

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**AGENDA
JANUARY 14, 2021
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- 205 South Seashore Avenue, Tax Parcel 0512H-02-079.000, Submitted by Terry Joseph and Deborah Anne McKeough.
2. Variance- 205 James Drive, Tax Parcel 0611P-01-003.012, Submitted by Kirk V. Sharp.
3. Short Term Rental- 112 Central Avenue, Tax Parcel 0711N-05-025.000, Submitted by Janey Johnson and Spencer Strahan (owners) and Harold Peterson (property manager).

IV. ANNOUNCEMENTS**V. APPROVE MINUTES**

1. December 10, 2020

VI. UNFINISHED BUSINESS**VII. NEW BUSINESS**

1. Tree Removal- 202 East Old Pass Road, Tax Parcel 0611O-04-040.001, Submitted by Alvir J. Badeaux.
2. Tree Removal- 3 Congress Place, Tax Parcel 0611L-03-009.000, Submitted by Janice Deschenes.
3. Planning Commission Approval- 19099 Pineville Road, Suite F/G, Tax Parcel 0611N-03-010.000, Submitted by Steven Ray Simon.
4. Certificate of Resubdivision- 205 South Lang Avenue, Tax Parcels 0512H-02-009.000 and 0512H-02-010.000, Submitted by Randy Newland.
5. Sketch Approval- Bear Point Subdivision- Tax Parcels 0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, and 0511N-01-004.011, Submitted by Long Beach Holdings, LLC.
6. Preliminary Plat Approval- Bear Point Subdivision- Tax Parcels 0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, and 0511N-01-004.011, Submitted by Long Beach Holdings, LLC.

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 January 19, 2021.

**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.

Commissioner Barlow read the Opening Statement for the Planning and Development Commission.

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Be it remembered that three (3) Public Hearings were heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 14TH day of January 2021, 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, Commissioners Shawn Barlow, Mark McMillan (via telephone), Kevin McKenzie, and Junior Husband, City Consultant Bill Hessell, Building Official Mike Gundlach and Minutes Clerk Tina M. Dahl.

Absent the Public Hearing were Vice Chairman Jeff Hansen, Commissioners Larry Ward, Marica Kruse, and Jennifer Glenn .

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

The first public hearing to consider a Variance for property located at 205 South Seashore Avenue, Tax Parcel 0512H-02-079.000, submitted by Terry Joseph and Deborah Anne McKeough, as follows:

MINUTES OF JANUARY 14, 2021
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	12-15-20
Zoning	R-1
Agenda Date	1-14-21
Check Number	3381

VARIANCE REQUEST

I. Tax Parcel Number(s): 05124-02-079.000

II. Address of Property Involved: 205 S. Seashore Ave L.B. MS 39560

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Requesting a variance for installing a sidewalk along street side/front of house. After meeting with landscaper for our new construction he expressed concern for neighbors mainly to south side but also for north side of increased potential of creating significant draining issues as elevation to meet street for sidewalk would cause flooding of yards st to.
****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? Our property is at a higher elevation of homes south and north of us. Our elevation is already creating a problem of pooling/standing water after hard rain. The landscaper brought to our attention that he would have to increase the elevation significantly to have water flow over sidewalk to street. He said this would cause worse pooling/standing water to existing neighbors once sidewalk is installed.

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. Our property naturally runs up hill and therefore not a problem we created. Our neighbor to the south has expressed concern on more than one occasion about water issues since our property is at a higher elevation.

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? The hardship that exists is mainly to our neighbors, although adding a sidewalk would also cause us to add additional fill to our front yard which at this time during Covid is a financial burden.

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. Granting this variance does not give us any special privilege. We would prevent hardship to our neighbor. Also, 95% or greater homes on our street do not have sidewalks, therefore; we would be conforming to current homes on our street.

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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 \$100.00. This check should be made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

V. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING, Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

<u>Terry Joseph + Deborah Anne McKeough</u>	_____
Name of Rightful Owner (PRINT)	Name of Agent (PRINT)

<u>P.O. Box 672</u>	_____
Owner's Mailing Address	Agent's Mailing Address

<u>Long Beach MS 39560</u>	_____	_____	_____
City	State	Zip	

<u>228 363-4091</u>	_____
Phone	Phone

<u>Terry Joseph</u>	<u>Deborah Anne McKeough</u>	<u>12/9/2020</u>	<u>12/9/2020</u>
Signature of Rightful Owner	Signature of Applicant	Date	Date

**MINUTES OF JANUARY 14, 2021
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**205 SEA SHORE AVENUE
LOTS 8 THRU 11, BLOCK 2, SEA SHORE
LONG BEACH, MISSISSIPPI
PARCEL #0512H-02-079.000**

Survey of Lots 8 through 11, inclusive, Block 2, Sea Shore Subdivision, City of Long Beach, First Judicial District of Harrison County, Mississippi, as per plat or map thereof on file and of record in the office of the Chancery Clerk of the First Judicial District. Said parcel contains 15025 square feet or 0.34 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".

Bearings based on GPS Observation of the east margin of Sea Shore Avenue, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.9999960.

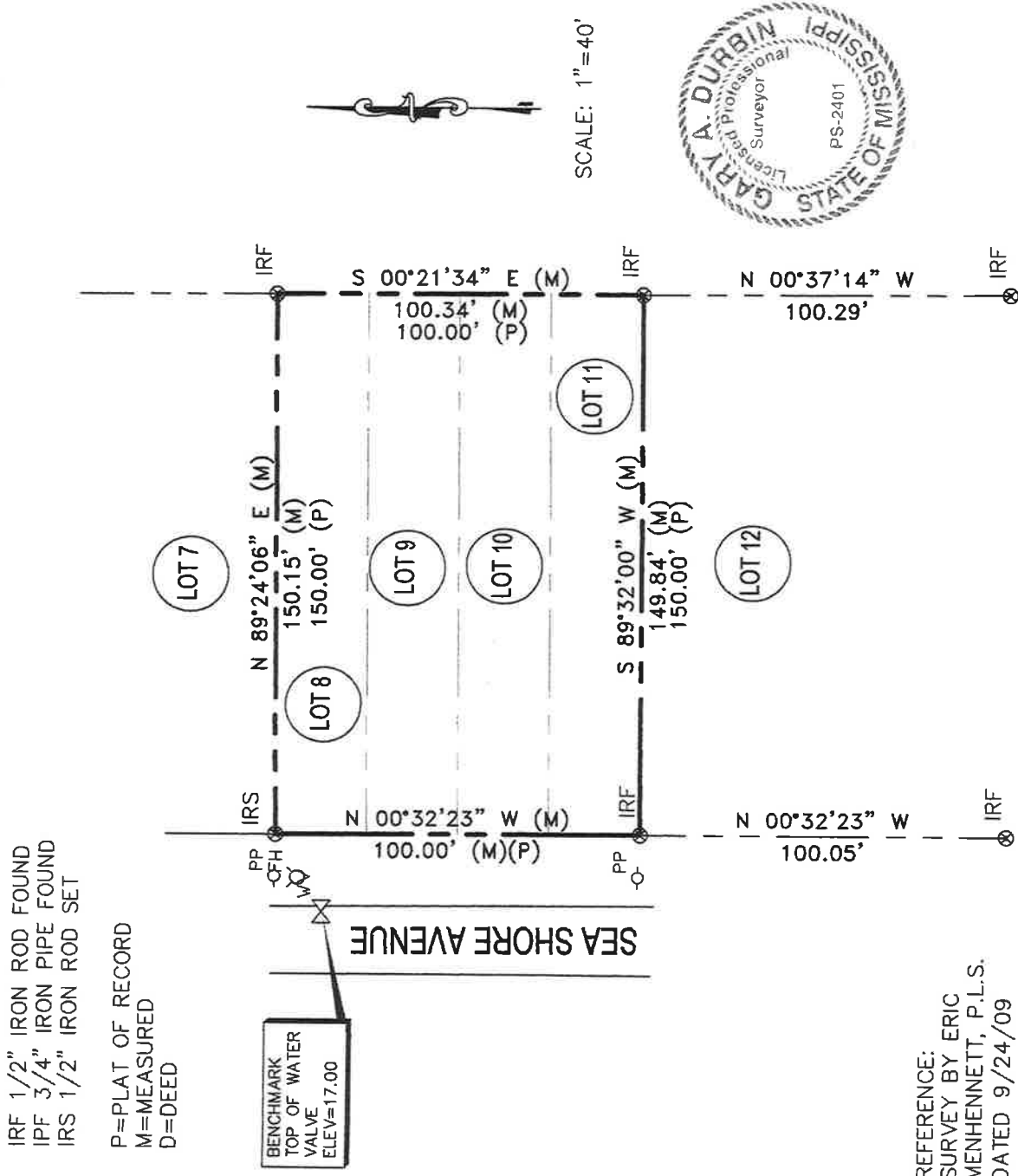
This property is situated in Zone "AE-18" per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-0358-G, Revised: 6/16/09.

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
Gary A. Durbin, P.L.S. 2401
February 14, 2020

10553

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
2081 TRAILWOOD DRIVE, BILOXI, MS. 39532
PH. (228) 365-3632 Teelokgd@aol.com



REFERENCE:
 SURVEY BY ERIC
 MENHENNETT, P.L.S.
 DATED 9/24/09

253

**MINUTES OF JANUARY 14, 2021
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CERTIFIED COPY

Prepared by:
Melissa Nunley Reso
Attorney at Law, MS Bar No. 101506
2436 Pass Road, STE B
Biloxi, Mississippi 39531
228-207-0484

Return to:
Team Title, LLC
2436 Pass Road, Suite B
Biloxi, Mississippi 39531
228-207-0484

FILE NUMBER- 20-1119-MS

Indexing Instructions: EXEMPT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
1ST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we,

Paul V. Kraber and wife, Sandra Sue Kraber (Grantors)
P.O. Box 54
Yorkville, IL 60560
(630) 768-1802

do hereby sell, convey, bargain and warrant to:

Terry Joseph McKeough and wife, Deborah Anne McKeough (Grantees)
205 South Seashore Avenue
Long Beach, MS 39560
(228) 363-4091

As joint tenants with full rights of survivorship and not as tenants in common, the following described real property situated and located in the First Judicial District of Harrison County, State of Mississippi, more particularly and certainly described as:

Page 1 of 2

Lots 8, 9, 10 and 11, Block 2, SEASHORE ADDITION to the City of Long Beach, Harrison County, Mississippi, 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.

Being all the property obtained by the Grantors herein under Warranty Deed dated May 12, 1998, and filed for record on May 15, 1998, in the office of the Chancery Clerk of the First Judicial of Harrison County in Book 1409 at Page 599.

The conveyance herein is subject to all easements, roadways, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances and leases of record or obvious on reasonable inspection of the subject property.

If bounded by water, the warranty granted herein shall not extend to any part of the above described property which is tideland or coastal wetland as defined in the Mississippi Coastal Wetlands Protection Act and this conveyance includes any natural accretion and is subject to erosion due to the action of the elements.

The parties agree that the Ad Valorem taxes for 2020 tax year are being prorated as of this date and are assumed by the Grantees herein.

WITNESS our signatures, this the 23 day of January, 2020.

GRANTORS:

Paul V. Kraber
Paul V. Kraber

Sandra Sue Kraber
Sandra Sue Kraber

STATE OF ILLINOIS
COUNTY OF KENDALL

Personally appeared before me, the undersigned authority in and for the said County and State, on this 23 day of January, 2020, within my jurisdiction, the within named **Paul V. Kraber and Sandra Sue Kraber** acknowledged that they executed the above foregoing instrument on the day and year herein indicated.

Samantha C. Clifton
Notary Public
My Commission expires: 9/15/2021



TAX NOTICES: Grantees are responsible for the property taxes. Tax Notices should be sent to Terry and Deborah McKeough, 205 South Seashore Avenue, Long Beach, MS 39560.

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**MINUTES OF JANUARY 14, 2021
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

December 9, 2020

To: City of Long Beach
201 Jeff Davis Ave.
Long Beach, MS 39560

From: Mack & Mary Ann Faul
207 S. Seashore Ave.
Long Beach, MS 39560

Re: Variance Request for 205 South Seashore Ave.

To Whom It May Concern:

We have had standing water issues in North and West area of our home since driveway was installed at 205 South Seashore. We were advised that once the sidewalk and fill to accommodate the elevation of the sidewalk is installed at 205 South Seashore we would have more issues with pooling/standing water due to the sidewalk blocking the flow of water to the street where there are no drains.

We are agreeable to a Variance Request for installing a sidewalk submitted by the Metcough's to further prevent pooling/standing water to our property located at 207 South Seashore Ave.

Thank you for considering this matter.

Sincerely,
Mack Faul
Mary Ann Faul
12/9/2020

The Clerk reported that fourteen (14) 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:

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City of Long Beach



LEGAL NOTICE

PUBLIC MEETING

In accordance with Section 4 of the City of Long Beach Sidewalk Ordinance 587 as amended by Ordinance 615, 645 and 647, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Meeting for the purpose of considering a VARIANCE.

Terry Joseph and Deborah Anne McKeough, P.O. Box 672, Long Beach, MS, 39560, have filed an application for a Variance in accordance with the Long Beach Sidewalk Ordinance. The applicants are requesting a Variance from the placement of a sidewalk on a newly developed lot. The location of the requested Variance is 205 South Seashore Avenue, the Tax Parcel Number is 0512H-02-079.000. The legal description is as follows:

LOTS 8 TO 11 INC BLK 2 SEA SHORE SUBD SEC 22-8-12

A Public Meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, January 14, 2020 at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • 863-1554 • FAX 863-1558

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the under signed legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, 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:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;
2. 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'), excluding public right of ways, 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;
3. That on December 21, 2020, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 14 (fourteen) property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of, Tax Parcel 0512H-02-079.000, notifying them that a Public Hearing will be held, January 14, 2021 to consider an application for a Variance.

Given under my hand this the 21st day of December 2020.

STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 21st day of December 2020.

