

MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
AGENDA
OCTOBER 27, 2022
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI
5:30 O’CLOCK P.M.
LONG BEACH CITY HALL
MEETING ROOM
201 JEFF DAVIS AVENUE

I. CALL TO ORDER

II. ROLL CALL AND ESTABLISH QUORUM

III. PUBLIC HEARINGS

- 1. Variance- 210 West 5th Street, Tax Parcel 0612G-02-034.000, Submitted by Bryan Thomas Ladner.

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

- 1. October 12, 2022

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

- 1. Planning Commission Approval- 210 West 5th Street, Tax Parcel 0612G-02-034.000, Submitted by Bryan Thomas Ladner.
- 2. Planning Commission Approval, Short-Term Rental- 6311 Fred Allen Road, Tax Parcel 0511B-01-017.007, Submitted by Richard Armstrong and Bara Marteinson (owners and property manager).
- 3. Certificate of Resubdivision- 21142 Pineville Road and 21144 Pineville Road, Tax Parcels 0511L-01-012.001 and 0511L-01-012.002, Submitted by Rhonda Small.
- 4. Certificate of Resubdivision- Lot 2 and Lot 3, Willow Creek Drive, Tax Parcels 0611M-01-009.002 and 0611M-01-009.003, Submitted by Mel Smith, Jr.

VIII. DEVELOPMENT & RESEARCH

IX. ADJOURN

*****NOTES*****

**All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on November 1, 2022.

**The agenda for the Planning Commission meeting closes at 12:00 O’clock (noon), and/or in accordance with applicable ordinances, the Thursday prior to the meeting day.

Commission Vice Chairman Shawn Barlow read the Opening Statement for the Planning and Development Commission.

**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that one (1) public hearing was heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 27th day of October 2022, in said City, and the same being the time, date and place fixed for holding said public hearings.

There were present and in attendance on said Commission and at the Public Hearings the following named persons: Chairman Frank Olaivar, Vice Chairman Shawn Barlow, Commissioners Billy Suthoff, Justin Shaw, Michael Levens, Chris Fields, and Marcia Kruse, City Advisor Bill Hessell, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the public hearing were Commissioners Sawyer Walters, Jennifer Glenn and Building Inspector Ryan Ladner.

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

The first public hearing to consider a Variance for property located at 210 West 5th Street, Tax Parcel 0612G-02-034.000, submitted by Bryan Thomas Ladner, as follows:

MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT 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 10-4-22
Zoning C-1
Agenda Date 10-27-22
Check Number CC

VARIANCE REQUEST

- I. Tax Parcel Number(s): 06129-02-034,000
- II. Address of Property Involved: 210W 5th St
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
asking for a 3' variance on east part of property line to build a single family residential home.

****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?
bought the lot at 60', would like the extra room so we don't have to build such a narrow house
- 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.
lot was pre existing when I bought at 60'
- 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?
60' pre existing lot
- 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.
then we won't be able to build the house that we want

**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT 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 \$200.00. 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 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.

Bryan Thomas Loder
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

904 Marjorie St.
Owner's Mailing Address

Agent's Mailing Address

Long Beach US 39560
City State Zip

City State Zip

220-617-8594
Phone

Phone

Bryan Loder 10-3-22
Signature of Rightful Owner Date

Signature of Applicant Date

**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Pass Christian, MS 39571
(228) 452-9408
Mississippi Bar Number: 7654

Pass Christian, MS 39571
(228) 452-9408

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

REVIEWED

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **MICHAEL G. LOTT and wife, PAMELA E. LOTT**, of P.O. Box 692, Long Beach, MS 39560, (228) 861-8500, do hereby sell, convey and warrant unto **BRYAN THOMAS LADNER and wife, LAURA GAYLE LADNER**, of 904 Marjorie, Long Beach, MS 39560, (228) 313-9953, as joint tenants with full rights of survivorship and not as tenants in common, the following described real property situated in Harrison County, First Judicial District, State of Mississippi, described as:

Beginning at a point on the North line of 5th Street, at the Southwest corner of the land now or lately of L. A. Marks, Sr., which point is 146 feet in a Westerly direction from the West line of Mason Avenue; running thence in a Westerly direction along the North line of 5th Street, a distance of 60 feet, more or less, to the land now or formerly of Wright; running thence in a Northerly direction a distance of 143.5 feet more or less, to the land now or lately of Kranz; running thence in a Easterly direction along the line of the Kranz land a distance of 60 feet, more or less, to the land of the aforesaid Marks; running thence in a Southerly direction along the West line of said Marks land a distance of 143.5 feet, more or less, to the point or place of beginning; and is bounded on the North by the land now or lately of C. P. Kranz Estate; on the East by land now or lately of L. A. Marks, Sr., on the South by 5th Street and on the West by the land now or lately of Wright. Said property located in the First Judicial District of Harrison County, Mississippi.

INDEX AS FOLLOWS: Parcel measuring 60' x 143.5' in Long Beach Section Block 16, Harrison Co., 1st Jud. Dist., MS

File No.: 18-23180 LADNER

Page 1

The above described property is conveyed subject to restrictions, reservations and easements of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent year taxes are specifically assumed by the Grantees.

The above described property forms no part of the homestead of the Grantors herein.

Witness the signatures of the Grantors this 7th day of November, 2018.

Michael G. Lott
MICHAEL G. LOTT
Pamela E. Lott
PAMELA E. LOTT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **MICHAEL G. LOTT and PAMELA E. LOTT**, who acknowledged that they executed the above and foregoing instrument on the day and in the year therein written.

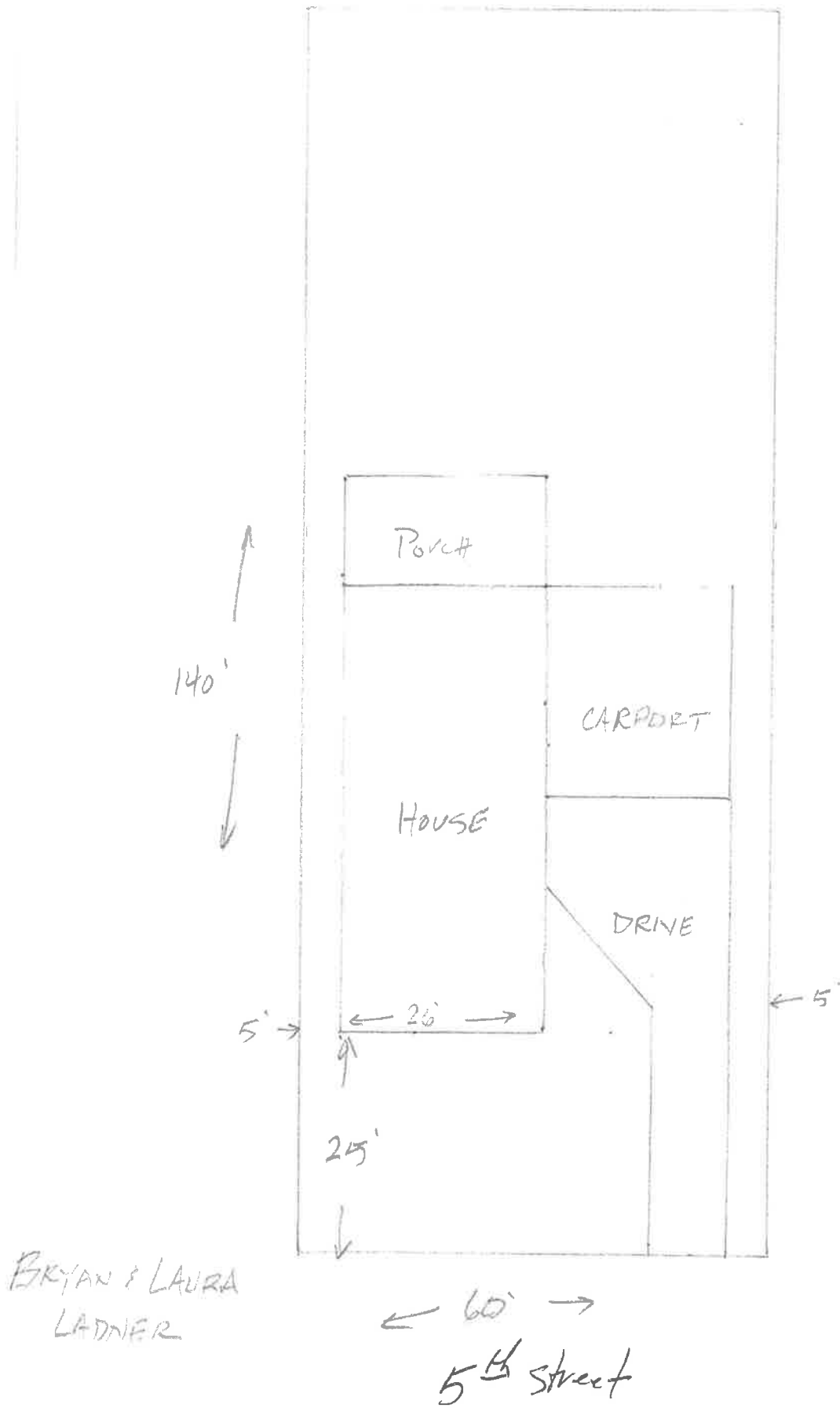
Given under my hand and official seal of office this 7th day of November, 2018.

Stephanie R. Giji
NOTARY PUBLIC
My Commission Expires: 10/8/22



MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A
N



BRYAN & LAURA
LADNER

10/2

The Clerk reported that six (6) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') 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, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

MINUTES OF OCTOBER 27, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT 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 Variance.

Bryan Thomas Ladner, 904 Marjorie Street, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting a "3-foot variance on the east and west property lines to build a single-family residential home". The City's requirements are 8 ft side yard setback. The location of the request is 210 West 5th Street, Tax Parcel 0612G-02-034.000. The legal description is as follows:

BEG 146 FT W OF INTER OF W MAR OF MASON AVE & N MAR 5TH ST N 136 FT W 60 FT S 136 FT TO RD E ALONG RD 60 FT TO POB BEING BOUNDED ON N BY KRANZ E BY FLEUROT S BY 5TH ST W BY WRIGHT PART OF LOT 55 HENDERSON- SHIPMAN-HUGHES SURVEY PART OF NW 1/4 OF SW 1/4 OF SEC 13-8-12

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, October 27, 2022, 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 and Development Commission

201 Jeff Davis • PO Box 929 • Long Beach, MS 39560 • (228) 863-1556 • FAX (228) 865-0822
www.cityoflongbeachms.com

- | | | |
|---|--|---|
| <p>Allez a everyca/gabarts</p> <p>Powell Llewellyn and Patricia A
2379 College Road
Southaven, MS 38672</p> | <p>Etiquettes d'adresse Easy Peel</p> <p>Shelter Rock Two LLC
c/o Strata Services
2727 Prytania Suite 19
New Orleans, LA 70130</p> | <p>Pat: everycom/patents</p> <p>Lott Michael G and Pamela E
PO Box 692
Long Beach, MS 39560</p> |
| <p>Vidacovich Marcelle R
8225 YMCA Plaza Drive
Apt 116
Baton Rouge, LA 70810</p> | <p>Rogers Danny R and Dorothy M
404 Mason Avenue
Long Beach, MS 39560</p> | <p>Blakeney Linda Joyce and Larry Wesley
222 Oak Street
Long Beach, MS 39560</p> |

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

- That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
- That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within one hundred sixty feet (160') 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 and Development Commission in and for the City of Long Beach;
- That on October 5, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to six (6) property owners within 160' of 210 West 5th Street, Tax Parcel 0612G-02-034.000, notifying them that a public meeting will be held, October 27, 2022, to consider an application for a Variance submitted by Bryan Thomas Ladner.

