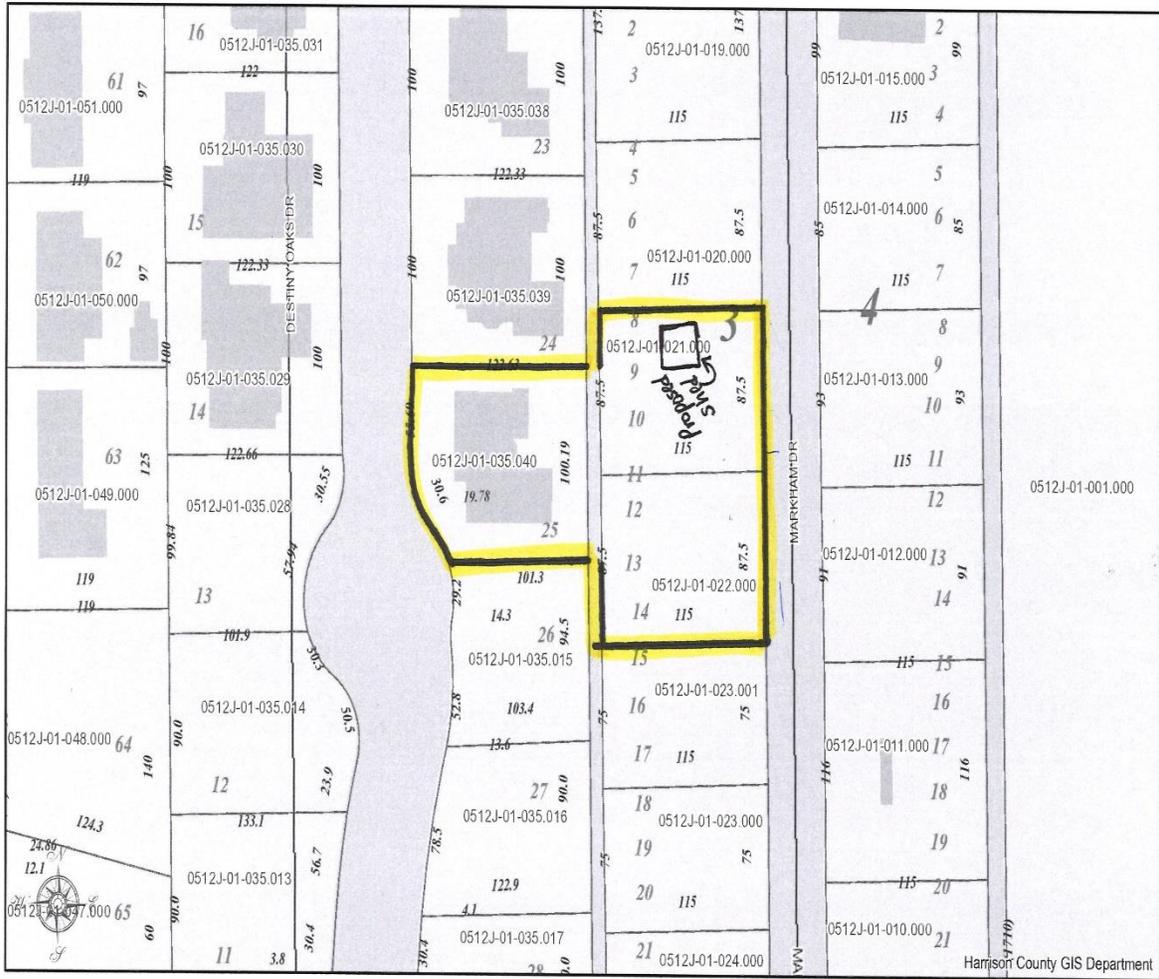
Fenced in lot. Would like to put the shed
in the area of the fence that is in the
light. Fence is 8ft. tall.



Fenced in lots

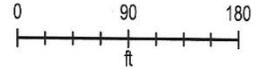
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130 Destiny Oaks - 0512J-01-021.000



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: October 13, 2016



SCANNED



1st Judicial District
Instrument 2016-4274 D -J1
Filed/Recorded 6/23/2016 01:16 P
Total Fees \$ 15.00
5 Pages Recorded

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

File# 150976

Indexing Instructions:
Lots 8-10, & N 1/2 of Lot 11, Blk 3,
Thomas S/D of Lots 33-35 of White &
Calvert Survey, 1st JD, Harrison Co., 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,

**TERRELL S. WILLIAMSON, SHEILA D. WILLIAMSON, incorrectly referred to as SHEILA E. WILLIAMSON, and DOLLY R. WILLIAMSON
504 HICKORY DRIVE
LONG BEACH, MS 39560
(228) 867-6427**

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

**ADEEB HARB and wife, BRENDA HARB,
as joint tenants with full rights of survivorship and not as tenants in common
130 DESTINY OAKS LANE
LONG BEACH, MS 39560
(228) 547-0373**

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:

SEE ATTACHED EXHIBIT "A"

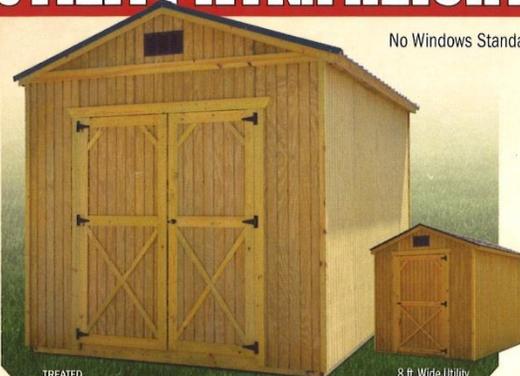
MINUTES OF OCTOBER 13, 2016 PLANNING COMMISSION

PROUDLY MADE IN USA

SETTING THE STANDARD IN PORTABLE BUILDINGS

Many more sizes and options available for every building model. Ask your dealer!

UTILITY XTRA HEIGHT



TREATED

8 ft. Wide Utility

No Windows Standard



PAINTED



Z-METAL



URETHANE

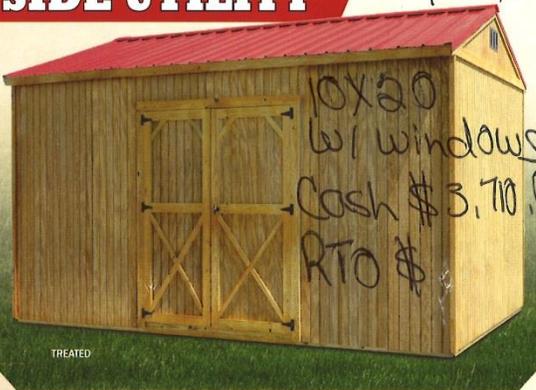


METAL

TREATED, PAINTED, URETHANE, Z-METAL - YOUR CHOICE! SAME PRICE!											
Size	Price	36 Mo.	60 Mo.	12x12	\$2,890	\$133.80	\$107.04	14x30	\$7,975	\$369.21	\$295.37
8x12	\$1,995	\$92.36	\$73.89	12x14	\$3,280	\$151.85	\$121.48	14x32	\$8,415	\$389.58	\$311.67
10x10	\$2,250	\$104.17	\$83.33	12x16	\$3,550	\$164.35	\$131.48	16x30	\$8,965	\$415.05	\$332.04
10x12	\$2,525	\$116.90	\$93.52	12x20	\$4,170	\$193.06	\$154.44	16x32	\$9,510	\$440.28	\$352.22
10x14	\$2,720	\$125.93	\$100.74	12x24	\$4,750	\$219.91	\$175.93				
10x16	\$2,880	\$133.33	\$106.67	12x30	\$5,660	\$262.04	\$209.63				
10x20	\$3,560	\$164.81	\$131.85	12x32	\$6,115	\$283.10	\$226.48				

METAL			
Size	Price	36 Mo.	60 Mo.
8x12	\$1,830	\$84.72	\$67.78
10x16	\$2,620	\$121.30	\$97.04
10x20	\$3,080	\$142.59	\$114.07
12x16	\$3,225	\$149.31	\$119.44
12x20	\$3,765	\$174.31	\$139.44
12x24	\$4,285	\$198.38	\$158.70
12x30	\$5,055	\$234.03	\$187.22

SIDE UTILITY



TREATED

PAINTED



*Shown with optional 2x3 Windows

Z-METAL



*Shown with optional 2x3 Windows

URETHANE



METAL



w/Tax \$3,969.70*

10x20 w/ windows

Cash \$3,710.00

RTO \$

This is the shed

TREATED, PAINTED, URETHANE, Z-METAL - YOUR CHOICE! SAME PRICE!											
Size	Price	36 Mo.	60 Mo.	12x12	\$2,890	\$133.80	\$107.04	14x30	\$7,975	\$369.21	\$295.37
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12x24	\$4,285	\$198.38	\$158.70
12x30	\$5,055	\$234.03	\$187.22

No Windows Standard

WWW.DERKSENBUILDINGS.COM

After consideration Commissioner Fischer made motion seconded by Commissioner Brown and unanimously carried recommending approval of the placement of the shed as submitted.

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It came for approval tree removal request for a Live Oak tree at 511 N. Forest Ave, tax parcel #0511J-02-059.000 submitted by Ray Russo.

At the Applicant's request this agenda item was rescheduled for the next regular scheduled meeting, October 27, 2016.

It came for discussion to amend the zoning ordinance 598 section 143 to add "setback requirements for accessory structures from other buildings."

No action was taken.

It came for discussion to amend the zoning ordinance 598 to add "no accessory structure shall be erected in any required front yard."

No action was taken.

It came for discussion to amend zoning ordinance 598 to add "no accessory structure without primary structure."

No action was taken.

It came for discussion to amend zoning ordinance 598, Section 69: Notice of hearing, to amend "notices to property owners within 200 ft. to 160 ft."

No action was taken.

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