-My Commission Expires-

NOTARY PUBLIC



**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Faul, Mack and Mary Ann
4800 Harbor Lane
Greenwell Spring, LA 70739

Van Norden, Maxim F
5142 Mitchell Road
Long Beach, MS 39560

Schultes, William
8929 Little River Turnpike
Fairfax, VA 22031

Nguyen, Hai Van
245 Dorries Street
Biloxi, MS 39530

Edmonds, Ellen S
5216 Meadow Garden Lane
Birmingham, AL 35242

Cromley, Bonnie K and Jeffrey D
7964 Cranford Street NW
Massillon, OH 44646

Metoyer, Mylisa Ann
119 Buena Vista Drive
Long Beach, MS 39560

Meier, James R and Jayne Thompson
1698 Irma Road
Eustis, FL 32726

Pickett, Robert L and WF
201 South Seashore Avenue
Long Beach, MS 39560

Willoughby, Ella R
203 South Seashore Avenue
Long Beach, MS 39560

James, Karl E SR
200 South Seashore Avenue
Long Beach, MS 39560

Estay, Gilbert Paige
7345 Magnolia Drive
Pass Christian, MS 39571

Holzweissig, Wilma F -Trustee-
208 South Seashore Drive
Long Beach, MS 39560

Peterman, Thomas and Marily -
Trustees-
210 South Seashore Drive
Long Beach, MS 39560

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

PUBLIC MEETING

In accordance with Section 4 of the City of Long Beach Sidewalk Ordinance 587 as amended by Ordinance 615, 645 and 647, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Meeting for the purpose of considering a **VARIANCE**.

Terry Joseph and Deborah Anne McConaha, P.O. Box 672, Long Beach, MS, 39560, have filed an application for a Variance in accordance with the Long Beach Sidewalk Ordinance. The applicants are requesting a Variance from the placement of a sidewalk on a newly developed lot. The location of the proposed Variance is 205 South Seashore Avenue, the Tax Parcel Number is 0512H92-079,048. The legal description is as follows:

LOT 8 IN TO 11 LONG BEACH SEASIDE SUBD SEC 20-36-62

A Public Meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, January 14, 2020 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 this petition.

As Signed
Chairman
Planning Commission

**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. XV No. 52 dated 25 day of December 2020
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

Publisher

Sworn to and subscribed before me this 27 day of Dec, A.D. 2020.

Notary Public



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Commission Chairman Olaivar asked for anyone speaking in favor or opposition of the request and no one came forward.

Commissioner Barlow made motion, seconded by Commissioner Husband and unanimously carried to close the Public Hearing.

After considerable discussion, Commissioner McKenzie made motion, seconded by Commissioner Barlow and unanimously carried recommending the approval of the Variance as submitted.

The second public hearing to consider a Variance for property located at 205 James Drive, Tax Parcel 0611P-01-003.012, submitted by Kirk V. Sharp, as follows:

MINUTES OF JANUARY 14, 2021
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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 1-30-20
Zoning R-1
Agenda Date 1-14-21
Check Number 11037

VARIANCE REQUEST

- I. Tax Parcel Number(s): 0611P-01-003.012
- II. Address of Property Involved: 205 JAMES DR., Long Beach, Ms.
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)

Request A 5 ft. side variance to construct a 2-Car Carport.

****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?

Carport site requires a 5' variance to allow proper access for a 2-Car Carport.

- 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.

No Special Event caused this request for variance.

- 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?

Without this variance a carport can not be sited in reasonable distance to the house.

- 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.

All homes in this subdivision have either Carports or Garages.

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 \$100.00. This check should be made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

V. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING. Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned 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.

Kirk V. Sharp

Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

205 JAMES DR.

Owner's Mailing Address

Agent's Mailing Address

Long Beach WA 39560

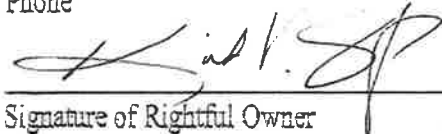
City State Zip

City State Zip

228-234-5423

Phone

Phone

 30 Nov 2020

Signature of Rightful Owner

Date

Signature of Applicant

Date

MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

ENTER

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT BOOK 1244 PAGE 30

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WE, NORA I. OLIVER and DAVID G. OLIVER, do hereby sell, convey and warrant unto KIRK V. SHARP and wife, DONNA S. SHARP, as joint tenants with full rights of survivorship and not as tenants in common, that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, State of Mississippi, described as follows, to-wit:

Lot 12, of Long Beach East Subdivision, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of First Judicial District of Harrison County, Mississippi, recorded in Plat Book 35 at Page 34, reference to which is hereby made in aid of and as a part of this description.

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

Taxes for the year 1993 have been prorated and assumed by the Grantees.

WITNESS MY SIGNATURE, this the 9th day of June, 1993.

Nora I. Oliver
NORA I. OLIVER
David G. Oliver
DAVID G. OLIVER

STATE OF MISSISSIPPI
COUNTY OF Harrison

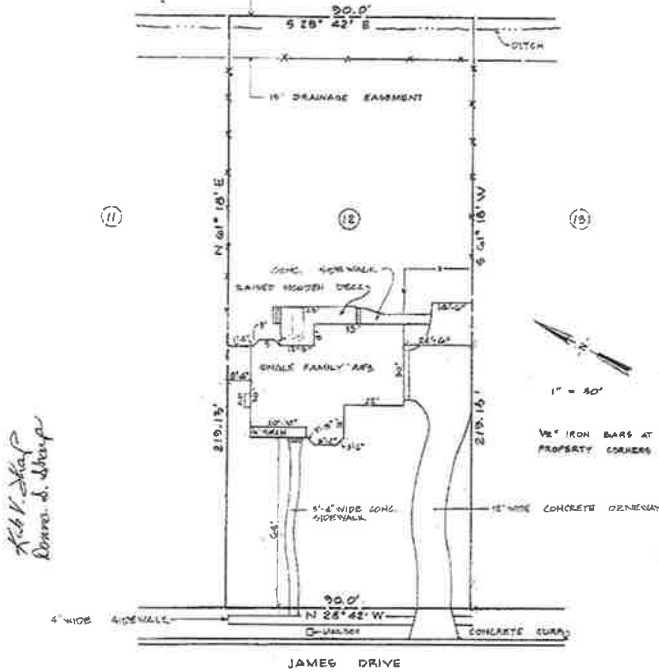
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named NORA I. OLIVER and DAVID G. OLIVER, who acknowledged that they signed and delivered the foregoing Warranty Deed on the day and year therein written as their own free and voluntary act and deed.

GIVEN under my hand and official seal on this the 9th day of June, 1993.

MY COMMISSION EXPIRES:

4-21-96

NOTARY PUBLIC



SURVEY OF LOT 12 - LONG BEACH EAST SUBDIVISION

CERTIFICATION

THIS IS TO CERTIFY THAT LOT 12 OF LONG BEACH EAST SUBDIVISION, SHOWN AND DESCRIBED HEREON, HAS BEEN SURVEYED UNDER MY DIRECTION AND IS AS RECORDED IN THE FIRST JUDICIAL DISTRICT COURTHOUSE OF HARRISON COUNTY, MISSISSIPPI; AND, THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT, TO THE BEST OF MY BELIEF AND KNOWLEDGE. THE ABOVE DESCRIBED PROPERTY IS IN FLOOD ZONE "C" PER NFIP FLOOD INSURANCE RATE MAP NO. 28527 0002 C, DATED MAY 4, 1988.

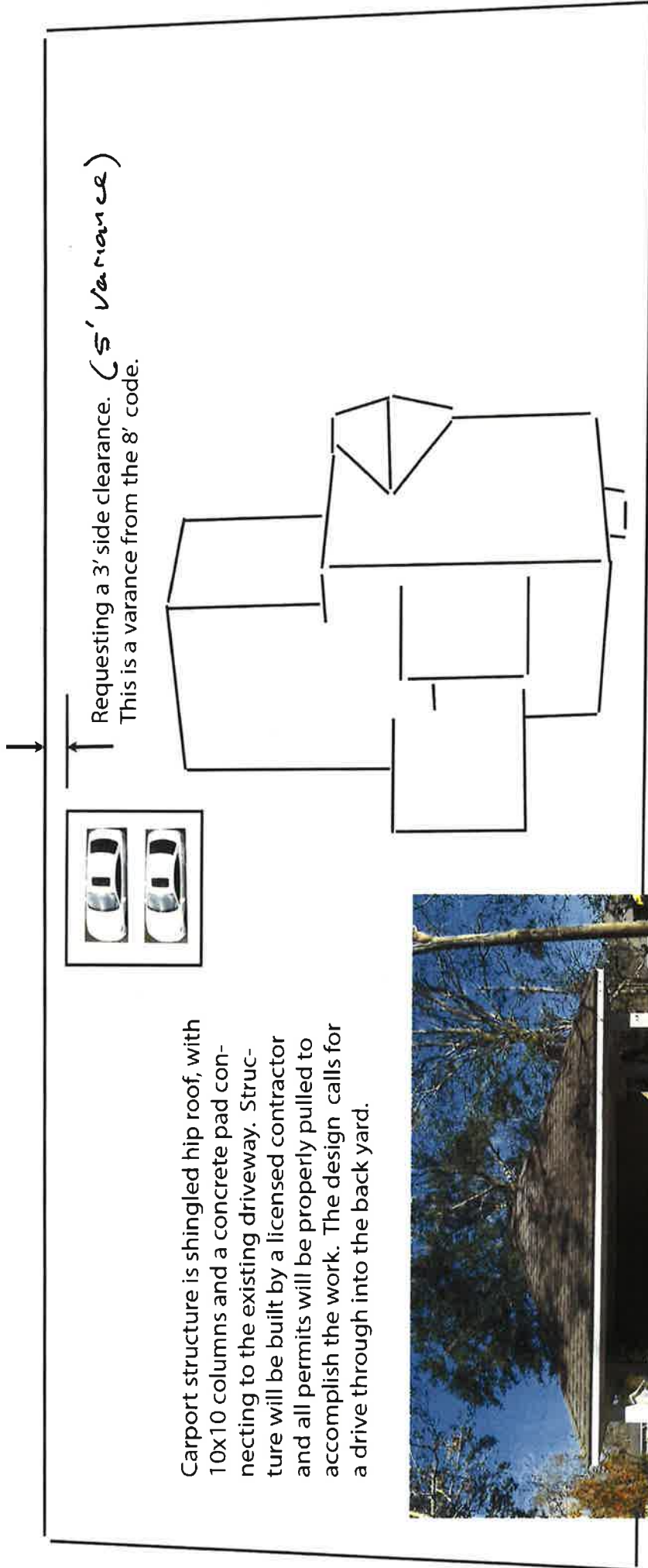
Robert J. Special
ROBERT J. SPECIAL, P. E.
REGISTERED LAND SURVEYOR
MISSISSIPPI CERTIFICATE NO. LS-2209
JUNE 3, 1993



REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

205 James Drive



Carport structure is shingled hip roof, with 10x10 columns and a concrete pad connecting to the existing driveway. Structure will be built by a licensed contractor and all permits will be properly pulled to accomplish the work. The design calls for a drive through into the back yard.



205 James Drive, Long Beach, MS 39560

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Donald Frazer <ctedf2017@gmail.com>
Sent: Wednesday, December 23, 2020 1:47 PM
To: Tina Dahl
Subject: Variance request for Kirk Sharp

Tina,

I received a letter in the mail regarding Mr. Kirk Sharp, 205 James Drive Long Beach Ms, requesting a 5 foot side yard variance for a 2 car carport. As a surrounding property owner I would like to go on record in support of the variance being granted!

Donald & Lisa Frazer
1130 E Old Pass Rd
Long Beach MS 39560
228-343-2082

The Clerk reported that thirteen (13) 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 JANUARY 14, 2021
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.

Kirk V. Sharp, 205 James Drive, 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 5 foot side yard variance to construct a detached 2 car carport. The City's requirement for side yard setback is 8 feet. The address is 205 James Drive, Tax Parcel Number is 0611P-01-003.012. The legal description is as follows:

LOT 12 LONG BEACH EAST SUBD

A Public Hearing to consider the above Variance will be held in the City of Long Beach, Mississippi 39560, Thursday, January 14, 2021, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City encourages all residents, groups and organizations to contact the City if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • 863-1554 • FAX 863-1558

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the under signed legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, 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:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;
2. 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'), excluding public right of ways, 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;
3. That on December 21, 2020, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 13 (thirteen) property owners within One Hundred Sixty Feet (160'), excluding public right of ways, of, Tax Parcel 0611P-01-003.012, notifying them that a Public Hearing will be held, January 14, 2021 to consider an application for a Variance.

Given under my hand this the 21st day of December 2020.

STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 21st day of December 2020.

NOTARY PUBLIC

-My Commission Expires-



MINUTES OF JANUARY 14, 2021
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AVERY 5180

Don't forget to open Pop up Edge

Go to Avery.com to Use Avery font

Cockrell, James M
203 James Drive
Long Beach, MS 39560

Shirk, Erica Y
201 James Drive
Long Beach, MS 39560

Sharp, Kenneth M and Linda F
207 James Drive
Long Beach, MS 39560

Reed, Jay F
209 James Drive
Long Beach, MS 39560

Goretski, Anthony Joseph Jr and Sara I
202 James Drive
Long Beach, MS 39560

Hall, Charles W and Martha R
204 James Drive
Long Beach, MS 39560

Pouriraji, Mohammed J and Rose M
206 James Drive
Long Beach, MS 39560

Covarrubias, Jack
208 James Drive
Long Beach, MS 39560

Tolson, James Jay
210 James Drive
Long Beach, MS 39560

Brousseau, Jeannine M & Bodisch M F
304 Dogwood Avenue West
Richton, MS 39476

Frazer, Donald and Lisa
1130 East Old Pass Road
Long Beach, MS 39560

Carver, Bruce Jr. Denise R
1151 East Old Pass Road
Long Beach, MS 39560

Sullivan, Robert and Joy Ann
1130 B East Old Pass Road
Long Beach, MS 39560

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

PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 598 of the City of Long Beach, Mississippi (2010) as amended, the City of Long Beach is hereby providing notice to the Planning Commission for the City of Long Beach will hold a public hearing for the purpose of considering a Variance.

Kirk V. Sharp, 205 James Drive, 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 variance to construct a detached 2 car carport. The City's requirement for detached carports is 8' in height. The applicant is requesting a variance to construct a detached 2 car carport. The City's requirement for detached carports is 8' in height. The legal description is as follows:

LOT 16 LONG BEACH EIGHT SUBD

A Public Hearing to consider the above Variance will be held in the City of Long Beach, Mississippi 39560, on Monday, January 14, 2021, at 2:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Drive, Long Beach, Mississippi 39560. Citizens, interested parties, groups and organizations to contact the City if they have any questions concerning the petition.

(Signature)
Chairman
Planning Commission

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. XV No. 50 dated 25 day of December 20 20
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__
- Vol. ___ No. ___ dated ___ day of ___, 20__

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice.

(Signature)
Publisher

Sworn to and subscribed before me this 27 day of Dec, A.D. 2020.

(Signature)
Notary Public



**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Commission Chairman Olaiivar asked for anyone speaking in favor or opposition of the request and no one came forward.

Commissioner Barlow made motion, seconded by Commissioner Husband and unanimously carried to close the Public Hearing.

After considerable discussion, Commissioner Barlow made motion, seconded by Commissioner McKenzie and unanimously carried recommending the approval of the Variance as submitted.

The third public hearing to consider a Short-Term Rental application located at 112 Central Avenue, Tax Parcel 0711N-05-025.000, submitted by Janey Johnson and Spencer Strahan (owners) and Harold Peterson (property manager), as follows:

**MINUTES OF JANUARY 14, 2021
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: 112 Central Ave, Long Beach, MS Tax Parcel # 0711N-05-
 (Location of Short-Term Rental) 39560 025.000

OWNER'S INFORMATION:
 Property Owner's Name: JANEY JOHNSON & Spencer Strahan
 Property Owner's Address: 47 Katie Lane, McHenry, MS 39561
 Property Owner's Mailing Address, if different from above:
same

228-323-1952 City State Zip
 Property Owner's Phone No: 601-928-8293 Email Address: janey.johnson68@gmail.com

Is there a homeowner's association for the neighborhood? no If so, please provide written statement of support of short term rental?

PROPERTY MANAGER INFORMATION:
 Property Manager's Name: HAROLD PETERSON
 Property Manager's Address: (Must be a local contact)
330 EAST THIRD St, Long Beach, MS 39560
 City State Zip

Property Manager's Phone No.: 801-361-1688 Email Address: corky904@hotmail.com

- PLEASE PROVIDE THE FOLLOWING:**
- Mississippi Sales Tax ID # 13232455
 - 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.

JANEY Johnson [Signature] 11/13/2020
 PRINT NAME SIGNATURE DATE
Spencer Strahan [Signature] 11/13/2020

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
<u>6</u>	<u>4</u>	<u>3</u>	<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: 11/16/2020
 Fire Inspector Signature: [Signature] Date: 11/16/2020

COMMENTS: _____

Date Received: <u>11-13-20</u>
Agenda Date: <u>1-14-21</u>
Amount Due/Paid: <u>200.00</u>
Check #: <u>Cash</u>

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**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFP File No.: 2006899
MS Bar No.: 10733

Law Offices of
LAURA F. PAULK, PLLC
16127 Orange Grove Road
Gulfport, MS 39503
228-831-1818
LFP File No.: 2006899

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid this date, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

Charles L. Reddoch and wife, Bill K. Reddoch, Grantors
61 Shoreline Lane
Gulfport, MS 39503
228-596-1441

do hereby sell, convey and warrant unto

Janey Michelle Johnson, a single person
and Spencer Todd Strahan, a single person, Grantees
47 Katie Lane
McHenry, MS 39561
228-323-1952,

as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in Harrison County, Mississippi, more particularly described as follows:

(See Exhibit A attached)

INDEXING INSTRUCTIONS: Lots 3 to 6, Block 2, Ocean Wave Addition,
Harrison Co., MS

Said property is no part of the Grantors' Homestead.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis and are assumed by the Grantees. When said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of an actual proration.

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

This conveyance is made expressly subject to any and all restrictive covenants, rights-of-way, easements, and mineral reservations and any other rights now of record which effect the above described property.

WITNESS MY SIGNATURE, this the 6th day of April, 2020.

Charles L. Reddoch
Charles L. Reddoch

Bill K. Reddoch
Bill K. Reddoch

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned Notary Public in and for the above named jurisdiction, the within named, Charles L. Reddoch and Bill K. Reddoch, who severally acknowledged that they signed and delivered the foregoing instrument on the day and year therein stated.

Given under my hand and seal, this the 6th day of April, 2020.

Jennifer L. Lavender
NOTARY PUBLIC

My Commission Expires:



EXHIBIT A

LEGAL DESCRIPTION

Lots Three (3), Four (4), Five (5), and Six (6) of Block Two (2) of Ocean Wave Addition to the City of Gulfport, Mississippi as shown by the map or plat thereof in file and of record in the office of the Chancery Clerk of said County and State.

CLP
BKR

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Parking and Trash Removal Plan – 112 Central Avenue, Long Beach MS 39560

Residents will access the driveway directly from Central Ave and pull forward to park near the storage garage located on property. This double lot location provides plenty of parking for residents on the property. This parking location is conveniently located next to the main entrance on north side of house.

Residents will deposit trash and recyclables in designated containers located next to storage garage. Trash and recyclable containers will be brought to the road on Sunday evenings for pick up by the city on Monday.



MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
LEASE AGREEMENT
Gone Coastal Cottage
112 Central Ave.
Long Beach, Mississippi 39560

Thank you for selecting our vacation home.

The Booking Guest confirms that: "he/she is over the age of 21 and has read & agrees to all the terms of the lease agreement. And that any guest over the age of 18 also agrees with the terms of the contract".

We make every effort to ensure your check-in time is upheld, however sometimes unforeseen issues may delay check-in. Thank You!

Sincerely,

Harold Peterson (Property Manager)

Lease Agreement

Check-in Time: 4:00 pm or 1600 hrs, **Check-out Time:** 11:00 am or 1100 hrs. Any unauthorized early check in or late check out without consent could result in a \$50.00 an hour fee of any hours exceeding the set times and extreme situations legal action.

This is a NON SMOKING unit.

PETS: Are not permitted without the written consent of owner. Any pet allowed, with written consent prior to booking, will be imposed a fee and Pet Agreement. If pet is taken onto property without written consent to guest or visitor of guest, the security deposit could be forfeited by the guest due to violation of lease agreement.

MAXIMUM OCCUPANCY: Maximum number of overnight guests is limited to as per the number posted on the website. Owner reserves the right to refuse access to guest and/or guests in excess of posted persons upon arrival or during the occupancy and/or assess additional fees. Any waiver of this policy must be agreed upon by owner prior to lease agreement in writing.

DAILY HOUSEKEEPING: Is not provided. While linens and bath towels are included with the cottage, daily maid service is not provided. We do not permit towels or linens

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING**

275

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

to be taken out of the cottage with the exception of some beach towels in the cottage....we recommend all guests bring their own beach towels. Since there is a washer and dryer within the cottage, the guests at any time during their stay may use them for their needs. For stays 7 days or longer guest can request housekeeping for a fee. Please contact us for the amounts.

SECURITY DEPOSIT: Any security deposit paid. The Security Deposit is required by our insurance carrier and is non-negotiable. The security deposit will be refunded to the guest within 30 days of check-out. In most cases the deposit will be refunded sooner once the property is inspected by the Cottage Manager. The Owners do reserve the right to collect any funds for the following:

- (1) Lost or misplaced keys for cottage could result in a \$10 or more charge. Please keep track of keys for security reasons, etc.
- (2) Damage to cottage or its contents, beyond normal wear and tear.
- (3) Charges incurred due to contraband, pets, unlawful activities or any unforeseen issues.
- (4) Theft of any property or product associated with the grounds of the cottage.
- (5) Eviction charges incurred by the owner, representative of the owner or local law enforcement.
- (6) Allowing an unapproved pet within the property.

Please leave the premises as you found it. Guests will be responsible for any damages caused directly or indirectly by themselves or their guests during the stay. *We will charge for any damage or missing items. (please notify owners to any problems or issues at the time of check-in). example: We are not concerned if your three year old breaks a glass but please let us know! We will submit to the Guest an itemized list of any lawful deductions and damages that have been determined within 14 days of departure.

RATE CHANGES: Future rates subject to change without notice.

CANCELLATION POLICY: On Daily/Weekly Rentals, full refund if requested cancellation is within 14 days of arrival or check-in dates. A cancellation fee of \$200 can be charged if the request is less than 14 days before those dates. Please address the cancellation with the owner.

On Monthly Rentals, full refund if requested 30 days prior to arrival or check-in dates. A \$500 cancellation fee can be charged if requested less than 30 days prior to check-in or arrival date. Please address the cancellation with owner.

No refunds for late arrival or early departure.

FALSIFIED RESERVATIONS: Any reservation obtained under false pretenses will be subject to forfeiture of advance payment, deposit and/or rental money and the party will not be permitted to check in.

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION
LIABILITY/INJURY/LOSS OF PROPERTY:**

The Homeowners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

STORM/WEATHER OR EMERGENCY POLICY: If a catastrophe (hurricane, tropical storm, tornado, earthquake, flood, hail, etc.) or in the case of an emergency (riot, war, unlawful acts of others) that would impair a vacation, injures the guest or damages/destroys the guests' personal property the owner is not responsible and not responsible for any of the following:

*Finding alternate lodgings

*Financial losses related to transportation or alternate lodging for the guests

*Medical, legal fees, etc. that might result due to the event or activity listed above suffered by the guests

If on the day that the rental is scheduled to begin, the property is uninhabitable or the property is not reachable by the usual means of transportation or access to the property by visitors is prohibited by authorities the owners will refund the guest all monies received relating to the lease. If the situation listed above occurs during the leased period the guests will be refunded at the pro-rated amount.

Any refunds involving a weather or emergency event will be solely based on a "Government Evacuation Notice" which has been presented as a "order" that must be complied with. If a order has been issued then the guests must leave the property.

TRAVEL INSURANCE: We highly recommend all guests purchase travel insurance.

MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
DWELLING POLICY
NEW BUSINESS DECLARATIONS PAGE

DP-3 (43)

AMERICAN RELIABLE INSURANCE COMPANY

A Stock Insurance Company
8667 E Hartford Drive
Scottsdale, AZ 85255

YOUR PRODUCER'S NAME AND ADDRESS IS:

WARREN ARDE' & ASSOCIATES 1331
PO BOX 8575
GULFPORT, MS 39506-8575

Phone #: 228-897-2404

GENERAL AGENT

SPECIALTY RISK ASSOCIATES - MS 9442

POLICY NUMBER: I43030938 01

POLICY TERM: Effective Date: 04/06/20 Expiration Date: 04/06/21 Effective 12:01 a.m. Standard Time at Location of Property Described.

PROPERTY INFORMATION: DWELLING # YEAR CONSTRUCTION TYPE
1 1945 FRAME

DEDUCTIBLE(S) APPLIED TO LOCATION: \$2500 ALL OTHER PERILS/\$2500 NAMED STORM

Named Insured & Mailing Address:

JANEY JOHNSON
SPENCER STRAHAN
48 KATIE LN
MC HENRY MS 39561-6178

Location of Insured Property:

112 CENTRAL AVE
LONG BEACH, MS 39560
HARRISON

COVERAGES	LIMIT OF LIABILITY	PREMIUM
This policy provides the following coverage for this unit, subject to forms listed on reverse side of this page: See SCHEDULE OF FORMS.		
COVERAGE A - DWELLING	\$125,000	\$830.00
COVERAGE B - OTHER STRUCTURES	\$25,000	\$59.00
COVERAGE C - PERSONAL PROPERTY	\$25,000	\$156.00
COVERAGE D - FAIR RENTAL VALUE	\$25,000	Included
COVERAGE L - PREMISES LIABILITY	\$300,000	\$109.00
COVERAGE M - MEDICAL PAYMENTS TO OTHERS	\$5,000	\$20.00
PERSONAL PROPERTY REPLACEMENT COST		\$38.00
AUTOMATIC INCREASE IN INSURANCE 2%		Included
WATER BACK UP AND SUMP DISCHARGE OR OVERFLOW	\$5,000	\$50.00
WINDSTORM OR HAIL		\$1,000.00
FLOOD COVERAGE EXCLUDED		
EARTHQUAKE COVERAGE EXCLUDED		
INSPECTION FEE:		\$30.00
POLICY FEE:		\$10.00
Minimum Earned Premium: \$50.00	Billed to: MORTGAGEE/LIENHOLDER	TOTAL: \$2,302.00

Program Code	Coverage A Roof Year	Use	Sq Ft	Protection class	# OF UNITS	TRANSACTION DATE : 04/06/20
43	2006	T	1291	5	1 UNIT (1 FAMILY)	ORIGINAL PRINT DATE: 04/08/20

M8000D0718 (Continued on Reverse Side) INS

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Processed By:
Progressive Flood Insurance Processing
P.O. Box 33018
St. Petersburg, FL 33733-8018
866-511-0793

PROGRESSIVE
FLOOD

Endorsement - Preferred Risk Policy**Dwelling Policy Form****Policy Declarations**

Policy Number: 0FLD515255

Policy Period From 04/02/2020 to 04/02/2021

Endorsement Reason: Mailing Address change

At 12:01 AM Local time at the described location

Endorsement Effective: 4/2/2020

Named Insured

NAIC: 10872

Agent/Producer Name & Address

JANEY JOHNSON
Property Location:
112 CENTRAL AVE
LONG BEACH, MS 39560-6311

438070 - ARDE INSURANCE GROUP, INC
P.O. BOX 8575 GULFPORT, MS 39506
(228)897-2404

Mailing Address

47 KATIE LN
MC HENRY, MS 39561

Payor: COMMUNITY BANK OF MISSISSIPPI,
ISAOA/ATIMA

Community Rating Information

Community Name: **LONG BEACH, CITY OF**
Community Number: 285257 - 0357 - G
FIRM Type: PRE
Program: Regular
Flood Risk/Rated Zone: X

NFIP Grandfathering:

Grandfathered: No

Building Information

Occupancy: Single Family
Elevated Building: Yes
Building Type: Two Floors
Elevated - Without Enclosure
Replacement Cost: \$100,000
Primary Residence: No
No Addition(s) and Extension(s)

Contents Location:

Lowest Floor Above Ground Level and Higher Floors

Coverage Information

	Limit(s):	Deductible(s):	Coverage	Premium
Building	\$100,000	\$1,000	Base Premium:	\$288.00
Contents	\$40,000	\$1,000	Multiplier: 1.00	\$0.00
			ICC Premium:	\$8.00
THIS IS NOT A BILL			Subtotal:	\$296.00
MORTGAGEE:			Reserve Fund: 18%	\$53.00
The Reform Act of 1994 requires you to notify the WYO company for the policy within 60 days of any changes in the service of the loan.			Probation Surcharge:	\$0.00
COVERAGE LIMITATIONS MAY APPLY.			Federal Policy Fee:	\$25.00
See Your Policy Form for Detail			HFIAA Surcharge:	\$250.00
Refer to www.fema.gov/cost-of-flood for more information about flood risk and policy rating.			Annual Premium:	\$624.00
			Endorsement Premium:	\$0.00
			Total Premium Paid:	\$624.00

Special Provisions

This policy covers only one building. If you have more than one building on your property, please make sure each is covered. See Section III Property Covered within your flood policy for the NFIP definition of 'building' or contact your agent, broker or insurance

Forms and Endorsements

ASI FLD IMPINF 08, ASI FLD SOC 08, DW 04 2016

This Declarations Page, in conjunction with the policy, constitutes your Flood Insurance Policy. IN WITNESS WHEREOF, we have signed this policy below and hereby enter into this Insurance

Date: 04/13/2020

NFIP PRP DP 04 19



Kevin Milkey
Executive Vice President, American Strategic Insurance

The Clerk reported that twenty-six (26) notices of Public Hearing were sent by regular mail to property owners within two hundred (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

279

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

In accordance with the Comprehensive Long Beach Unified Land Ordinance 598, of the City of Long Beach, Mississippi (2013) as amended, and Ordinance 622, Short-Term Rentals, of the City of Long Beach, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a public hearing for the purpose of considering a Short-Term Rental.

Janey Johnson and Spencer Strahan (owners), 47 Katie Lane, McHenry, MS, 39561, and Harold Peterson (property manager), 330 East Third Street, Long Beach, MS, 39560, have filed an application for a Short-Term Rental in accordance with the Comprehensive Long Beach Unified Land Ordinance and Ordinance 622. The applicant is requesting to operate a Short-Term Rental. The subject property is 112 Central Avenue, the Tax Parcel Number is 0711N-05-025.000. The legal description is as follows:

LOTS 3 TO 6 BLK 2 OCEAN WAVE ADD

A public hearing to consider the above request will be held in the City of Long Beach, Mississippi 39560, Thursday, January 14, 2021, 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 • P.O. Box 929 • Long Beach, MS 39560 • 863-1554 • FAX 863-1558

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the under signed legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, 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:

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission;
2. 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'), excluding public right of ways, 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;
3. That on December 21, 2020, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to 26 (twenty-six) property owners within Two Hundred Feet (200'), excluding public right of ways, of, Tax Parcel 0711N-05-025.000, notifying them that a Public Hearing will be held, January 14, 2021 to consider an application for a Variance.

Given under my hand this the 21st day of December 2020.

STACEY DAHL, AFFRANT

SWORN TO AND SUBSCRIBED before me on this the 21st day of December 2020.

-My Commission Expires-

NOTARY PUBLIC



**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

AVERY 5160	Avery Field Address Labels Use Avery 5160 or Avery 5160-001	Go to avery.com/template Use Avery template 516
Irion, Roger G 3867 Roman Street Metairie, LA 70001	Irion, Kristina 114 Central Avenue Long Beach, MS 39560	Overstreet, Ana C 116 Central Avenue Long Beach, MS 39560
Howell, Alfred E and Kathie S Vaughn 134 Central Avenue Long Beach, MS 39560	Howell, Brett Alan 136 Central Avenue Long Beach, MS 39560	Ermine, Daniel Fred and Margaret B 131 Central Avenue Long Beach, MS 39560
Woolridge, Beverly Handschin 125 Central Avenue Long Beach, MS 39560	Jernigan, Julia A 119 Central Avenue Long Beach, MS 39560	Polsinelli, James C 117 Central Avenue Long Beach, MS 39560
Whitt, Alicia and Dawn Roy 113 Central Avenue Long Beach, MS 39560	Thomas, Sheila Ann and Dennison 5061 South Mitchell Road Long Beach, MS 39560	Danielson, Harry A and Beverly A 7926 Apaki Place Diamondhead, MS 39525
Pitts, Allen Justin 821 Lewis Avenue Gulfport, MS 39501	Lanty, Raymond J III and Linda E 807 Lewis Avenue Gulfport, MS 39501	Russell A Garner 7222 Magnolia Drive Pass Christian, MS 39571
Absle 2 LLC 130 Destiny Oaks Drive Long Beach, MS 39560	Craig, Christian 114 South Ocean Wave Avenue Long Beach, MS 39560	Covey, Nancy E 123 South Ocean Wave Avenue Long Beach, MS 39560
Fisher, Terrie Ann 4 Pecan Circle Long Beach, MS 39560	Rowan, Stephen E 3555 Pine Branches Court Acworth, GA 30102	Saint Simon Sara 130 South Ocean Wave Avenue Long Beach, MS 39560
Garrity, Kurt Patrick 4113 Washington Avenue Gulfport, MS 39507	Johnson, Deidre L 124 South Ocean Wave Avenue Long Beach, MS 39560	Tillman, Donald and WF 20543 Johnson Road Long Beach, MS 39560
Campbell, Cathy and Rodney 132 South Ocean Wave Avenue Long Beach, MS 39560	Bercegay, James R 134 South Ocean Wave Avenue Long Beach, MS 39560	

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:

MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Proof of Publication

PUBLIC HEARING

In accordance with the Comprehensive Long Beach Ordinance 616, of the City of Long Beach, Mississippi (2011) as amended, and Ordinance 622, the following notice is hereby given which that the Planning and Development Commission of the City of Long Beach will hold a public hearing for the purpose of considering a Motion/Type:

Very Address and Owner (Petitioner): 14 South Elm, Mobile, MS 36681, and Elbert Pleasant Group, 3207 Elm Road, Long Beach, MS 38641.

Land Description and Other: Based in accordance with the Comprehensive Long Beach Ordinance 616, the subject property is 112 East Avenue, aka The Pearl Building #112110101010101. The legal description is as follows:

LOT 150 OF BLOCK 10000000000000000000

A public hearing is hereby given for the purpose of considering the Motion/Type. The hearing will be held in the City of Long Beach, Mississippi on Thursday, January 14, 2021, at 5:30 p.m. in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The City Manager is authorized to accept and report to the City if any there are questions concerning the public.

W. Albert
Commissioner
Planning and Development Commission

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. XV No. 54 dated 25 day of December, 2020

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Vol. ___ No. ___ dated ___ day of ___, 20__

Affiant further states on oath that said newspaper has been established and published continuously in said county for period of more than twelve months prior to the first publication of said notice:

[Signature]
Publisher

Sworn to and subscribed before me this 29 day of _____, A.D. 2022

[Signature]
Notary Public



Commission Chairman Olaivar asked for anyone speaking in favor or opposition of the request and no one came forward.

Commissioner Husband made motion, seconded by Commissioner McKenzie and unanimously carried to close the Public Hearing.

After considerable discussion, Commissioner Husband made motion, seconded by Commissioner Barlow and unanimously carried recommending the approval of the Short-Term Rental in accordance with Ordinance 622, as submitted.

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 14th day of January 2021, 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, Commissioners Shawn Barlow, Mark McMillan (via telephone), Kevin McKenzie, and Junior Husband, City Consultant Bill Hessell, Building Official Mike Gundlach and Minutes Clerk Tina M. Dahl.

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Absent the Regular Meeting were Vice Chairman Jeff Hansen, Commissioners Larry Ward, Marcia Kruse, and Jennifer Glenn.

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

Commissioner Barlow made motion, seconded by Commissioner Huband and unanimously carried to approve the Regular Meeting minutes of December 10, 2020, as submitted.

It came for discussion under New Business a Tree Removal for property located at 202 East Old Pass Road, Tax Parcel 0611O-04-040.001, submitted by Alvin J. Badeaux, as follows:

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH, MISSISSIPPI
201 Jeff Davis Avenue
P.O. Box 929
Long Beach, MS 39560
(228) 863-1554
(228) 863-1558 fax

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	1-4-21
Zoning	R-1
Agenda Date	1-14-21
Check Number	9038

(Initial on the line that you've read each)

AB Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

AB Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crown.

AB Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$25.00 per parcel of land to which such application pertains.

TODAY'S DATE: 1-4-21

PROPERTY INFORMATION

TAX PARCEL # 06110-04-040.001
Address of Property Involved 202 East Old Pass Rd.
Property owner name: Alvin J. Badeau
Are you the legal owner of the above property? Yes No If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.
Property owner address: 202 East Old Pass Rd.
Phone No. (228) 324-8736

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Bobcat Tree Service
Phone No. 806-8063 Fax: _____
Name: Joey Wilson
Address: County Farm Rd, Long Beach

PERMIT INFORMATION

Permit for: Removal Trimming _____ Pruning _____
What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.:
(use separate sheet if needed)

leaning towards home. Every year it leans more and more

Number of Trees:
1 Live Oak _____ Southern Magnolia

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulation construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

Alvin J. Badeau Jan 9, 2021
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

(Initial on the line that you've read each)

AB TREE SITE PLAN: Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all protected and large shade trees on the property, their size and species 2) Designate which are disease/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.

AB PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

AB OWNERSHIP: Please provide a recorded warranty deed.

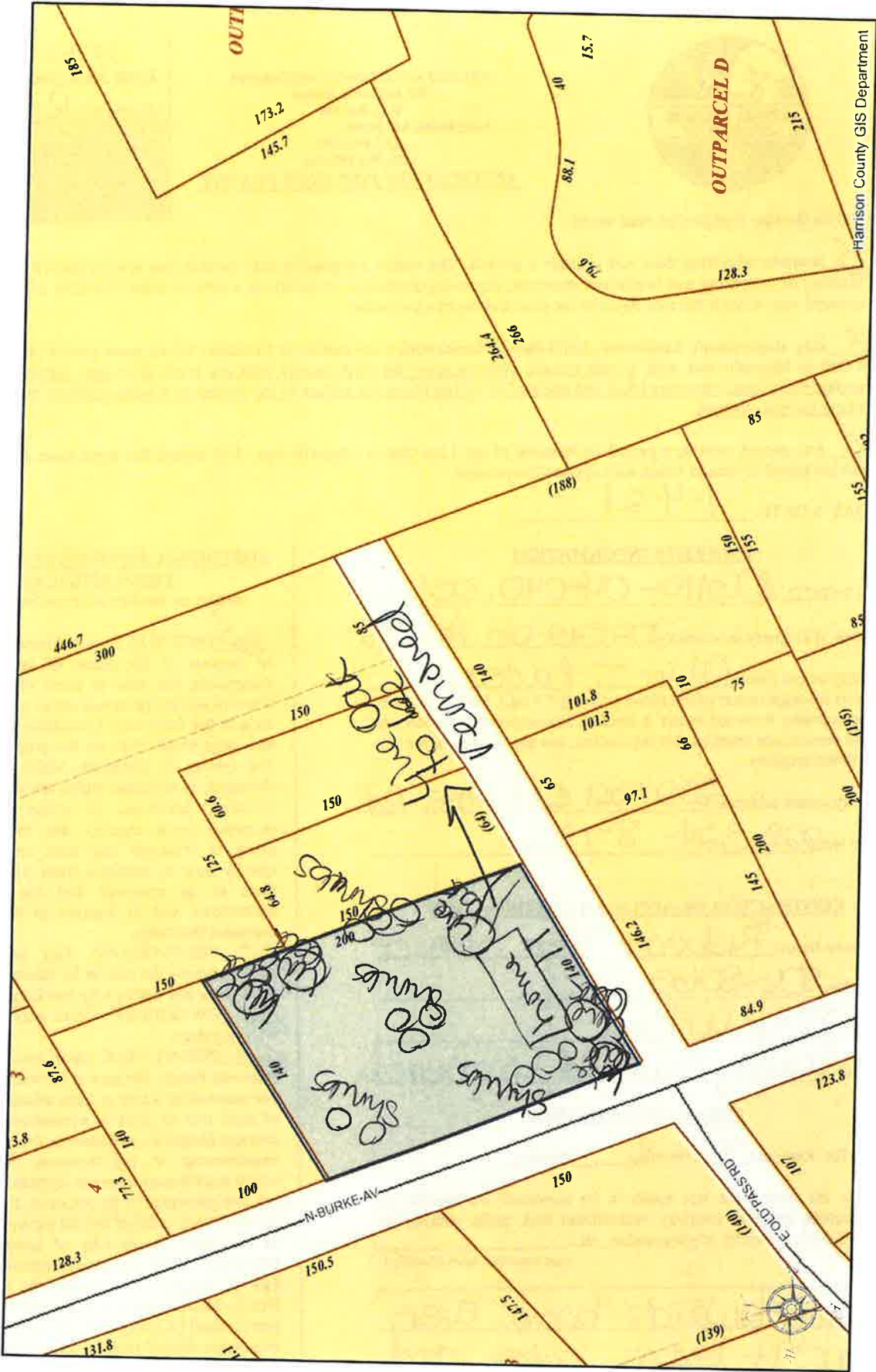
AB PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed. For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

AB REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

AB MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

MINUTES OF JANUARY 14, 2021
 REGULAR MEETING
 LONG BEACH PLANNING and DEVELOPMENT COMMISSION

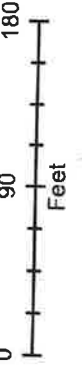
My Map



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.

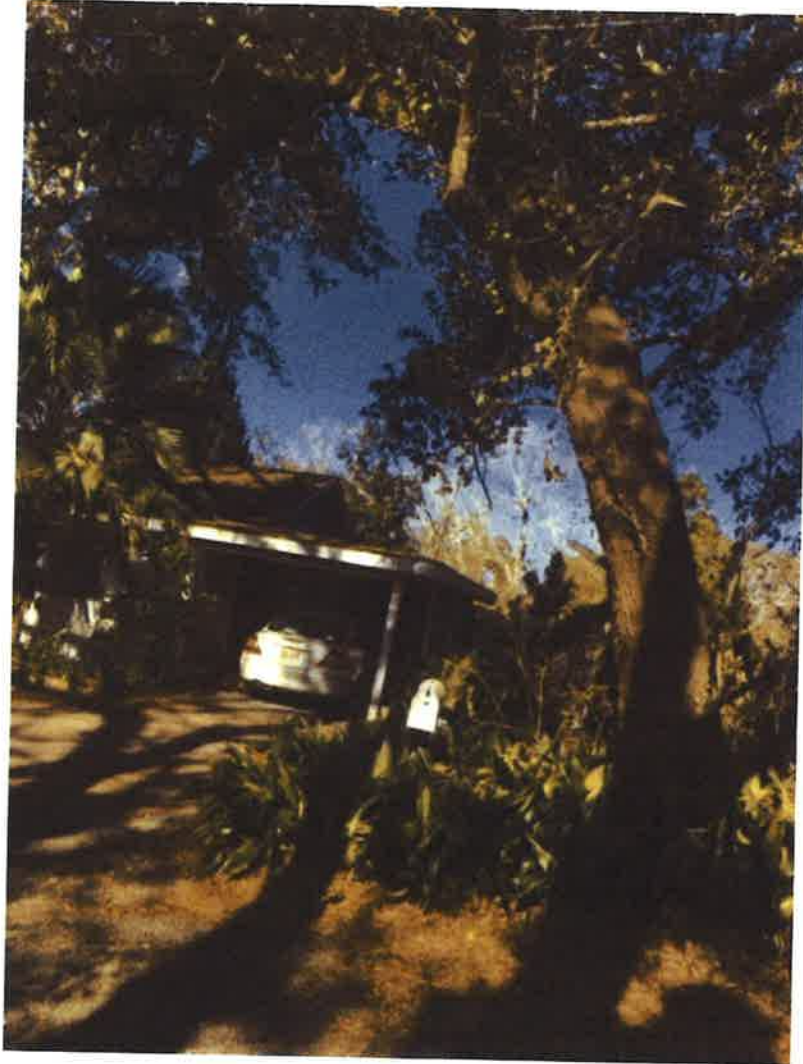
MAP DATE: January 4, 2021



**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



548

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, LOUIE MARIE MEGEHEE, 202 Old Pass Road East, Long Beach, Mississippi 39560, (601) 864-5619, does hereby sell, convey and warrant unto ALVIN JOSEPH BADEAUX and wife, PATRICIA B. BADEAUX, 996 West Beach Boulevard, Long Beach, Mississippi 39560, (601) 864-8736, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

A parcel of land situated in Lot Fifty-five (55) of the HENDERSON-SHIPMAN-HUGHES Survey of Section 13, Township 9 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit: Commencing at the intersection of the East line of North Burke Avenue and the North line of Old Pass Road, being the POINT OF BEGINNING: thence run North 58 degrees 37 minutes 54 seconds East along the North line of Old Pass Road a distance of 140.0 feet to a point; thence run North 21 degrees 05 minutes West a distance of 200.0 feet to a point; thence run South 58 degrees 37 minutes 54 seconds West a distance of 140.0 feet to a point on the East line of North Burke Avenue; thence run South 21 degrees 05 minutes East along the East line of North Burke Avenue a distance of 200.0 feet to the point of beginning.

THE GRANTOR HEREIN is the surviving joint tenant of J. E. Megehee, deceased, a copy of his death certificate being attached hereto as Exhibit "A".

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

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

WITNESS MY SIGNATURE, this the 22nd day of June, 1988.

Louie Marie Megehee
LOUIE MARIE MEGEHEE

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**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

STATE OF MISSISSIPPI
COUNTY OF HARRISON

549

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the under-
signed authority in and for the jurisdiction aforesaid, the within
named LOUIE MARIE MEGEHEE, who acknowledged to and before me that
she signed and delivered the above and foregoing instrument as her
free and voluntary act and deed on the day and in the year therein
mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the
22nd day of June, 1988.

Robert H. Ambrose
NOTARY PUBLIC

My Commission Expires:

6-2-1990



MEMO

TO: LONG BEACH PLANNING COMMISSION
FROM: LONG BEACH TREE BOARD (KIM LENTZ)
DATE: JANUARY 11, 2021
RE: TREE REMOVAL 202 OLD PASS ROAD

The Live Oak Tree was apparently hit by a vehicle or machinery at some time in the past which caused weakness in the trunk about 3-4 feet from the ground. It is leaning approximately 20 degrees from vertical originating from the point of damage. In general, removal of a Live Oak Tree should be considered if it is leaning more that 15 degrees from vertical.

A leaning tree with a curved trunk indicates it is seeking light. In this instance, the trunk is straight from the point of damage which confirms damage caused the tree to lean. Additionally, according to the homeowners, the tilt angle has increased over time indicating structural instability. The tree should be removed to ensure it does not topple and cause damage to person or property.

After considerable discussion, and upon a City of Long Beach Tree Board Member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Husband made motion, seconded by Commissioner McKenzie and unanimously carried to approve the removal of the one (1) Live Oak Tree, as submitted.

MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

It came for discussion under New Business, a Tree Removal for property located at 3 Congress Place, Tax Parcel 0611L-03-009.000, submitted by Jan Deschenes, as follows:



CITY OF LONG BEACH, MISSISSIPPI
201 Jeff Davis Avenue
P.O. Box 929
Long Beach, MS 39560
(228) 863-1554
(228) 863-1558 fax
APPLICATION FOR TREE PERMIT

OFFICE USE ONLY
Date Received 1-5-21
Zoning R-1
Agenda Date 1-14-21
Check Number 767

(Initial on the line that you've read each)

Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned.

Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$25.00 per parcel of land to which such application pertains.

TODAY'S DATE: 1-5-21

PROPERTY INFORMATION

TAX PARCEL # 0611L-03-009.000
Address of Property Involved: #3 Congress Place LR
Property owner name: Jan Deschenes
Are you the legal owner of the above property? Yes No If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.
Property owner address: Same
Phone No. 228) 380-1593

CONTRACTOR OR APPLICANT INFORMATION

Company Name: _____
Phone No. _____ Fax: _____
Name _____
Address _____

PERMIT INFORMATION

Permit for: Removal Trimming Pruning

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.:

(use separate sheet if needed)
The tree is very damaged - termites had to be treated in trunk of tree. crotch of tree is split - it is increasing in size. Roots tree is pushing against home slab. when tree splits it will land on my house.

Number of Trees: 1
 Live Oak Southern Magnolia

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulation construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

Jan Deschenes 1-5-21
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

(Initial on the line that you've read each)

TREE SITE PLAN: Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all protected and large shade trees on the property, their size and species 2) Designate which are disease/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.

PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

OWNERSHIP: Please provide a recorded warranty deed.

PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed. For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

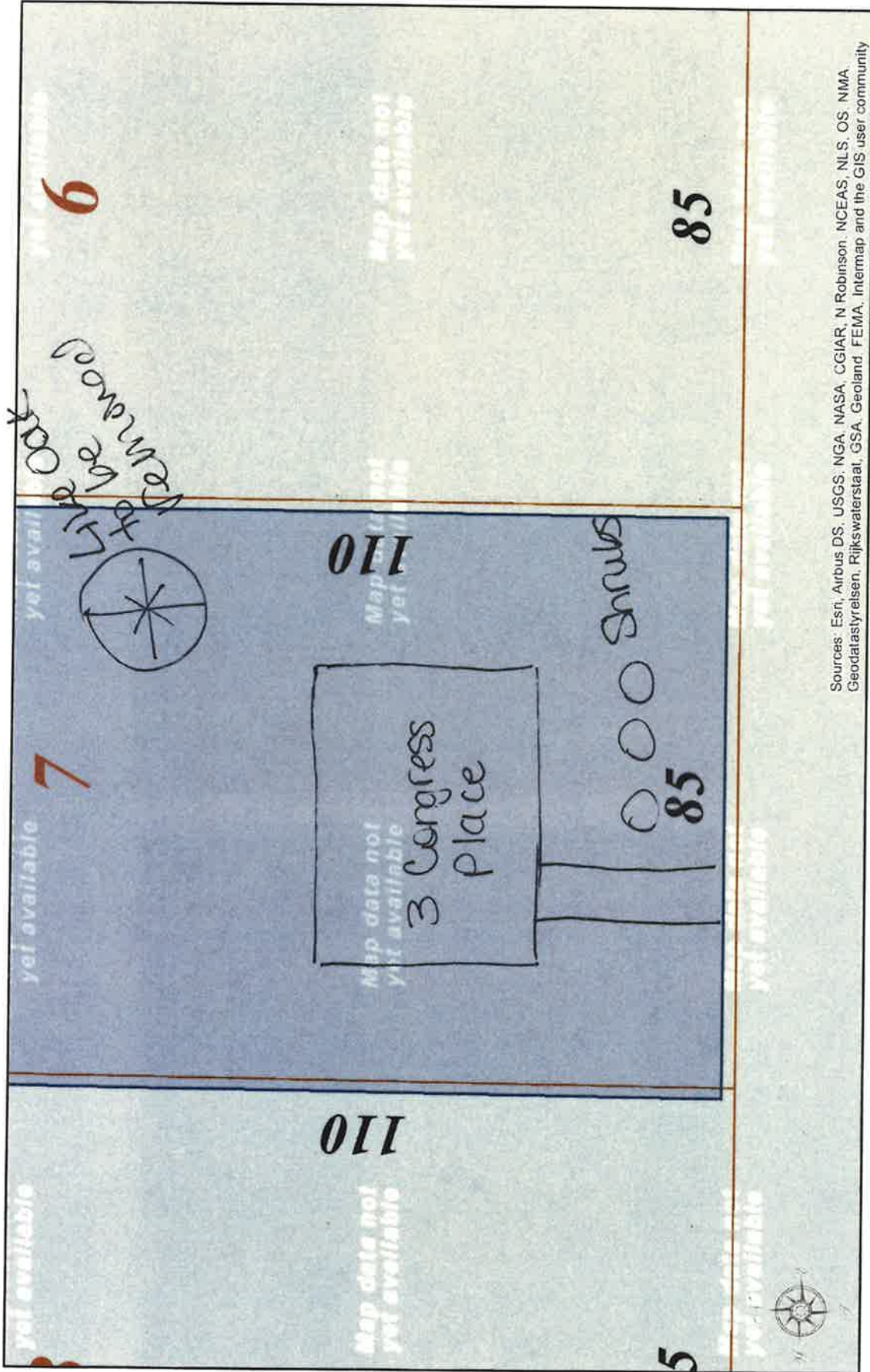
REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

MINUTES OF JANUARY 14, 2021
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

My Map



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

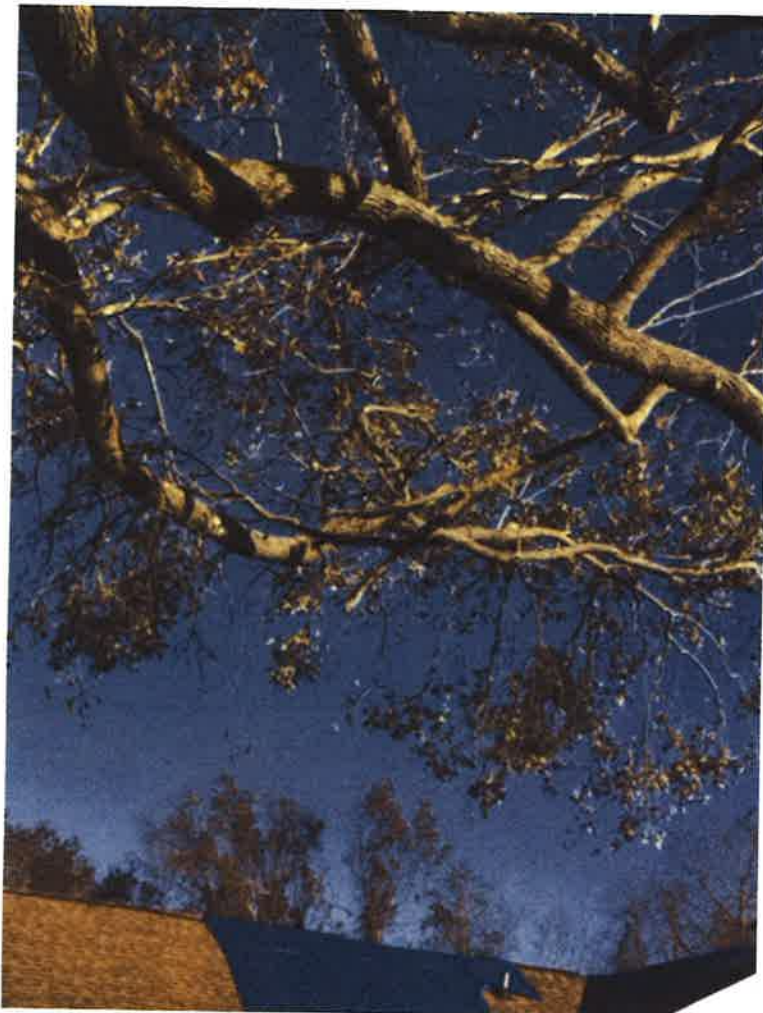
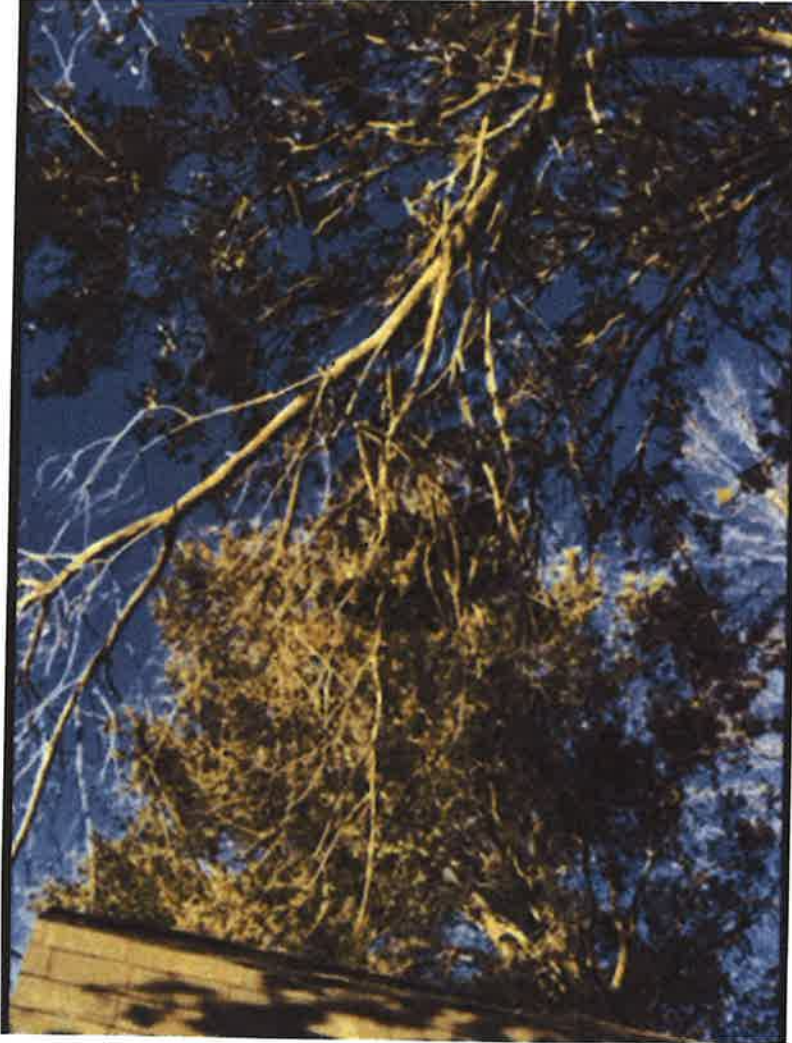
HARRISON COUNTY, MISSISSIPPI

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.

MAP DATE: January 5, 2021



**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

BOOK 1286 PAGE 466

State of MISSISSIPPI
County of HARRISON
FIRST Judicial district

ENTERED

WARRANTY DEED

FOR AND IN CONSIDERATION 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, We, ANDREW P. TROTTA and his wife, KARLA C. TROTTA, GRANTORS, do hereby warrant, sell, and convey unto JANICE LYNN DESCHENES, GRANTEE, the following described real property situated in the FIRST Judicial District of HARRISON County, MISSISSIPPI, being more particularly described as follows:

Lot Seven (7), ROYAL ESTATES SUBDIVISION, Unit 2, Amended, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 31 at Page 29 thereof, reference to which is hereby made in aid of and as a part of this description.

This conveyance is subject to any and all recorded rights-of-way, restrictions, reservations, covenants and easements.

Taxes on the subject property are pro-rated as of the date of this instrument and are assumed by the GRANTEE for the remainder of the year 1994.

WITNESS my signature this the 16 day of October, 1994.

[Signature]
ANDREW P. TROTTA
[Signature]
KARLA C. TROTTA

State of MARYLAND
County of Montgomery

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid County and State, on this 16th day of Oct, 1994, within my jurisdiction, the within named ANDREW P. TROTTA, who acknowledged that he executed the above and

BOOK 1286 PAGE 467

Foregoing instrument.

State of MARYLAND
County of Montgomery

[Signature]
NOTARY PUBLIC
My Commission Expires:
Andrew Martin
NOTARY PUBLIC
COUNTY OF MONTGOMERY
STATE OF MARYLAND
MY COMM. EXPIRES MAY 3, 1995

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid County and State, on this 6th day of Oct, 1994, within my jurisdiction, the within named KARLA C. TROTTA, who acknowledged that she executed the above and

foregoing instrument.

GRANTOR(S):

[Signature]
NOTARY PUBLIC
My Commission Expires:
Andrew Martin
NOTARY PUBLIC
COUNTY OF MONTGOMERY
STATE OF MARYLAND
MY COMM. EXPIRES MAY 3, 1995

ANDREW P. TROTTA AND KARLA C. TROTTA
511 WARFIELD DRIVE
ROCKVILLE, MD 20850
301-279-9376
GRANTEE(S):
JANICE LYNN DESCHENES
3 Congress Place
Long Beach, MS 39560
(601) 864-0077

PREPARED BY & RETURN TO:
DEBORAH KAY HESTER
MS Bar No. 2391
600 E. Railroad Street, Ste. C
Long Beach, MS 39560
(601) 863-7363

INDEXING INSTRUCTIONS: Lot Seven (7), ROYAL ESTATES SUBDIVISION, Unit 2, Amended

PAGE 2
WARRANTY DEED

STATEMENT OF FEES
STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT
I hereby certify that this instrument was recorded and filed the record at 8:00 PM

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
MEMO**

DATE: JANUARY 13, 2021
TO: LONG BEACH PLANNING COMMISSION
FROM: LONG BEACH TREE BOARD
RE: 3 CONGRESS PLACE, TREE REMOVAL

The Tree Board has no objection to removal of the Live Oak Tree. It is in very poor condition and is causing damage to the homeowner's property.

After considerable discussion, and upon a City of Long Beach Tree Board Member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Husband made motion, seconded by Commissioner Barlow and unanimously carried to approve the removal of the one (1) Live Oak Tree, as submitted.

It came for discussion under New Business, Planning Commission Approval for property located at 19099 Pineville Road, Suite F/G, Tax Parcel 0611N-03-010.000, submitted by Steven Ray Simon, as follows:

**MINUTES OF JANUARY 14, 2021
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
<p>I. TYPE OF CASE: <input checked="" type="checkbox"/> PLANNING COMMISSION APPROVAL <input type="checkbox"/> DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR <input type="checkbox"/> INTERPRETATION OF THE ZONING ORDINANCE</p>		
<p>II. Address of Property Involved: <u>19099 Pinville RD Suite F/G 0611N-03-010.00</u> Tax Parcel Number</p>		
<p>III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.) <u>We are moving our church and asking for permission to operate in a C2 zone.</u></p>		
<p>IV. REQUIRED ATTACHMENTS:</p> <p>A. Interest and Ownership. <u>The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.</u></p> <p>B. Survey and/or Site Plan. <u>A site plan showing the land area which would be affected, if required a general layout drawing of the development, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;</u></p> <p>C. Recorded Warranty Deed. <u>A deed which includes a legal description of the specific piece of property involved in the request. If several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.</u></p> <p>D. Fee. <u>Attach a check in the amount of \$50.00. This check should be made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.</u></p> <p>***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.</p>		
<p>V. OWNERSHIP AND CERTIFICATION: <u>READ BEFORE EXECUTING</u>, Attendance by the applicant(s) at the public hearing (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.</p> <p>Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.</p>		
<p><u>Steven Ray Simon</u> Name of Rightful Owner (PRINT)</p> <p><u>5010 Live Oak Dr</u> Owner's Mailing Address</p> <p><u>Long Beach MS 39560</u> City State Zip</p> <p><u>228-209-7779</u> Phone</p> <p><u>steven@connectcommunitygc.org</u> Email address</p> <p><u>[Signature]</u> <u>12/16/20</u> Signature of Rightful Owner Date</p>	<p>_____ Name of Agent (PRINT)</p> <p>_____ Agent's Mailing Address</p> <p>_____ City State Zip</p> <p>_____ Phone</p> <p>_____ Email Address</p> <p>_____ Signature of Agent Date</p>	
OFFICE USE ONLY		
<p>Date Received <u>12-16-20</u> Zoning <u>C-2</u> Agenda Date <u>1-14-21</u> Check Number <u>185</u></p>		

MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

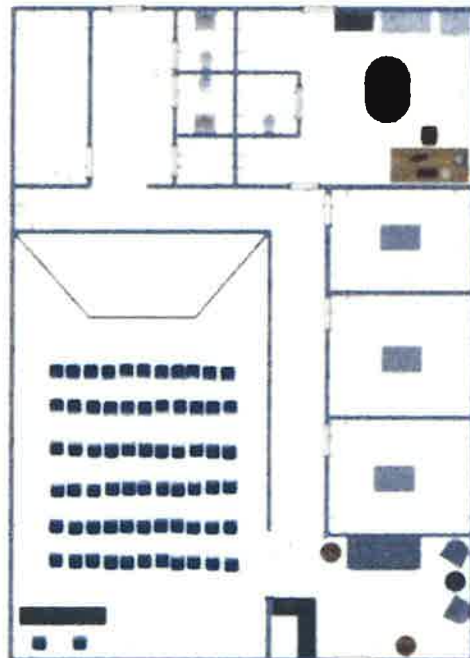
My Map



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.

MAP DATE: December 16, 2020



MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Pineville Plaza Shopping Center Lease

This lease, entered into this 16th day of Dec, 2020, by and between the Landlord and the Tenant hereinafter named.

ARTICLE I. Definitions and Certain Basic Provisions.

- 1.1. (a) "Landlord": YYRC Investments, LLC
(b) Landlord's address: 14827 Bellbrook Drive, Dallas, TX 75254
(c) "Tenant: Connect Community Church
(d) Tenant's address: 5010 Live Oaks Drive, Long Beach MS 39560
(e) Tenant's trade name: Connect Community Church
(f) "Agent": Gardner Realtors a/k/a Latter & Blum
(g) "Shopping center": Landlord's property located in the City of Long Beach, Harrison County, Mississippi, which property is described or shown on Exhibit "A" attached to this Lease.
(h) "Premises": A store unit in the Shopping center containing approximately 2400 square feet in area...
(i) Lease term: Two years with three (1 year) options to renew.
(j) "Commencement Date": February 1st, 2021
(k) Initial minimum guaranteed rental: February 1st 2021-January 31st 2023 \$1800.00 per month...
(l) Security deposit: no security deposit required since 1st and last month rent are being paid at signing of lease for a total of \$3600.00.
(m) Initial estimated Common Area Maintenance Charge: included in the base rent...
(n) Initial estimated Real Estate Tax Charge: included in the base rent...
(o) Initial estimated Property Insurance Charge: included in the base rent...
(p) Permitted use(s): Worship Facility/Church

1.2 Each of the foregoing definitions and basic provisions will be construed in conjunction with and limited by the references thereto in the other provisions of this Lease.

ARTICLE II. Granted Clause.

2.1 In consideration of the obligation of Tenant to pay rent and of the other terms, covenants and conditions hereof, Landlord hereby demises and leases to Tenant, and Tenant hereby takes from Landlord, the Premises, to have and to hold the Premises for the lease term, and upon the terms and conditions set forth in this Lease.

ARTICLE III. Delivery, Occupancy and Acceptance of Premises.

Handwritten initials in boxes: 'TH' and 'SS'

After considerable discussion, Commissioner McKenzie made motion, seconded by Commissioner Husband and unanimously carried approving the application as submitted.

It came for discussion under New Business, a Certificate of Resubdivision for property located at 205 South Lang Avenue, Tax Parcels 0512H-02-009.000 and 0512H-02-010.000, submitted by Randy Newland, as follows:

MINUTES OF JANUARY 14, 2021
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 1-14-21
Zoning R-1
Agenda Date 1-14-21
Check Number 2043

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

AD VALOREM TAX PARCEL NUMBER(S): #0512H-02-009.000 & #0512H-02-010.000

I. GENERAL LOCATION OF PROPERTY INVOLVED: S. Lang + Magnolia Ave.

V. ADDRESS OF PROPERTY INVOLVED: 205 S. Lang Ave. Long Beach, MS 39560

GENERAL DESCRIPTION OF REQUEST: Resubdivision of Make 2 Lots into 2 parcels,
so we can built garage &

I. 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 \$250.00
- C. Proof of ownership (copy of recorded warranty deed), if applicable proof of authority to act as agent for owner.

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

VII. OWNERSHIP AND CERTIFICATION:

READ BEFORE EXECUTING. the applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned 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.

Randy Newland
Name of Rightful Owner (PRINT)

205 S. Lang Ave.
Owner's Mailing Address

Long Beach, MS 39560
City State Zip

540-335-3556
Phone

Randy Newland
Signature of Rightful Owner

Date

Rebecca Newland
Name of Agent (PRINT)

205 S. Lang Ave.
Agent's Mailing Address

Long Beach, MS 39560
City State Zip

540-975-0031
Phone

Rebecca A. Newland
Signature of Applicant

Date

MINUTES OF JANUARY 14, 2021
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) Randy Newland
ADDRESS (STREET, CITY, STATE, ZIP CODE) 205 S. LANG AVE. Long Beach, MS 39560
PHONE # (H) 540-335-3556 (C) SAME
TAX PARCEL NUMBER(S) OWNED Parcel #0512H-02-009.000 + #0512H-02-010.000
SIGNATURE Randy Newland

NAME OF OWNER (PRINT) Rebecca Newland
ADDRESS (STREET, CITY, STATE, ZIP CODE) 205 S. LANG AVE. Long Beach, MS 39560
PHONE # (H) 540-975-0031 (C) SAME
TAX PARCEL NUMBER(S) OWNED Parcel #0512H-02-009.000 + #0512H-02-010.000
SIGNATURE Rebecca A Newland

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 JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED



1st Judicial District
Instrument 2016 5042 D - J1
Filed/Recorded 7/20/2016 03:09 P
Total Fees \$ 13.00
2 Pages Recorded



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

Indexing Instructions:
Lot 1 and pt of Lot 2, Blk 6, Harbor
View Addition to City of Long Beach,
1st JD, Harrison Co., MS

File# 161136

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

JOHN CASEY, JR. and LINDA A. CASEY
20017 MERINDA LANE
LONG BEACH, MS 39560
(843) 877-1511

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

RANDY NEWLAND and wife, REBECCA NEWLAND,
as joint tenants with full rights of survivorship and not as tenants in common,
P.O. BOX 1152
NEW MARKET, VA 22844
(540) 335-3556

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

Lot One (1) and the North Thirty (30) feet of Lot Two (2), Block Six (6), Harbor View Addition in the City of Long Beach, Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 5 at Page 6 thereof, reference to which is hereby made in aid of and as a part of this description.

The Grantors hereby covenant that the property described herein constitutes no part of their homestead, nor is it contiguous thereto,

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

gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantors on this the 15th day of July, 2016.

JOHN CASEY, JR.

LINDA A. CASEY

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

GIVEN under my hand and official seal on this the 15th day of July, 2016.

(S E A L)

My Commission Expires:



301

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

SCANNED



For Judicial District
Instrument 2015-5065 D-21
Filed/Recorded 12/11/2015 03:34 P
Total Fees \$ 14.00
2 Pages Returned

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

File# 152070

Indexing Instructions:
Pt of Lot 2, and all of Lots 3 & 4, Blk 6,
Harbor View S/D, 1st JD, Harrison Co.,
MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



WARRANTY DEED

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

**GEORGE E. CASEY, a married man,
903 MARJORIE STREET
LONG BEACH, MS 39560
(228) 363-2621**

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

**RANDY NEWLAND and wife, REBECCA NEWLAND,
as joint tenants with full rights of survivorship and not as tenants in common
P.O. BOX 1152
NEW MARKET, VA 22844
(540) 335-3556**

the following described property, together with the improvements, hereditaments and appurtenances thereto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

South 10 feet of Lot Two (20), and all of Lots Three (3) and Four (4), Block Six (6), Harbor View Subdivision, a subdivision as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 5 at Page 6 (Copy Book 2A at Page 172) thereof, reference to which is hereby made in aid of and as a part of this description.

The Grantor hereby covenants that the property described herein constitutes no part of his homestead, nor is it contiguous thereto.

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

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this the 8th day of December, 2015.

GEORGE E. CASEY

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, GEORGE E. CASEY, who acknowledged that he signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 8th day of December, 2015.

(SEAL)

My Commission Expires:



NOTARY PUBLIC

MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION
LOT COLLAPSE 201-205 LANG AVENUE
LOTS 1-4, BLOCK 6, HARBOR VIEW ADDITION
LONG BEACH, HARRISON COUNTY, MISSISSIPPI
PARCEL #0512H-02-009.000
PARCEL #0512H-02-010.000

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.

Randy Newland
Randy Newland

30 SEPT 2020
DATE

Subscribed and sworn to before me, in my presence this 30 day of SEPT Public in and and for the County of Harrison, State of Mississippi.

Timothy J McGarry
NOTARY PUBLIC

30th September 2020 *
My Commission Expires



CERTIFICATE OF SURVEY AND ACCURACY

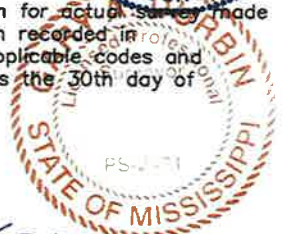
I hereby certify that this map drawn by me or drawn under my supervision for actual survey made by me or actual survey made under my supervision and a deed description recorded in for DR-2015-9065-D-J1 and DR-2016-5042-D-J1, in accordance with all applicable codes and ordinances, Witness my original signature, registration number and seal this the 30th day of September, 2020.

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

Subscribed and sworn to before me, in my presence this 30 day of SEPT 2020, a Notary Public in and and for the County of Harrison, State of Mississippi.

Timothy J McGarry
NOTARY PUBLIC

September 30 2022 *
My Commission Expires



CERTIFICATE OF APPROVAL

I hereby certify that the minor subdivision shown on this plat does not involve creation of a new public street, or any change in existing public street, 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

PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the _____ day of _____, 2020.

PLANNING COMMISSION CHAIRMAN DATE

ACCEPTANCE

Submitted to an approved by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 2020.

ADOPT:

ATTEST:

MAYOR CITY CLERK

10671

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
2081 TRAILWOOD DRIVE, BILOXI, MS. 39532
PH. (228) 365-3632 Teelokgd@aol.com

REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION
LOT COLLAPSE 201-205 LANG AVENUE
LOTS 1-4, BLOCK 6, HARBOR VIEW ADDITION
LONG BEACH, HARRISON COUNTY, MISSISSIPPI

PARCEL #0512H-02-009.000
PARCEL #0512H-02-010.000

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 resubdivided from Harrison County ad valorem tax parcels #0512H-02-009.000 and #0512H-02-010.000 into one (1) new parcels. The subject property is generally described as being located at 201 and 205 Lang Avenue.

LEGAL DESCRIPTION OF LANDS PRIOR TO THIS RESUBDIVISION

(DR-2016-5042-D-J1)

201 Lang Avenue

Lot One (1) and the North Thirty (30) feet of Lot Two (2), Block Six (6), Harbor View Addition in the City of Long Beach, Harrison County, Mississippi, as per the official Map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 5 at Page 6, thereof, reference to which is hereby made in aid of and as a part of this description.

(DR-2015-9065-D-J1)

205 Lang Avenue

South 10 feet of Lot Two (2) and all of Lots Three (3) and Four (4), Block Six (6), Harbor View Subdivision, a subdivision as per the official Map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 5 at Page 6 (Copy Book 2A at Page 172) thereof, reference to which is hereby made in aid of and as a part of this description.

LEGAL DESCRIPTION OF LANDS AFTER COLLAPSE

(PER SURVEY)

205 Lang Avenue

All of Lots One (1), Two (2), Three (3) and Four (4), Block Six (6), Harbor View Addition, a subdivision as per the official Map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 5 at Page 6 (Copy Book 2A at Page 172) thereof, reference to which is hereby made in aid of and as a part of this description. Said parcel contains 23957 square feet or 0.55 acres.

10671

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
2081 TRAILWOOD DRIVE, BILOXI, MS. 39532
PH. (228) 365-3632 Teelokgd@aol.com

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**CERTIFICATE OF RESUBDIVISION
PARENT TRACTS
LOT COLLAPSE 201-205 LANG AVENUE
LOTS 1-4, BLOCK 6, HARBOR VIEW ADDITION
LONG BEACH, HARRISON COUNTY, MISSISSIPPI**

PARCEL #0512H-02-009.000
PARCEL #0512H-02-010.000

SCALE: 1"=40'

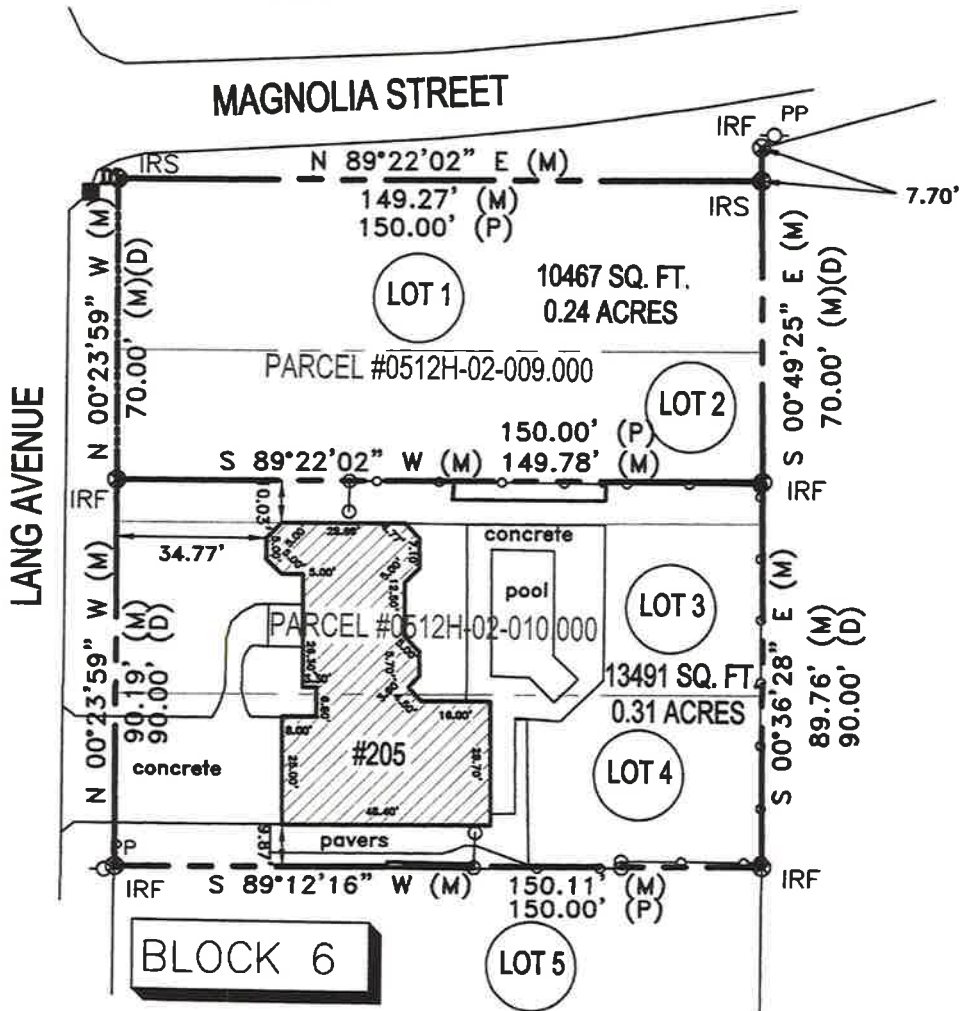
IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET

P=PLAT OF RECORD
M=MEASURED
D=DEED

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

Bearings based on GPS Observation of the east margin of Lang Avenue, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" (0.2%) per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-0358-G, Revised: 6/16/09.



LEGAL DESCRIPTION (DR-2016-5042-D-J1)

Lot One (1) and the North Thirty (30) feet of Lot Two (2), Block Six (6), Harbor View Addition in the City of Long Beach, Harrison County, Mississippi, as per the official Map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, in Plat Book 5 at Page 6, thereof, reference to which is hereby made in aid of and as a part of this description.

(DR-2015-9065-D-J1)

South 10 feet of Lot Two (2) and all of Lots Three (3) and Four (4), Block Six (6), Harbor View Subdivision, a subdivision as per the official Map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 5 at Page 6 (Copy Book 2A at Page 172) thereof, reference to which is hereby made in aid of and as a part of this description.

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
Class "B" Survey
September 29, 2020



10671

**GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR**
2081 TRAILWOOD DRIVE, BILOXI, MS. 39532
PH. (228) 365-3632 Teelokgd@aol.com

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION
COLLAPSED TRACTS
LOT COLLAPSE 201-205 LANG AVENUE
LOTS 1-4, BLOCK 6, HARBOR VIEW ADDITION
LONG BEACH, HARRISON COUNTY, MISSISSIPPI

PARCEL #0512H-02-009.000
PARCEL #0512H-02-010.000

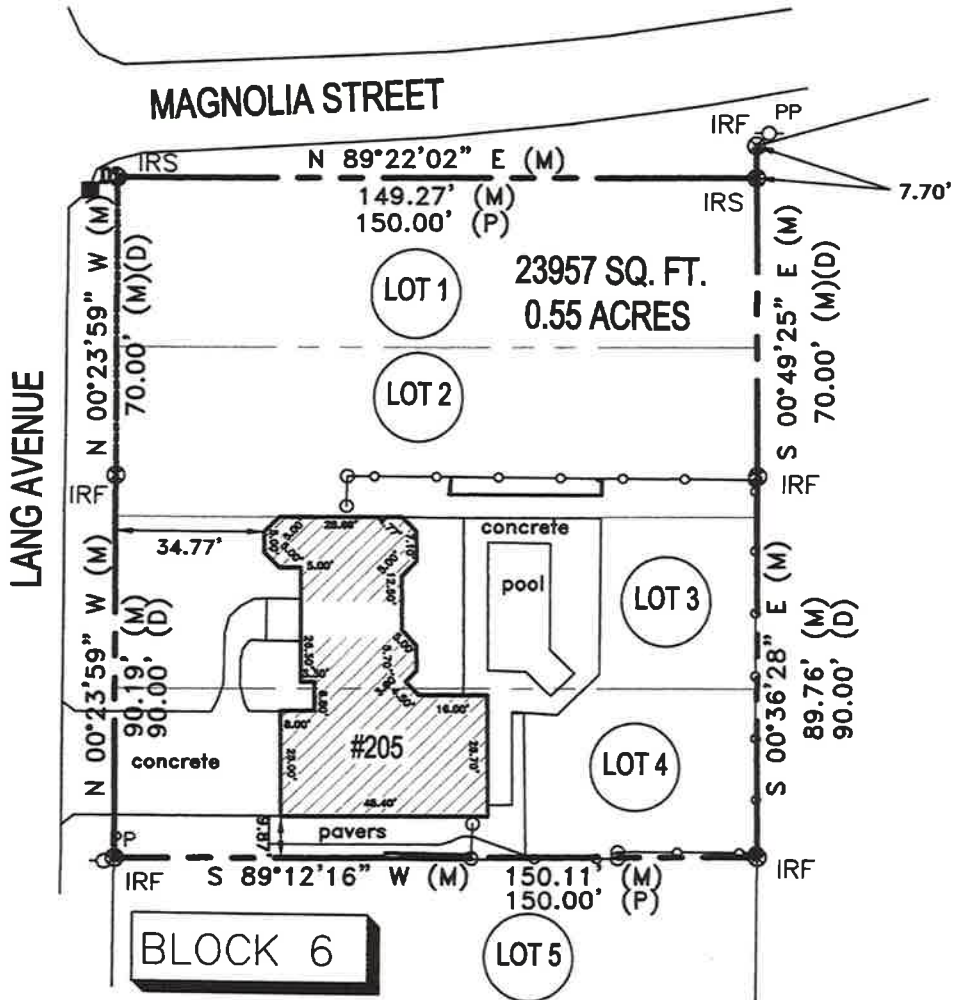
SCALE: 1"=40'
IRF 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1/2" IRON ROD SET

P=PLAT OF RECORD
M=MEASURED
D=DEED

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

Bearings based on GPS Observation of the east margin of Lang Avenue, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" (0.2%) per FEMA Flood Insurance Rate Map, City of Long Beach, Harrison County, Mississippi, Community Panel Number 28047C-0358-G, Revised: 6/16/09.



LEGAL DESCRIPTION OF LANDS AFTER COLLAPSE
(PER SURVEY)

All of Lots One (1), Two (2), Three (3) and Four (4), Block Six (6), Harbor View Addition, a subdivision as per the official Map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 5 at Page 6 (Copy Book 2A at Page 172) thereof, reference to which is hereby made in aid of and as a part of this description. Said parcel contains 23957 square feet or 0.55 acres.

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
Class "B" Survey
September 29, 2020



10671

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
2081 TRAILWOOD DRIVE, BILOXI, MS. 39532
PH. (228) 365-3632 Teelokgd@aol.com

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Joe Culpepper <joeculpepper@cableone.net>
Sent: Wednesday, December 2, 2020 6:30 PM
To: 'Tina Dahl'; 'David Ball'
Cc: jan@cityoflongbeachms.com
Subject: RE: 205 South Lang Avenue, Certificate of Resubdivision

I see no need for any special tap fee as for they are combining 2 lots into 1.

Joe Culpepper P.E.



404 Kohler Street Long Beach, MS 39560
 P.O. Box 591 Long Beach, MS 39560
 228-863-0440 – Fax 228-865-7844

From: Tina Dahl <tina@cityoflongbeachms.com>
Sent: Friday, November 20, 2020 12:22 PM
To: 'David Ball' <david@overstreeteng.com>; 'Joe Culpepper' <joeculpepper@cableone.net>
Cc: jan@cityoflongbeachms.com
Subject: 205 South Lang Avenue, Certificate of Resubdivision

I have attached an application for resubdivision. This item has been added to the agenda for January 14, 2021. Thanks,
 Tina

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

December 3, 2020

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

RE: Certificate of Subdivision - Tax Parcel Nos. 0512H-02-009.000 & 0512H-02-010.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced parcels which have existing frontage at the southwest corner of S. Lang Ave. and Magnolia St., and on S. Lang Ave, respectively. There is an existing structure on the southern parcel. The subdivision merely proposes to combine the two referenced parcels into one single parcel, having approximately 160 feet of frontage on the S. Lang and 150 feet frontage on Magnolia St. The Certificate itself appears to contain all appropriate certifications.

Although no additional water or sewer services are anticipated at this lot, 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,

David Ball, P.E.

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Commissioner Barlow made motion, seconded by Commissioner McKenzie and unanimously carried recommending approval of the resubdivision in accordance with the Subdivision Regulation, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS.

It came for discussion a Sketch Approval for Bear Point Subdivision, located at Southeast corner of the intersection of Beatline Road and Pineville Road, Tax Parcels 0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, and 0511N-01-004.011, Submitted by Long Beach Holdings, LLC, as follows:

**MINUTES OF JANUARY 14, 2021
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	1-14-21
Zoning	R-1
Agenda Date	1-14-21
Check Number	1018

- I. TYPE OF CASE: **SKETCH APPROVAL**
- II. ADVALOREM TAX PARCEL NUMBER(S): See Attached
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Southeast corner of the intersection of Beatline and Pineville Roads
- IV. ADDRESS OF PROPERTY INVOLVED: Not Available
- A. The purpose of the sketch is to develop a general design on which to base the preliminary and final plat, and thus having to revise such design to make in conform to the comprehensive City plan and to relate it to surrounding development. To this end, the sub-divider should consult informally with the City Engineer and the Planning Commission on preparation of the sketch plat.
- B. The sub-divider shall submit to the Planning Commission the sketch plat of the proposed subdivision, together with the attendant items, fifteen (15) days prior to the Planning Commission meeting at which the sketch plat is to be approved. The sketch plat shall be reviewed by the Planning Commission and approved by the Mayor and Board of Aldermen. The review shall take into consideration, in addition to the requirements set forth in these regulations, the components of the comprehensive City plan, the zoning ordinance and other plans, programs and regulations that might affect the area and the design and development of the subdivision.
- C. The sub-divider must submit a general layout drawing of the proposed subdivision or development. The sketch plat should indicate location of the subdivision, street alignment and lot sizes, and should provide additional information that is deemed reasonably necessary within the scope the Subdivision Ordinance by the City. (1) The sketch plat should consist of three (3) full-size drawings on 24 x 36 inch sheets and (1) 8 ½ x 14 and/or emailed in pdf. format to the Clerk.
- D. The Planning Commission shall inform the sub-divider that the Sketch plan as submitted or as modified does or does not meet the objectives of City Regulations. When the Planning Commission or the Mayor and Board find that the sketch plat does not meet the objectives of City regulations the reasons therefore shall be given, together with any changes recommended to be made. In the even the sub-divider does not agree to changes recommended by the Planning Commission, he may request and shall receive review and formal action by the Mayor and Board of Aldermen at its next regular meeting.
- E. Although not recommended, a developer may be allowed to combine the Sketch and Preliminary plats so that they may be considered together.
- V. **REQUIRED ATTACHMENTS:**
- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water).

MINUTES OF JANUARY 14, 2021
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION


- B. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- C. **Fee.** Attach a check in the amount of \$50.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

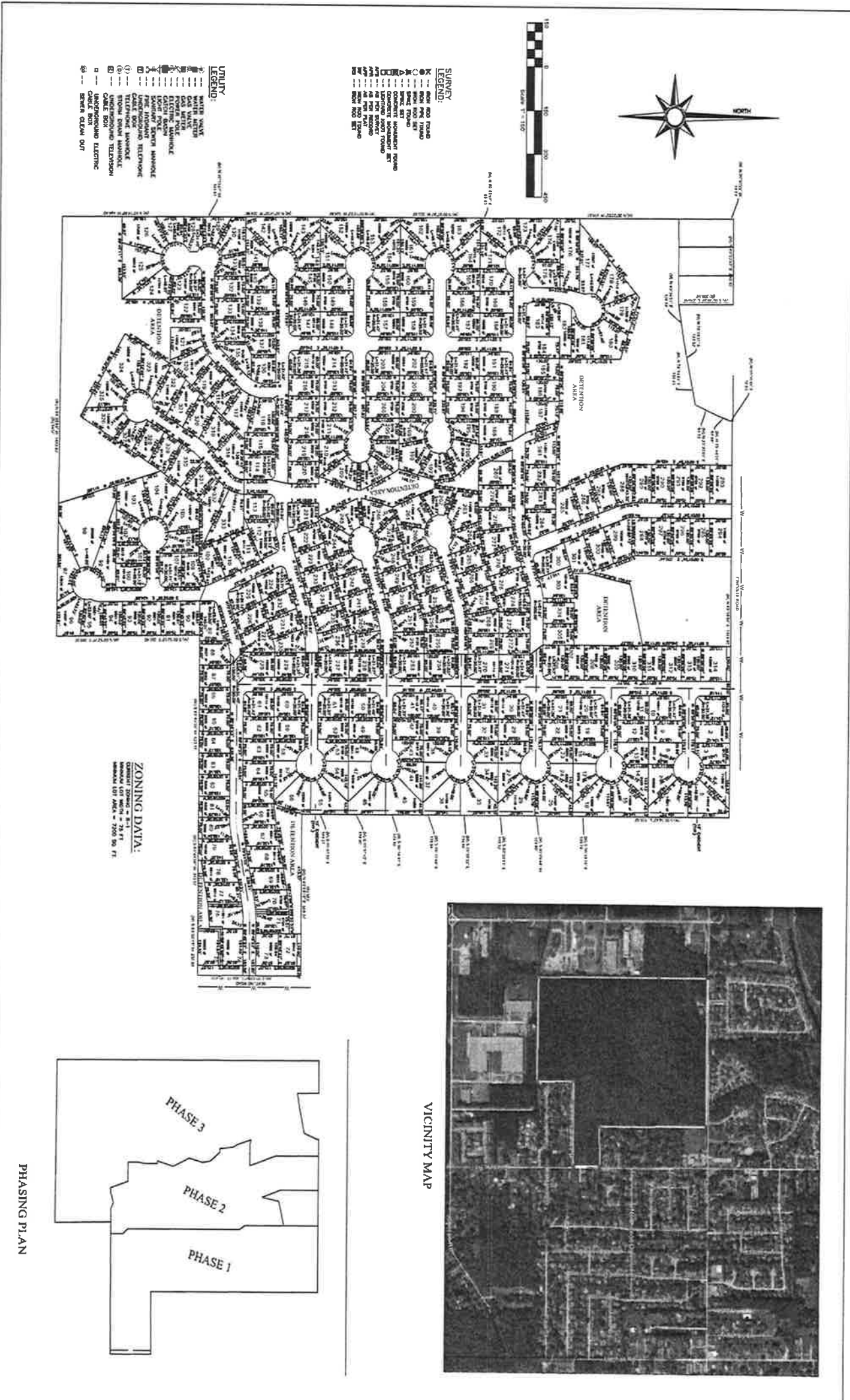
VI. **OWNERSHIP AND CERTIFICATION:**

READ BEFORE EXECUTING, Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application, the completed application with all necessary documents and payments must be returned to the Planning office not later than fifteen (15) days before the 2nd or 4th Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

Ownership: I the undersigned due hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.

Long Beach Holdings, LLC	_____
Name of Rightful Owner (PRINT)	Name of Agent (PRINT)
14397 Creosote Road	_____
Owner's Mailing Address	Agent's Mailing Address
Gulfport MS 39503	_____
City State Zip	City State Zip
228-669-7071	_____
Phone	Phone
	_____
Signature of Rightful Owner	Signature of Applicant
Date	Date

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



PROJECT NO. 2021-001	DATE 01/14/2021	PROJECT NAME BEAR POINT SUBDIVISION	SHEET TITLE SKETCH PLAT
PROJECTING ENGINEER DANIEL R. BOUDREAU, JR., P.E., INC. Consulting Engineers 17381 South Carr Bridge Road Biloxi, Mississippi 39532 (228) 396-2884		SHEET OF 1	

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EASE ZONE 2301):

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 9; THENCE N00°14'49"W 494.40' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE N00°15'27"W 141.81' TO A 1/2" IRON ROD FOUND; THENCE N00°14'20"W 324.86' TO A 1/2" IRON ROD FOUND; THENCE N00°15'23"W 324.86' TO A 1/2" IRON ROD FOUND; THENCE N00°07'36"W 323.99' TO A 1/2" IRON ROD FOUND; THENCE N00°44'07"E 53.53' TO A CONCRETE MONUMENT FOUND; THENCE N00°20'23"W 918.51' TO A CONCRETE MONUMENT FOUND; THENCE N00°30'22"W 19.59' TO A CONCRETE MONUMENT FOUND ON THE SOUTH MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID SOUTH MARGIN, N89°52'53"E 290.45'; THENCE S00°35'39"E 210.44' TO A 1/2" IRON ROD FOUND; THENCE N80°36'51"E 126.58' TO A 1/2" IRON ROD FOUND; THENCE N78°14'51"E 123.32'; THENCE N78°14'51"E 105.25'; THENCE N23°22'03"E 91.52'; THENCE N19°46'01"E 52.68'; THENCE N00°35'02"E 10.05' TO THE SOUTH MARGIN OF PINEVILLE ROAD; THENCE ALONG SAID SOUTH MARGIN, N89°58'06"E 1369.96' TO A 1-1/2" IRON PIPE FOUND; THENCE S00°14'43"E 535.92' TO A 1" IRON PIPE FOUND; THENCE S00°16'15"E 139.78' TO A 1" IRON PIPE FOUND; THENCE S00°09'44"W 139.60' TO A 1" IRON PIPE FOUND; THENCE S00°22'51"E 140.32' TO A 1" IRON PIPE FOUND; THENCE S00°09'32"E 139.86' TO A 1-1/2" IRON PIPE FOUND; THENCE S00°15'49"E 139.94' TO A 1-1/2" IRON PIPE FOUND; THENCE S00°14'15"E 139.85' TO A 1-1/2" IRON PIPE FOUND; THENCE S00°07'42"E 139.40' TO A 1-1/2" IRON PIPE FOUND; THENCE S00°07'20"E 140.27' TO A 1-1/2" IRON PIPE FOUND; THENCE N89°53'16"E 558.37' TO A 1-1/2" IRON PIPE FOUND ON THE WEST MARGIN OF BEATLINE ROAD; THENCE ALONG SAID WEST MARGIN, S00°09'08"E 400.15'; THENCE S89°50'45"W 236.90' TO A 1/2" IRON ROD WITH CAP FOUND; THENCE S89°44'04"W 313.57' TO A 1/2" IRON ROD FOUND; THENCE S89°49'39"W 623.97' TO A 1" IRON PIPE FOUND; THENCE S00°52'53"E 255.45' TO A 1/2" IRON ROD FOUND; THENCE S00°52'16"E 300.55' TO THE SOUTHWEST CORNER OF LIVE OAK ESTATES SUBDIVISION; THENCE N89°35'08"W 1453.49' TO THE POINT OF BEGINNING, CONTAINING 119.415 ACRES. HEREIN DESCRIBED PROPERTY BEING DESIGNATED AS COUNTY PARCEL NUMBERS 0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010 AND 0511N-01-004.011.

After considerable discussion, Commissioner Husband made motion, seconded by Commissioner Barlow and unanimously carried recommending the approval of the Sketch Plat as submitted.

It came for discussion under New Business a Preliminary Plat Approval for Bear Point Subdivision, located at Southeast corner of the intersection of Beatline Road and Pineville Road, Tax Parcels 0511N-01-004.000, 0511N-01-004.001, 0511N-01-004.002, 0511N-01-004.003, 0511N-01-004.004, 0511N-01-004.005, 0511N-01-004.006, 0511N-01-

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

004.007, 0511N-01-004.008, 0511N-01-004.009, 0511N-01-004.010, and 0511N-01-004.011,

Submitted by Long Beach Holdings, LLC, as follows:



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

Office use only	
Date Received	12-14-20
Zoning	R1 EC2
Agenda Date	1-14-21
Check Number	019

- I. TYPE OF CASE: **PRELIMINARY PLAT APPROVAL**
- II. ADVALOREM TAX PARCEL NUMBER(S): See Attached
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Southwest corner of the intersection of Beatline and Pineville Roads
- IV. ADDRESS OF PROPERTY INVOLVED: Not Available
- V. GENERAL DESCRIPTION OF REQUEST: Subdivision of 31.8 acres of property zoned R-1 into 104 lots in accordance with the requirements of the Long Beach Ordinances

- VI. **REQUIRED ATTACHMENTS:**
 - A. Twenty (20) working days prior to the regular monthly meeting of the planning commission the following documents must be submitted:
 - a. Three (3) full-size blueline copies of the preliminary plat,
 - b. Two (2) blueline copies of the complete construction plans and specification,
 - c. Two (2) copies of the developer's engineer's basis of design and complete design calculation, and
 - d. Two (2) copies of the preliminary plat application forms.
 - e. The proposed plat shall be at a scale legible and functional on sheets of twenty-four (24) by thirty-six (36) inches in size. ****Please refer to the City of Long Beach's Subdivision Regulations for additional information to be included on the plat.**
 - B. Cash or Check payable to the City of Long Beach in the amount as follows:

2-3	Lots	\$100.00
4-10	Lots	\$150.00
11-50	Lots	\$300.00
50-100	Lots	\$400.00
100 +	Lots	\$500.00
 - 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 twenty (20) 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,

Long Beach Holdings, LLC

 Name of Rightful Owner (PRINT)
 14397 Creosote Road

 Owner's Mailing Address
 Gulfport MS 39503

 City State Zip
 228-669-7071

 Phone
 charlie@gant-brown.com

 Email address


 Signature of Rightful Owner Date

 Name of Agent (PRINT)

 Agent's Mailing Address

 City State Zip

 Phone

 Email address

 Signature of Applicant Date

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EASE ZONE 2301):

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MINUTES OF JANUARY 14, 2021
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
LONG BEACH FIRE DEPARTMENT

Subdivision/Site Inspection Form

Subdivision and/or Site: Bear Point

Address or Location: Beatline / Pineville

Subdivision Site and Acceptance Test

For all new subdivisions located within the City of Long Beach, a minimum of \$80.00 plus \$20.00 per fire hydrant shall be levied. This fee includes initial site plan review, with the inspection and test on each hydrant for the final acceptance test. The fee is payable upon submittal of the initial plans for review to the Long Beach Building Code Office.

Site Plan

Preliminary Site Plan Review Date:

Preliminary Site Plan: Accepted [X] Rejected []

Hydrants Test

Water Main Size: 8 Inch

Accepted: [x] Rejected []

Hydrant Number: # 1

Location:

Gallons per Minute: Not Tested

Accepted: [x] Rejected: []

Hydrant Number: # Not Tested

Location:

Gallons per Minute:

Accepted: [x] Rejected: []

Hydrant Number: #3 Not Tested

Location:

Gallons per Minute:

Accepted: [x] Rejected: []

Hydrant Number: # 4 Not Tested

Location:

Gallons per Minute:

Accepted: [x] Rejected: []

** All hydrants will be tested before the final acceptance is given on the site plan. Please make sure all water valves are turned on. **

Reviewed by: Timothy Darden

December 8, 2020

Fee: \$ 160.00

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

January 7, 2021

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

RE: Bear Point S/D Preliminary Plat

Ladies and Gentlemen:

At this time, we do not recommend Preliminary Plat approval for the referenced subdivision. After some review and comments to the developer, a revised set of plans has been submitted. However, the review process for this revised set of plans is not yet complete. Additionally, the Preliminary Plat document itself still needs some revisions. This recommendation pertains only to the Preliminary Plat approval process.

Sincerely,

David Ball, P.E.

**MINUTES OF JANUARY 14, 2021
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion and upon recommendation of the City Engineer letter, Commissioner Husband made motion, seconded by Commissioner Barlow and unanimously carried to approve the Preliminary Plat, as submitted, contingent upon the engineer department signing off on all modifications.

There being no further business to come before the Planning and Development Commission at this time, Commissioner Husband made motion, seconded by Commissioner Barlow 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