Given under my hand this the 5th of October 2022.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 5th day of October 2022

Kini Gonsoulin
NOTARY PUBLIC



MINUTES OF OCTOBER 27, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that she did cause to be published in the Gazebo Gazette, a newspaper with general circulation in the City of Long Beach, and published in Harrison County, Legal Notice of Public Hearing, as evidenced by the Publisher's Proof of Publication as follows:

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

Vol: 211 No: 40 dated 7 day of October, 2022
 _____ dated _____ day of _____, 20____
 _____ dated _____ day of _____, 20____
 _____ dated _____ day of _____, 20____
 _____ dated _____ day of _____, 20____
 _____ dated _____ day of _____, 20____
 _____ dated _____ day of _____, 20____

LEGAL NOTICE
PUBLIC HEARING

In accordance with Article 83 of the Comprehensive Long Beach Unified Land Ordinance of the City of Long Beach, Mississippi (2018) 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.

Bryan Thomas Linder, 151 Abbeville Street, Long Beach, MS, 38942, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting a "Setback" on the west and west property lines to build a single family residential home". The City's responsibility is to determine whether the location of the proposed structure is in the "Right Place" for the proposed use. The legal description is as follows:

805 1/4 FT W OF INTER OF MAIN OF MADON AVE IS W 1/4 3/4 S 1/4 N 1/4 S 1/4 T24 N
 TO BE CALLED 805 1/4 FT W OF INTER OF MAIN OF MADON AVE IS W 1/4 3/4 S 1/4 N 1/4 S 1/4 T24 N
 W 1/4 3/4 S 1/4 N 1/4 S 1/4 T24 N BEING SCHEMATIC QM 10 BY BRANCO & BY FLEWELL'S, BY 374 57
 W 1/4 3/4 S 1/4 N 1/4 S 1/4 T24 N BEING SCHEMATIC QM 10 BY BRANCO & BY FLEWELL'S, BY 374 57 OF THE
 1/4 OF SEC 13 & 14

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, on October 27, 2022 at 10:00 a.m. in the Long Beach City Hall Hearing Room located at 321 West Sixth Avenue. The City encourages all residents, groups and organizations to contact the City of Long Beach the week prior to the hearing.

I, _____, Chairman of the Planning Commission, do hereby certify that the above information is true and correct to the best of my knowledge and belief.

Sworn to and subscribed before me this 11 day of October, A.D. 2022.

_____ Publisher
 _____ Notary Public

DEBBIE A. O'BRIEN
 COUNTY CLERK
 HARRISON COUNTY
 MISSISSIPPI

Commission Chairman Olaivar asked for anyone speaking in favor or opposition and the following came forward:

- Randi Jones, 222 West 4th Street, spoke in opposition of the variance stating that the requested setbacks would block her view and could possibly reduce property values.
- Linda Blakeney, 406 Mason Avenue, spoke in opposition of the variance stating she does sympathize with the applicant having to build on a small lot however she knows the adjustments that can be made to make his house plans fit.

Commissioner Suthoff made motion, seconded by Commissioner Levens and unanimously carried to close the public hearing.

After considerable discussion, Commissioner Fields made motion, seconded by Commissioner Levens to approve the variance as submitted. The question being put to a roll call vote, the result was as follows:

**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Commissioner Barlow	Voted	Nay
Commissioner Suthoff	Voted	Nay
Commissioner Shaw	Voted	Yay
Commissioner Levens	Voted	Yay
Commissioner Fields	Voted	Yay
Commissioner Kruse	Voted	Nay

Due to the vote resulting in a tie of the Commissioners present and voting, Commission Chairman Frank Olaivar cast a vote of Yay breaking the tie and declared the motion carried.

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 27th day of October 2022, 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 Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Chairman Frank Olaivar, Vice Chairman Shawn Barlow, Billy Suthoff, Michael Levens, Chris Fields, and Marcia Kruse, Advisor Bill Hessel, Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the regular meeting were Commissioners Sawyer Walters, Jennifer Glenn and Building Inspector Ryan Ladner.

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

Commissioner Suthoff made motion, seconded by Commissioner Shaw and unanimously carried to approve the Regular Meeting minutes of October 13, 2022, as submitted.

It came for discussion under New Business a Case Review, Planning Commission Approval for property located at 210 West 5th Street, Tax Parcel 0612G-02-034.000, submitted by Bryan Thomas Ladner, as follows:

MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

I. TYPE OF CASE: PLANNING COMMISSION APPROVAL
 DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR
 INTERPRETATION OF THE ZONING ORDINANCE

II. Address of Property Involved: 210 West 5th Street 06126-02034.000
Tax Parcel Number

III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)
Request to build a single family residential home in a C-1 central business district

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/or Site Plan. A site plan showing the land area which would be affected, if required a general layout drawing of the development, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;

C. Recorded Warranty Deed. A deed which includes a legal description of the specific piece of property involved in the request. If several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.

D. Fee. Attach a check in the amount of \$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 (IF REQUIRED) and/or meeting is mandatory; however, the applicant may designate a representative to attend the public hearing and/or meeting on their 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. 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 and/or meeting. 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.

Bryan Thomas Ladner
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

904 Marjorie Street
Owner's Mailing Address

Agent's Mailing Address

Long Beach MS 39560
City State Zip

City State Zip

228-617-8594
Phone

Phone

Bryan.Ladner@gmail.com
Email Address

Email Address

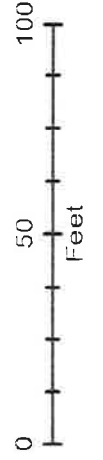
Bryan Ladner 10-3-22
Signature of Rightful Owner Date

Signature of Agent Date

OFFICE USE ONLY

Date Received 10-4-22 Zoning C-1 Agenda Date 10-27-22 Check Number CC

0612G-02-034.000, 210 WEST 5TH STREET



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 25, 2022



**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion, Commissioner Fields made motion seconded by Commissioner Levens and unanimously carried recommending to approve the application as submitted.

It came for discussion under New Business Planning Commission Approval, Short-Term Rental for property located at 6311 Fred Allen Road, Tax Parcel 0511B-01-017.007, submitted by Richard Armstrong and Bara Marteinsson, as follows:

MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI APPLICATION FOR SHORT-TERM RENTAL		
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

PROPERTY INFORMATION:
 ADDRESS: 6311 Fred Allen Rd Tax Parcel # 0511 B-01-017,007
 (Location of Short-Term Rental)

OWNER'S INFORMATION:
 Property Owner's Name: RICHARD ARMSTRONG & BARA MARTEINSSON
 Property Owner's Address: 7230 TURNER RD Long Beach MS 39560
 Property Owner's Mailing Address, if different from above:

City State Zip
 Property Owner's Phone No: 228-860-7727 Email Address: LOUWHOTTUBBIN@AOL.COM

Is there a homeowner's association for the neighborhood? _____ If so, please provide written statement of support of short term rental?

PROPERTY MANAGER INFORMATION:
 Property Manager's Name: RICHARD ARMSTRONG & BARA MARTEINSSON
 Property Manager's Address: (Must be a local contact)
7230 TURNER RD Long Beach MS 39560
 City State Zip

Property Manager's Phone No.: _____ Email Address: _____

- PLEASE PROVIDE THE FOLLOWING:**
- Mississippi Sales Tax ID # 200-01347-8
 - Recorded Warranty Deed ✓
 - Parking Rules & Plan ✓
 - Trash Management Plan ✓
 - Copy of Proposed Rental Agreement ✓
 - Proof of Liability Insurance, which included short term rental coverage

- ADDITIONAL INFORMATION:**
- OWNERSHIP: Please provide a recorded warranty deed
 - FEES: \$200, nonrefundable application fee, plus mailing cost. \$100, yearly renewable fee. Checks should be made payable to the City of Long Beach.
 - LICENSE: A Privilege Tax License must be applied and paid for after approval (\$20/yearly fee).
 - INCOMPLETE APPLICATIONS will not be processed.

AFFIDAVIT
 I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT TERM RENTALS (Ord 622), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.

Richard Armstrong [Signature] Sept 22 22
 PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy: <u>6</u>	Maximum Vehicles allowed: <u>3</u>	Number of bedrooms: <u>1</u>	Number of people home can accommodate: <u>6</u>

I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.

Building Official Signature: [Signature] Date: 10/22/22
 Fire Inspector Signature: _____ Date: _____

COMMENTS: _____

Date Received: <u>9-27-22</u>
Agenda Date: <u>10-27-22</u>
Amount Due/Paid: <u>200.00</u>
Check #: <u>261</u>

MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



1st Judicial District
Instrument: 2020-1856 D-21
Filed/Recorded: 2/12/2020 10:15 A
Total Fees: \$ 28.00
2 Pages Recorded

Prepared by:
The Casano Law Firm, P.A.
4403 West Alcha Drive
Diamondhead, MS 39525
(228) 255-6035

Return to:
The Casano Law Firm, P.A.
4403 West Alcha Drive
Diamondhead, MS 39525
(228) 255-6035
(8-1)-24

[Space Above This Line For Recording Data]

State of Mississippi

County of Harrison

QUITCLAIM 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,

Aric Armstrong, Grantor(s)
9538 Poni Place
Diamondhead, MS 39525
Phone: 601-402-8326

does hereby quitclaim unto

Richard Armstrong and Bara Marteinsson, Grantee(s)
7230 Turner Road
Long Beach, MS 39560
Phone: 228-860-7727

As joint tenants with the right of survivorship and not as tenants in common the following described land and property situated in Harrison County, Mississippi described as:

South 1/2 of Lot 3 and the North 1/2 of Lot 3, Replat of Fred Allen Subdivision, Phase I, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

Together with all and singular the rights, privileges, improvements and appurtenances to the same belonging or in any wise appertaining.

WITNESS my signature, this the 3rd day of Feb, 2020.

Aric Armstrong

State of MS

County of Jone

Personally came and appeared before me, the undersigned authority in and for the aforesaid County and State on this the 3rd day of Feb, 2020, **Aric Armstrong**, who acknowledged that he signed and delivered the foregoing instrument of writing on the day and year therein mentioned.

Notary Public
My Commission Expires:

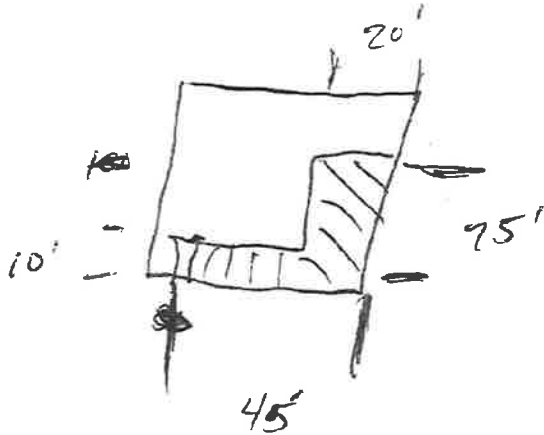


Title not examined

MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PARKING

off street only, up to three vehicles.



Trash will be managed by our STAFF.

State of _____

Rev. 133EF54

VACATION RENTAL SHORT TERM LEASE AGREEMENT

This Vacation Rental Short Term Lease Agreement (this "Agreement") is made by and between _____ ("Owner") and _____ ("Guest") as of the date last written on the signature page of this Agreement. Owner and Guest may be referred to individually as "Party" and collectively as "Parties." For good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

1. Property. The property is described as a _____ with _____ bedrooms and _____ bathrooms located at _____, _____, _____ (the "Property"). The Property is owned by Owner. The Property is fully furnished by Owner and equipped for light housekeeping. The following amenities are included in the Property:

A starter supply of household cleaning and hygiene products may be available in the Property for use. Guest is responsible for purchasing any additional supplies and all food and beverages.

2. Rental Party. All persons in the rental party will be bound by the terms of this Agreement. Only persons listed on this Agreement may stay in the Property. "Rental Party" means Guest plus the following persons:

First Name & Last Name	Relationship to Guest

The total number of adults in the Rental Party will be _____. The total number of children in the Rental Party will be _____.

3. Maximum Occupancy. The maximum number of persons allowed to stay in the Property is limited to _____, unless the Owner gives its prior written consent. A charge of _____ per person per night will be assessed for each person who stays in the Property in addition to the Rental Party. Guest will be charged without notice for additional persons staying in the Property and not disclosed to Owner.

4. Visitors. A visitor is an occupant of the Property who is not staying overnight. The total number of persons permitted in the Property at any given time, including visitors, is _____. Any visitor staying overnight is subject to additional charges. No visitor will be allowed to use the common facilities, including any pools or tennis courts, when Guest is not on the Property.

5. Rental Period & Check-In. The term of this lease will be from _____ ("Arrival Date") to _____ ("Departure Date"). The Property will be ready for Guest's occupancy beginning at _____ on the Arrival Date and the Property must be vacated by _____ on the Departure

MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Date, unless otherwise agreed by Owner. If Guest or any member of the Rental Party remains on the Property beyond the Departure Date, Guest will be responsible to pay the rental rate prescribed in Section 8 below for the period of time between Departure Date and the actual date Guest and all members of the Rental Party vacate the Property. The Property requires a _____ night minimum stay.

6. Keys & Access Codes. Owner will provide Guest with _____ key(s), which will unlock the front door to the Property and _____. Guest is not allowed to make duplicate keys. A fee of _____ will be charged to Guest for failure to return a key. Any attempt to access a locked area is just cause for immediate termination of this Agreement, forfeiture of all rent paid, and Guest will be liable for any missing items or damage. Owner will provide Guest with access codes to the _____.

7. Rental Rules & Restrictions. Guest agrees to abide by the following restrictions by Owner:

If any person in the Rental Party fails to follow any of the Rules, the Rental Party may be asked to vacate the Property and Guest will forfeit all rent paid.

8. Reservation Deposit and Payment. Guest agrees to pay the rent and fees described below (the "Total Amount Due"). A deposit in the amount of _____ (the "Reservation Deposit") is due and payable upon return of this signed Agreement in order to secure Guest's reservation. The Reservation Deposit is non-refundable and will be applied toward the rental rate. Payment in full of the following fees, less the Reservation Deposit, will be due within _____ days before the Arrival Date.

Table with 2 columns: Description and Amount. Rows include Rental rate of _____ x _____ days, Cleaning service fee, State and local sales/rental taxes (_____), Total Amount Due, (Less reservation deposit due immediately) (_____), and Total Balance Due.

Acceptable payment methods are:

9. Security Deposit. Owner reserves the right, at its discretion, to charge a security deposit at the time of reservation in the amount of _____. This deposit will be refunded after Guest's departure and an inspection of the Property by Owner, less any deductions for damage to the Property or furnishings, excessive mess requiring additional cleaning or other costs incurred outside the normal course due to Guest's stay.

10. Cancellation. If Guest cancels the reservation less than _____ days before the Arrival Date, the Total Amount Due will be forfeited.

Vacation Rental Short Term Rental Agreement (Rev. 133EF54)

2 / 5

11. Cleaning. A cleaning fee of _____ will be charged to the Guest. Daily housekeeping services are not included in the rental rate. Throughout the rental period, Guest will be responsible for keeping the Property clean and in good condition. Any unsafe or dangerous condition must be reported to Owner immediately. Guest acknowledges that on the Arrival Date, the Property is in good condition, except for any defect Guest may report to Owner by the end of the first day following the Arrival Date. The Property should be left in the same condition as it was found by Guest on the Arrival Date. Guest promises to leave the Property in good repair.

12. Furnishings. The following furnishings will be provided with the Property:

Furnishings are subject to change without notice. Furniture, bedding, kitchen equipment, utensils, and any other personal property supplied with the Property must not be removed from the Property. Loss of any items within the Property or damage to the Property or furnishings in excess of normal wear and tear will be charged to Guest. The Property will be inspected by Owner after Guest's departure. All contents of the Property are the property of Owner. If an item should break, Guest must notify Owner immediately. Guest is not permitted to alter the wiring of any television, computer, or gaming equipment.

13. Parking. Parking is limited to _____ spaces. Guest may only park in designated parking area. Any illegally parked cars may be subject to towing and/or fines.

14. Mechanical Failures. Owner attempts to properly maintain the Property. While all electrical and mechanical equipment within the Property are in good working order, Owner cannot guarantee against mechanical failure of electrical service, stopped plumbing, water supply, heating, air conditioning, audio visual equipment, internet access, cable service, or appliances. Guest agrees to report any inoperative equipment or other maintenance problem to Owner immediately. Owner will make every reasonable effort to have repairs done quickly and efficiently. Guest will allow Owner or a person permitted by Owner access to the Property for purposes of repair and inspection. Owner is not responsible for any inconvenience that may occur and no refunds or rent reductions will be made due to failure of such items.

15. Acts of God. If there is a storm or severe weather and a mandatory evacuation order is issued by state or local authorities, Guest shall be entitled to a prorated refund for each night Guest is unable to occupy the Property. Owner will not be liable or deemed in default under this Agreement for any failure to perform or delay in performing any of its obligations due to or arising out of any act not within its control, including, without limitation, acts of God.

16. Limitation on Liability. Owner is not responsible for any accidents, injuries or illness that occur to any member of the Rental Party or Guest's visitors while in the Property or on the Property. Owner is not responsible for loss of personal belongings or valuables belonging to any member of the Rental Party or any of Guest's visitors. Guest agrees to assume the risk of any harm arising from use of the Property. UNDER NO CIRCUMSTANCES AND UNDER NO LEGAL THEORY, TORT, CONTRACT, STRICT LIABILITY, OR OTHERWISE, SHALL OWNER BE LIABLE TO GUEST OR ANY OTHER PERSON FOR ANY DAMAGES OF ANY NATURE WHATSOEVER INCLUDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR GUEST'S RENTAL OF THE PROPERTY OR USE OF THE PROPERTY. IN NO

Vacation Rental Short Term Rental Agreement (Rev. 133EF54)

3 / 5

**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

EVENT WILL OWNER BE LIABLE FOR ANY DAMAGES IN CONNECTION WITH THIS AGREEMENT, EVEN IF OWNER SHALL HAVE BEEN INFORMED OF THE POSSIBILITY OF SUCH DAMAGE.

17. Indemnification. Guest acknowledges that the use of the Property by the Rental Party and Guest's visitors is entirely at their own risk. Guest will indemnify and hold harmless Owner from any and all expenses, costs, damages, suits, actions, or liabilities whatsoever arising from or related to any and all loss of or damage to personal property, injury or death resulting from the use or occupancy of the Property or the failure of any member of Rental Party or Guest's visitors to observe the Rules and restrictions set forth in Paragraph 7.

18. Violation of Agreement. If Guest or any member of the Rental Party violates any of the terms of this Agreement, including but not limited to maximum occupancy, visitors and rental rules and restrictions, Owner may evict Guest and the Rental Party from the Property and Guest will forfeit all rent and security deposit paid.

19. Governing Law. This Agreement and all transactions contemplated by this Agreement will be governed by, and constructed and enforced in accordance with the laws of the State of _____ (not including its conflicts of laws provisions). Any dispute arising from this Agreement shall be resolved through mediation. If the dispute cannot be resolved through mediation, then the dispute will be resolved through binding arbitration conducted in accordance with the rules of the American Arbitration Association.

20. Amendments. This Agreement may be amended or modified only by a written agreement signed by both Owner and Guest.

21. No Waiver. Neither Owner nor Guest shall be deemed to have waived any provision of this Agreement or the exercise of any rights held under this Agreement unless such waiver is made expressly and in writing.

22. Severability. If any provision of this Agreement is held to be invalid or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement.

23. Notices. Any notice or communication under this Agreement must be in writing and sent via one of the following options:

24. Successors and Assigns. This Agreement will inure to the benefit of and be binding upon Owner, its successors and assigns, and upon Guest and its permitted successors and assigns.

25. Entire Agreement. This Agreement represents the entire understanding and agreement between the Parties with respect to the subject matter of this Agreement and supersedes all other negotiations, understandings and representations (if any) made by and between the Parties.

Vacation Rental Short Term Rental Agreement (Rev. 133EF54) 4 / 5

SIGNATURES

_____	_____
Owner Signature	Guest Signature
_____	_____
Owner Name	Guest Name
_____	_____
Date	Date

tion Rental Short Term Rental Agreement (Rev. 133EF54) 5 / 5

MINUTES OF OCTOBER 27, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

GENERAL INSTRUCTIONS

What is a Vacation Rental Short Term Lease Agreement?

A Vacation Rental Short Term Lease Agreement is written document that officially recognizes a legally binding relationship between two parties - an owner, or the person renting out the property - and a guest, or the person renting the property for a short period of time.

When is a Vacation Rental Short Term Lease Agreement Needed?

With the rise of Airbnb, VRBO, Vacasa and Home Away, short-term vacation rentals have grown rapidly and are a popular alternative to hotels and traditional bed-and-breakfasts. However, having total strangers in your home comes with many risks, and it's important to document the terms of the stay and the expectations of each party. A Vacation Rental Contract allows owners and their guests to put into writing the detailed agreements between them, and any consequences if those agreements are broken. It also allows an owner to set the rules of the guest's stay, and allows the guest to know what to expect when he or she arrives.

What Should be Included in a Simple Vacation Rental Short Term Lease Agreement?

A simple a Vacation Rental Short Term Lease Agreement will identify the following basic elements:

- **Owner:** who owns and is renting out the property
- **Guest:** who will be staying in and renting the property
- **Property:** what is the property and where is it located
- **Rent:** how much is the guest paying the owner and what are the payment terms
- **Term:** how long will the guest be staying in the property

- **Rental Party:** who else will be staying in the property with the guest

Here are a few examples of what an owner or guest may include in a simple Vacation Rental Lease Agreement:

- Guests may or may not:
- Smoke
 - Bring a pet dog or pig
 - Use the hot tub
 - Park in the driveway
 - Check in too early
 - Play loud music at three in the morning
 - Throw a rager
 - Invite their whole football team to stay

Owner will provide:

- A bed, or two, or three
- Linens, blankets and pillows
- Kitchen utensils to make a pancake breakfast or dinner
- Television with cable or Netflix and Hulu
- Wireless Internet
- Parking spots
- Basic toiletries

Other Names

As a reference, a Vacation Rental Short Term Lease Agreement is known by other names:

- Vacation Rental Contract
- Vacation Rental Lease Agreement
- Vacation Lease Agreement
- Short Term Lease Contract
- Short Term Rental Agreement
- Short Term House Rental Contract
- Short Term Residential Lease Agreement
- Short Term Residential Vacation Rental Agreement
- Seasonal Rental Agreement

Vacation Rental Short Term Rental Agreement (Rev. 133EF54)



PYRON COASTAL INSURANCE

Leavitt | GARDNER

The hazard policy through State Auto, number 1001477817, does recognize and insure the location of 6311 Fred Allen Rd, Long Beach, MS 39560 as a short term rental

Spencer Mitchener

MINUTES OF OCTOBER 27, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

	Property Insurance Company of America 301 East Second Street Suite 200 B Pass Christian, MS 39571			Wind Only Policy Declaration New Business Insured Copy
	Insured Bill	Customer Service: (833) 565-2788		DECLARATION EFFECTIVE: 06/21/2022
Policy Number 503376	From 06/21/2022	To 06/21/2023	12:01 AM STANDARD TIME	Agent Code 5014

NAMED INSURED AND ADDRESS:

RICHARD ARMSTRONG and Bara Bryndis Marteinsson
7085 Turner Rd.
Long Beach, MS 39560

AGENT:

Pyron - GULFPORT
2300 14th Street
Suite B
Gulfport, MS 39501
Phone#: (228) 863-6729

INSURED LOCATION:

RICHARD ARMSTRONG and Bara
Bryndis Marteinsson
6311 FRED ALLEN RD
LONG BEACH, MS 39560

PREMIUM SUMMARY

BASIC COVERAGES PREMIUM	ATTACHED ENDORSEMENTS PREMIUM	POLICY FEES / SURCHARGES	TOTAL POLICY PREMIUM
\$0.00	\$0.00	\$150.00	\$1,457.00

PRODUCT	CONST TYPE	YEAR	OCC / USE	# FAMILY	TERRITORY
Wind Only	Masonry	2021	Non-Owner Occupied	One	31


Coverages - Section I

Coverage	Limit/Pct	Premium
Coverage A - Dwelling	\$264,000	\$1,307
Coverage B - Other Structures	\$13,200	\$0
Coverage C - Personal Property	\$26,400	\$0
Coverage D - Loss of Use	\$26,400	\$0

Basic Coverages Premium	\$0
Attached Endorsements Premium	\$0
Annual Policy Premium	\$1,307
Policy Fee	\$100
Inspection Fee	\$50

Total Policy Premium \$1,457

Wind/Hell Deductible \$1,000

	Property Insurance Company of America 301 East Second Street Suite 200 B Pass Christian, MS 39571			Wind Only Policy Declaration New Business Insured Copy
	Insured Bill	Customer Service: (833) 565-2788		DECLARATION EFFECTIVE: 06/21/2022
Policy Number 503376	From 06/21/2022	To 06/21/2023	12:01 AM STANDARD TIME	Agent Code 5014

RICHARD ARMSTRONG and Bara Bryndis Marteinsson
7085 Turner Rd.
Long Beach, MS 39560

Pyron - GULFPORT
2300 14th Street
Suite B
Gulfport, MS 39501
Phone#: (228) 863-6729

MORTGAGEE(S) / ADDITIONAL INTEREST(S)

POLICY FORMS AND ENDORSEMENTS

Number	Section	Description	Limit/Pct	Premium
PICA PHBCR 2021	08 21	Policyholder Bill of Rights		\$0
PICA WH	05 21	Windstorm and Hail Coverage - Basic Form		\$0
PICA F EXCI 2021	08 21	Mississippi Flood Exclusion: Advisory Notice to Policyholders		\$0
PICA HO 03 90	08 21	Personal Property Replacement Cost Loss Settlement		\$0
PICA CCL 2021	08 21	Outline of Coverage and Policy Checklist		\$0
PICA COB 5C1 20 (11/2020)	08 21	Wind and Flood Coordination of Benefits		\$0

**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

	Property Insurance Company of America 301 East Second Street Suite 200 B Pass Christian, MS 39571		Wind Only Policy Declaration New Business Insured Copy	
	Insured Bill	Customer Service: (833) 565-2788	DECLARATION EFFECTIVE: 06/21/2022	
Policy Number	From	To	12:01 AM STANDARD TIME	Agent Code
503376	06/21/2022	06/21/2023		5014
NAMED INSURED AND ADDRESS:			AGENT:	
RICHARD ARMSTRONG and Bara Bryndis Marteinsson 7085 Turner Rd. Long Beach, MS 39560			Pylon - GULFPORT 2300 14th Street Suite B Gulfport, MS 39501 Phone#: (228) 863-6729	

NOTICES

THIS POLICY CONTAINS A SEPARATE DEDUCTIBLE FOR NAMED STORM OR WIND/HAIL LOSSES, WHICH MAY RESULT IN HIGH OUT-OF-POCKET EXPENSES TO YOU.

This policy does not protect you against loss due to flood. Flood insurance is available through the Federal Government. Contact your agent to apply for coverage.

Authorized Signature

June 22, 2022

Date

After considerable discussion, Commissioner Fields made motion seconded by Commissioner Suthoff and unanimously carried recommending to approve the application as submitted.

It came for discussion under New Business a Certificate of Resubdivision for property located at 21142 Pineville Road and 21144 Pineville Road, Tax Parcels 0511L-01-012.001 and 0511L-01-012.002, as follows:

**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT 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	10-11-22
Zoning	R-4
Agenda Date	10-27-22
Check Number	1137

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 05116-01-012-001, 05116-01-012-002
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 21142 Pineville Rd, LB, MS
21144 Pineville Rd., Long Beach, MS 39560
- IV. ADDRESS OF PROPERTY INVOLVED: 21142 Pineville Rd, LB, MS and 21144 Pineville Rd LB, MS
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of dividing property line
into a property line between the 2 parcels that allows sufficient parking for the 21142 Pineville Rd tenants.
- VI. REQUIRED ATTACHMENTS:
 - A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
 - B. Cash or check payable to the City of Long Beach in the amount of \$375.00
 - 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 do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and agree to pay all fees and charges as stated.

Rhonda Small
Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

4617 346th St. East
Owner's Mailing Address

Agent's Mailing Address

Eatonville, WA 98328
City State Zip

City State Zip

228 806 1943
Phone

Phone

Rhonda Small 10/11/2022
Signature of Rightful Owner Date

Signature of Applicant Date

MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) David C. Small

ADDRESS (STREET, CITY, STATE, ZIP CODE) 4612 346th St. E, Eatonville, WA

PHONE # (H) _____ (C) 228-326-2818 _____ 98328

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE David C. Small

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

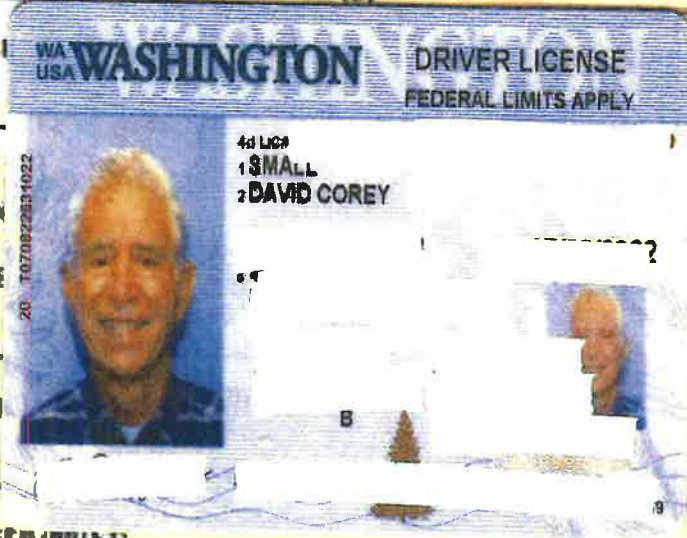
PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU _____



MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT
I, John McAdams, Clerk of the Chancery Court in and for said county and state, do hereby certify that the attached and foregoing is a full, true, correct and complete copy recorded as instrument number 2021-12632-D-11 of the records of said county and state, which records are in my official custody.



Given under my hand and seal of office in the City of Gulfport, Harrison County, Mississippi, this 17th day of October 2022.
John McAdams
Clerk of the Chancery Court
Harrison County, Mississippi
By *Frederick D.C.*



1st Judicial District
Instrument 2021 12632 D -11
Filed/Recorded 8/26/2021 09:50 A
Total Fees \$ 26.00
Pages Recorded

Space Above Line For Official Use Only

Instrument Prepared By and Return To: Patrick W. Kirby, MSB 100786 2304 19th Street, Suite 203 Gulfport, Mississippi 39501 (228) 596-5023	Grantor: DAVID COREY SMALL and RHONDA JAYNE SMALL, trustees of the DAVID COREY SMALL and RHONDA JAYNE SMALL Living Trust 7356 Smith Road Long Beach, MS 39560 (228) 836-1942	Grantee: DAVID COREY SMALL and RHONDA JAYNE SMALL 7356 Smith Road Long Beach, MS 39560 (228) 836-1942
To the Chancery Clerk of HARRISON County, Mississippi Being part of the SE 1/4 of the NW 1/4 of Section 9, Township 8 S, Range 12 W, Harrison County, Mississippi.		

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, together with other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, the undersigned, DAVID COREY SMALL AND RHONDA JAYNE SMALL, AS TRUSTEES OF THE DAVID COREY SMALL AND RHONDA JAYNE SMALL LIVING TRUST ("Grantor"), do hereby sell, convey and warrant unto DAVID COREY SMALL AND RHONDA JAYNE SMALL ("Grantee"), as Joint Tenants with the Right of Survivorship, any and all interest they may have in the following real property lying and being situated in Harrison County, Mississippi, being more particularly described as follows:

1. 21142 Pineville Rd., Long Beach, MS 39560.
See Legal Description attached hereto as Exhibit "A"
2. 21144 Pineville Rd., Long Beach, MS 39560.
See Legal Description attached hereto as Exhibit "B"

This conveyance is also made subject to any and all restrictive and protective covenants and conditions, easements, rights of way and prior reservations of oil, gas and other minerals of record pertaining to the above-described property.

Any of the hereinabove described property which is now or has at any time been below the mean high tide or is claimed by the State of Mississippi as wetlands is conveyed by quitclaim only.

This conveyance is subject to any and all mineral reservations by previous owners, all building restrictions and easements shown of record, and to any statement of facts which would be disclosed by an accurate survey and inspection of the premises. TITLE NOT EXAMINED.

The terms "Grantor" and "Grantee" are used for singular or plural, as context requires, and include the respective heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, Grantor has signed and delivered this Warranty Deed on this the 18th day of August, 2021.

David Corey Small
DAVID COREY SMALL, TRUSTEE
Rhonda Jayne Small
RHONDA JAYNE SMALL, TRUSTEE

STATE OF MISSISSIPPI
COUNTY OF HARRISON

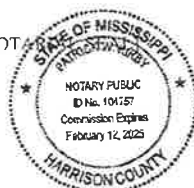
PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this the 18th day of August, 2021, within my jurisdiction, the within named DAVID COREY SMALL AND RHONDA JAYNE SMALL, as Trustees of the DAVID COREY SMALL AND RHONDA JAYNE SMALL LIVING TRUST who acknowledged that they executed the foregoing instrument individually and in their capacities as Trustees, on the day and year therein stated.

Patrick W. Kirby
NOTARY PUBLIC

My Commission Expires:

2-12-2025

[AFFIX NOTARY SEAL]



**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

EXHIBIT "A"

21142 Pineville Rd., Long Beach, MS 39560.

A parcel of land located in the northwest quarter of section 9, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi being more particularly described as follows:

Commence at a concrete monument found at the southwest corner of Lot 1, Pecan Park #5, per Plat Book 31, Page 15; thence South 89 degrees 56 minutes 05 seconds West 557.97 feet along the northern margin of Pineville Road to an iron pipe found at the Southwest corner of the property conveyed to Barbara Gail Bearden per Deed Book 1342, Page 239, and the Point of Beginning of the Property herein described;

Thence South 89 degrees 54 minutes 33 seconds West 100.00 feet along said northern margin, to a 1/2" iron rod set; thence North 00 degrees 05 minutes 27 seconds west 200 feet to a 1/4" iron rod set and a south line of property conveyed to Frank L. Walker and wife Sallie E. Walker per Deed Book 1491, Page 137; thence North 89 degrees 54 minutes 33 seconds East 100.00 feet along said south line to a 1/2" iron rod set and the west line of the property conveyed to Barbara Gail Bearden per Deed Book 1342, Page 239; thence South 00 degrees 05 minutes 27 seconds East 200.00 feet along said west line of Bearden to the northern margin of Pineville Road and the Point of Beginning.

Said Parcel containing 0.459 acres, more or less.

EXHIBIT "B"

21144 Pineville Rd., Long Beach, MS 39560.

A parcel of land located in the northwest quarter of section 9, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi being more particularly described as follows:

Commence at a concrete monument found at the southwest corner of Lot 1, Pecan Park #5, per Plat Book 31, Page 15; thence South 89 degrees 56 minutes 05 seconds West 557.97 feet; thence South 89 degrees 54 minutes 33 seconds 100.00 feet along the northern margin of Pineville Road to a 1/2" iron rod set and the Point of Beginning of the property herein described;

Thence South 89 degrees 54 minutes 33 seconds West 100.00 feet to a 1/2" iron rod set; and the east line of property conveyed to Frank L. Walker and wife Sallie E. Walker per Deed Book 1491, Page 137; thence North 00 degrees 05 minutes 27 seconds West 200 feet along said east line to a 1/2" iron rod set; thence North 89 degrees 54 minutes 33 seconds East 100.00 feet along south line of said Walker property to a 1/2" iron rod set; thence South 00 degrees 05 minutes 27 seconds East 200.00 feet to the northern margin of Pineville Road to the Point of Beginning.

Said parcel containing 0.459 acres, more or less.

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION
21142-21144 PINEVILLE ROAD
SECTION 9, TOWNSHIP 8 SOUTH, RANGE 12 WEST
LONG BEACH, MISSISSIPPI

PARCEL #0511L-01-012.001
PARCEL #0511L-01-012.002

SCALE: 1"=40'
IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET

P=PLAT OF RECORD
M=MEASURED
D=DEED

Re-subdivision of parcel subject to current subdivision and zoning regulations. Consult appropriate planning and zoning officials for complete information.

Building setbacks, required elevations, wetlands determination, et cetera, to be prescribed by appropriate governing bodies.

LEGAL DESCRIPTION PRIOR TO RE-SUBDIVISION
(2019-8062-D-J1)

21142 PINEVILLE RD, LONG BEACH, MS 39560 PARCEL 1

A parcel of land located in the Northwest 1/4 of Section 9, Township 8 South, Range 12 West, Harrison County, Mississippi, better described as:

Commencing at a concrete monument found at the Southwest corner of Lot 1, Pecan Park #5, per Plat Book 31, Page 15, thence S 89°56'05" W 557.97 feet along the northern margin of Pineville Road to an iron pipe found at the Southwest property corner of the property conveyed to Barbara Gail Bearden per Deed Book 1342, Page 239 and the Point of Beginning of the Property herein described: Thence S 89°54'33" W 100.00 feet along said Northern margin, to a 1/2" iron rod set, thence N 00°05'27" W 200 feet to a 1/2" iron rod set and a south line of property conveyed to Frank L. Walker and wife Sallie E. Walker per Deed Book 1491, Page 137, thence N 89°54'33" E 100.00 feet along said south line to a 1/2" iron rod set and the West line of the property conveyed to Barbara Gail Bearden per Deed Book 1342, Page 239, thence S 00°05'27" E 200.00 feet along said West line of Bearden to the Northern margin of Pineville Road and the Point of Beginning. Said parcel containing 0.459 acres, more or less.

21144 PINEVILLE RD, LONG BEACH, MS 39560 PARCEL 2

A parcel of land located in the Northwest 1/4 of Section 9, Township 8 South, Range 12 West, Harrison County, Mississippi, better described as:

Commencing at a concrete monument found at the Southwest corner of Lot 1, Pecan Park #5, per Plat Book 31, Page 15, thence S 89°56'05" W 557.97 feet, thence S 89°54'33" W 100.00 feet along the northern margin of Pineville Road to a 1/2" iron rod set and the Point of Beginning of the Property herein described: Thence S 89°54'33" W 100.00 feet to a 1/2" iron rod set and the East line of property conveyed to Frank L. Walker and wife Sallie E. Walker per Deed Book 1491, Page 137, thence N 00°05'27" W 200 feet along said East line of a 1/2" iron rod set, thence N 89°54'33" E 100.00 feet along said south line of said Walker property to a 1/2" iron rod set, thence S 00°05'27" E 200.00 feet to the Northern margin of Pineville Road and the Point of Beginning. Said parcel containing 0.459 acres, more or less.

COMMENCING POINT SW CORNER LOT 1, PECAN PARK #5

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

This is a Class "B" survey, per "The Standards of Practice for Land Surveying in the State of Mississippi".

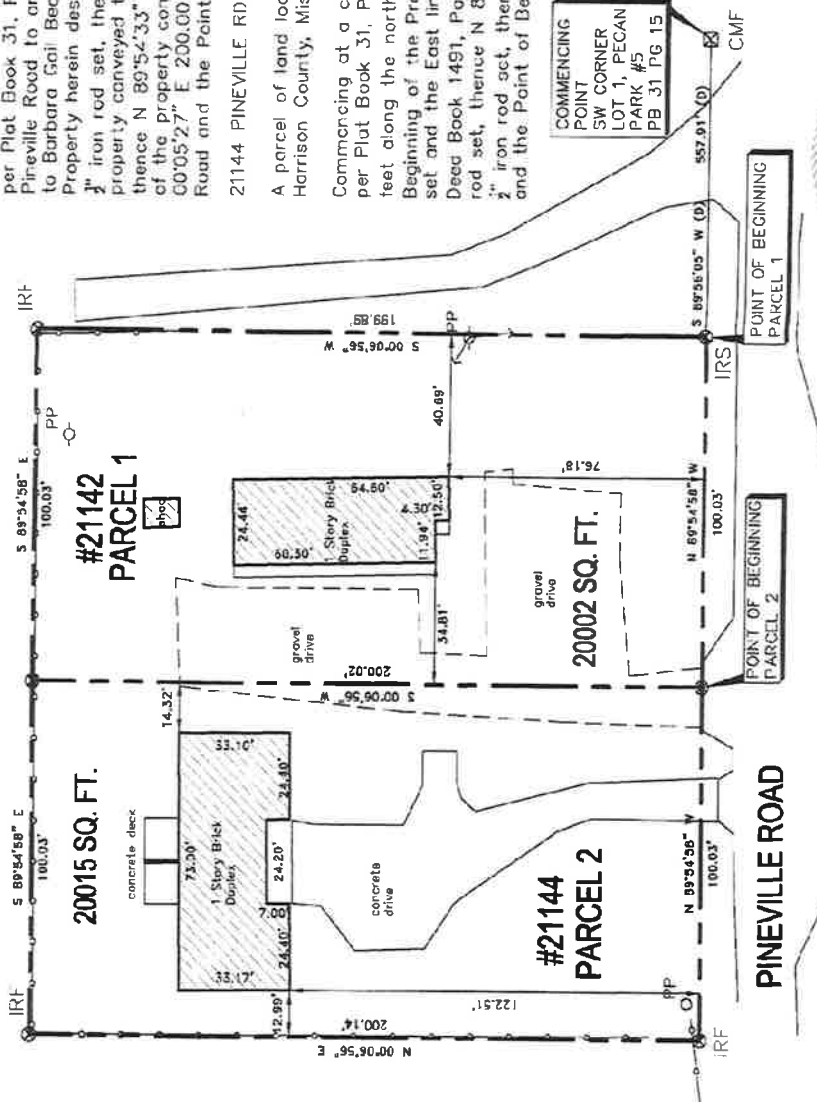
Bearings based on GPS Observation of the North margin of Pineville Road, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-0352-C, Revised: 6/16/09.

This is to CERTIFY that this plat or map and the survey on which it is based were made in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi".

Gary A. Durbin, P.L.S. 2401
September 30, 2022

JOB 11040
GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39540
PH. (228) 365-3637 Tee@tgd@aol.com



MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION
21142-21144 PINEVILLE ROAD
SECTION 9, TOWNSHIP 8 SOUTH, RANGE 12 WEST
LONG BEACH, MISSISSIPPI

NOW OR FORMERLY
FRANKY WALKER
21160 PINEVILLE ROAD
LONG BEACH, MS 39560
0511L-01-012.000
DR 2015-1189-D-U1

PARCEL #0511L-01-012.001
PARCEL #0511L-01-012.002

LEGAL DESCRIPTION CREATED BY RE-SUBDIVISION
21142 PINEVILLE RD, LONG BEACH, MS 39560 PARCEL 1

A parcel of land located in the Northwest: 1/4 of Section 9, Township 8 South, Range 12 West, Harrison County, Mississippi, better described as:

Commencing at a concrete monument found at the Southwest corner of Lot 1, Pecan Park #5, per Plat Book 31, Page 15, thence S 89°56'05" W 557.97 feet along the northern margin of Pineville Road to an iron rod and the Point of Beginning, thence N 89°59'24" W 112.23 feet along said Northern margin, to an iron rod, thence N 03°54'18" E 200.48 feet along said Northern margin, thence N 89°54'58" E 98.99 feet to an iron rod, thence S 00°06'56" W 199.89 feet to the Northern margin of Pineville Road and the Point of Beginning. Said parcel containing: 21117 square feet or 0.48 acres.

LEGAL DESCRIPTION CREATED BY RE-SUBDIVISION
21144 PINEVILLE RD, LONG BEACH, MS 39560 PARCEL 2

A parcel of land located in the Northwest: 1/4 of Section 9, Township 8 South, Range 12 West, Harrison County, Mississippi, better described as:

Commencing at a concrete monument found at the Southwest corner of Lot 1, Pecan Park #5, per Plat Book 31, Page 15, thence S 89°56'05" W 557.97 feet along the northern margin of Pineville Road to an iron rod, thence N 89°59'24" W 112.23 feet along said Northern margin, to an iron rod and the Point of Beginning, thence continue N 89°59'24" W 87.83 feet along said Northern margin of Pineville Road to an iron rod, thence N 00°06'56" E 200.14 feet to an iron rod, thence N 89°54'58" E 101.08 feet to an iron rod, thence S 03°54'18" W 200.48 feet to the Northern margin of Pineville Road and the Point of Beginning. Said parcel containing 18900 square feet or 0.43 acres.

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

This is a Class "B" survey per "The Standards of Practice for Land Surveying in the State of Mississippi".

Hearings based on CPS Observation of the North margin of Pineville Road, NAD 83, MS East Zone, convergence angle -0.130448, scale factor 0.999960.

This property is situated in Zone "X" per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-0352-G, Revised: 5/16/09.

This is to CERTIFY that this plat or map and the survey on which it is based were made in accordance with "The Standards of Practice for Land Surveying in the State of Mississippi".

Gary A. Durbin, P.L.S. 7401
September 30, 2022

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
13048 RIVERWALK CIRCLE, DIEREVILLE, MS 39540
PH. (228) 355-3652 feelsokgr@aol.com

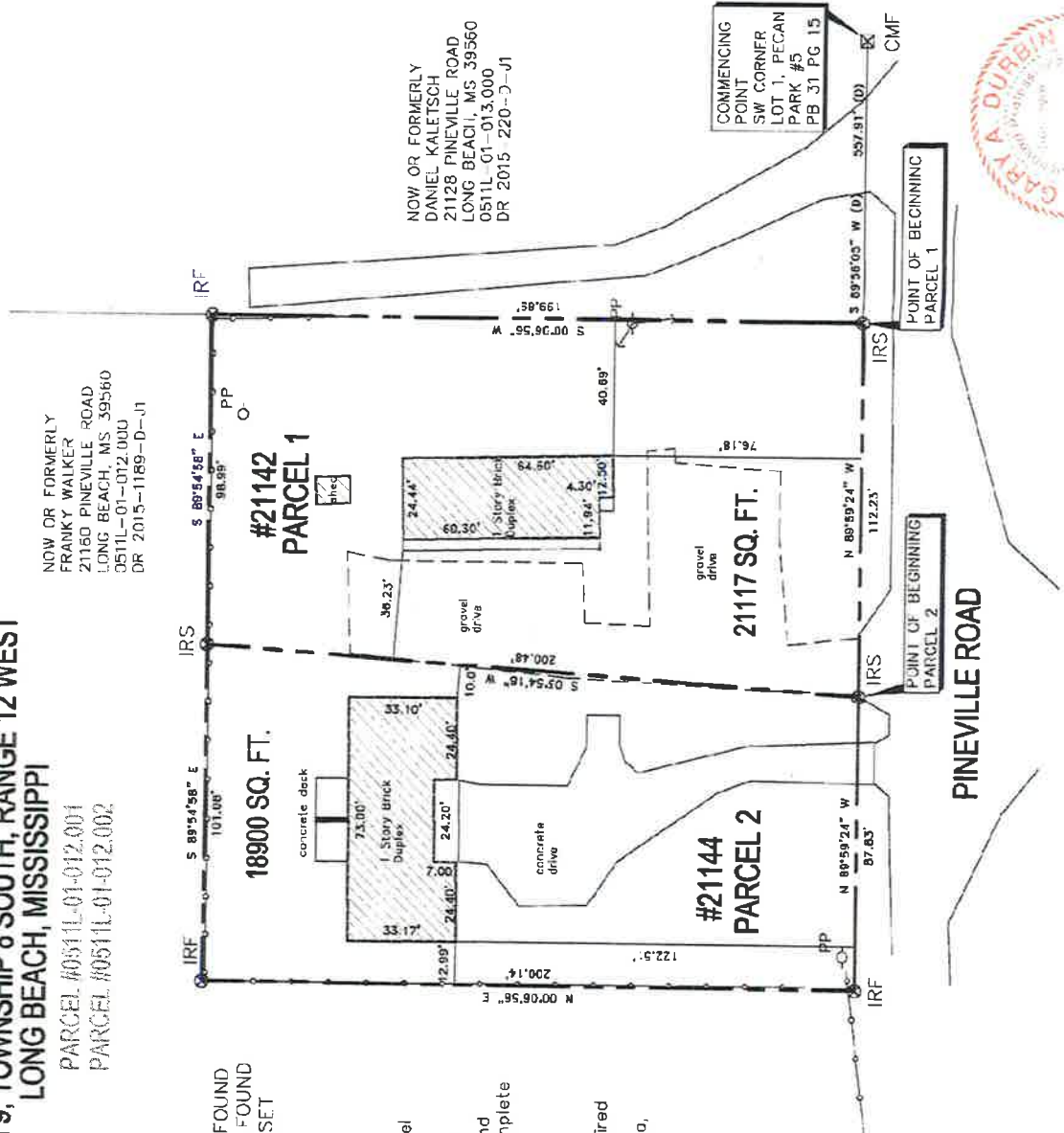
JOB 11040



SCALE: 1" = 40'
IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET
P=PLAT OF RECORD
M=MEASURED
D=DEED

Re-subdivision of parcel subject to current subdivision and zoning regulations. Consult appropriate planning and zoning officials for complete information.

Building setbacks, required elevations, wetlands determination, et cetera, to be prescribed by appropriate governing bodies.



Sheet 2 of 4

**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF APPROVAL

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public street, or any change in existing public streets, the extension of public water or sewer or the installation of drainage improvements through one or more lots to serve one or more lots. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that hereof this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within (60) days of the date below.

ADMINISTRATOR _____ DATE _____

PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the _____ day of _____ 2022.

PLANNING COMMISSION CHAIRMAN _____ DATE _____

ACCEPTANCE

Submitted to and Approved by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____ 2022.

ADOPT _____ ATTEST _____
MAYOR _____ CITY CLERK _____

**CERTIFICATE OF RESUBDIVISION
21142-21144 PINEVILLE ROAD
SECTION 9, TOWNSHIP 8 SOUTH, RANGE 12 WEST
LONG BEACH, MISSISSIPPI**

PARCEL #0511L-01-012.001
PARCEL #0511L-01-012.002

Sheet 3 of 4

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
13048 RIVERWALK CIRCLE, DIBERVILLE, MS. 39540
PH. (228) 365-3632 Telegad@aol.com

JOB 11040

CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

Rhonda Small
OWNER: RHONDA SMALL _____ DATE 10/11/22

Subscribed and sworn to before me, in my presence this 11th day of October 2022, a Notary Public in and for the County of Harrison, State of Mississippi.



Staci Frederick
NOTARY PUBLIC

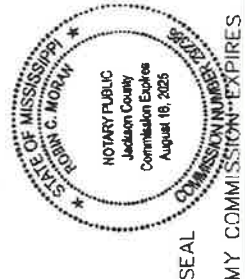
CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision form an actual survey made by me or under my supervision and a deed description recorded in Book _____ Page _____ in accordance with the applicable codes and ordinances. Witness my original signature, registration number and seal this 10 day of Oct 2022.

Gary A. Durbin
GARY A. DURBIN, P.L.S. 2401



Subscribed and sworn to before me, in my presence this _____ day of _____ 2022, a Notary Public in and for the County of Harrison, State of Mississippi.



Robin C. Moran
NOTARY PUBLIC

MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinances (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcels 0611K-02-003.000 into Lots A,B and C. The subject property is generally described as being located on Summer Lane.

LEGAL DESCRIPTION PRIOR TO RESUBDIVISION
(DR 2006-1574-D-J)

The North Half of the Southwest 1/4 of Lot 8 of Seal Subdivision in Section 11, Township 8 South, Range 12 West, as per map or plat thereof on file and of Record in the office of the Chancery Clerk of Harrison County, Mississippi:

Said lot of parcel being further described as Beginning at the Northwest corner of the South 1/2 of the Southwest 1/4 of Lot 8 of Seal Subdivision and running thence North along the West line of said lot a distance of 165 to a stake, thence East, parallel with the South line of said lot a distance of 660 feet to a stake on the East line of the Southwest 1/4 of said lot, thence South along the East line of the Southwest 1/4 of said lot a distance of 165 feet to a stake at the Northeast corner of the South 1/2 of the Southwest 1/4 of said lot, thence West along the North margin of the South 1/2 of the Southwest 1/4 of Lot 8 a distance of 660 feet to the Point of Beginning.

LESS AND EXCEPT

The East 158.65 feet of the North 1/2 of the Southwest 1/4 of Lot 8 of Seal Subdivision in Section 11, Township 8 South, Range 12 West of Harrison County, Mississippi, as per the official map or plat of said subdivision on file and of record in the First Judicial District, Office of the Chancery Clerk of Harrison County, Mississippi and more particularly described as follows:

Commencing at the Southwest corner of said Lot 8. Seal subdivision in the City of Long Beach, Harrison County, Mississippi, running thence North a distance of 165.0 feet, thence East 501.35 feet to a point for the Place of Beginning, from said Point of Beginning running thence East 158.65 feet, thence North 165.0 feet to the centerline of said Lot 8. Seal Subdivision, thence West along said centerline of said Lot 8 a distance of 158.65 feet to a point due North of the Point of Beginning, thence South a distance of 165.0 feet to the Point of Beginning. Subject to an easement along the North approximately 16 feet of said land for an existing public road commonly called Summer Lane.

CERTIFICATE OF RESUBDIVISION
21142-21144 PINEVILLE ROAD
SECTION 9, TOWNSHIP 8 SOUTH, RANGE 12 WEST
LONG BEACH, MISSISSIPPI

PARCEL #0511L-01-012.001
PARCEL #0511L-01-012.002

LEGAL DESCRIPTION CREATED BY RE-SUBDIVISION

21142 PINEVILLE RD, LONG BEACH, MS 39560 PARCEL 1

A parcel of land located in the Northwest 1/4 of Section 9, Township 8 South, Range 12 West, Harrison County, Mississippi, better described as:

Commencing at a concrete monument found at the Southwest corner of Lot 1, Pecan Park #5, per Plat Book 31, Page 15, thence S 89°56'05" W 557.97 feet along the northern margin of Pineville Road to an iron rod and the Point of Beginning, thence N 89°59'24" W 112.23 feet along said Northern margin, to an iron rod, thence N 03°54'18" E 200.48 feet to an iron rod, thence N 89°54'58" E 98.99 feet to an iron rod, thence S 00°08'56" W 199.89 feet to the Northern margin of Pineville Road and the Point of Beginning. Said parcel containing 71117 square feet or 0.48 acres.

LEGAL DESCRIPTION CREATED BY RE-SUBDIVISION

21144 PINEVILLE RD, LONG BEACH, MS 39560 PARCEL 2

A parcel of land located in the Northwest 1/4 of Section 9, Township 8 South, Range 12 West, Harrison County, Mississippi, better described as:

Commencing at a concrete monument found at the Southwest corner of Lot 1, Pecan Park #5, per Plat Book 31, Page 15, thence S 89°56'05" W 557.97 feet along the northern margin of Pineville Road to an iron rod, thence N 89°59'24" W 112.23 feet along said Northern margin of an iron rod and the Point of Beginning, thence continue N 89°59'24" W 87.83 feet along said Northern margin of Pineville Road to an iron rod, thence N 00°08'56" E 200.14 feet to an iron rod, thence N 89°54'58" E 101.08 feet to an iron rod, thence S 03°54'18" W 200.48 feet to the Northern margin of Pineville Road and the Point of Beginning. Said parcel containing 18900 square feet or 0.43 acres.



JOB 11040

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
13048 RIVERWALK CIRCLE, DIBERVILLE, MS, 39540
PH. (228) 365-3632 Toolokgd@aol.com

Sheet 4 of 4

**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

161 Lameuse St., Suite 203
Biloxi, MS 39530
228-967-7137



**OVERSTREET
& ASSOCIATES**
CONSULTING ENGINEERS

630 Delmas Ave., Suite B
Pascagoula, MS 39567
228-967-7137

October 12, 2022

City of Long Beach
P.O. Box 929
Long Beach, MS 39560

RE: Certificate of Subdivision - Tax Parcel No. 0511L-01-012.001 & 0511L-01-012.002

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land located on Pineville Rd., directly across from A Ave. This subdivision consists of a simple realignment of property lines, with no new parcels being created. Proposed Parcel "1" will be 0.48 acres in size, with nearly 112 feet of frontage on Pineville Rd. Parcel "2" will be 0.43 acres with just short of 88 feet of frontage. The Certificate itself has all appropriate certifications and information. If granted, City approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

Billy Swort

BS:539

**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion and upon recommendation of a City Engineer, Commissioner Shaw made motion, seconded by Commissioner Suthoff and unanimously carried recommending to approve the application as submitted.

It came for discussion under New Business a Certificate of Resubdivision for property located at 0 Willow Creek Drive, Tax Parcels 0611M-01-009.002 and 0611M-01-009.003, submitted by Mel Smith, Jr and Jo Ann Carrubba, as follows:

MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT 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 10-14-22
Zoning C-2
Agenda Date 10-27-22
Check Number 2034

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): Lot 2-0611M-01-009.002 AND Lot 3-0611M-01-009-003
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Willow Creek Drive between Car lot and Mini Storage.
- IV. ADDRESS OF PROPERTY INVOLVED: 0 Willow Creek Drive
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of two properties
Into One property
- VI. REQUIRED ATTACHMENTS:
 - A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
 - B. Cash or check payable to the City of Long Beach in the amount of \$375.00
 - 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 agree to pay all fees and charges as stated.

Mei Smith, Jr.
Name of Rightful Owner (PRINT)

PO Box 395
Owner's Mailing Address

Long Beach MS 39560
City State Zip

228-861-1707
Phone

Mei Smith 10-14-22
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

MINUTES OF OCTOBER 27, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) Jo Ann Carrubba

ADDRESS (STREET, CITY, STATE, ZIP CODE) PO Box 395 Long Beach Ms 39560

PHONE # (H) _____ (C) 228 669 9275

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE 

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: _____

**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

1st JUDICIAL DISTRICT
INSTRUMENT 2022-2018862-D-11
FILED/RECORDED 7/27/2022 1:35:51 PM
TOTAL FEES \$25.00
2 PAGES RECORDED

Prepared by and after recording return to:
Michael B. McDermott, MS Bar No. 2379
Page, Mannino, Peresich & McDermott, P.L.L.C.
759 Howard Avenue
Biloxi, MS 39530
(228) 374-2100

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

INDEXING INSTRUCTIONS: Lots 2 and 3, Willow Creek Development S/D 1st JD, Harrison Co., MS

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned,

LYNN WARD REVOCABLE TRUST,
DATED OCTOBER 23, 2013
43 Shoreline Lane
Gulfport, MS 39503
(228) 596-0119

does hereby sell, convey and warrant unto

MELVIN SMITH, JR. AND JO ANN CARRUBBA
P.O. Box 473
Long Beach, MS 39560
(228) 861-1707

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, Mississippi, more particularly and certainly described as follows:

Lots 2 and 3, WILLOW CREEK DEVELOPMENT, Long Beach, First Judicial District, Harrison County, Mississippi, as per map or plat thereof on file in the Office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 36 at Page 36.

Page 1 of 2

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

Ad valorem taxes for the year 2022 have been prorated between the parties hereto and the obligation to pay same is assumed by the Grantees herein, who will pay same when due.

WITNESS my signature on this the 27th day of July, 2022.

Lynn Ward Revocable Trust, dated October 23, 2013

By: _____
Lynn Ward, Trustee

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 27th day of July, 2022, within my jurisdiction, the within named Lynn Ward, who acknowledged that she is Trustee of Lynn Ward Revocable Trust, dated October 23, 2013, and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.



Amanda M. Beard
NOTARY PUBLIC

My commission expires:

5-10-25

(SEAL)

61768

**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF TWO PARCELS INTO ONE AND LYING IN WILLOW CREEK DEVELOPMENT, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0611M-01-009.002 AND 0611M-01-009.003

EXISTING

SCALE 1" = 30'
REFERENCE: GRID NORTH BY GPS OBSERVATION (DATUM=NAD 83)

NOTE:
PROPERTY IS SERVICED BY CITY OF LONG BEACH WATER AND SEWER AT THIS TIME.

BENCHMARK, MAG. NAIL SET IN ROAD, ELEV= 19.30

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "X500" AND "AF" BASE FLOOD ELEVATION= 20 ACCORDING TO MAP NUMBER 26047C0356G, DATED JUNE 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

REFERENCE MATERIALS:

- 1) HARRISON COUNTY TAX MAPS, CURRENT EDITION
- 2) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. WEBSITE)
- 3) LONG BEACH ZONING MAP AND ORDINANCE
- 4) RECORDED PLAT OF WILLOW CREEK DEVELOPMENT
- 5) I-57, NO. 2022-18852-DL-1

MINIMUM BUILDING SETBACKS:

THIS PARCEL OF LAND IS LOCATED IN A ZONE C-2, BUSINESS DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.

- FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 10 FEET

LEGEND:

- ⊗ --- IRON ROD FOUND
- ⊙ --- IRON PIPE FOUND
- ⊚ --- IRON ROD SET
- ⊛ --- SPIKE FOUND
- ⊜ --- SPIKE SET
- ⊝ --- CONCRETE MONUMENT FOUND
- ⊞ --- CONCRETE MONUMENT SET
- ⊟ --- LIGHTWOOD KNOT FOUND
- ⊠ --- AS PER SURVEY
- ⊡ --- AS PER RECORD
- ⊢ --- AS PER PLAT
- ⊣ --- IRON ROD FOUND
- ⊤ --- IRON ROD SET

GPS OBSERVATION NOTE

DATE OF FIELD WORK: 08/05/2022
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RIK NETWORK AND ARE BASED ON SPD (2011) M.S.F.
- 3.) 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
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
- 5.) THIS IS A CLASS "B" SURVEY
- 6.) BEARINGS SHOWN HEREON ARE DERIVED BY GRID NORTH BY GPS OBSERVATION. ALL LINES RELATIVE TO

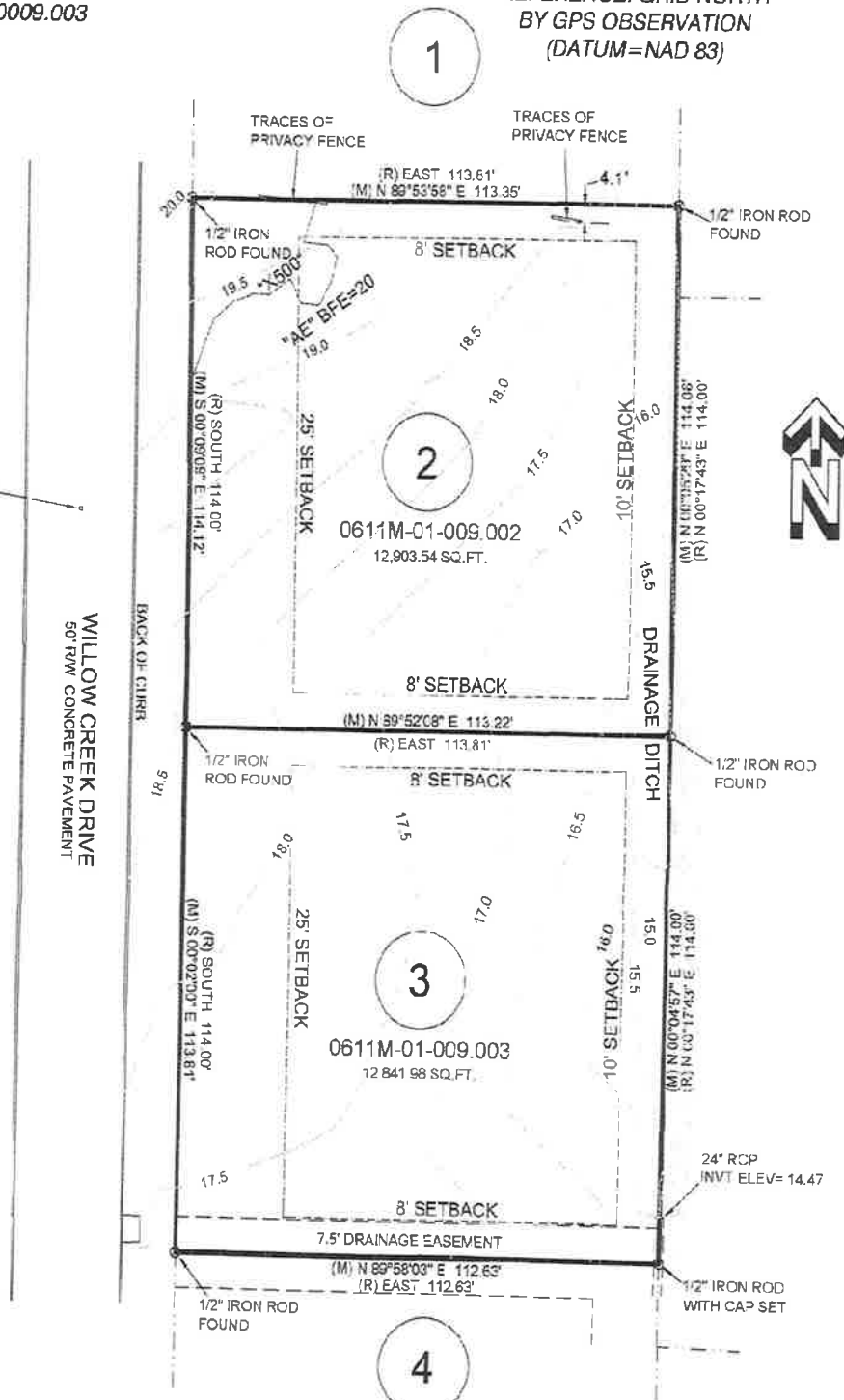
CLIENTS: MEL SMITH, JR. AND JO ANN CARRUBBA
DATE OF FIELD SURVEY: 8/5/2022
DRAWN BY: CAC
JOB NUMBER: 18392.dwg

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

SHEET 1 OF 5



**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF TWO PARCELS INTO ONE AND LYING IN WILLOW CREEK DEVELOPMENT, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0611M-01-009.002 AND 0611M-01-0009.003

PROPOSED

SCALE 1" = 30'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

NOTE:
PROPERTY IS SERVICED BY CITY OF LONG BEACH- WATER AND SEWER AT THIS TIME.

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "X500" AND "AE" BASE FLOOD ELEVATION= 20' ACCORDING TO MAP NUMRFR 78047203566, DATED JUNIF 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP.

REFERENCE MATERIALS:

- 1.) HARRISON COUNTY TAX MAPS, CURRENT EDITION
- 2.) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC, WEBSITE)
- 3.) LONG BEACH ZONING MAP AND ORDINANCE
- 4.) RECORDED PLAT OF WILLOW CREEK DEVELOPMENT
- 5.) INST. NO. 2022-18862-D-1

MINIMUM BUILDING SETBACKS:

THIS PARCEL OF LAND IS LOCATED IN A ZONE C-2, BUSINESS DISTRICT AS PER CITY OF LONG BEACH ZONING MAP

FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 10 FEET

LEGEND:

- ⊗ --- IRON ROD FOUND
- --- IRON PIPE FOUND
- --- IRON ROD SET
- ⊗ --- SPIKE FOUND
- △ --- SPIKE SET
- ⊗ --- CONCRETE MONUMENT FOUND
- --- CONCRETE MONUMENT SET
- ⊗ --- JEWELRY KNIFE FOUND
- APS --- AS PER SURVEY
- APR --- AS PER RECORD
- APL --- AS PER PLAT
- IR --- IRON ROD FOUND
- IRS --- IRON ROD SET

GPS OBSERVATION NOTE

DATE OF FIELD WORK: 09/05/2022
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

NOTES:

- 1.) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER.
- 2.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RIK NETWORK, AND ARE BASED ON SPC (23C1 NS E).
- 3.) 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.
- 4.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.
- 5.) THIS IS A CLASS "B" SURVEY.
- 6.) BEARINGS SHOWN HEREON ARE DERIVED BY: GRID NORTH BY GPS OBSERVATION. ALL LINES RELATIVE TO.

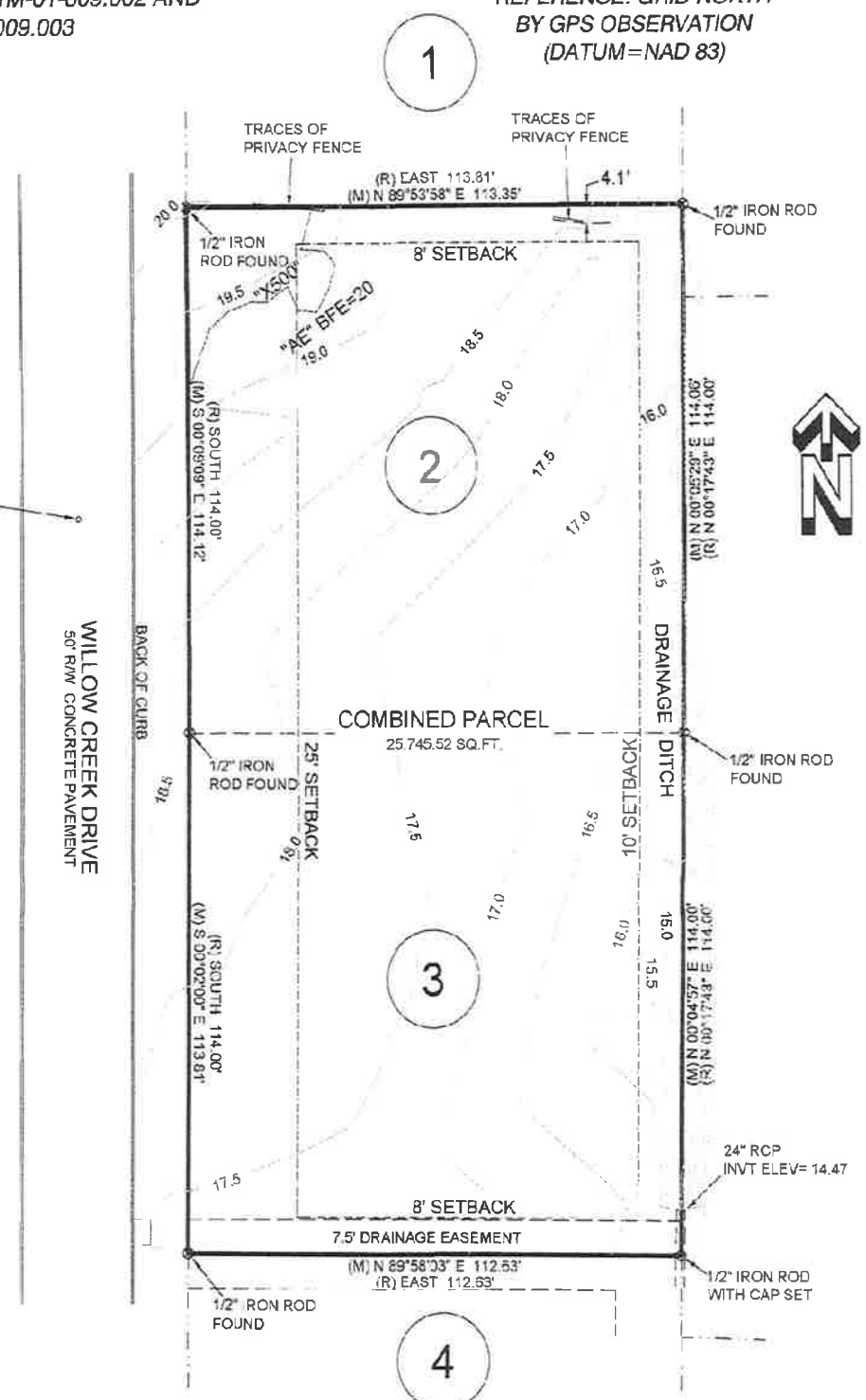
CLIENTS: MEL SMITH, JR. AND JO ANN CARRUBBA
DATE OF FIELD SURVEY: 8/5/2022
DRAWN BY: CAC
JOB NUMBER: 18392.dwg

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

SHEET 2 OF 5



**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF TWO PARCELS INTO ONE AND LYING IN WILLOW CREEK DEVELOPMENT, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0611M-01-009.002 AND 0611M-01-0009.003

LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County ad valorem tax parcels (0611M-01-009.002 and 0611M-01-009.003) into (one) lot. The subject property is generally described as being located (on south side of Pineville Road and the east side of Willow Creek Drive, Long Beach, MS).

The Case File Number is:

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED):
0611M-01-009.002 AND 0611M-01-009.003, DEED NO. 2022-18862-D-J1

Lots 2 and 3, WILLOW CREEK DEVELOPMENT, Long Beach, First Judicial District, Harrison County, Mississippi, as per map or plat thereof on file in the Office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 36 at Page 36.

LEGAL DESCRIPTION OF THE PROPOSED COMBINED PARCEL(SAME AS DEED DESCRIPTION):

Lots 2 and 3, WILLOW CREEK DEVELOPMENT, Long Beach, First Judicial District, Harrison County, Mississippi, as per map or plat thereof on file in the Office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 36 at Page 36.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

CLIENTS: MEL SMITH, JR. AND JO ANN CARRUBBA
DATE OF FIELD SURVEY: 8/5/2022
DRAWN BY: CAC
JOB NUMBER: 18392.dwg

**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF TWO PARCELS INTO ONE AND LYING IN WILLOW CREEK DEVELOPMENT, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0611M-01-009.002 AND 0611M-01-0009.003

CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owners of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

Mel Smith, Jr.
SIGNED BY: MEL SMITH, JR

10-14-22
DATE

Subscribed and sworn to before me, in my presence this 14 day of OCT 20 22, a Notary Public in and for the County of Harrison, State of Mississippi.

[Signature]
NOTARY PUBLIC

My Commission Expires: 4/21/2026



CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owners of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of subdivision.

[Signature]
SIGNED BY: JO ANN CARRUBBA

10-14-22
DATE

Subscribed and sworn to before me, in my presence this 14 day of OCT 20 22, a Notary Public in and for the County of Harrison, State of Mississippi.

[Signature]
NOTARY PUBLIC

My Commission Expires: 4/21/2026



PREPARED BY:

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

CLIENTS: MEL SMITH, JR. AND JO ANN CARRUBBA
DATE OF FIELD SURVEY: 8/5/2022
DRAWN BY: CAC
JOB NUMBER: 18392.dwg

SHEET 4 OF 5

**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A RESUBDIVISION OF TWO PARCELS INTO ONE AND
LYING IN WILLOW CREEK DEVELOPMENT, CITY OF LONG
BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY,
MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX
PARCEL NUMBERS 0611M-01-009.002 AND
0611M-01-0009.003

CERTIFICATE OF APPROVAL

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public streets, or any change in existing public streets, the extension of public water or sewer system or the installation of drainage improvements through one or more lots to serve one or more lots. That the subdivision shown is in all respects in compliance with the City ordinances of Long Beach and that therefore this plat has been approved by the administrator subject to its being recorded in the Harrison County Courthouse within (60) days of the date below.

ADMINISTRATOR _____

DATE _____

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and deed descriptions recorded in Deed No. 2022-18862-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 15th day of AUGUST, 2022.

Clifford A. Crosby, P.L.S.

2539

MS P.L.S. NO.



PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the _____ day of _____, 20__.

Planning Commission Chairman _____

Date _____

ACCEPTANCE

Submitted to and approve by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 20__.

ADOPT: _____

ATTEST: _____

MAYOR _____

CITY CLERK _____

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE
BILOXI, MS 39532 PHONE: 228-234-1649

CLIENTS: MEL SMITH, JR. AND JO ANN
CARRUBBA

DATE OF FIELD SURVEY: 8/5/2022

DRAWN BY: CAC

JOB NUMBER: 18392.dwg

SHEET 5 OF 5

**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

161 Lameuse St., Suite 203
Biloxi, MS 39530
228-967-7137



**OVERSTREET
& ASSOCIATES
CONSULTING ENGINEERS**

630 Delmas Ave., Suite B
Pascagoula, MS 39567
228-967-7137

October 26, 2022

City of Long Beach
P.O. Box 929
Long Beach, MS 39560

RE: Certificate of Subdivision - Tax Parcel No. 0611M-01-009.002 & 0611M-01-009.003

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as lots 2 and 3, Willow Creek Development, Long Beach, First Judicial District, Harrison County, Mississippi. The proposed parcel will combine the two existing parcels. The combined parcel will be 0.59 acres in size, with nearly 228 feet of frontage on Willow Creek Dr.

The Certificate itself has all appropriate certifications and information. If granted, City approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

Billy Swort

BS:539

After considerable discussion and upon recommendation by a City Engineer, Commissioner Shaw made motion, seconded by Commissioner Suthoff and unanimously carried recommending to table the application until further notice.

**MINUTES OF OCTOBER 27, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

There being no further business to come before the Planning and Development Commission at this time, Commissioner Shaw made motion, seconded by Commissioner Suthoff and unanimously carried to adjourn the meeting until the next regular scheduled meeting in due course.

APPROVED:

Chairman Frank Olaiivar

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk