

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
AGENDA
AUGUST 25, 2022
REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION
CITY OF LONG BEACH, MISSISSIPPI
5:30 O’CLOCK P.M.
LONG BEACH CITY HALL
MEETING ROOM
201 JEFF DAVIS AVENUE

I. CALL TO ORDER

II. ROLL CALL AND ESTABLISH QUORUM

III. PUBLIC HEARINGS

1. Short-Term Rental- 114 Oak View Avenue, Tax Parcel 0612F-01-063.000, Submitted by Raschard Gillespie (owner) and Charles Holliday (property manager).
2. Short-Term Rental- 114 Olson Avenue, Tax Parcel 0612E-02-093.000, Submitted by The Beach Hive, LLC (owner) and Jannelle Ruiz (property manager).
3. Short-Term Rental- 204 Trautman Avenue- Tax Parcel 0612E-02-012.000, Submitted by G-VI Capital Management, LLC (owner) and Beachy Bookings, Tanya Darrow (property manager).
4. Short-Term Rental- 413 South Burke Avenue, Tax Parcel 0612B-02-072.000, Submitted by John and Brenda Page (owners) and Melanie Kidd (property manager).
5. Variance- 3 Southern Oaks Lane, Tax Parcel 0512B-01-030.018, Submitted by William and Cynthia Conner (owners) and Residential Designs by Wayne O’Neal (agent).

IV. ANNOUNCEMENTS

V. APPROVE MINUTES

1. August 11, 2022, Regular
2. August 11, 2022, Work Session

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

1. Certificate of Resubdivision- 5196 Mitchell Road and 20098 Lovers Lane, Tax Parcels 0511I-02-011.001 and 0511I-02-011.000, Submitted by Scott Rishel.
2. Certificate of Resubdivision- 20030 Pineville Road, Tax Parcel 0511I-01-039.000, Submitted by Danny Leggett.

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 September 6, 2022.**

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

Commissioner Sawyer Walters read the Opening Statement for the Planning and Development Commission.

**MINUTES OF AUGUST 25, 2022
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Be it remembered that five (5) 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 25th day of August 2022, in said City, and the same being the time, date and place fixed for holding said public hearings.

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

Absent the public hearings were Commission Chairman Frank Olaivar, Commissioners Jennifer Glenn and Marcia Kruse.

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 Short-Term Rental for property located at 114 Oak View Avenue, Tax Parcel 0612F-01-063.000, submitted by Raschard Gillespie (owner) and Charles Holliday (property manager), as follows:

**MINUTES OF AUGUST 25, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI		
APPLICATION FOR SHORT-TERM RENTAL		
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560

PROPERTY INFORMATION:
 ADDRESS: 114 Oak View Ave, Long Beach MS 39560 Tax Parcel # 0612F-01-063-000
(Location of Short-Term Rental)

OWNER'S INFORMATION:
 Property Owner's Name: Raschard Gillespie
 Property Owner's Address: 523 Olive Blvd. S. Hempstead, NY 11550
 Property Owner's Mailing Address, if different from above:

Property Owner's Phone No: 516 547 7076 City Long Beach State MS Zip 39560
 Email Address: enjoy ur visit@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: CHARLES Holliday
 Property Manager's Address: (Must be a local contact)
203 N. CLEVELAND AVE APT 94 Longbeach MS, 39560
City State, Zip
 Property Manager's Phone No.: 628/313-3979 Email Address: caholliday14@gmail.com

- PLEASE PROVIDE THE FOLLOWING:**
- Mississippi Sales Tax ID # Airbnb/Vrbo will remit MS Taxes
 - 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.

Raschard Gillespie Raschard Gillespie July 27, 2022
 PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy: <u>8</u>	Maximum Vehicles allowed: <u>2</u>	Number of bedrooms: <u>3</u>	Number of people home can accommodate: <u>8</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: 8/23/22
 Fire Inspector Signature: _____ Date: _____

COMMENTS: _____

Date Received: <u>8-1-22</u>
Agenda Date: <u>8-25-22</u>
Amount Due/Paid: <u>200.00</u>
Check #: <u>6065</u>

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SCANNED



1st JUDICIAL DISTRICT
Instrument 2022-0014310-D-11
Filed/Recorded 06/10/2022 2:10:01 PM
Total Fees 26.00
3 Pages Recorded

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #225070

Return to:
Donald R. Jones
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965

Index to 75' x 140' parcel in Long Beach Section Block 18, In Lot 54 H. S. Survey, Section 14-8-12

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 consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, HEATHER N. CARNOCKI and spouse, JACK VINCENT, 16911 Stavis Bay Road NW, Seabeck, WA 98300, 228-297-8282, do hereby sell, convey and warrant unto MICHELLE GILLESPIE and spouse, RASCHARD GILLESPIE, 523 Olive Blvd., South Hempstead, NY 11550, 516-849-0528, 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, being more particularly described as follows, to-wit:

Beginning on the North line of Magnolia Street and the West line of Oakview Avenue and run North 421 feet to the Point of Beginning, thence West 140 feet, thence North 75 feet, thence East 140 feet, thence South 75 feet to the Point of Beginning, being Lot G of Survey of Johansen property recorded in Deed Book 395, Page 496, Lot 54, H.S. Survey Section 14, Township 8 South, Range 12 West, First Judicial District of Harrison County, Mississippi.

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 OUR SIGNATURES, on this the 8th day of June, 2022.

HEATHER N. CARNOCKI

X
JACK VINCENT

STATE OF Washington
COUNTY OF Litsea

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, HEATHER N. CARNOCKI, who acknowledged that the above and foregoing

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instrument was signed and delivered as the free and voluntary act and deed of the Grantor on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 8th day of June, 2022.

[Signature]
NOTARY PUBLIC

My Commission Expires:

[Handwritten date]



STATE OF [Handwritten: Washington]
COUNTY OF [Handwritten: Kitsap]

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, JACK VINCENT, who acknowledged that the above and foregoing instrument was signed and delivered as the free and voluntary act and deed of the Grantor on the day and in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 8th day of June, 2022.

[Signature]
NOTARY PUBLIC

My Commission Expires:

[Handwritten date]



AIRBNB/VRBO SHORT-TERM RENTAL AGREEMENT

I. THE PARTIES. This Short-Term Rental Agreement ("Agreement") made on [blank], 20 [blank] between the following:

Short Term Rental Tenant: [blank] TBD [blank], with a mailing address of [blank] ("STR Tenant"), and

LANDLORD: Raschard and Michelle Gillespie (Live Oaks Getaway) with a mailing address of 523 Olive Blvd, South Hempstead, NY 11550 ("Landlord").

II. THE PREMISES. The Landlord agrees to lease the described property below to the Tenant, and the Tenant agrees to rent from the Landlord:

- a.) Mailing Address: 114 Oak View Avenue Long Beach, MS 39560.
b.) Residence Type: [] Apartment [X] House Condo Other: [blank]
c.) Bedroom(s): 3
d.) Bathroom(s): 2
e.) Other: [blank]

Hereinafter known as the "Premises."

III. LEASE TERM. The Tenant shall have access to the Premises under the terms of this Agreement for the following time period: (check one)

- Fixed Term. The Tenant shall be allowed to occupy the Premises starting [blank], 20 [blank] at [blank] [] AM [] PM and ending [blank], 20 [blank] at [blank] [] AM [] PM ("Lease Term").

- Month-to-Month Lease. The Tenant shall be allowed to occupy the Premises on a month-to-month arrangement starting on [blank], 20 [blank], and ending upon notice of [blank] days from either Party to the other Party ("Lease Term").

IV. QUIET HOURS. The Landlord requires: (check one)

- No Quiet Hours. There are no quiet hours. However, the Tenant must reside on the Premises with respect to the quiet enjoyment of the surrounding residents.

[X] - Quiet Hours. Quiet hours begin at 9:00 PM Sunday- Thursday and 11pm Friday & Saturday night and continue until sunrise. Quiet hours

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consist of no music and keeping all audio at a minimum level out of respect for the surrounding residents.

V. OCCUPANTS. The total number of individuals staying on the Premises during the Lease Term shall be a total of 8 guests.

If more than the authorized number of guests listed above are found on the Premises, this Agreement will be subject to termination by the Landlord.

VI. RENT. The Tenant shall pay the Landlord: TDB

- Fixed Amount. The Tenant shall be required to pay the Landlord \$ for the Lease Term ("Rent"). The Rent is due at the execution of this Agreement.

- Monthly Amount. The Tenant shall be required to pay the Landlord \$ in equal monthly installments for the Lease Term ("Rent") and due on the of each month under the following instructions:

First (1st) month's rent is due at the execution of this Agreement.

VII. UTILITIES. The Landlord shall be responsible for all utilities and services to the Premises EXCEPT for the following: n/a

VIII. SECURITY DEPOSIT. The Tenant shall be obligated to pay the following amounts upon the execution of this Agreement: (check one):

X -No Security Deposit. There is no deposit required for the security of this Agreement ("Security Deposit"). However, AIRBNB/VRBO reserves the right to use the card on file for damages caused by the Tenant.

- Security Deposit: \$ ("Security Deposit"). The Security Deposit is for the faithful performance of the Tenant under the terms and conditions of this Agreement. The Tenant must pay the Security Deposit at the execution of this Agreement. The Security Deposit shall be returned to the Tenant within the State's requirements after the end of the Lease Term less any itemized deductions. This Security Deposit shall not be credited towards any Rent unless the Landlord gives their written consent.

IX. PETS. The Landlord: (check one).

X- Does Not Allow Pets. There are no pets allowed on the Premises. If the Tenant is found to have pets on the Premises, this Agreement and any Security Deposit shall be forfeited.

- Allows Pets: The Tenant shall have the right to have pet(s) on the Premises with a maximum limit of pounds per pet. For the right to have pet(s) on the Premises, the Landlord shall charge a fee of \$ that is non-refundable refundable unless there are damages related to the pet. The Tenant is responsible for all damage that any pet causes, regardless of the ownership of said pet, and agrees to restore the Premises to its original condition at their expense.

X. PARKING. The Landlord: (check one)

X- Shall provide 2 parking space(s) to the Tenant. The parking space(s) are described as: Driveway parking only.

- Shall NOT provide parking.

XI. FEES. The Landlord requires the Tenant pays the following fees at the execution of this Agreement: (check all that apply)

- Cleaning Fee: \$140
- Taxes: \$TBD by AIRBNB/VRBO
- Other: \$
- Other: \$

XII. SMOKING POLICY. Smoking on the Premises is: (check one)

X- Prohibited.

- Permitted ONLY in the following areas:

XIII. PERSON OF CONTACT. The Landlord: (check one)

- Does have a manager on the Premises that can be contacted for any maintenance or repair at:

Agent/Manager's Name:
Telephone: () -
E-Mail:

X- Does not have an agent/manager on the Premises, although the Landlord can be contacted for any emergency, maintenance, or repair at:

Landlord's Name: Michelle Gillespie
Telephone: (516) 256-9288
E-Mail: enjoyurvisit@gmail.com

XIV. SUBLETTING. The Tenant: (check one)

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- Has the right to sublet the Premises. Each subtenant is: (check one)
 - required to be approved by the Landlord prior to occupancy.
 - not required to be approved by the Landlord.

X- Does not have the right to sublet the Premises.

- XV. **INSPECTION.** The Landlord has the right to inspect the Premises with prior notice as in accordance with State law. Should the Tenant violate any of the terms of this Agreement, the rental period shall be terminated immediately in accordance with State law. The Tenant waives all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenant shall vacate the Premises at the expiration time and date of this agreement.
- XVI. **MAINTENANCE AND REPAIRS.** The Tenant shall maintain the Premises in a good, clean, and ready-to-rent condition and use the Premises only in a careful and lawful manner. The Tenant shall leave the Premises in a ready to rent condition at the expiration of this Agreement, defined by the Landlord as being immediately habitable by the next tenant. The Tenant shall pay for maintenance and repairs should the Premises be left in a lesser condition. The Tenant agrees that AIBNB/VRBO may charge costs of said services from the credit card on file, if Tenant causes damage to the Premises or its furnishings.
- XVII. **TRASH.** The Tenants shall dispose of all waste material generated during the Short Term rental Term under the strict instruction and direction of the Landlord.
- XVIII. **QUIET ENJOYMENT.** The Tenant, along with neighbors, shall enjoy each other's company in a quiet and respectful manner to each other's enjoyment. The Tenant is expected to behave in a civilized manner and shall be good neighbors with any residents of the immediate area. Creating a disturbance of the area by large gatherings or parties shall be grounds for immediate termination of this Agreement.
- XIX. **LANDLORD'S LIABILITY.** The Tenant and any of their guests hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from the use of the Premises regardless of the nature of the accident, injury or loss. The Tenant expressly recognizes that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Tenant and that Tenant should purchase their own insurance for their guests if such coverage is desired.
- XX. **ATTORNEY'S FEES.** The Tenant agrees to pay all reasonable costs, attorney's fees, and expenses that shall be made or incurred by the Landlord enforcing this agreement.

Page 4 of 5

- XXI. **USE OF PREMISES.** The Tenant shall use the Premises for residential use only. The Tenant is not authorized to sell products or services on the Premises or conduct any commercial activity.
- XXII. **ILLEGAL ACTIVITY.** The Tenant shall use the Premises for legal purposes only. Any other such use that includes but is not limited to illicit drug use, verbal or physical abuse of any person or illegal sexual behavior shall cause immediate termination of this Agreement with no refund of pre-paid Rent.
- XXIII. **POSSESSIONS.** Any personal items or possessions that are left on the Premises are not the responsibility of the Landlord. The Landlord shall make every reasonable effort to return the item to the Tenant. If claims are not made within the State's required time period or two (2) weeks, whichever is shorter, the Landlord shall be able to keep such items to sell or for personal use.
- XXIV. **GOVERNING LAW.** This Agreement shall be governed and subject to the laws located in the jurisdiction of Premise's location.

Landlord Signature: _____ Date: _____

Print Name: _____

Tenant Signature: _____ Date: _____

Print Name: _____

Tenant Signature: _____ Date: _____

Print Name: _____



**MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



New Declaration
Dwelling Fire Policy
Issue Date: 05/13/2022

Named Insured

Michelle Gillespie
Raschard Gillespie
523 Olive Blvd
SOUTH HEMPSTEAD, NY 11550

Policy Number 1001445698
Policy Period 05/30/22 - 05/30/23

Total Policy Premium
\$724.64

Coverage is provided by the following State Auto Company
Meridian Security

Policy Period begins and ends at 12:01 a.m. standard time at the residence premises.

Insured Location:
114 OAK VIEW AVE
LONG BEACH, MS 39560



Questions?

Visit us at StateAuto.com
or call (800) 288-4425
customer service.

Contact your independent agent at (601) 362-9004.

Your Coverages

Property Coverages	Limit	Premium
A. Dwelling	\$216,500	\$518.56
B. Other Structures	\$5,000	\$22.50
C. Personal Property	\$20,000	\$63.26
D & E. Fair Rental and Additional Living Expense	\$20,000	\$90.32
Liability Coverages	Limit	Premium
L. Liability	\$300,000	Included
M. Medical Payments	\$3,000	Included

Coverage at the above described location is provided only where a limit of liability or a premium is stated.

Coverage included by F. Other Coverages, at no additional cost:

Coverages	Limit
Other Structures as shown in Coverage B.	10% of Coverage A limit, as additional insurance
Debris Removal	Included in the limit that applies to damaged property
Improvements, Alterations and Additions	10% of Coverage C limit, as additional insurance
Worldwide Coverage	10% of Coverage C limit. Use of this coverage reduces Coverage C limit.
Fair Rental and Additional Living Expense	20% of Coverage A limit, as additional insurance
Reasonable Repairs	See form DP0002/DP0003 for details.
Property Removed	Included in the limit that applies to property being removed., lasting 30 days.
Trees, Shrubs and Other Plants	Up to \$500 per tree/shrub/plant up to 5% Coverage A limit, as additional insurance
Fire Department Service Charge	\$500 per occurrence, as additional insurance
Collapse	Included in A Dwelling and C. Personal Property limits.



New Declaration
Dwelling Fire Policy
Issue Date: 05/13/2022

Named Insured

Michelle Gillespie
Raschard Gillespie
523 Olive Blvd
SOUTH HEMPSTEAD, NY 11550

Policy Number 1001445698
Policy Period 05/30/22 - 05/30/23

Total Policy Premium
\$724.64

Coverage is provided by the following State Auto Company
Meridian Security

Policy Period begins and ends at 12:01 a.m. standard time at the residence premises.

Insured Location:
114 OAK VIEW AVE
LONG BEACH, MS 39560



Questions?

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or call (800) 288-4425
customer service.

Contact your independent agent at (601) 362-9004.

Coverage included by F. Other Coverages, at no additional cost:

Coverages	Limit
Glass or Safety Glazing Material	Included in A Dwelling and C. Personal Property limits.
Ordinance or Law	Up to 10% of Coverage A limit of liability, as additional insurance

Additional Coverages

Coverages	Limit	Premium
Water Backup and Sump Overflow -(\$1,000 Deductible)	\$10,000	\$30.00
Total Premium		\$724.64

Your Deductibles

Deductibles	Amount
All-Peril	\$1,000

Your Policy Information

Policy type: DP3 Program: Standard
Construction type: Brick/Frame Protection class: 5
Year built: 1956 Territory: 39560
Feet from hydrant: 500
Miles from fire station: 5
Residence Type: Single Family Dwelling

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New Declaration
Dwelling Fire Policy
Issue Date: 05/13/2022

Total Policy Premium
\$724.64

Named Insured

Michelle Gillespie
Raschard Gillespie
523 Olive Blvd
SOUTH HEMPSTEAD, NY 11550

Policy Number	Policy Period
1001445698	05/30/22 - 05/30/23

Coverage is provided by the following State Auto Company
Meridian Security

Policy Period begins and ends at 12:01 a.m. standard time at the residence premises.

Insured Location:

114 OAK VIEW AVE
LONG BEACH, MS 39560

Your Forms and Endorsements

- DP0538 (07/21) Cap on Losses From Certified Acts of Terrorism, Disclosure Pursuant To Terrorism Risk Insurance Act
- FI36 (01/16) Dwelling Policy Cover Page
- FI36A (01/16) Your Dwelling Quick Reference



Questions?

Visit us at StateAuto.com
or call (800) 288-4425
customer service.

Contact your independent agent at (601) 362-9004.

Mortgage, its successors and/or assigns:

LNR4000029860
Bethpage Federal Credit
Union ISAOA ATIMA
PO Box 25304
Fort Worth, TX 76124

Schedule Information

Windstorm or Hail Exclusion
Wind - Hail Excluded

This declarations page with policy forms and endorsements completes the Policy. This Policy will continue in force for the period indicated upon valid payment of the premium, when due.



New Declaration
Dwelling Fire Policy
Issue Date: 05/13/2022

Total Policy Premium
\$724.64

Named Insured

Michelle Gillespie
Raschard Gillespie
523 Olive Blvd
SOUTH HEMPSTEAD, NY 11550

Policy Number	Policy Period
1001445698	05/30/22 - 05/30/23

Coverage is provided by the following State Auto Company
Meridian Security

Policy Period begins and ends at 12:01 a.m. standard time at the residence premises.

Insured Location:

114 OAK VIEW AVE
LONG BEACH, MS 39560

Your Forms and Endorsements

- DF0495 (07/14) Limited Water Back-Up And Sump Discharge Or Overflow Coverage
- DF179 (07/14) Lead and Pollution Exclusion Endorsement
- DF2073 (09/07) Amendment of Cancellation Provision
- DF2999 (01/21) Actual Cash Value and Depreciation Definitions Endorsement
- DF3006 (11/21) Duties After Loss Amendatory Endorsement
- DL2401 (07/14) Personal Liability
- DL2402 (07/14) Personal Liability Additional Policy Conditions
- DL2410 (12/02) Additional Insured
- DL2411 (07/14) Premises Liability (Non-Owner Occupied Dwelling)
- DL2471 (12/02) Limited Fungi, Wet or Dry Rot, or Bacteria Coverage
- DL2489 (07/21) Cap on Losses From Certified Acts of Terrorism, Disclosure Pursuant To Terrorism Risk Insurance Act
- DP0003 (07/14) Dwelling Property 3- Special Form
- DP0123 (07/15) Special Provisions - Mississippi
- DP0422 (07/14) Limited Fungi Wet or Dry Rot or Bacteria Coverage
- DP0437 (12/02) Windstorm or Hail Exclusion
- DP0470 (12/02) Premises Alarm or Fire Protection System



Questions?

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customer service.

Contact your independent agent at (601) 362-9004.

MINUTES OF AUGUST 25, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

The Clerk reported that thirty-five (35) notices of public hearing were sent by regular mail to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

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 Short-Term Rental.

Raschard Gillespie, 523 Olive Blvd South, Hempstead, NY, 11550, 516-543-7076, (owner) and Charles Holiday, 203 North Cleveland Avenue, Apt 94, Long Beach, MS 39560, 228-313-3979, (property manager) have filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 331, Short-Term Rentals-Residential (Ordinance 522). The location of the requested short-term rental is 114 Oak View Avenue, Tax Parcel: 0019401-063 000. Legal description is as follows:

BEG ON N LINE OF MAGNOLIA ST. B. W. LINE OF OAK VIEW AVE. & RUN N 423 FT. TO BEG. W. 140 FT. N. 75 FT. E. 140 FT. S. 75 FT. TO BEG. BEING 1 01 (C) D- SURVEY OF JOHANSEN. PROPERTY DEED BK 395 PG 496 LGT 54 H-S-H SURVEY SEC 14-8-12

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, August 25, 2022, at 5:30 pm, 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.

W. signed
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 924 • Long Beach, MS 39560 • 601-351-1551 • FAX 601-351-1558

AVERY	WYNNE	CHURCHMAN
Winchester Phillip 111 Oakview Avenue Long Beach, MS 39560	Desale Anthony J and Melissa G 118 Oakview Avenue Long Beach, MS 39560	Barkholder Rodney and Cline Paul L/A 122 Diamond Court Harrisonburg, VA 22801
Fields Christopher Band Beverly 117 East Avenue Long Beach, MS 39560	Purhner Nancy 115 East Avenue Long Beach, MS 39560	Jackson Kimberly Sue and Christopher 305 07 Street Pawnee, IL 62558
McKay Charles K and Ruth A 995 South Fiele Street Denver, CO 80246	Batey E King Jr and Brenda 109 East Avenue Long Beach, MS 39560	Jank Thomas M and Marie R 212 Rainbow Street Watertown, WI 53094
Mawn Rebecca 107 East Avenue Long Beach, MS 39560	Rendolph Burton Properties LLC PO Box 1404 Long Beach, MS 39560	Inwin Matthew S and Kimberly N 134 Oakview Avenue Long Beach, MS 39560
Melvin William G and Zoe S 108 Oak View Avenue Long Beach, MS 39560	Russio Ray J and Rebecca G 110 Oak View Avenue Long Beach, MS 39560	Robertson Brenda G Trustee 3 Rue Orleans Long Beach, MS 39560
Smith Kevin Cole and Summer Marisol 103 Oak View Avenue Long Beach, MS 39560	Winchester Phillip A 111 Oakview Avenue Long Beach, MS 39560	Mattox Kim Marie EST 119 Oakview Avenue Long Beach, MS 39560
Pelrin William C and Lydia K 503 Carol Avenue El Dorado, AR 71730	Rudicon Holdings and Investments LLC 127 Vista Drive Pass Christian, MS 39571	Peck Charles B and Hector F Par Arns 119 Oak View Avenue Long Beach, MS 39560
Beaver Jimmy N and Julie R 121 Oakview Avenue Long Beach, MS 39560	Holman Rodney I 132 Dearman Avenue Long Beach, MS 39560	Sutton Blane 130 Dearman Avenue Long Beach, MS 39560
Fernandez Hetta 128 Dearman Avenue Long Beach, MS 39560	Savey Ronnie A and Michelle R 106 Palwood Drive Pass Christian, MS 39571	Wieting Renee Ann Darin Simpson 120 Dearman Avenue Long Beach, MS 39560
Ladner Elizabeth Stansbury A/E 118 Dearman Avenue Long Beach, MS 39560	Hershberger Kenneth Ray 113 York Drive Long Beach, MS 39560	Taylor Gerald D and Frances M 3522 Dougherty Road Long Beach, MS 39560

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AVERY 5180
Siscenor Debra L
116 East Avenue
Long Beach, MS 39560

LUIS FELIX ADDRESS LABELS
Bordados (one in the package) use only
Huff Alice B Leonard
114 East Avenue
Long Beach, MS 39560

USA Avery.com
Use Avery
Hudson Patricia Earl -L/E-
112 East Avenue
Long Beach, MS 39560

Haley Brenda A and Ernest King Jr
106 East Avenue
Long Beach, MS 39560

Johnson Ennis Lord Ann H
27176 West Dubussion Road
Pass Christian, MS 39571

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

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 two hundred feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc, are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
3. That on August 2, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to thirty-five (35) property owners within 200' of 114 Oak View Avenue, Tax Parcel 0612F-01-063.000, notifying them that a public meeting will be held, August 25, 2022, to consider an application for a Short Term Rental submitted by Raschard Gillespie.

Given under my hand this the 25th of August 2022.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 25th day of August 2022.

Kini Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



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

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

Vol. XXI No. 31 dated 5 day of August, 2022
 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.

Hunter Barkins
Publisher

Sworn to and subscribed before me this 9 day of August, A.D. 2022

Stacey Dahl
Notary Public

**MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

- Blane Sutton, 130 Dearman Avenue, spoke in opposition of the short-term rental stating that the owner lives out of state and does not feel the owners will care for the property properly and he believes this is not in the best interest of the neighborhood.

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

After considerable discussion, Commissioner Walters made motion seconded by Commissioner Suthoff and unanimously carried recommending to approve the Short-Term Rental in accordance with Ordinance 622, subject to the applicant providing proof of liability insurance, as submitted.

The second public hearing to consider a Short-Term Rental for property located at 114 Olson Avenue, Tax Parcel 0612E-02-093.000, submitted by The Beach Hive, LLC (owner) and Jannelle Ruiz (property manager), as follows:

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI		
APPLICATION FOR SHORT-TERM RENTAL		
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560

PROPERTY INFORMATION:
 ADDRESS: 114 Olson Ave Long Beach 39560 Tax Parcel # 0612E-02-093
 (Location of Short-Term Rental) 000

OWNER'S INFORMATION:
 Property Owner's Name: The Beach Hive LLC
 Property Owner's Address: 3157 S Hannah Ln. Flagstaff, Az 86005
 Property Owner's Mailing Address, if different from above:

Property Owner's Phone No: 928 380 5704 City State Zip
 Email Address: Jpryan2010@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: Jannelle Ruiz
 Property Manager's Address: (Must be a local contact)
906 Beatrice Long Beach MS 39560
 City State Zip

Property Manager's Phone No.: 720 236 0692 Email Address: Jannellemruiz@gmail.com

- PLEASE PROVIDE THE FOLLOWING:**
- Mississippi Sales Tax ID # 1348976
 - 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.

Julie Ryan Jul Ryan 8-1-2022
 PRINT NAME SIGNATURE DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy: <u>8</u>	Maximum Vehicles allowed: <u>4</u>	Number of bedrooms: <u>3</u>	Number of people home can accommodate: <u>8</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: 8/23/22
 Fire Inspector Signature: _____ Date: _____

COMMENTS: _____

Date Received: <u>8-1-22</u>
Agenda Date: <u>8-25-22</u>
Amount Due/Paid: <u>200.00</u>
Check #: <u>1032</u>

**MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantors:
James R. Cloud, Et Al
104 Olson Avenue
Long Beach, MS 39560
(417) 207-0016

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
THE BEACH HIVE, LLC
A Arizona Limited Liability Company
3721 W Union Avenue
Denver, CO 80236
(303) 885-7292

File No. F220283S

INDEXING INSTRUCTIONS: Lot 10, Wildwood S/D, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and 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, we, **James R. Cloud, Tressa Cloud, Tammy Bernard, and Michael Bernard**, do hereby sell, convey and warrant unto **THE BEACH HIVE, LLC**, a **Arizona Limited Liability Company**, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lot 10, Wildwood Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 17, at Page 20.

This being the same property as that conveyed to James R. Cloud, Tressa Cloud, Tammy Bernard, and Michael Bernard by instrument recorded in Instrument No. 2018-5723-D-J1, Land Deed Records of the First Judicial District of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS OUR SIGNATURES, on this the 27th day of July, 2022.

James R. Cloud
James R. Cloud
Tressa Cloud
Tressa Cloud
Tammy Bernard
Tammy Bernard
Michael Bernard
Michael Bernard

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **James R. Cloud, Tressa Cloud, Tammy Bernard, and Michael Bernard**, who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 27th day of July, 2022.

(AFFIX SEAL)



My commission expires

Sarah Jeanfreau
NOTARY PUBLIC

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Rental Agreement

1) Rental Rules

Guests will, at its sole expense, keep and maintain the property in good and sanitary condition and repair during the term of this agreement. We want you to enjoy your stay and feel at home but please remember there are neighbors around you.

Specifically:

- a) No smoking in the home
- b) This property has been designed as PET FREE. NO PETS are permitted on the property.

2) Amounts Due

All pricing/fees/taxes are as per the reservation confirmation. 50% of the total cost is due to confirm the reservation. The other 50% is due no later than two weeks prior to arrival date.

3) Cancellation of reservation

A full refund will be returned provided the arrival date is 30 or more days out. If a cancellation occurs less than 30 days from the arrival date, only the cleaning fee will be returned.

4) Cleaning Fee

There is a non-refundable cleaning fee charged for each stay. This covers the basic cleaning consistent with what you would expect when staying in a hotel.

Some of the Guidelines are as follows:

- All Dishes should be placed in the dishwasher and ran prior to departure
- Please clear all food/beverages from the refrigerator
- Trash should be placed in the trash receptacle

5) Parking

Important Parking Warning: There is no street parking available. Please only park on the driveway and/or to the south side of the driveway. We are not responsible for towed vehicles.

6) Recycling and trash

Recycling and trash are picked up early Monday morning so it is best to put it out at the curb on Sunday evening. The Receptacles are located on the south side of the home. It is appreciated if you can pull them out to the curb or return them since we do not access the home while we have guests. Thanks so much!

House rules

Check-in: After 4:00 PM Checkout: 11:00 AM

Self check-in with keypad

No smoking

No parties or events

No Pets allowed

House Rules

Check-in: After 4:00 PM Checkout: 11:00 AM

Self check-in with keypad

No smoking

No parties or events

No Pets allowed

This is a No Smoking and PET FREE Property. There are no open fires allowed in the back of the home.

Important Parking Warning: There is no street parking available. Please only park on the driveway and to the south side of the driveway. This home allows for a maximum of 5 vehicles. We are not responsible for towed vehicles.

Recycling and trash are picked up early Monday morning so it is best to put it out at the curb on Sunday evening. The Receptacles are located on the south side of the home. It is appreciated if you can pull them out to the curb or return them to the since we do not access the home while we have guests. Thanks so much!

The home has WiFi. The SSID name is Beach Hive and the Password is BEEourquest

Check-out Instructions are as follows:

- Please leave the property as tidy as you receive it.
- Check-out in a Vacation Rental is similar to checking out of a Hotel.
- There is no need to strip the beds. We will take care of laundering the bedding and towels after you leave.
- Dishes should be placed in the dishwasher and the dishwasher should be ran
- Please do not leave any food in the fridge
- Trash should be removed from the house and placed in the trash receptacle.
- Please turn off all lights and fans.
- Lock front and back doors.

**MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

USAA SECURITY ZONE
Justin
Dallacqua
LSA#: # ending in: 9073

USAA Rental Property Insurance Policy Summary

We're writing to provide the following summary of the newly issued rental property policy:

Policy start date: July 27, 2022 12:01 a.m. local time
Policy expiration date: July 27, 2023 12:01 a.m. local time
Policy location: 114 OLSON AVF,
LONG BEACH, MS 39550
Policy number: GAR 009179073 80A
Named Insured: JUSTIN M DALLACQUA

Additional Insured: THE BEACH HIVES LLC
Additional Insured Type: Co-owner
Additional Insured: JUILE RYAN
Additional Insured Type: Co-Owner/Non-related Resident

Description of coverage(s)

Dwelling coverage: \$296,000
Home Protector: Included
Personal belongings: \$5,000
Personal liability: \$300,000
Medical payments: \$5,000

Deductible(s)

All other perils: \$2,000

Annual Premium: \$1,378.00

Home Protector coverage, if included, provides an additional 25% of dwelling coverage. Policy terms, conditions and exclusions apply.

Notification to Additional Interest Upon Cancellation

If this policy is canceled or not renewed, the mortgagee/lender will be properly notified at least 10 days before the date cancellation or nonrenewal takes effect.

The Clerk reported that twenty-four (24) notices of public hearing were sent by regular mail to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
 City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

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

The Beach Hive, LLC, 3157 South Hannah Lane, Flagstaff, AZ, 86005, 928-380-5704 (owners) and Janelle Ruiz, 906 Beatrice Drive, Long Beach, MS, 39560, 730-736-0692 (property manager), has filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131- Short-Term Rentals-Residential (Ordinance 622). The location of the requested short-term rental is 114 Olson Avenue, Tax Parcel 06126-02-007,000. Legal description is as follows:

LG1 13 W LDWOOD SUBD SEC 14 B 12

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, August 25, 2022, at 5:30 p.m. in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed
 Chairman
 Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • 866-1551 • FAX 663-1553



Hutchins Joan -L/E-
 810 Magnolia Street
 Long Beach, MS 39560

Shook Janice
 119 Olson Avenue
 Long Beach, MS 39560

Croal Edward C Jr and Cynthia R
 117 Olson Avenue
 Long Beach, MS 39560

Bryant Durlon Reed and Megan E
 115 Olson Avenue
 Long Beach, MS 39560

Leiker Scott Leslie
 113 Olson Avenue
 Long Beach, MS 39560

Strahan Christopher Lance and Lori U
 804 Magnolia Street
 Long Beach, MS 39560

Kenyon Homes Holding LLC
 82 Davis Road
 Brooklyn, MS 39425

Hendon Cynthia S
 107 Olson Avenue
 Long Beach, MS 39560

Brandau Jack H and Nancy P
 PO Box 1073
 Long Beach, MS 39560

Gregory Donna Lynn
 5221 North Shore Drive
 Baton Rouge, LA 70817

Leitschuh Roger and Wendy
 3327 Taylorwood Lane
 Spring Hill, TN 37174

Bell Gretchen Drew -L/E-
 816 Magnolia Street
 Long Beach, MS 39560

Stanton Gina L
 820 Magnolia Street
 Long Beach, MS 39560

Twilley Investment Group LLC
 PO Box 563
 Alabaster, AL 35007

Lacoste Cody and Lauren
 116 Olson Avenue
 Long Beach, MS 39560

Elsamaloty Mohamed -ETAL-
 112 Olson Avenue
 Long Beach, MS 39560

McLeellan George R Jr and Melissa T
 108 Olson Avenue
 Long Beach, MS 39560

Martensen Bertha Nell -L/E-
 113 South Island View Avenue
 Long Beach, MS 39560

Howard Nancy English
 127 South Island View Avenue
 Long Beach, MS 39560

Stogner Elizabeth
 125 South Island View Avenue
 Long Beach, MS 39560

Bell Gretchen D
 123 South Island View Avenue
 Long Beach, MS 39560

Darling Joyce
 5503 Autumn Ash Lane
 Rosharon, TX 77583

Metcalfe R Duane and Susan W
 2793 Vista View Drive
 Lewisville, TX 75060

Beany Charles E and Anaise
 115 South Island View Avenue
 Long Beach, MS 39560

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

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 two hundred feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach, and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach,

3. That on August 2, 2022, she did cause to be mailed Notice of Public Hearing, a copy of which is attached hereto, to twenty-four (24) property owners within 200' of 111 Olson Avenue, Tax Parcel 0612E 02 (93,600), notifying them that a public meeting will be held, August 23, 2022, to consider an application for a Short Term Rental submitted by The Beach Hive, LLC.

Given under my hand this the 25th of August 2022.

Stacey Dahl
STACEY DAHL, AFFRANT

SWORN TO AND SUBSCRIBED before me on this the 25th day of August 2022.

Kiri Insauri
NOTARY PUBLIC

-My Commission Expires-



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

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON
PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made in the said publication _____ weeks in the following numbers and on the following dates of such papers:
Vol. 21 No. 31 dated 5 day of August, 2022
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.
Hunter Dawkins
Publisher
Sworn to and subscribed before me this 9 day of August, A.D. 2022.
El Bower
Notary Public

Commission Vice Chairman Shawn Barlow asked for anyone speaking in favor or opposition and no one came forward.

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Commissioner Shaw made motion, seconded by Commissioner Sawyers and unanimously carried to close the public hearing.

After considerable discussion, Commissioner Walters made motion, seconded by Commissioner Suthoff and unanimously carried recommending to approve the Short-Term Rental in accordance with Ordinance 622, as submitted.

The third public hearing to consider a Short-Term Rental for property located at 204 Trautman Avenue, Tax Parcel 0612E-02-012.000, submitted by G-VI Capital Management, LLC (owner) and Beachy Bookings, Tanya Darrow (property manager), as follows:

**MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI											
APPLICATION FOR SHORT-TERM RENTAL											
PHYSICAL ADDRESS: 291 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: 204 Trautman Avenue, Long Beach, MS, 39060		Tax Parcel # 0612e-02-012 010									
(Location of Short-Term Rental)											
OWNER'S INFORMATION:											
Property Owner's Name: GVI Capital Management LLC											
Property Owner's Address: 1500 Lincoln Village Cir #2232, Larkspur, CA, 94939											
Property Owner's Mailing Address, if different from above:											
	City	State	Zip								
Property Owner's Phone No.: 303 968 3476	Email Address: lindsaylovell28@gmail.com										
Is there a homeowner's association for the neighborhood? _____ If so, please provide written statement of support of short term rental?											
PROPERTY MANAGER INFORMATION:											
Property Manager's Name: Beachy Bookings/Lindsay Carrow											
Property Manager's Address: (Must be a local contact)											
4101 Pass Rd Gulfport MS 39067											
	City	State,	Zip								
Property Manager's Phone No.: 728 728 2275	Email Address: Booknowinms@gmail.com										
PLEASE PROVIDE THE FOLLOWING:											
<ul style="list-style-type: none"> • Mississippi Sales Tax ID # _____ • 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:											
<ul style="list-style-type: none"> • 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.											
LINDSAY LOVELL	<i>Lindsay Lovell</i>	08/24/22									
PRINT NAME	SIGNATURE	DATE									
BELOW IS FOR OFFICE USE ONLY											
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:								
10	3	4	10								
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: <i>Ryan Loden</i>		Date: 8/24/22									
Fire Inspector Signature: _____		Date: _____									
COMMENTS:											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Date Received: 7-29-22</td> <td style="width:50%;"></td> </tr> <tr> <td>Agenda Date: 8-25-22</td> <td></td> </tr> <tr> <td>Amount Due/Paid: 200.00</td> <td></td> </tr> <tr> <td>Check #: 775</td> <td></td> </tr> </table>				Date Received: 7-29-22		Agenda Date: 8-25-22		Amount Due/Paid: 200.00		Check #: 775	
Date Received: 7-29-22											
Agenda Date: 8-25-22											
Amount Due/Paid: 200.00											
Check #: 775											

**MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantor:
Ana A. Rogers
119 Oaks Boulevard
Bay St. Louis, MS 39520
(228) 342-5121

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantee:
G-IV Capital Fund III, LLC
A Missouri limited liability company
201 NW Cypress Street
Lee's Summit, MO 64064
(816) 377-1514

File No. F220148N

INDEXING INSTRUCTIONS: Lots 1 & 4, BLK 3, Trautman S/D, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and 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, I, **Ana A. Rogers**, do hereby sell, convey and warrant unto **G-IV Capital Fund III, LLC, a Missouri limited liability company**, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lots One (1) and Four (4), Block Three (3), Trautman Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 4, at Page 39.

This being the same property as that conveyed to Ana A. Rogers, by instrument recorded in Instrument No. 2018-5432-D-J1, Land Deed Records of the First Judicial District of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.


Grantor(s) quitclaims any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

This conveyance is not part of the Grantor(s) homestead.

WITNESS MY SIGNATURE, on this the 13th day of May, 2022.



Ana A. Rogers

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **Ana A. Rogers**, who acknowledged before me that she signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 13th day of May, 2022.





NOTARY PUBLIC

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Beachy Bookings, LLC. Rental Agreement

This Rental Agreement and Contract (the "Agreement") is a legally binding agreement made and entered into as of the Reservation Date written below by and between the undersigned person(s) or company (the "Guest") and the undersigned owner, manager or agent ("Rental Agent"), pursuant to which the Guest has agreed to rent the residence described below (the "Property") for the duration of the Rental Term for the Total Rental Fee and other good and valuable consideration as described herein.

OCCUPANCY

Guest agrees that no more than ___ persons shall be permitted on the Property at any time during the Rental Term, all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement.

CONDITION AND USE OF PROPERTY

The Property is provided in "as is" condition. Rental Agent shall use its best efforts to ensure the operation of all amenities in the Property, such as internet access, satellite or cable TV access or hot tubs, fireplaces as applicable. Rental Agent shall not be held responsible for such items failure to work, but will make every effort to correct any issues as reported as quickly as possible. Guest acknowledges that use of amenities such as hot tubs, pools, spas, fireplaces, decks, and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children and such use is at the Guest's own risk.

Guest shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property and keep the Property in clean and sanitary condition at all times. Guest and any additional permitted guests shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbors, nor shall Guest use the Property for any immoral, offensive or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Property.

DEFAULT

If Guest should fail to comply with the conditions and obligations of this Agreement, Guest shall **surrender the Property, remove all Guest's property and belongings and leave the Property in good order and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred.**

ASSIGNMENT OR SUBLEASE

Guest shall not assign or sublease the Property or permit the use of any portion of the Property by other persons who are not family members or guests of the Guest and included within the number of and as permitted occupants under this Agreement.

RISK OF LOSS AND INDEMNIFICATION

Guest agrees that all personal property, furnishings, personal effects and other items brought into the Property by Guest or their permitted guests and visitors shall be at the sole risk of Guest with regard to any theft, damage, destruction or other loss and Rental Agent shall not be responsible or liable for any reason whatsoever.

Guest hereby covenants and agrees to indemnify and hold harmless Rental Agent and their agents, owners, successors, employees and contractors from and against any costs, damages, liabilities, claims, legal fees and other actions for any damages, costs, attorneys fees incurred by Guest, permitted guests, visitors or agents, representatives or successors of Guest due to any claims relating to destruction of property or injury to persons or loss of life sustained by Guest or family and visitors of Guest in or about the Property and Guest expressly agrees to save and hold Rental Agent harmless in all such cases.

RELEASE

Guest hereby waives and releases any claims against Rental Agent, the Property owner and their successors, assigns, employees or representatives, officially or otherwise, for any injuries or death that may be sustained by Guest on or near or adjacent to the Property, including any common facilities, activities or amenities. Guest agrees to use any such facilities or amenities entirely at the Guest's own initiative, risk and responsibility.

ENTRY AND INSPECTION

Rental Agent reserves the right to enter the Property at reasonable times and with reasonable advance notice for the purposes of inspecting the Property or showing the Property to prospective purchasers, renters or other authorized persons. If Rental Agent has a reasonable belief that there is imminent danger to any person or property, Rental Agent may enter the Property without advance notice.

UNAVAILABILITY OF PROPERTY

In the event the Property is not available for use during the Rental Term due to reasons, events or circumstances beyond the control of Rental Agent, Rental Agent will apply due diligence and good faith efforts to locate a replacement property that equals or exceeds the Property with respect to occupancy capacity, location and value that meets the reasonable satisfaction of the Guest. If such replacement property cannot be found and made available, Rental Agent shall immediately return all payments made by the Guest, whereupon this Agreement shall be terminated and Guest and Rental Agent shall have no further obligations or liabilities in any manner pertaining to this Agreement.

ADDITIONAL TERMS TO THE RENTAL AGREEMENT

In addition to the standard terms included herein, Guest acknowledges and agrees that the following additional terms and conditions apply to the Guest's rental of the Property:

GENERAL PROVISIONS

This Agreement contains the entire agreement between the parties with regard to the rental of the Property, and any changes, amendments or modifications hereof shall be void unless the same are in writing and signed by both the Guest and the Rental Agent. This Agreement shall be governed by the laws of the State of Mississippi. The words "Rental Agent" and "Guest" shall include their respective heirs, successors, representatives. The waiver or failure to enforce any breach or provision of this Agreement shall not be considered a waiver of that or any other provision in any subsequent breach thereof. If any provision herein is held invalid, the remainder of the Agreement shall not be affected. Any notice required to be given under this Agreement shall be in writing and sent to the contact information included herein. This Agreement may be signed in one or more counterparts, each of which is an original but taken together constitute one in the same instrument.

CHECK-IN TIME is AFTER 4 P.M. CST AND CHECKOUT is AT 10 A.M. CST.

There is no early check in or late check out.

SMOKING: Allowed outside only. If there is evidence of smoking in the house then there will be an additional cleaning fee of \$100.00 added to the credit card on file.

We DO NOT allow pets.

OCCUPANCY: No persons other than those in the Guest party set forth below may stay overnight on the property. Maximum occupancy is ___ people including children. No more than ___ people can occupy the home over night. No guests allowed.

Must be 21 or older to make a reservation. Parties or large groups need management approval. Part a lets may be required and additional fees are to be paid by renter. Keep the property and all furnishings in good order.

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

*PARKING - Parking is limited to 2 vehicle(s). Vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

No fire arms or fireworks allowed. You will be asked to leave immediately without a refund if you violate this rule. Please do not play loud music or musical instruments. No abusive noise will be tolerated.

A reservation deposit of \$250 is required upon booking. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
No charges are incurred due to contraband, collection of rents or services rendered during the stay.
All debris, rubbish and discards are placed in provided garbage tote, and soiled dishes are cleaned.
All used towels are placed in a bath tub
All keys are left on the kitchen table and unit is left unlocked.
All charges accrued during the stay are paid prior to departure.
No linens are lost or damaged.
No early check-in or late checkout.
No contamination of property with cigarette smoke or any other contaminate
The vacationer is not evicted by the owner (or representative of the owner) or the local law enforcement.
All furnishings inside and outside are in their proper place

If damages exceed the damage deposit then the amount of damages will be due in full immediately. Reservation Balance: 50% is due within five (5) days of booking. Remainder is due fourteen (14) days before your arrival date. (unless other arrangements have been made)

INCLUSIVE FEES - Rates include a one-time linen & towel setup. You must bring sheets for the sofa bed if you need to use it.

Cancellation Policy: Management and Guest agreement is required to cancel a reservation. Guest can reschedule the reservation at a later date.

NO DAILY HOUSEKEEPING SERVICE - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units. Upon exiting the home please take out the trash, wash the dishes and put dirty towels in the tub. Keep the property and all furnishings in good order. There is a washer /dryer in each house for guest use. Please put the garbage cans out as specified by the signs on the posts. A one time cleaning fee is added to your rental amount.

RATE CHANGES - Rates subject to change without notice.

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

WATER AND Sewer. DO NOT FLUSH anything other than toilet paper. No feminine products, diapers, baby wipes, condoms, etc. should be flushed at anytime. If it is found that anything other than toilet paper has been flushed and clogged the sewer system, you could be charged damages of two hundred dollars or more (\$200+).

Please check that you have removed all your personal belongings upon checkout. Anything left behind can be mailed for a \$25.00 service fee plus postage. Any unclaimed items will be donated after 14 days.

This home is privately owned; the owners 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. Fire

Extinguishers are located under the sink in each of the houses. Please use them responsibly and only for what they are intended for. Do not remove them from the home.

Any requests for changes to this contract must be in writing by the guest and have a manager's signature of approval.

By signing below, I agree to all terms and conditions of this agreement.

Sign _____ Date: _____

Drivers License # _____ State: _____

Rental Dates: _____ to _____

Number of Guests in Party: _____

Rental guest registration (Name of all persons staying):

Cars: Year, Make, Model, License Plate:

*Trash: Place in cans and bring to road _____ night.

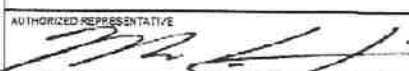
Breakdown of charges:
\$ _____ rental rate
\$ _____ cleaning fee
\$ _____ refundable damage deposit
Total due onto move in: \$ _____
Move in date: _____ Move out date: _____

A credit card must be kept on file and a copy of ids and vehicle information. Any changes must be approved with management. _____; Initial here to acknowledge all information listed above.

Guest agrees to leave on the check out date by the check out time or at anytime violations of the rules are reported. _____ Initial

Rental Agent: Tanya Darrow
Cell phone - 228-229-2275
booknowms@gmail.com

**MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 05/10/2022
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.				
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).				
PRODUCER Proper Insurance Services, LLC 14 W Patrick St, Suite 201 Frederick, MD 21701		CONTACT NAME PHONE (AC, HS, Ext): 888-631-6663 FAX (AC, HS, No): 888-331-9299 E-MAIL: mcgregor@properinsure.com ADDRESS: mcgregor@properinsure.com		
INSURED G VI Capital Fund III, LLC 1500 Lincash Village Circle, Apartment 203E Folsom, CA 94589		INSURERS AFFORDING COVERAGE INSURER A: Lloyd's of London INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:		
COVERAGES		CERTIFICATE NUMBER:	REVISION NUMBER:	
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY COV, HAZI, OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.				
INSR LTD	TYPE OF INSURANCE	ASSURED (NAME)	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY) POLICY EXPI. DATE (MM/DD/YYYY) LIMITS
<input checked="" type="checkbox"/>	COMMERCIAL GEN'L LIABILITY <input checked="" type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIED FOR: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO. SECT <input type="checkbox"/> CGL <input type="checkbox"/> OTHER		DIV2022-0428071620	05/13/2022 05/13/2023 EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES \$ 100,000 MEDICAL (Any Occurrence) \$ 0 PERSONS & PROPERTY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMBINE \$ 1,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS			UNBODILIED LIMIT (As Excess) \$ BODILY INJURY (Per Person) \$ BODILY INJURY (Per Accident) \$ PROPERTY DAMAGE (Per Person) \$
	UMBRELLA / ER <input type="checkbox"/> EXCESS LIAB. <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> GEN. <input type="checkbox"/> RESTRICTIONS			EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY EMPLOYER OR PARTNER EXCLUSIVE (OFFICE/WORKER EXCL. SECT) (Mandatory in HI) IF THIS POLICY IS NOT A POLICY OF INSURANCE			PER STATE / OTHER EACH ACCIDENT \$ ILL DISEASE - EA EMPLOYEE \$ ILL DISEASE - POLICY LIMIT \$
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101 Additional Remarks Schedule, may be attached if more space is required) 204 Trautman Avenue Long Beach MS 38663				
CERTIFICATE HOLDER		CANCELLATION		
Additional insured: N/A		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.		
		AUTHORIZED REPRESENTATIVE 		

ACORD 25 (2014/01)

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

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

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

G-VI Capital Management, LLC, 1500 Lincoln Village Circle, #2232, Larkspur, CA, 94939, 503-668-3476 (owner); 16 Beachy Bookings, Tarya Darrow, 416 East Pass Rose, Gulfport, MS, 39507, 228-229-2275 (property manager), have filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short-Term Rentals- Residential (Ordinance 622). The location of the requested short-term rental is 204 Trautman Avenue, Tax Parcel 0612E-02-012.000. Legal description is as follows:

LOTS 1 & 4 BLK 3 TRAUTMAN SUBD

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi, 39560, Thursday, August 25, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed
Chairman
Planning Commission

201 Jeff Davis • PO Box 929 • Long Beach, MS 39560 • 863-1554 • FAX 863-1556

AVERY 5180	Bent along line to expose Pop-Up Edge	Use Avery Template 5180
Welch Charles Robert and Terry Jane 103 Dover Way Vicksburg, MS 39180	Buckley John Bishop III 210 Trautman Avenue Long Beach, MS 39560	Dilorenzo Anne E and Tony Ray 212 Trautman Avenue Long Beach, MS 39560
Martin Rodney D and Menasco Melinda 123 West Avenue Long Beach, MS 39560	Gibson Janet 124 West Avenue Long Beach, MS 39560	Karpinsky Polly 122 West Avenue Long Beach, MS 39560
McElveen Michael A Sr and Barbara 117 Oak Gardens Avenue Long Beach, MS 39560	Atchison Jerry Lee 115 Oak Gardens Avenue Long Beach, MS 39560	Bittner Donald J 111 Oak Gardens Avenue Long Beach, MS 39560
Mavis Donna R Wambolt 109 Oak Gardens Avenue Long Beach, MS 39560	Sylvia John and Lisa 107 Oak Gardens Avenue Long Beach, MS 39560	Owen Leslie Ann Hartley and James G 105 Oak Gardens Avenue Long Beach, MS 39560
Holmes Lorie S 102 Trautman Avenue Long Beach, MS 39560	Amazing Homes of Mississippi LLC 8400 Sunset Cove Drive Fort Worth, TX 76179	Madigan Dennis A and Alison K PO Box 53 Long Beach, MS 39560
Gipson Martha 215 Boggs Circle Long Beach, MS 39560	Baylot James T and Tommie T -Trust- 160 Lakewood Drive Vicksburg, MS 39180	Labat Leopold P 908 Catherine Street Long Beach, MS 39560
Johnson Ernis L and Ann H 27176 West Dubussion Road Pass Christian, MS 39571	Smith David F 309 Queen Victoria Way Knoxville, TN 37934	M&M Rentals LLC 613 Parkwood Drive Pass Christian, MS 39571
Pierre Marissa S 124 Trautman Avenue Long Beach, MS 39560	Esters William P and Laure H 1610 Rio Vista Drive Dalton, GA 30720	Huff Alice B Leonard 114 East Avenue Long Beach, MS 39560
Hudson Patricia Earl -L/E- 112 East Avenue Long Beach, MS 39560	Batey Brenda A and Ernest King Jr 106 East Avenue Long Beach, MS 39560	

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, STACEY 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 two hundred feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings and the business of the Planning and Development Commission in and for the City of Long Beach;
- 3. That on August 2, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-six (26) property owners within 200' of 204 Trautman Avenue, Tax Parcel 0612F-02-012.000, notifying them that a public meeting will be held, August 25, 2022, to consider an application for a Short-Term Rental submitted by G-VI Capital Management, LLC and Beachy Bookings/Tanya Darrow.

Given under my hand this the 25th of August 2022.

Stacey Dahl
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 25th day of August 2022.

Kini Gonsoulin
NOTARY PUBLIC

-My Commission Expires-



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

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned notary in and for said County and State, HENRIE 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 hereto attached has been made to the said publication _____ weeks in the following numbers and on the following dates of such paper:

Vol. Nil No. 31 dated 5 day of August, 2022

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.

Henrie Dawkins
Publisher

Sworn to and subscribed before me this 9 day of August, A.D. 2022

ABowers
Notary Public

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

- Anne Dilorenzo, 212 Trautman Avenue, spoke with concerns about the number of short-term rentals that are allowed in the City of Long Beach and is afraid that our city is being overtaken by the rentals.

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

After considerable discussion, Commissioner Suthoff made motion, seconded by Commissioner Walters and unanimously carried recommending to approve the Short-Term Rental in accordance with Ordinance 622, as submitted.

The fourth public hearing to consider a Short-Term Rental for property located at 413 South Burke Avenue, Tax Parcel 0612B-02-072.000, submitted by John and Brenda Page (owners) and Melanie Kidd (property manager), as follows:

**MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI		
APPLICATION FOR SHORT-TERM RENTAL		
PHYSICAL ADDRESS: 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	PHONE: (228) 863-1554 FAX: (228) 863-1558	MAILING ADDRESS: POST OFFICE BOX 929 LONG BEACH, MS 39560

PROPERTY INFORMATION:
 ADDRESS: 413 South Burke Ave Tax Parcel # 0012302-012,000
 (Location of Short-Term Rental)

OWNER'S INFORMATION:
 Property Owner's Name: JOHN AND BRENDA PAGE
 Property Owner's Address: 29 Bay Tree Court St. Simons Island
 Property Owner's Mailing Address, if different from above: GA, 31522

Property Owner's Phone No: 912-222-2286 Email Address: johnyegape@yahoo.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: Melanie Kidd
 Property Manager's Address: (Must be a local contact)
300 DAVIS AVE Ste 100D PASS CHRISTIAN, MS 39571

Property Manager's Phone No.: 228-313-5249 Email Address: melanie@bluewaterpropertymanagers.com

- PLEASE PROVIDE THE FOLLOWING:**
- Mississippi Sales Tax ID # 1454-2666
 - 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.

John Page PRINT NAME John Page SIGNATURE June 23, 2022 DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
<u>7</u>	<u>3</u>	<u>3</u>	<u>7</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: 8/18/22
 Fire Inspector Signature: _____ Date: _____

COMMENTS: _____

Date Received: <u>7-21-22</u>
Agenda Date: <u>8-25-22</u>
Amount Due/Paid: <u>200.00</u>
Check #: <u>1612</u>

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantors:
Ronald S. Heard
Kristina M. Heard
318 E 5th Street
Long Beach, MS 39560
(936) 525-8717

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantees:
John Anthony Page, Jr.
Brenda Tant Page
29 Bay Street Court
Saint Simons Island, GA 31522
(912) 222-2266

File No. Z221312N

INDEXING INSTRUCTIONS: Part of Blk 15, Original Long Beach, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and 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, we, Ronald S. Heard and Kristina M. Heard, do hereby sell, convey and warrant unto John Anthony Page, Jr. and Brenda Tant Page, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereto belonging, and being more particularly described as follows, to-wit:

Legal Description attached hereto as Exhibit "A"

This being the same property as that conveyed to Ronald S. Heard and Kristina M. Heard, by Warranty Deed recorded in Instrument No. 2019-3660-D-J1, Land Deed Records of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaim any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the pro-ration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual pro-ration.

WITNESS MY SIGNATURE, on this the 19th day of May, 2022.

[Signature of Kristina M. Heard]
Kristina M. Heard

ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Kristina M. Heard, who acknowledged before me that she signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 19th day of May, 2022.

(AFFIX SEAL)



[Signature of Sarah Jeanfreau]
NOTARY PUBLIC

WITNESS MY SIGNATURE, on this the 19 day of May, 2022.

[Signature of Ronald S. Heard]
Ronald S. Heard

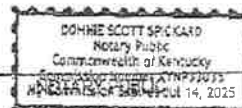
ACKNOWLEDGMENT

STATE OF Kentucky
COUNTY OF Cassette

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Ronald S. Heard, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 19 day of May, 2022.

(AFFIX SEAL)




My commission expires: 7/14/25


**MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Exhibit "A"

Legal Description

That certain lot or parcel of land described as beginning at the intersection of the North margin of Fifth Street with the East margin of Burke Avenue in the City of Long Beach, Harrison County, Mississippi, and said point of beginning running thence Easterly along the North margin of Fifth Street, a distance of 150 feet; running thence Northerly parallel to Burke Avenue, a distance of 75 feet; thence Westerly, parallel with the North margin of Fifth Street, a distance of 150 feet to the East margin of Burke Avenue; thence South along the East margin of Burke Avenue, a distance of 75 feet to the point of beginning; and being located in and a part of Block Fifteen (15) of ORIGINAL LONG BEACH, according to the map or plat thereof on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi, known as Porters Map of Long Beach; and being further described as being bounded on the West by Burkes Avenue; on the North by lands now or formerly owned by Mrs. Francis J. McElroy; and on the South by Fifth Street.



John Anthony Page, Jr.


Brenda Tant Page

5/19/22
Date
5/19/22
Date

*

413 South Burke Ave
Long Beach, MS 39560

PARKING RULES & PLAN

No more than 3 vehicles will be allowed on Property. All vehicles must be parked in Drive way and or Garage.

*Parking on street is prohibited

TRASH REMOVAL

2 Trash Bins are provided and located under the stairs next to the driveway. There is also a bin for Recycle materials.

TRASH PICKUP IS EVERY MONDAY

On Sunday evening please place the trash bins at the end of the driveway beside the street with the Handle facing away from the street.

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

State of Mississippi

Rev. 1346414

VACATION RENTAL SHORT TERM LEASE AGREEMENT

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

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

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

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

Table with 2 columns: First Name & Last Name, Relationship to Guest. Contains 5 empty rows for listing rental party members.

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

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

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

Vacation Short Term Rental Agreement (Rev. 1346414)

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5. Rental Period & Check-In. The term of this lease will be from _____ 2022 ("Arrival Date") to _____, 2022 ("Departure Date"). The Property will be ready for Guest's occupancy beginning at _____ on the Arrival Date and the Property must be vacated by _____ on the Departure Date, unless otherwise agreed by Owner. If Guest or any member of the Rental Party remains on the Property beyond the Departure Date, Guest will be responsible to pay the rental rate prescribed in Section 8 below for the period of time between Departure Date and the actual date Guest and all members of the Rental Party vacate the Property. The Property requires a _____ night minimum stay.

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

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

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

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

Table for payment calculation: Rental rate of _____ x _____ days, Cleaning service fee _____, Total Amount Due, (Less Reservation Deposit due immediately) _____, Total Balance Due _____.

Acceptable payment methods are:

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

Vacation Short Term Rental Agreement (Rev. 1346414)

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MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

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

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

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

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

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

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

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

Vacation Short Term Rental Agreement (Rev. 1346414)

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RELATING TO THIS AGREEMENT OR GUEST'S RENTAL OF THE PROPERTY OR USE OF THE PROPERTY, IN NO EVENT WILL OWNER BE LIABLE FOR ANY DAMAGES IN CONNECTION WITH THIS AGREEMENT, EVEN IF OWNER SHALL HAVE BEEN INFORMED OF THE POSSIBILITY OF SUCH DAMAGE.

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

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

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

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

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

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

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

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

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

Vacation Short Term Rental Agreement (Rev. 1346414)

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**MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

DocuSign Envelope ID: D3634B50-4CA5-4081-96A2-4EFC8E80BF49



Lemon Mohler Insurance Agency
806 Washington Ave
Ocean Springs, MS 39564-4638

AGENT

JACOB STEWART

(Issue Date: 5/19/2022)

228-258-0133

jstewart@lemonmohler.com

Application for Insurance

Dwelling Fire Policy
Issue Date: 05/19/2022

Total Policy Premium

\$668.00

Named Insured

John Page
29 Bay Tree Ct E
SAINT SIMONS ISLAND, GA 31572

Policy Number: 1001450588
Policy Period: 05/19/22 - 05/19/23

Coverage is provided by the following State Auto Company
Meridian Security

The Premises covered by this policy is located at the address below. Policy period begins and ends at 12:01 a.m. standard time at the residence premises.

Insured Location:
413 S BURKE AVE
LONG BEACH, MS 39560

Your Coverages

Coverage	Limit	Premium
Property Coverages		
A. Dwelling	\$358,300	\$439.77
C. Personal Property	\$50,000	\$135.07
D & E. Fair Rental and Additional Living Expense		\$45.16
Liability Coverages		
L. Liability	\$300,000	Included
M. Medical Payments	\$5,000	Included

Coverage at the above described location is provided only where a limit of liability or a premium is stated.



Questions?

Visit us at StateAuto.com
or call (800) 288-4425
customer service.

Contact your independent
agent at (228) 875-7777.

Additional Coverages

Coverages	Limit	Premium
Fire Department Service Charge	\$1,000	\$18.00
Water Backup and Sump Overflow (\$1,000 Deductible)	\$10,000	\$30.00
Total Premium		\$668.00

Your Deductibles

Deductibles	Amount
All-Peril	\$1,000

Your Applied Discounts

+ New Construction

APP-DF (08/20)

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Agency 0009034

DocuSign Envelope ID: D3634B50-4CA5-4081-96A2-4EFC8E80BF49



Lemon Mohler Insurance Agency
806 Washington Ave
Ocean Springs, MS 39564-4638

Application for Insurance

Dwelling Fire Policy
Issue Date: 05/19/2022

Total Policy Premium

\$668.00

Named Insured

John Page
29 Bay Tree Ct F
SAINT SIMONS ISLAND, GA 31522

Policy Number: 1001450588
Policy Period: 05/19/22 - 05/19/23

Coverage is provided by the following State Auto Company
Meridian Security

NOTICE OF INSURANCE INFORMATION PRACTICES (PRIVACY)

Personal Information about you, including information from a credit or other investigative report, may be collected from persons other than you in connection with this application for insurance and subsequent amendments and renewals. Such information as well as other personal and privileged information collected by us or our agents may in certain circumstances be disclosed to third parties without your authorization. Credit scoring information may be used to help determine either your eligibility for insurance or the premium you will be charged. We may use a third party in connection with the development of your score. You may have the right to review your personal information in our files and request correction of any inaccuracies.

You may also have the right to request in writing that we consider extraordinary life circumstances in connection with the development of your credit score. These rights may be limited in some states.

Please contact your agent or broker to learn how these rights may apply in your state or for instructions on how to submit a request to us for a more detailed description of your rights and our practices regarding personal information.

APPLICABLE IN ARIZONA:

As described in ARIZONA revised statute 20-2104(D), a credit report or other investigative report about you may be requested in connection with this application for insurance. Any information which we have or may obtain about you or other individuals listed as policyholders on our policy will be treated confidentially. However, this information, as well as other personal or privileged information subsequently collected, may under certain circumstances be disclosed without prior authorization to non-affiliated third parties. We may also share such information with affiliated companies for such purposes as claims handling, servicing, underwriting and insurance marketing.

You have the right to see personal information collected about you, and you have the right to correct any information which may be wrong.

Also, pursuant to ARIZONA revised statute 20-2104(C), if you are interested in obtaining a complete description of our information practices, and your rights regarding information we collect, please write us at the address provided with your policy.

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Agency 0009034

MINUTES OF AUGUST 25, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

DocuSign Envelope ID: D3634850-4CA5-4087-96A2-4BFCEE80BF49



Application for Insurance
Dwelling Fire Policy
Issue Date: 05/19/2022

Total Policy Premium
\$668.00

Named Insured

John Page
29 Bay Tree Ct E
SAINT SIMONS ISLAND, GA 31522

Policy Number **Policy Period**
1001450588 05/19/22 - 05/19/23

Coverage is provided by the following State Auto Company
Meridian Security

FRAUD STATEMENTS

Applicable in AL, AR, DC, LA, MD, NM, RI and WV

Any person who knowingly (or willfully)* presents a false or fraudulent claim for payment of a loss or benefit or knowingly (or willfully)* presents false information in an application for insurance is guilty of a crime and may be subject to fines and confinement in prison. *Applies in MD Only.

Applicable in CO

It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Applicable in FL and OK

Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony (of the third degree)*. *Applies in FL Only.

Applicable in KY, NY, OH and PA

Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties (not to exceed five thousand dollars and the stated value of the claim for each such violation)*. *Applies in NY Only.

Applicable in ME, TN, VA and WA

It is a crime to knowingly provide false, incomplete or misleading information to an insurance company for the purpose of defrauding the company. Penalties (may)* include imprisonment, fines and denial of insurance benefits. *Applies in ME Only.

APP-DF (08/20)

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DocuSign Envelope ID: D3634850-4CA5-4087-96A2-4BFCEE80BF49



Application for Insurance
Dwelling Fire Policy
Issue Date: 05/19/2022

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\$668.00

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John Page
29 Bay Tree Ct E
SAINT SIMONS ISLAND, GA 31522

Policy Number **Policy Period**
1001450588 05/19/22 - 05/19/23

Coverage is provided by the following State Auto Company
Meridian Security

NOTICE

Please note that your initial premium payment for your first policy period is a pre-condition to your policy becoming effective and represents your acceptance of the policy. If your premium payment is not received or does not clear for any reason, you will not have a policy or any coverage.

For any premium payment to be valid and effective, your payment method must be received and clear by the due date.

APPLICANT'S STATEMENT

I HAVE READ THE ABOVE APPLICATION AND ANY ATTACHMENTS. I DECLARE THAT THE INFORMATION PROVIDED IN THEM IS TRUE, COMPLETE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS INFORMATION IS BEING OFFERED TO THE COMPANY AS AN INDUCEMENT TO ISSUE THE POLICY FOR WHICH I AM APPLYING.

DocuSign by: John Page
Applicant's Signature

5/19/2022
Date

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APP-DF (08/20)

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Agency 0009034

**MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that sixteen (16) notices of public hearing were sent by regular mail to property owners within two hundred feet (200') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

City of Long Beach



LEGAL NOTICE

PUBLIC HEARING

In accordance with Article XIX of the Comprehensive Long Beach Unified Land Ordinance 596 of the City of Long Beach, Mississippi (2012) 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 Short-Term Rental.

John and Brenda Page, 29 Bay Tree Court, St. Simons Island, GA, 31522, 910-222-2286 (owners); and Melonie Kidd, 300 Davis Avenue, Suite 100D, Pate Christian, MS, 39571, 228-313-5249 (property manager) have filed an application for a short-term rental in accordance with the Comprehensive Long Beach Unified Land Ordinance, Section 131: Short-Term Rentals-Residential (Ordinance 622). The location of the requested short term rental is 413 South Burke Avenue. Tax Parcel 0812B-02-072.000. Legal description is as follows:

BEG AT BURKE AVE E 5TH ST & R. IN P 150 FT N 75 FT W 150 FT S 75 FT TO BEG BLK 15 ORIGINAL LONG BEACH

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, August 25, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

At signed
Chairman
Planning Commission

201 Jeff Davis • PO Box 924 • Long Beach, MS 39560 • 855-1854 • FAX 862-1858

<p>McClelland Charles F 6252 Winthrop Circle Jackson, MS 39206</p>	<p>Bennett Richard and Patricia 20108 Daugherty Road Long Beach, MS 39560</p>	<p>Comeaux Kelly Lynn 237 East 79th Street Apt 2A New York, NY 10075</p>
<p>Palazzolo Jess B and Joseph Miceli 205 East 4th Street Long Beach, MS 39560</p>	<p>Winkler Robert 207 East 4th Street Long Beach, MS 39560</p>	<p>Carlin Patricia W 13016 cypress Gold Drive St Amant, LA 70774</p>
<p>Laura to Lawrence and Victoria 1556 Regate Cove Slidell, LA 70458</p>	<p>Realty Trust Group Inc -Trustee- 2300 South 48th Street Suite 1 Lincoln, NE 68506</p>	<p>Cressy Ann P -L/E- 1013 North Causeway Suite 201 Metairie, LA 70001</p>
<p>Brown Danny R and Janis R 221 23rd Street Gulfport, MS 39507</p>	<p>Stennett Alan and Bohlke Michael 211 Magnolia Street Long Beach, MS 39560</p>	<p>Keech Johnny R and Mayeaux Stacey P 2813 Westwood Drive Baton Rouge, LA 70816</p>
<p>Davis Lanell PO Box 11 Long Beach, MS 39560</p>	<p>Voisin Clara 400 South Burke Avenue Long Beach, MS 39560</p>	<p>Delvalle Tina N 125 East 4th Street Long Beach, MS 39560</p>
<p>Donnelly Kenneth 123 East 4th Street Long Beach, MS 39560</p>		

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

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

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 two hundred feet (200') of the subject property, when applications for zoning map changes, variances, appeals, etc., are filed, all as stipulated in the Zoning Ordinance Number 98 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 August 2, 2022, she did cause to be mailed, Notices of Public Hearing, a copy of which is attached hereto, to sixteen (16) property owners within 200' of 417 South Burke Avenue, Tax Parcel 0612B-02-072.000, notifying them that a public meeting will be held, August 25, 2022, to consider an application for a Short-Term Rental submitted by John and Ercen Page.

Given under my hand this the 25th of August 2022.

Stacey Dahl
STACEY DAHL, AFFIRANT

SWORN TO AND SUBSCRIBED before me on this the 25th day of August 2022.

Kini Gonsoulin
NOTARY PUBLIC



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

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON
PERSONALLY appeared before me the undersigned notary in and for said County and State, HUNTER DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made in the said publication _____ weeks in the following numbers and on the following dates of such paper:
Vol. 101 No. 31 dated 5 day of August, 2022
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.
Hunter Dawkins
Publisher
Sworn to and subscribed before me this 9 day of August, A.D. 2022.
Al Bowen
Notary Public

Commission Vice Chairman Shawn Barlow asked for anyone speaking in favor or opposition and no one came forward.

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

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion, Commissioner Walters made motion, seconded by Commissioner Suthoff and unanimously carried recommending to approve the Short-Term Rental in accordance with Ordinance 622, as submitted.

The fifth public hearing to consider a Variance for property located at 3 Southern Oaks Lane, Tax Parcel 0512B-01-030.018, submitted by William and Cynthia Conner (owner) and Residential Designs by Wayne O'Neal (agent) as follows:

**MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



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

Office use only	
Date Received	7-13-22
Zoning	R-1
Agenda Date	8-25-22
Check Number	9155

VARIANCE REQUEST

I. Tax Parcel Number(s): 05128-01-030.018

II. Address of Property Involved: *3 Southern Oaks Lane

III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
We are requesting a 10' variance for proposed garage/storage to have a 15' rear yard setback as there are no homes behind the property that abuts Penny Lane.

****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? We request this new setback in order to construct our much needed garage storage. The property has trees which we do not want to cut down thus requiring a variance.
- 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. The request is made in good faith in order to fit with the adjacent buildings throughout the neighborhood to conform with the beauty of subdivision.
- 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 lot is only 90' x 190' thus creating an unnecessary hardship in order to have a complete usage of land. Thus a variance needs to be requested so we can get full use of property + maintain the character of the neighborhood.
- 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. The request required will compliment our neighbors rear yard existing buildings of other adjacent buildings already in place. If we are denied it would put a hardship on us for proper + comfortable living needs, of storage.

**MINUTES OF AUGUST 25, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

IV. REQUIRED ATTACHMENTS:

- A. **Interest and Ownership.** The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.
- B. **Survey and Site Plan.** a site plan showing the land area which would be affected, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;
- C. **Recorded Warranty Deed.** A deed which includes a legal description of the specific piece of property involved in the request. If, several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.
- D. **Fee.** Attach a check in the amount of \$200.00. This check should be made payable to the **City of Long Beach** to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.

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

V. OWNERSHIP AND CERTIFICATION:

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

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

William & Cynthia Conner
Name of Rightful Owner (PRINT)

3 Southern Oak Lane
Owner's Mailing Address

Long Beach, MS. 39503
City State Zip

214-557-8333
Phone

[Signature] Cynthia Conner 7-13-2022
Signature of Rightful Owner Date

Residential Designs by Wayne O'Neal
Name of Agent (PRINT)

11070 Daura Rd.
Agent's Mailing Address

Gulfport, MS. 39503
City State Zip

228-669-0056
Phone

[Signature] 7/13/2022
Signature of Applicant Date

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Certified True and Correct Copy

Index as: Lot 1, Southern Oaks Subdivision, Phase 2, Harrison County, MS

Prepared By and Return To:

Seán D. Rinas
1100 North Haledale Road, Suite B
Ocean Springs, MS 38864
(662) 974-1107
MS Bar No. 101686

State of Mississippi
County of Harrison

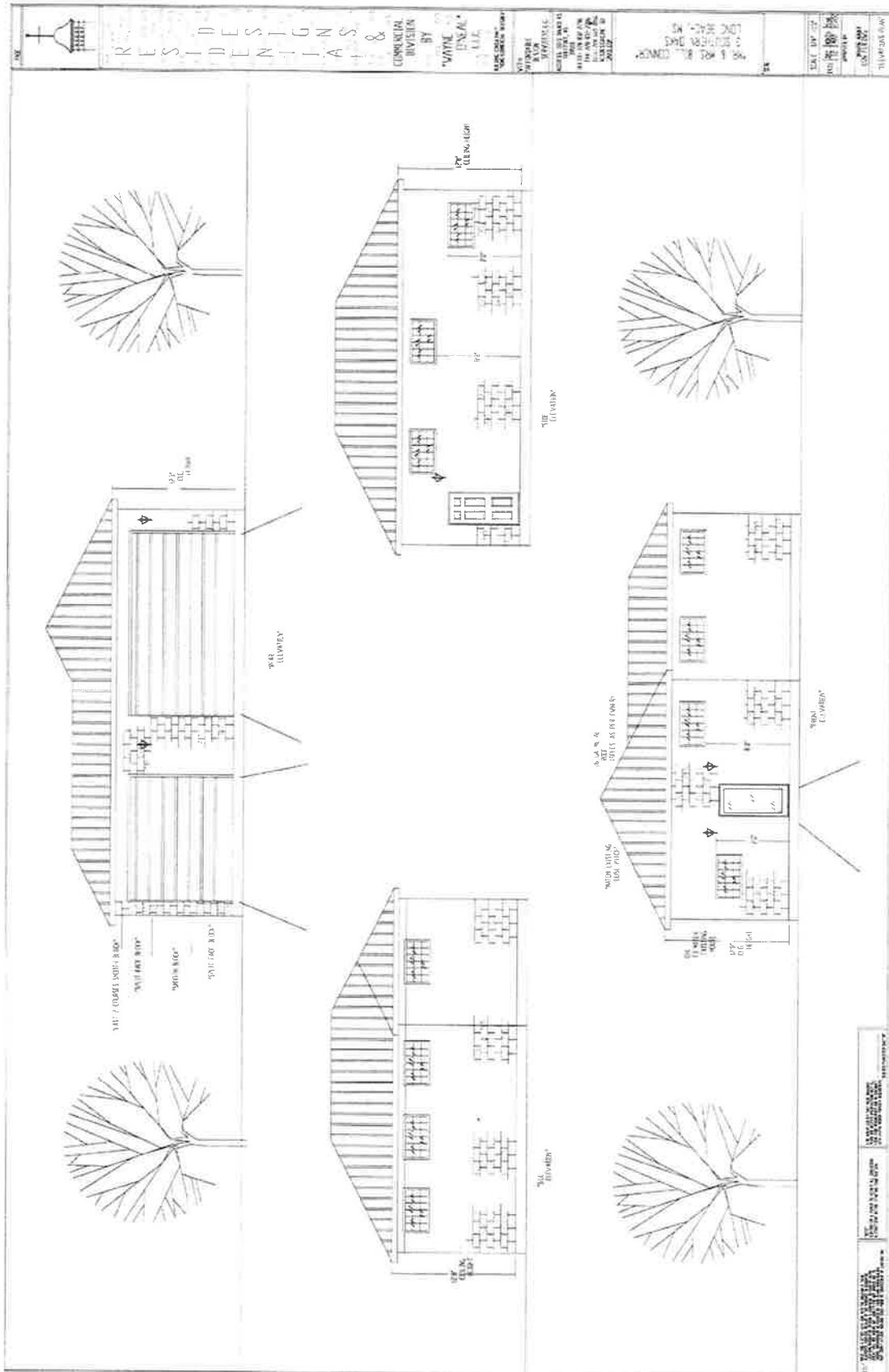
WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by Debra D. Barnes, 1307 Canine Point Drive, Long Beach, MS 38650, 228-439-2993, do hereby sell, convey and warrant to Will Ware, J. Connor and Cynthia J. Connor as joint tenants with full rights of survivorship and not as tenants in common, 5 Southern Oaks P.L., Lot 1, Ocean Springs, MS 38864, 214-457-8232, all of 1st of October, 2002, good and lawful heirs, assigns in Harrison County, Mississippi together with all improvements, buildings, fixtures and appurtenances thereto hereunto, and being more particularly described as follows, to-wit:

Lot 1, Southern Oaks Subdivision, Phase 2, a subdivision according to the map or plat thereof on file and of record in the Office of the Chancery Clerk of First Judicial District, Harrison County, Mississippi, recorded in Plat Book 18 at Page 41, reference to which is hereby made in and/or as a part of this description.

The conveyance is subject to any and all liens, mortgages, judgments, oil, gas and other mineral reservations, restrictions and other reservations of record in the Office of the Chancery Clerk of Harrison County, Mississippi.

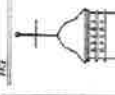
It is agreed and understood that the taxes for the subject property have been provided as of this date on an estimated basis and whose actual facts are actually determined. If the payment of any of this date is required, the Parties herein agree to make all payments of such taxes in full at the time of actual payment.

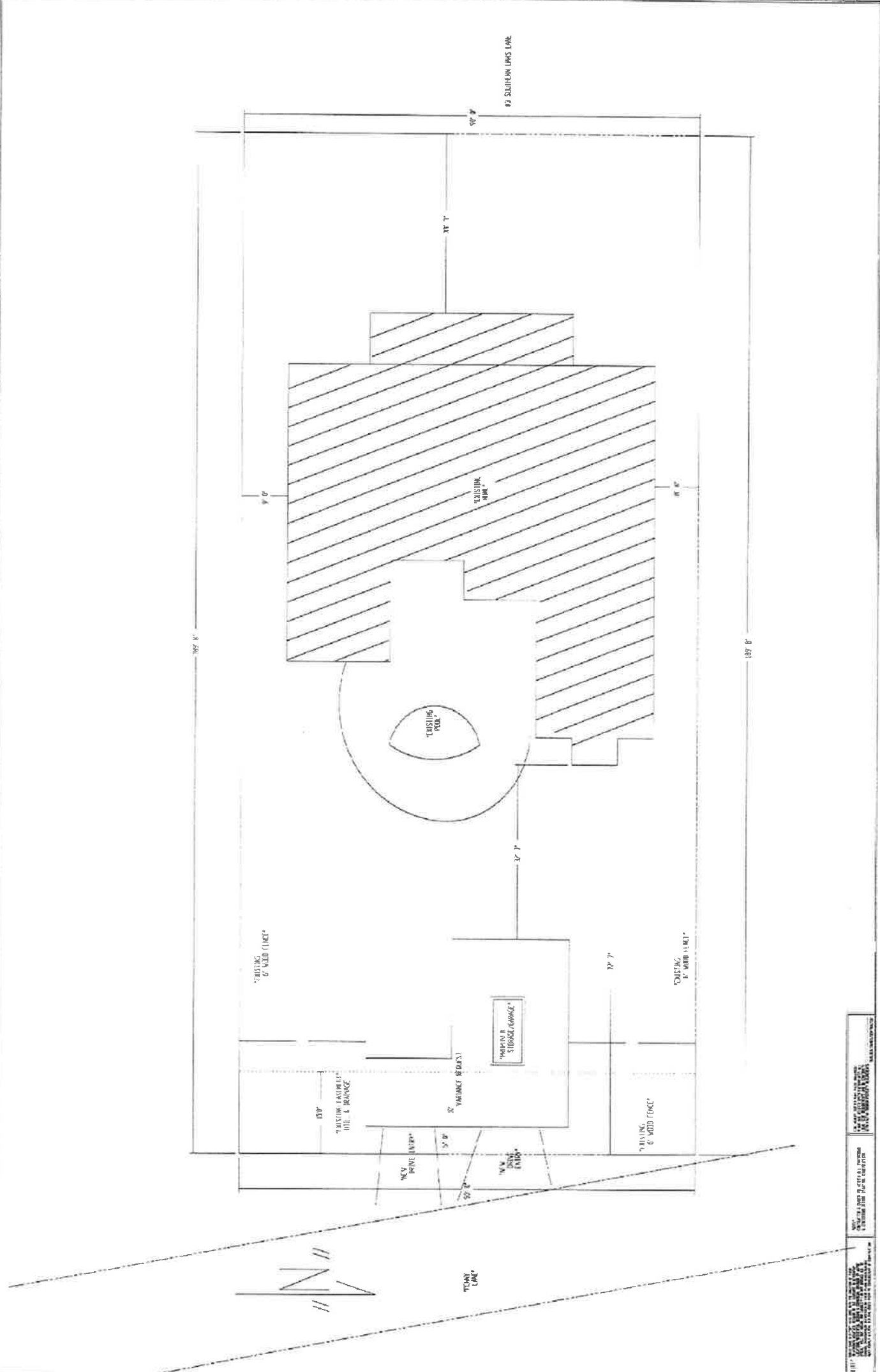


MINUTES OF AUGUST 25, 2022 REGULAR MEETING

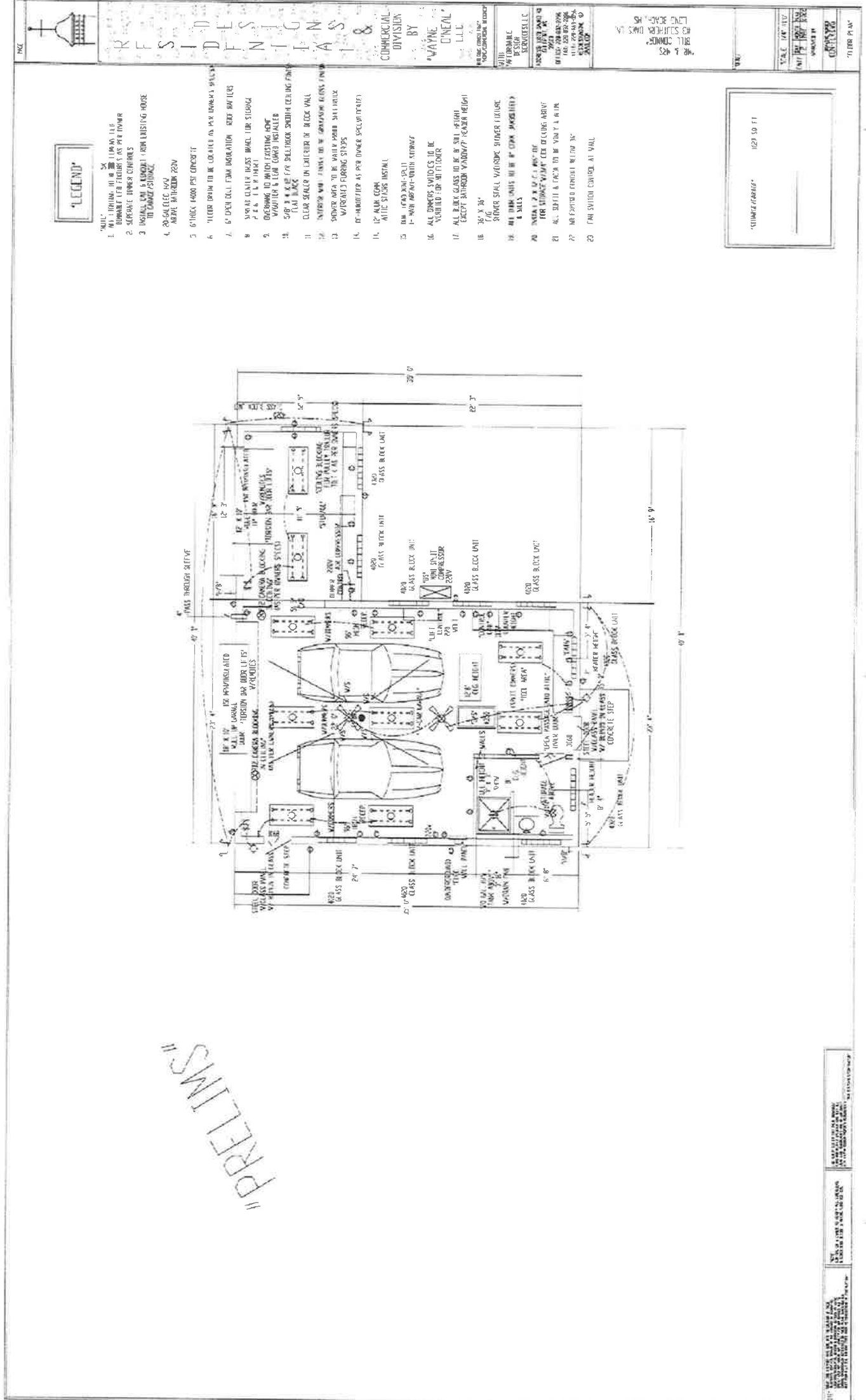
357

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

	<p>RESIDENTS</p> <p>COMMERCIAL DIVISION</p> <p>BY: [Signature]</p> <p>DATE: 11/16/22</p> <p>FILE NO: [Number]</p>	<p>APPROVED BY: [Signature]</p> <p>DATE: [Date]</p>	<p>3111 SOUTHERN EAKS LANE LONG BEACH, MS 39401 43 SOUTHERN EAKS LANE LONG BEACH, MS 39401 PAULSON</p>
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MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



**MINUTES OF AUGUST 25, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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:

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.

William and Cynthia Connor, 3 Southern Oaks Lane (owners) and Residential Designs by Wayne O'Neal (agent), have filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicants are "requesting a 10' variance into the City's utility easement for a proposed garage/storage unit to have a 5' rear yard setback as there are no homes behind our property that abuts Penny Lane". The City's requirements are no structures are allowed on the City's utility easement. The location of the request is 3 Southern Oaks Lane, Long Beach, Mississippi, 39560, Tax Parcel Number 05128 01 030 018. The legal description is as follows:

LOT 3 SOUTHERN OAKS SUBD PH 2 SEC 15-B-1Z

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, August 25, 2022, at 5:30 p.m., in the Long Beach City Hall Meeting Room located at 201 Jeff Davis Avenue. The city encourages all residents, groups and organizations to contact the city if they have any questions concerning the petition.

/s/ signed
Chairman
Planning and Development Commission

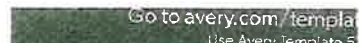
201 Jeff Davis • PO Box 929 • Long Beach, MS 39560 • (228) 863-1556 • FAX (228) 865-0822
www.cityoflongbeachms.com



Turner John E
4 Southern Oaks Lane
Long Beach, MS 39560



Serrato David G and Pamela C
5 Southern Oaks Lane
Long Beach, MS 39560



Smith Kevin B and Judy E
6 Southern Oaks Lane
Long Beach, MS 39560

Verdigets Catherine J
20567 Johnson Road
Long Beach, MS 39560

Dauro Bennetta J -L/E-
20569 Johnson Road
Long Beach, MS 39560

Wood Mary and Williams Michael
424 Courthouse Road
Gulfport, MS 39507

Mc Cummins Robert Jr and Christine
20553 Johnson Road
Long Beach, MS 39560

Newcomb Patricia H ETAL -Trustees-
6 Ashley Court
Long Beach, MS 39560

Watkins Carolyn Joan Alexander
20554 Johnson Road
Long Beach, MS 39560

Lock Jeffrey V -EST- and Talia S
20566 Johnson Road
Long Beach, MS 39560

Reed Edwin and Sandra L
20572 Johnson Road
Long Beach, MS 39560

Brewer Jack L -L/E-
20574 Johnson Road
Long Beach, MS 39560

Barralle Mary
20581 Johnson Road
Long Beach, MS 39560

Jones James N Jr and Donna J
20579 Johnson Road
Long Beach, MS 39560

Carrubba Michael T and Carrie L
15 Southern Oaks Lane
Long Beach, MS 39560

Donald Richard M and Barbara J
14 Southern Oaks Lane
Long Beach, MS 39560

Bohlke Michael J and Boettner Wendy
13 Southern Oaks Lane
Long Beach, MS 39560

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

AFFIDAVIT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
CITY OF LONG BEACH

BEFORE ME, the undersigned legal authority authorized to administer oaths in and for the jurisdiction aforesaid, on this day personally appeared before me, TINA V. 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 meeting Notices of Public Hearing for the purpose of notifying property owners within one hundred sixty feet (160') of the subject property, when applications for zoning map changes, variances, appeals, etc. are filed, all as stipulated in The Zoning Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public hearings; and the business of the Planning and Development Commission in and for the City of Long Beach.
3. That on August 2, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to seventeen (17) property owners within 160' of 3 Southern Oaks Lane, Tax Parcel 05120-01-030.028, notifying them that a public meeting will be held, August 25, 2022, to consider an application for a Variance submitted by William and Cynthia Corneer (owners) and Residential Designs by Wayne O'Neal (agent).

Given Under my hand this 2nd of August, 2022.

Tina Dahl
TINA DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this 2nd day of August 2022.

Kini Gonsoulin
NOTARY PUBLIC



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

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned authority in and for Harrison County and State, BILLYE DANKINS, 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 hereto attached has been made in the said publication _____ weeks in the following numbers and on the following dates of each paper:

Vol. 20 No. 31 dated 5 day of August, 2022
 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 he calls 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.

Billye Dankins
PUBLISHER

SWORN TO AND SUBSCRIBED before me this 9 day of August, A.D. 2022.

Elaine Brown
NOTARY PUBLIC

Noted for the record:

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

August 24, 2022

City of Long Beach
Planning and Development Commission
645 Klondyke Road
Long Beach, MS 39560

In re:

Opposition to a Request for Variance Submitted by William and Cynthia Connor of 3 Southern Oaks Lane; Lot 3 Southern Oaks Subd PH 2 SEC 15-18-12
City of Long Beach Public Hearing Date August 25, 2022. at 5:30 p.m.

Dear City of Long Beach Planning Commission,

I am the owner of the following lots on Penny Lane: parcel number 0512B-04-031.000; lots 2-3 Oaks Subd, S/T/R 15-08-12.

To be clear, this land is currently titled in the name of my mother's trust: Patricia H. Newcomb Rev – Trust, of which I am the sole trustee since she passed away in January of this year. I am in the process of distributing assets from this trust, and once that is complete, the above property will be titled in either my name or the name of my own trust.


It is my understanding that the variance the Connors are requesting is located on or about the northern tip of this land.

I would like to express my strong opposition to this request for a variance.

While there is currently no home on this property, it is my intent to either build a home for myself on that property and/or to sell one or both lots to several people who have expressed interest in building their own home/s there.

I reside in Florida and am unable to attend this meeting in person. I appreciate your consideration of this letter in place of my physical presence to oppose this variance at your meeting on August 25, 2022.

Respectfully,



Barri Cagle Van Coulter
Trustee, Patricia H. Newcomb Revocable Trust
P. O. Box 282
Crystal Beach, FL 34681
(727) 243-8646

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MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

August 25, 2022

Judy Smith
6 Southern Oaks Lane
Long Beach, MS 39560


RE: Request from William Conner to utilize variance

Please consider my request to deny the Conner's access to the property fronting on Penny Lane. I offer two reasons below..

- 1) Adverse effect on protected Oak trees. The Connor's are currently using this property to park an old junk truck. It has been parked there for quite some time. Many times a week other cars are parked here also. This creates an eyesore and hurts property values.
- 2) Are the Connor's running a business from their home? Many of the neighbors think they are. Several times a week 5 to 6 cars are parked in front of their house with many different people coming in and out. This has been the norm for several months. Is that the reason they need such a large space? I ask the zoning office to look into this before a decision is made.

Thank you for the opportunity to present my reasons.

Very Respectfully,


Judy Smith

228-669-6221

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

August 25, 2022

To whom it may concern,

I am writing this letter to request that the *variance request* by the occupants of #3 Southern Oaks Lane be denied. Though I would need to see the site plan to be sure, I assume the variance request will be to have access via a driveway to the proposed large garage and storage area. The entrance to the street is beautiful with its majestic oaks over the street. The variance is home to two large oak trees that would be greatly compromised or needed to be taken down to create room for a driveway large enough to accommodate a double car garage. This is of great concern. I have included a picture (#1) of the entrance to the road and the requested variance is on the right side of the street starting at the older model pickup. There is typically 1-3 cars parked on the variance at all times, which could already be compromising the root systems of the oak trees. I believe it is clear on pictures #2 and #3 the areas in which the other cars are typically parked. There are typically 4-6 cars parked in front of the residents, as well (at some points I have seen up to 9 cars parked between the front and back of the home).

The aesthetics of having a driveway, large storage, and no oak trees at the entrance of this street will undoubtedly make the street less desirable and lower property values. I am hoping to purchase property on this street in the near future, and would be much less interested without the beautiful oaks. The residence that is requesting the additional storage does have a 2 car garage currently. Again, if not having additional storage is a hardship for the occupants of #3 Southern Oaks Lane, I propose storage shed be built on their current property without having access to the city's variance similar to shortage buildings on the street.

Very Respectfully,

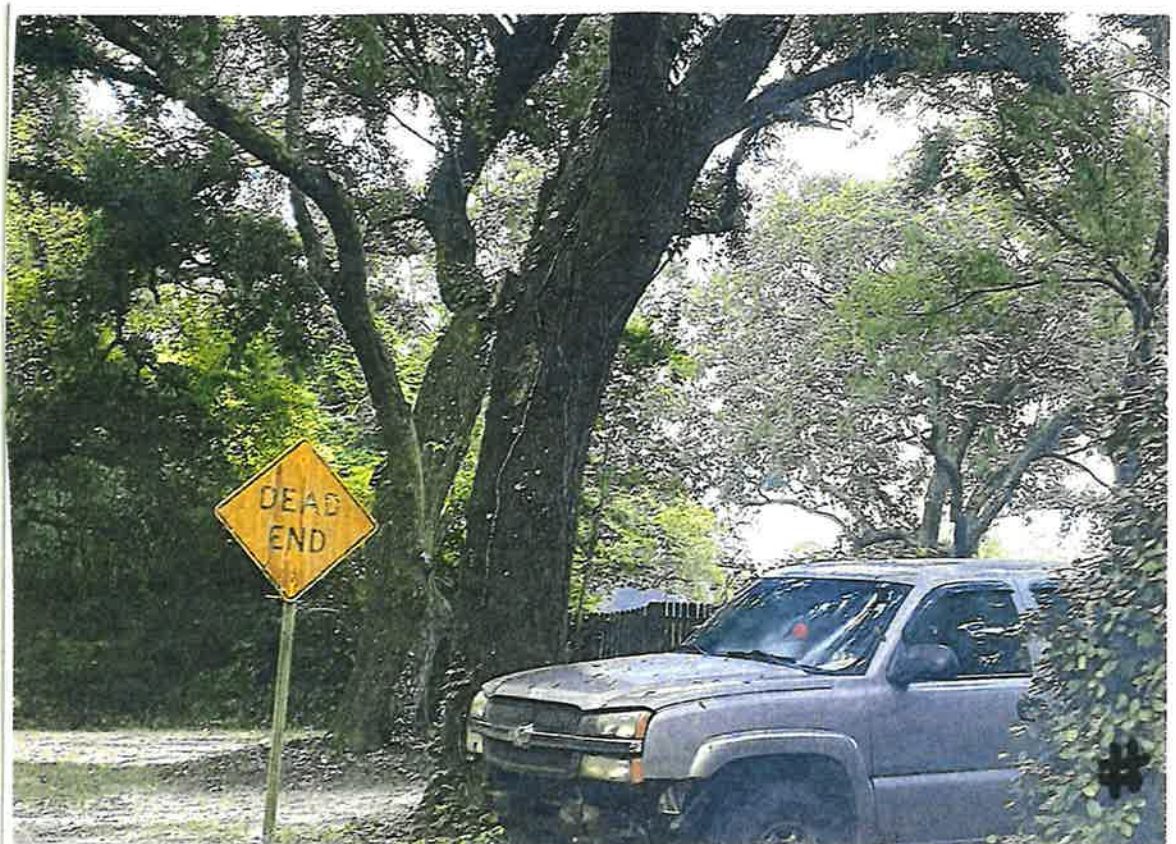


Haley Rishel

228-861-4411

Haley.rishel@gmail.com

**MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Commission Vice Chairman asked for anyone speaking in favor or opposition and no one came forward.

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

After considerable discussion, Commissioner Walters made motion, seconded by Commissioner Suthoff and unanimously carried recommending to deny the Variance, as submitted.

**MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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 25th day of August 2022, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Commission Vice Chairman Shawn Barlow, Sawyer Walters, William Suthoff, Justin Shaw, Michael Levens, Chris Fields, City Advisor Bill Hessell, Building Official Mike Gundlach, Building Inspector Ryan Ladner and Minutes Clerk Tina M. Dahl.

Absent the regular meeting were Commission Chairman Frank Olaiivar, Commissioners Jennifer Glenn and Marcia Kruse.

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

Commissioner Walters made motion, seconded by Commissioner Suthoff and unanimously carried to approve the Regular Meeting minutes of July 28, 2022, as submitted.

Commissioner Walters made motion, seconded by Commissioner Suthoff and unanimously carried to approve the Work Session minutes of July 28, 2022, as submitted.

It came for discussion under New Business a Certificate of Resubdivision for the property located at 5196 Mitchell Road and 20098 Lovers Lane, Tax Parcels 0511I-02-011.001 and 0511I-02-011.000, submitted by Scott Rishel, as follows:

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH
PLANNING DEPARTMENT
201 JEFF DAVIS AVENUE
PO BOX 929
LONG BEACH, MS 39560
(228) 863-1554
(228) 863-1558 FAX

Office use only
Date Received 8-9-22
Zoning R-1
Agenda Date 8-25-22
Check Number 1254

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 05111-02-011.001/05111-02-011.000
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Section 10, Township 8 South
Range 12 West, City of Long Beach
- IV. ADDRESS OF PROPERTY INVOLVED: 5196 Mitchell Rd, Long Beach
20098 Lovers Lane, Long Beach
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of 2 Lots
Into 2 Lots Rearrangement

VI. REQUIRED ATTACHMENTS:

- A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
- B. Cash or check payable to the City of Long Beach in the amount of \$375.00
- C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

VII. OWNERSHIP AND CERTIFICATION:

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

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

Scott Rishel
Name of Rightful Owner (PRINT)

5196 Mitchell Rd
Owner's Mailing Address

Long Beach MS 39560
City State Zip

228-265-0255
Phone

[Signature] 5/18/22
Signature of Rightful Owner Date

Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

MINUTES OF AUGUST 25, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

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

NAME OF OWNER (PRINT) Stacey L Rishel

ADDRESS (STREET, CITY, STATE, ZIP CODE) 5196 Mitchell Rd Long Beach, MS 39560

PHONE # (H) _____ (C) 228-332-0732

TAX PARCEL NUMBER(S) OWNED 05111-02-011.001

SIGNATURE Stacey Rishel

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (C) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE _____

(Use additional forms as needed)

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

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

0511Z-02 - 011.001

Please index this instrument as follows:
NW 1/4 of NE 1/4, Section 10
T8S, R12W

This instrument prepared by
FAYE SPAYDE
ATTORNEY AT LAW
116 East Third Street
Long Beach, Mississippi 39560
Telephone: (228) 863-8675

BOOK 1600 PAGE 405



Notary Public
Instrument Number 2003-1002-D
Filed 3/17/2003 10:21 A
Total Fee \$300
1600 Page 405-406 Charges 3.18.03

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, the undersigned, MRS. DOROTHY MAE RISHEL ALLEN, a widow, do hereby sell, convey and warrant unto GREGORY SCOTT RISHEL and STACEY L. RISHEL, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated and being in the First Judicial District of Harrison County, Mississippi, to-wit:

Long Beach, Harrison County, Mississippi, and being more particularly described as follows:

Commencing at the Northwest corner of said Northwest 1/4 of the Northeast 1/4 of Section 10; thence run East 15' to the East margin of Mitchell Road; thence run along said East margin, South 358.00' to an iron rod and the Point of Beginning; thence run S89°40'15"E 348.00' to an iron rod; thence South 128.10'; thence N89°53'08"W 142.17'; thence S00°16'33"W 12.37'; thence N89°40'15"W 205.77' to the East margin of Mitchell Road; thence along said East margin, North 141.00' to the Point of Beginning, containing 1.085 acres.

AD VALOREM TAXES for the year 2003 have been prorated and are assumed by the grantees.

THIS CONVEYANCE is subject to any and all restrictive covenants and conditions, easements, rights of way, and prior reservations of oil, gas and other minerals of record pertaining to the above described property.

WITNESS my signature this the 17th day of March, 2003.

Mrs. Dorothy Mae Rishel Allen
MRS. DOROTHY MAE RISHEL ALLEN

STATE OF MISSISSIPPI BOOK 1600 PAGE 406
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the aforesaid County and State, MRS. DOROTHY MAE RISHEL ALLEN, who acknowledged that she signed and delivered the above and foregoing instrument on the day and in the year therein mentioned.

GIVEN under my hand and official seal of office this the 17th day of March, 2003.

Roberta Carolyn Payne
NOTARY PUBLIC

My Commission Expires: 4/16/06

GRANTOR'S ADDRESS:
20098 Lovers Lane
Long Beach, Mississippi 39560
Telephone: (228) 863-5001

GRANTEES' ADDRESS:
9742 Kaena Street
Diamondhead, Mississippi 39525
Telephone: (228) 255-2942

NO TITLE EXAMINATION

MINUTES OF AUGUST 25, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

EXISTING

SCALE 1" = 100'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM = NAD 83)

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

A LOT LINE REARRANGEMENT OF TWO LOTS
LYING IN SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 12 WEST, CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF HARRISON
COUNTY, MISSISSIPPI. SAID PARCELS BEING
REFERRED TO AS TAX PARCEL NUMBERS
05111-02-011.000 AND 05111-02-011.001

REFERENCE MATERIALS.

- 1) FIELD BOOK 1623 - PAGE 437
- 2) MISSISSIPPI CONSTITUTION, CURRENT EDITION
- 3) MISSISSIPPI ZONING ORDINANCE, MISSISSIPPI DELTA COMPUTER SYSTEMS, INC. (WEBSITE)
- 4) LONG BEACH ZONING MAP AND ORDINANCE
- 5) DEED NO. 2191-1-1814-1

NOTES.

- 1) FIELD SURVEY PERFORMED WITH A TOPCON V3 GPS RECEIVER.
- 2) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON EPC (2001 MRE).
- 3) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI LINE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 4) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET. CETERA TO BE PRESERBED BY APPROPRIATE GOVERNING BODIES.
- 5) THIS IS A CLASS "P" SURVEY.
- 6) BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION. ALL LINES RELATIVE TO GRID NORTH BY GPS OBSERVATION. ALL LINES RELATIVE TO.



GPS OBSERVATION

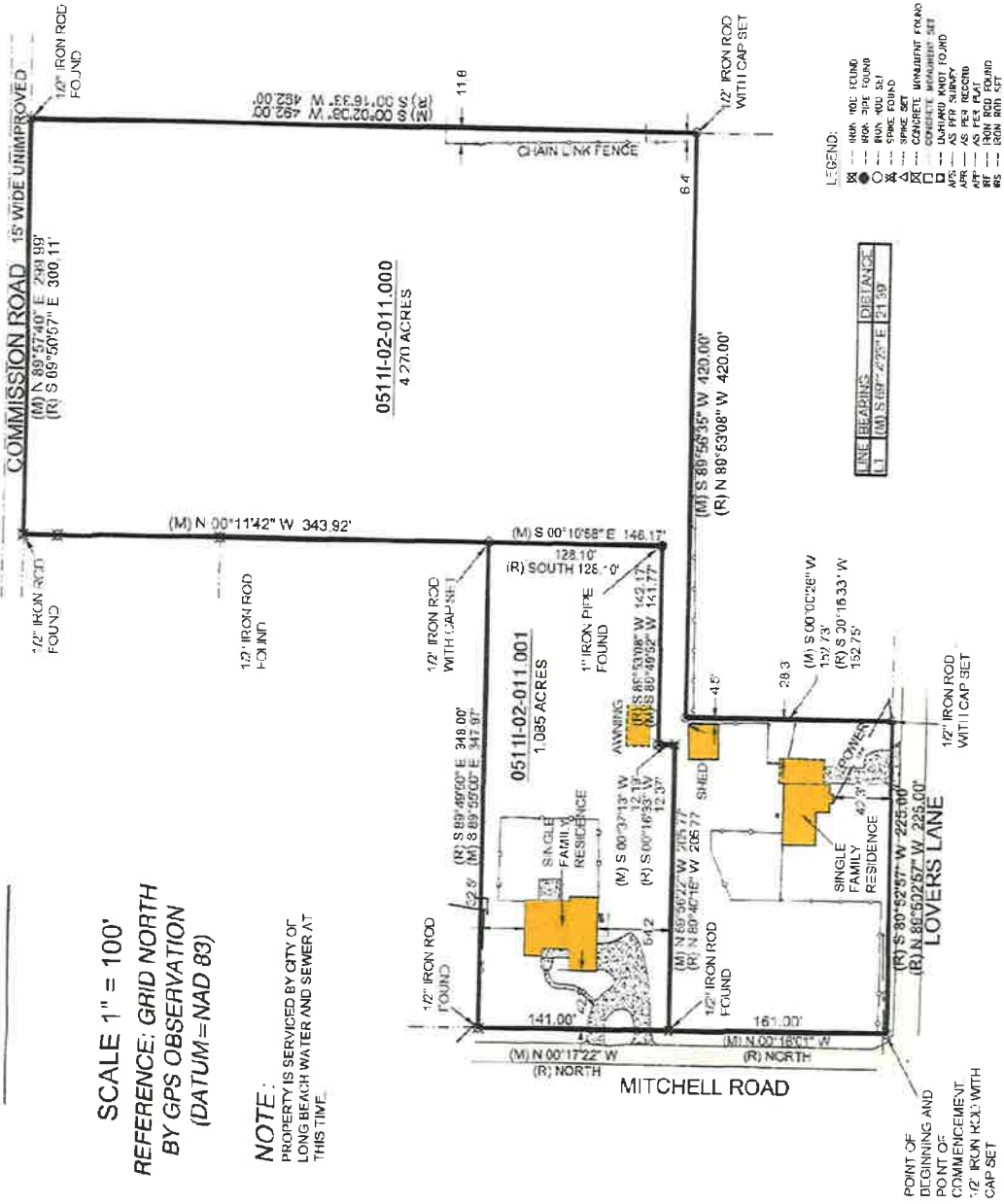
NOTE

DATE OF FIELD WORK: 01/25/2022
TOPCON VR RECEIVER WAS
USED FOR GPS OBSERVATION,
UTILIZING THE EARL DUDLEY, INC.
REAL-TIME NETWORK.

CLIENTS: GREGORY SCOTT RISHEL
DATE OF FIELD SURVEY: 1/25/2022
DRAWN BY: CAC
JOB NUMBER: 22024.dwg

PREPARED BY:

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



- LEGEND:
- IRON ROD FOUND
 - IRON ROD FOUND
 - IRON ROD FOUND
 - SPIKE FOUND
 - CONCRETE MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - UPWARD NOD FOUND
 - AS PER SURVEY
 - AS PER SURVEY
 - AS PER SURVEY
 - IRON ROD FOUND
 - IRON ROD SET

LINE BEARINGS	DISTANCE
(M) S 89° 58' 35" W	420.00'
(R) N 89° 53' 08" W	420.00'
(M) S 89° 58' 35" W	420.00'
(R) N 89° 53' 08" W	420.00'

FLOOD ZONE NOTE:
BY GRAPHIC PLOTTING ONLY, THIS
PROPERTY IS LOCATED IN THE FIRM
ZONES "AE" BASE ELEVATION 20.5
AND "X500" ACCORDING TO MAP
NUMBER 280470058G DATED JUNE
16, 2009. THE ABOVE STATEMENT IS
FOR INFORMATION ONLY AND DOES
NOT REPRESENT THE SURVEYOR'S
OPINION OF THE PROBABILITY OF
FLOODING. THIS SURVEYOR
ASSUMES NO LIABILITY FOR THE
CORRECTNESS OF THE GRID MAP.



MINIMUM BUILDING SETBACKS:
THIS PARCEL OF LAND IS LOCATED IN A ZONE R-1,
SINGLE FAMILY RESIDENCE DISTRICT AS PER CITY
OF LONG BEACH ZONING MAP.
FRONT YARD - 25 FEET
SIDE YARD - 8 FEET
REAR YARD - 15 FEET

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

PROPOSED

SCALE 1" = 100'
REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

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

A LOT LINE REARRANGEMENT OF TWO LOTS
LYING IN SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 12 WEST, CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF HARRISON
COUNTY, MISSISSIPPI. SAID PARCELS BEING
REFERRED TO AS TAX PARCEL NUMBERS
05111-02-011.000 AND 05111-02-011.001

REFERENCE MATERIALS:

1. DEED FROM TAX PAGE 007
2. HARRISON COUNTY TAX MAP, CURRENT EDITION
3. THE PERKINS LINK OF HARRISON COUNTY, MS DELTA COMPUTER SYSTEMS, INC. (WEBSITE)
4. GIS DATA FROM MAP AND CHAINANCE
5. DEED NO. 00214-0400-01

NOTES:

1. FIELD SURVEY PERFORMED WITH A TOPCON UR GPS RECEIVER
2. SPLIT PLANE COLLIMATIONS AND ALIGNMENTS SHOWN WHERE DERIVED BY GPS OBSERVATION UTILIZING THE EAGL DUDLEY, INC. REFLECTORING, AND ABL USED ON SP-2 (2021) INS EN
3. UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE 1/16" THICKS. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1.600.227.8477.
4. BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PREPARED BY APPROPRIATE GOVERNING BODIES.
5. THIS IS A CLASS "B" SURVEY.
6. BUILDINGS SHOWN HEREON ARE DERIVED BY: SHIPBOARD 1:1. GPS OBSERVATION, ALL OTHERS RELATIVE TO:



GPS OBSERVATION

NOTE:

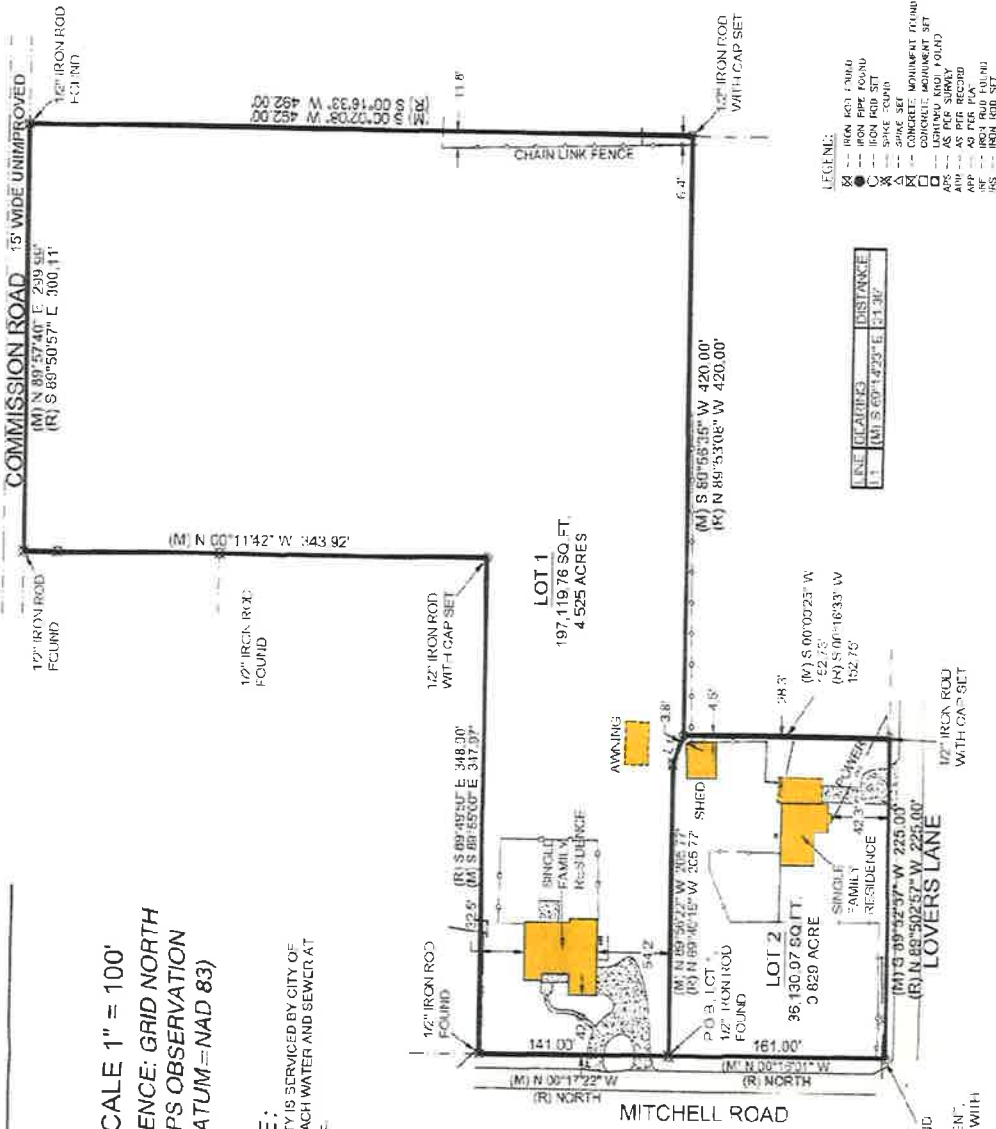
DATE OF FIELD WORK: 01/25/2022
GPS RECEIVER: TRIMBLE R1
USED FOR GPS OBSERVATION:
UTILIZING THE EAGL DUDLEY, INC.
REAL-TIME NETWORK

CLIENTS: GREGORY SCOTT RISHIEL
DATE OF FIELD SURVEY: 1/25/2022
DRAWN BY: CAC
JOB NUMBER: 22024.dwg

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LAVI OAK DRIVE
BLOXIE, MS 39532 PHONE: 228-234-1649



FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN THE FIRM ZONES "AE" BASE ELEVATION= 20.5 AND "X500" ACCORDING TO MAP NUMBER 28047C0386G, DATED JULY 16, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CIFIED MAP.

MINIMUM BUILDING SETBACKS:

THIS PARCEL IS LOCATED IN A ZONE R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.
FRONT YARD - 35 FEET
SIDE YARD - 8 FEET
REAR YARD - 15 FEET

**MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A LOT LINE REARRANGEMENT OF TWO LOTS
LYING IN SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 12 WEST, CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF HARRISON
COUNTY, MISSISSIPPI. SAID PARCELS BEING
REFERRED TO AS TAX PARCEL NUMBERS
05111-02-011.000 AND 05111-02-011.001

LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been resubdivided from Harrison County ad valorem tax parcels (05111-02-011.000 and 05111-02-011.001) into (two) lots. The subject property is generally described as being located (on north side of Lovers Lane and east side of Mitchell Road, Long Beach, MS).

The Case File Number is:

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION OF LAND PRIOR TO THIS RESUBDIVISION (PER DEED):
RECORD DESCRIPTION FOR PARCEL 05111-02-011.001, DEED BOOK 1620, PAGE 407

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE RUN EAST 15' TO THE EAST MARGIN OF MITCHELL ROAD; THENCE RUN ALONG SAID EAST MARGIN, SOUTH 356.00' TO AN IRON ROD AND THE POINT OF BEGINNING; THENCE RUN S89°40'15"E 348.00' TO AN IRON ROD; THENCE SOUTH 126.10' THENCE N89°53'08"W 142.17'; THENCE S00°16'33"W 12.37' THENCE N89°40'15"W 205.77' TO THE EAST MARGIN OF MITCHELL ROAD; THENCE ALONG SAID EAST MARGIN, NORTH 141.00' TO THE POINT OF BEGINNING, CONTAINING 1.085 ACRE.

RECORD DESCRIPTION FOR PARCEL 05111-02-011.000, INST. 2021-1480-D-J1

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10; THENCE RUN EAST 15' TO THE EAST MARGIN OF MITCHELL ROAD; THENCE RUN ALONG SAID EAST MARGIN, SOUTH 499.00' TO THE POINT OF BEGINNING; THENCE RUN S89°40'15"E 205.77'; THENCE RUN N00°18'33"E 12.37' THENCE S89°53'08"E 142.17'; THENCE NORTH 472.19' TO AN IRON ROD; THENCE RUN S89°50'57"E 300.11' TO AN IRON ROD; THENCE RUN S00°16'33"W 492.30' TO A POINT; THENCE RUN N89°53'08"W 420.00' TO AN IRON PIPE; THENCE RUN S00°16'33"W 152.75' TO THE NORTH MARGIN OF LOVERS LANE; THENCE RUN ALONG SAID NORTH MARGIN, N89°50'57"W 225.00' TO THE INTERSECTION OF NORTH MARGIN OF LOVERS LANE WITH THE EAST MARGIN OF MITCHELL ROAD; THENCE RUN ALONG SAID EAST MARGIN, NORTH 161.00' TO THE POINT OF BEGINNING, CONTAINING 4.270 ACRES.

LEGAL DESCRIPTION OF THE PROPOSED PARCELS BY SURVEY MEASUREMENTS:

SURVEY DESCRIPTION FOR LOT 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

COMMENCING AT AN IRON ROD SET AT THE POINT OF INTERSECTION OF THE NORTH MARGIN OF LOVERS LANE WITH THE EAST MARGIN OF MITCHELL ROAD; THENCE ALONG THE EAST MARGIN OF MITCHELL ROAD, N00°16'01"W 161.00' TO AN IRON ROD FOUND AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST MARGIN, N00°17'22"W 141.30' TO AN IRON ROD FOUND; THENCE S89°55'00"E 347.97' TO AN IRON ROD SET; THENCE N00°11'42"W 343.92' TO AN IRON ROD FOUND ON THE SOUTH MARGIN OF COMMISSION ROAD; THENCE ALONG SAID SOUTH MARGIN, N82°57'40"E 295.99' TO AN IRON ROD FOUND; THENCE S00°02'08"W 492.00' TO AN IRON ROD SET; THENCE S89°58'35"W 420.00' TO AN IRON ROD SET; THENCE N89°14'23"W 21.39' TO AN IRON ROD FOUND; THENCE N89°56'22"W 206.77' TO THE POINT OF BEGINNING, CONTAINING 4.525 ACRES.

SURVEY DESCRIPTION FOR LOT 2

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 12 WEST, CITY OF LONG BEACH, HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH THE BEARINGS BASED ON STATE PLANE GRID NORTH (MS EAST ZONE 2301):

BEGINNING AT AN IRON ROD SET AT THE POINT OF INTERSECTION OF THE NORTH MARGIN OF LOVERS LANE WITH THE EAST MARGIN OF MITCHELL ROAD; THENCE ALONG THE EAST MARGIN OF MITCHELL ROAD, N00°16'01"W 161.00' TO AN IRON ROD FOUND; THENCE S89°56'22"E 205.77' TO AN IRON ROD FOUND; THENCE S89°14'23"E 21.39' TO AN IRON ROD SET; THENCE S00°02'08"W 492.00' TO AN IRON ROD SET ON THE NORTH MARGIN OF LOVERS LANE; THENCE ALONG SAID NORTH MARGIN, S89°52'57"W 225.00' TO THE POINT OF BEGINNING, CONTAINING 0.829 ACRE.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

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

CLIENTS: GREGORY SCOTT RISHEL
DATE OF FIELD SURVEY: 1/25/2022
DRAWN BY: CAC
JOB NUMBER: 22024.dwg

SHEET 3 OF 5

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A LOT LINE REARRANGEMENT OF TWO LOTS
LYING IN SECTION 10, TOWNSHIP 8 SOUTH,
RANGE 12 WEST, CITY OF LONG BEACH,
FIRST JUDICIAL DISTRICT OF HARRISON
COUNTY, MISSISSIPPI. SAID PARCELS BEING
REFERRED TO AS TAX PARCEL NUMBERS
05111-02-011.000 AND 05111-02-011.001

CERTIFICATE OF OWNERSHIP

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

Gregory Scott Rishel 7/5/22
SIGNED BY GREGORY SCOTT RISHEL DATE

Subscribed and sworn to before me, in my presence this 5 day of July 2022, a Notary Public in and for the County of Harrison, State of Mississippi.



Katrina M. Ducksworth
NOTARY PUBLIC

My Commission Expires: 04-29-2025

CERTIFICATE OF OWNERSHIP

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

Stacey L. Rishel 7/5/22
SIGNED BY: STACEY L. RISHEL DATE

Subscribed and sworn to before me, in my presence this 5 day of July 2022, a Notary Public in and for the County of Harrison, State of Mississippi.



Katrina M. Ducksworth
NOTARY PUBLIC

My Commission Expires: 04-29-2025

PREPARED BY:

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

CLIENTS: GREGORY SCOTT RISHEL
DATE OF FIELD SURVEY: 1/25/2022
DRAWN BY: CAC
JOB NUMBER: 22024.dwg

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP

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

Raquel Y. Fairley
SIGNED BY: RAQUEL YVETTE FAIRLEY

7/5/22
DATE

Subscribed and sworn to before me, in my presence this 5 day of July, 2022, a Notary Public in and for the County of Harrison, State of Mississippi.



Katrina M. Ducksworth
NOTARY PUBLIC

My Commission Expires: 04-29-2025

CERTIFICATE OF APPROVAL

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

ADMINISTRATOR _____

DATE _____

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and deed descriptions recorded in Deed No. 2021-1480-D-J1 and in Deed Book 1620 on page 407 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 26th day of APRIL, 2022.

Clifford Crosby
Clifford Crosby, P.L.S.
2539
MS P.L.S. NO.



PLANNING COMMISSION

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

Planning Commission Chairman _____

Date _____

ACCEPTANCE

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

ADOPT: _____

ATTEST: _____

MAYOR _____

CITY CLERK _____

PREPARED BY:

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

CLIENTS: GREGORY SCOTT RISHEL
DATE OF FIELD SURVEY: 1/25/2022
DRAWN BY: CAC
JOB NUMBER: 22024.dwg

**MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

From: Joe Culpepper <joe.culpepper@h2oinnovation.com>
Sent: Wednesday, August 10, 2022 9:21 AM
To: Tina Dahl
Subject: RE: Certificate of Resubdivision, 5196 Mitchell Road, 20098 Lovers Lane

I believe both homes are already served so there will be not special taps needed.

Joe Culpepper, P.E.
Reply Message



Joe Culpepper, P.E.
Office # 228-967-7137
2100 Delmas Avenue, Suite B
Pascagoula, MS 39567
jculpepper@h2oinnovation.com www.h2oinnovation.com

From: Tina Dahl <tina@cityoflongbeachms.com>
Sent: Tuesday, August 9, 2022 2:15 PM
To: Joe Culpepper <joe.culpepper@h2oinnovation.com>; 'David Ball' <david@overstreeteng.com>; 'Billy Swort' <Billy@overstreeteng.com>
Cc: 'Jan Berry' <jan@cityoflongbeachms.com>; sbowes@cityoflongbeachms.com
Subject: Certificate of Resubdivision, 5196 Mitchell Road, 20098 Lovers Lane

I have attached a certificate of resubdivision for the properties located at 5196 Mitchell Road and 20098 Lovers Lane. This item has been added to the August 25th agenda. Thank you, Tina

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



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

August 17, 2022

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

RE: Certificate of Subdivision - Tax Parcel No. 05111-02-011.001 & 05111-02-011.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced properties, which are generally described as being located on the north side of Lovers Lane and the east side of Mitchell Road, Long Beach, MS. Proposed Lot 1 will be nearly 4.5 acres in size, with 141 feet of frontage on Mitchell Rd. Proposed Lot 2 will be approx. 0.83 acres with 225 feet of frontage on Lovers Ln.

The Certificate itself has all appropriate certifications and information. However, Proposed Lot 2 will create a lot that doesn't provide accessory building setbacks meeting the ordinance requirements. Otherwise, the subdivision appears to be in order. If granted, City approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

Billy Swort
Billy Swort

BS 539

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion and upon recommendation of the City Engineer, Commissioner Walters made motion, seconded by Commissioner Shaw and unanimously carried recommending approval in accordance with the City's Subdivision Regulations.

It came for discussion under New Business a Certificate of Resubdivision for the property located at 20030 Pineville Road, Tax Parcel 0511I-01-039.000, submitted by Danny Leggett, as follows:

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH
PLANNING DEPARTMENT
201 JEFF DAVIS AVENUE
PO BOX 929
LONG BEACH, MS 39560
(228) 863-1554
(228) 863-1558 FAX

Office use only
Date Received 8-29-22
Zoning R-1
Agenda Date 8-25-22
Check Number 1908

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

TYPE OF CASE: CERTIFICATE OF RESUBDIVISION

ADVALOREM TAX PARCEL NUMBER(S): 0511I-01-039.000

I. GENERAL LOCATION OF PROPERTY INVOLVED: ALONG PINEVILLE ROAD, BETWEEN DAUGHERTY ROAD & McCARTER LANE

V. ADDRESS OF PROPERTY INVOLVED: 20030 PINEVILLE RD

GENERAL DESCRIPTION OF REQUEST: Resubdivision of TAX PARCEL # 0511I-01-039.000
Into PARCELS A, B, & C

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.

Danny Leggett
Name of Rightful Owner (PRINT)

20030 Pineville Rd
Owner's Mailing Address

Long Beach MS 39560
City State Zip

(228) 365-1801
Phone

Danny Leggett 8-8-22
Signature of Rightful Owner Date

Same
Name of Agent (PRINT)

Agent's Mailing Address

City State Zip

Phone

Signature of Applicant Date

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

343

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN E. GUIER and DOROTHY M. GUIER, do hereby sell, convey and warrant unto DANNY R. LEGGETT and wife, WILMA M. LEGGETT, as joint tenants, not as tenants in common, but with survivorship to either, the following described property, together with the improvements situated thereon, being located in the First Judicial District of Harrison County, Mississippi, to-wit:

A parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi, better described as:

Beginning at the Southwest corner of the said Southeast Quarter of the Northeast Quarter of Section 10, run East along the half section line 480 feet, thence North 20 feet to the North margin of Pineville Road for Point of Beginning, thence North 501.4 feet, thence North 89° East along a fence line 220 feet thence South 505.2 feet to the North margin of Pineville Road thence east along said roadway 220 feet to the Point of Beginning.

The above described property is subject to any restrictive covenants, mineral reservations and easements of record.

Ad Valorem taxes for the current year are prorated as of the date of this deed and are assumed by the Grantees herein.

WITNESS our signatures, this the 15th day of March, A.D., 1988.

John E. Guier
JOHN E. GUIER
Dorothy M. Guier
DOROTHY M. GUIER

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the above mentioned state and county, the within

1

344

named, JOHN E. GUIER and DOROTHY M. GUIER, who acknowledged that they signed and delivered the above and foregoing instrument on the day and in the year therein mentioned.

WITNESS my signature and official seal of office, this the 15th day of March, A.D., 1988.

John E. Guier
NOTARY PUBLIC
STATE OF MISSISSIPPI

My Commission Expires:
1-17-90

Grantors:
GUIER
807 Hancock Road
Pachoke, Alabama 36532
601-863-8678

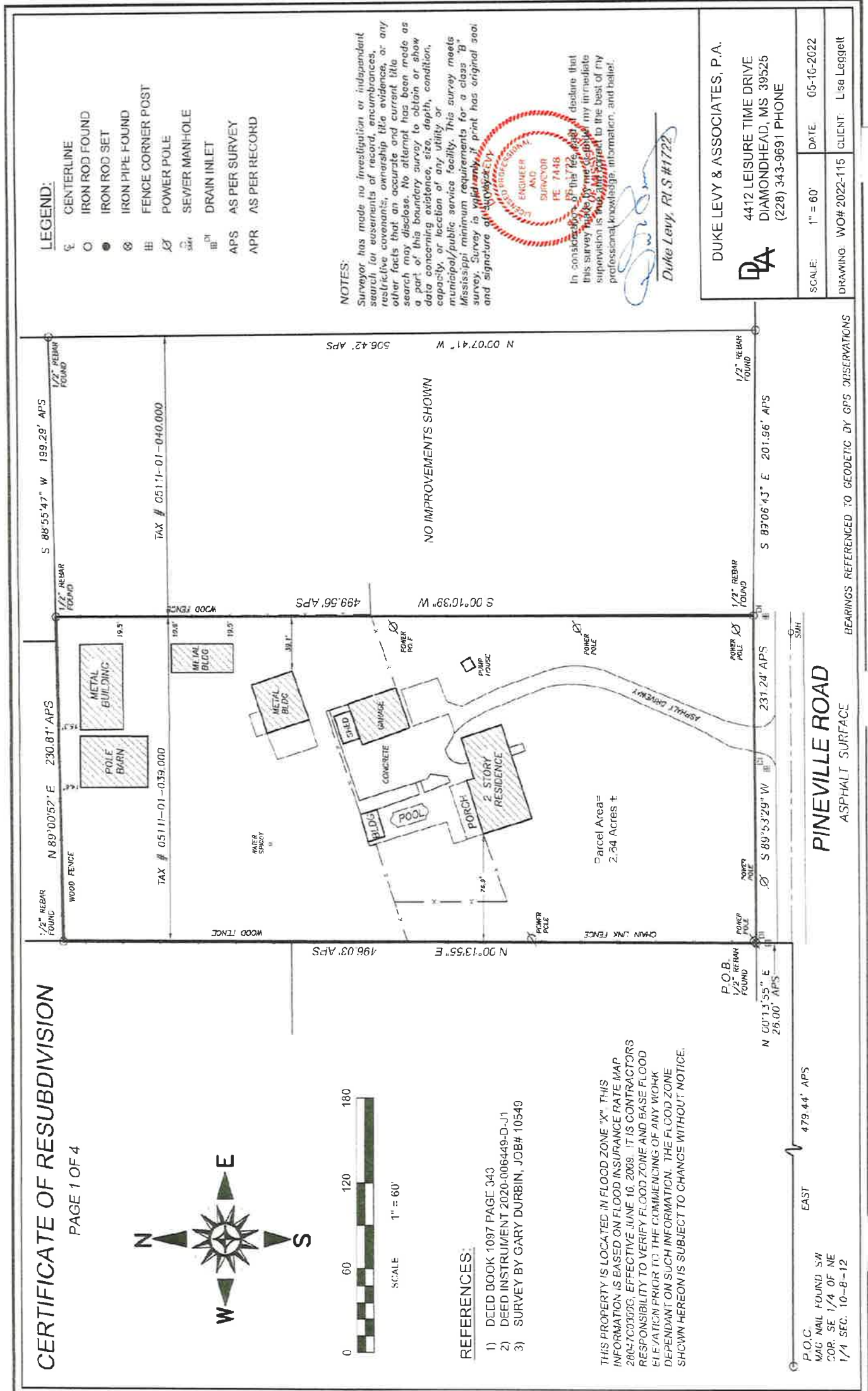
Grantees:
LEGGETT
430 Pineville Road
Long Beach, MS 39506
601-863-0011

STATEMENT OF FEES
First Page \$2.00
Subsequent Pages \$1.00
MARGINALITY at 50
TICK FEES

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT
I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS DULY FILED AND THE RECORD IS CORRECT AND RECORDED
MAY 15 1988
BY: *John E. Guier* D.C.

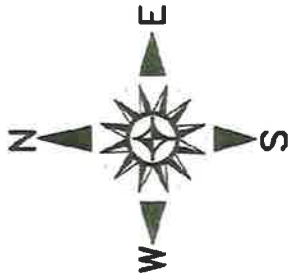
MINUTES OF AUGUST 25, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CERTIFICATE OF RESUBDIVISION

PAGE 1 OF 4



SCALE 1" = 60'

REFERENCES:

- 1) DCCD BOOK 1097 PAGE 343
- 2) DEED INSTRUMENT 2020-006449-D-J1
- 3) SURVEY BY GARY DURBIN, JOB# 10549

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". THIS INFORMATION IS BASED ON FLOOD INSURANCE RATE MAP 28047C02509G, EFFECTIVE JUNE 16, 2009. IT IS CONTRACTORS RESPONSIBILITY TO VERIFY FLOOD ZONE AND BASE FLOOD ELEVATION PRIOR TO THE COMMENCING OF ANY WORK DEPENDANT ON SUCH INFORMATION. THE FLOOD ZONE SHOWN HEREON IS SUBJECT TO CHANGE WITHOUT NOTICE.

P.O.C.
MAG NAIL FOUND SW
COR. SE 1/4 OF NE
1/4 SEC. 10-8-12
EAST
479.44' APS

LEGEND:

- ⊕ CENTERLINE
- IRON ROD FOUND
- IRON ROD SET
- ⊗ IRON PIPE FOUND
- ⊞ FENCE CORNER POST
- ⊗ POWER POLE
- ⊞ SEWER MANHOLE
- ⊞ DRAIN INLET
- APS AS PER SURVEY
- APR AS PER RECORD

NOTES:
Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. This survey meets Mississippi minimum requirements for a class "B" survey. Survey is valid only if print has original seal and signature of Duke Levy.



In consideration of the fee paid, I declare that this survey has been prepared by me or under my immediate supervision in accordance with the laws of the State of Mississippi to the best of my professional knowledge, information, and belief.

Duke Levy, P.E. #1722

DUKE LEVY & ASSOCIATES, P.A.



4412 LEISURE TIME DRIVE
DIAMONDHEAD, MS 39525
(228) 343-9691 PHONE

SCALE: 1" = 60'	DATE: 05-10-2022
DRAWING: WO# 2022-115	CLIENT: L. & S. Leggett

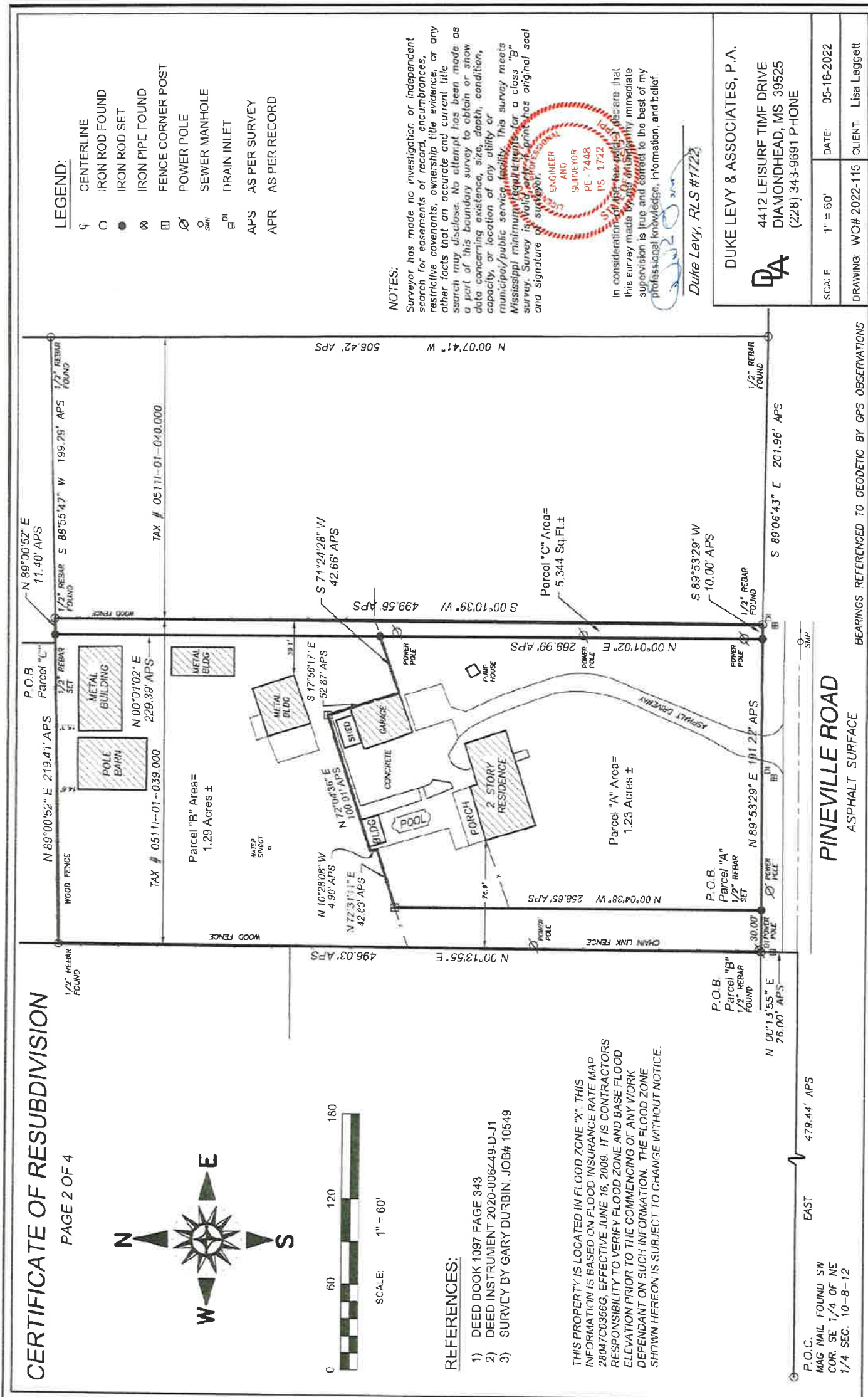
BEARINGS REFERENCED TO GEODETIC BY GPS OBSERVATIONS

PINEVILLE ROAD
ASPHALT SURFACE

**MINUTES OF AUGUST 25, 2022
REGULAR MEETING**

381

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF AUGUST 25, 2022
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

PAGE 3 OF 4

In accordance with Article II, Section 3 of the Code of Ordinances (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been subdivided from Harrison County as valorem tax parcel # 05111-01-039,000 into 2 new parcels. The subject property is generally described as being located #20030 Pineville Road.

LEGAL DESCRIPTION: (PRIOR TO RECONFIGURATION)

A parcel of land situated and being located in the SE 1/4 of the NE 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a mag nail found at the southwest corner of said SE 1/4 of the NE 1/4 of Section 10; thence East 479.44 feet to a point; thence N 00°13'55" E 26.00 feet to a 1/2" rebar found on the north margin of Pineville Road and being the Point of Beginning; thence continue N 00°13'55" E 496.03 feet to a 1/2" rebar found; thence N 89°00'52" E 230.81 feet to a 1/2" rebar found; thence S 00°10'39" W 499.56 feet to a 1/2" rebar found on the north margin of Pineville Road; thence S 89°53'29" W 231.24 feet along said north margin of Pineville Road to the Point of Beginning. Said parcel of land contains 2.64 acres, more or less.

LEGAL DESCRIPTION, Parcel 'A' (AS PER SURVEY)

A parcel of land situated and being located in the SE 1/4 of the NE 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a mag nail found at the southwest corner of said SE 1/4 of the NE 1/4 of Section 10; thence East 479.44 feet to a point; thence N 00°13'55" E 26.00 feet to a 1/2" rebar found on the north margin of Pineville Road; thence N 89°53'29" E 30.09 feet to a 1/2" rebar set and being the Point of Beginning; thence N 00°04'38" W 258.65 feet to a fence corner post found; thence N 72°31'11" E 42.63 feet to a fence corner post; thence N 10°28'08" W 4.90 feet to a fence corner post found; thence N 72°04'36" E 102.01 feet to a fence corner post found; thence S 17°56'17" E 52.87 feet to a fence corner post found; thence N 71°24'28" E 42.66 feet to a 1/2" rebar set; thence S 00°01'02" W 269.99 feet to a 1/2" rebar set on the north margin of Pineville Road; thence S 89°53'29" W 191.22 feet to the Point of Beginning. Said parcel of land contains 1.23 acres, more or less.

LEGAL DESCRIPTION: Parcel "B" (AS PER SURVEY)

A parcel of land situated and being located in the SE 1/4 of the NE 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a mag nail found at the southwest corner of said SE 1/4 of the NE 1/4 of Section 10; thence East 479.44 feet to a point; thence N 00°13'55" E 26.00 feet to a 1/2" rebar found on the north margin of Pineville Road and being the Point of Beginning; thence continue N 00°13'55" E 496.03 feet to a 1/2" rebar found; thence N 89°00'52" E 219.41 feet to a 1/2" rebar found; thence S 00°01'02" W 229.39 feet to a 1/2" rebar set in a fence line; thence along said fence line the following 6 courses: S 71°24'28" W 42.66 feet to a fence post found; thence N 17°56'17" W 52.87 feet to a fence post found; thence S 72°04'36" W 100.31 feet to a fence post found; thence S 10°28'08" E 4.90 feet to a fence post found; thence S 72°31'11" W 42.63 feet to a fence post found; thence S 00°04'38" E 258.65 feet to a 1/2" rebar set on the north margin of said Pineville Road; thence S 89°53'29" W 30.00 feet along said north margin to the Point of Beginning. Said parcel of land contains 1.29 acres, more or less.

LEGAL DESCRIPTION: Parcel "C" (AS PER SURVEY)

A parcel of land situated and being located in the SE 1/4 of the NE 1/4 of Section 10, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a mag nail found at the southwest corner of said SE 1/4 of the NE 1/4 of Section 10; thence East 479.44 feet to a point; thence N 00°13'55" E 26.00 feet to a 1/2" rebar found on the north margin of Pineville Road; thence continue N 00°13'55" E 496.03 feet to a 1/2" rebar found; thence N 89°00'52" E 219.41 feet to a 1/2" rebar found and being the Point of Beginning; thence continue N 89°00'52" E 11.40 feet to a 1/2" rebar found; thence S 00°10'39" W 499.56 feet to a 1/2" rebar found on the north margin of Pineville Road; thence S 89°53'29" W 10.00 feet along said north margin of Pineville Road; thence N 00°01'02" E 269.99 feet to a 1/2" rebar set; thence continue N 00°01'02" E 229.39 feet to the Point of Beginning. Said parcel of land contains 5.344 square feet, more or less.



DUKE LEVY & ASSOCIATES, P.A.
4412 LEISURE TIME DRIVE
DIAMONDHEAD, MS 39525
(228) 343-9681 PHONE



SCALE: 1" = 60' DATE: 05-16-2022

DRAWING: W0# 2022-115 CLIENT: Lisa Leggett

**MINUTES OF AUGUST 25, 2022
REGULAR MEETING**

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF RESUBDIVISION

PAGE 4 OF 4

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.

Danny Leggett Signature of Owner or Owner's Agent 8-9-22 Date

Subscribed and sworn to before me, in the presence this 9th day of Aug 2022, a Notary Public in and for the County of Harrison, State of Mississippi.



SEAL
My commission expires: 4/21/2025

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and a deed description recorded in Deed Instrument 2020-0006449-D-11 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 5th day of August, 2022.



Duke Levy Registered Land Surveyor
Seal PS-1722 Registration Number

Subscribed and sworn to before me, in my presence this the 8th day of August, 2022, a Notary Public in and for the County of Harrison, State of Mississippi.

Jangy Kelley Notary Public
My Commission expires: 2-15-2026



CERTIFICATE OF APPROVAL

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

Administrator _____ Date _____

PLANNING COMMISSION

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

Planning Commission Chairman _____ Date _____

PLANNING COMMISSION

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

ADOPT: _____ ATTEST: _____

MAYOR _____ City Clerk _____

DUKE LEVY & ASSOCIATES, P.A.
DLA
4412 LEISURE TIME DRIVE
DIAMONDHEAD MS 39525
(228) 343-9691 PHONE

SCALE: 1" = 60' DATE: 05-16-2022
DRAWING: WO# 2022-115 CLIENT: Lisa Leggett

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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



OVERSTREET
& ASSOCIATES
CONSULTING ENGINEERS

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

August 15, 2022

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

RE: Certificate of Subdivision - Tax Parcel No. 05111-01-039.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which is generally described as being located at #20030 Pineville Rd. Proposed Parcel "A" will be nearly 1.23 acres in size, with 191 feet of frontage on Pineville Rd. Parcel "B" will be approx. 1.29 acres with 30 feet of frontage. Proposed Parcel "C" will be roughly 0.12 acres with 10 feet of frontage.

The Certificate itself has all appropriate certifications and information. However, we do see a few issues which are itemized below:

- 1. Parcel A:
 - a. The proposed parcel dimensions do not allow for proper setbacks from the existing buildings.
- 2. Parcel B:
 - a. The proposed "flagstaff" parcel is only 30 feet wide at Pineville Rd., which doesn't meet the ordinance requirements of 35 feet.
- 3. Parcel C:
 - a. The proposed parcel is only 10 feet wide, which doesn't meet the ordinance requirements of 35 feet. It is our understanding from the Owner that this parcel is a separately deeded parcel purchased sometime in the past for the sole purpose of providing positive drainage along the eastern lot line toward Pineville Rd.
 - b. The proposed parcel area does not meet the ordinance requirements of 7,500 sq. ft.

As always, we have done our best to describe the issues we see depicted on the proposed subdivisions. Ultimately, the decision to accept or reject this subdivision resides with the City. We believe it is possible that every concern listed above could be resolved by modification of the subdivision documents or by issuance of variances.

If acceptable, City approval of the subdivision should be subject to the payment of any required tapping fees or special connection fees as determined by the City's Public Works department.

Sincerely,

David Ball, P.E.

DB:539

After considerable discussion and upon recommendation of the City Engineer, Commissioner Walters made motion, seconded by Commissioner Suthoff and unanimously carried recommending to table the resubdivision until the regular scheduled meeting on September 22, 2022, as submitted.

MINUTES OF AUGUST 25, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

APPROVED:

Chairman Frank Olaivar

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk