

**MINUTES OF MARCH 24, 2022**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**  
**AGENDA**  
**MARCH 24, 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- 18030 Allen Road, Tax Parcel 06111-02-003.013, Submitted by Phillip Hoang (owner) and Mai Nguyen (property manager).
2. Short-Term Rental- 200 South Nicholson Avenue, Tax Parcel 0612A-04-032.000, Submitted by Lori and Christopher Strahan (owner) and Lori Strahan (property manager).
3. Variance- 102 Pine Cove, Tax Parcel 0511J-02-065.027, Submitted by Joey King.

**IV. ANNOUNCEMENTS**  
**V. APPROVE MINUTES**

1. March 10, 2022

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

1. Tree Removal- 123 East 4<sup>th</sup> Street, Tax Parcel 0612B-03-041.001, Submitted by Ken Donnelly.
2. Tree Removal- 296 North Burke Avenue, Tax Parcel 06110-04-054.000, Submitted by Marcos H. Fernandez.
3. Certificate of Resubdivision- 20122 Lovers Lane, Tax Parcel 0511J-01-002.000 and 0511J-01-003.000, Submitted by Dewitt and Carol Roberts.
4. Certificate of Resubdivision- 19361 28<sup>th</sup> Street, Tax Parcel 0611D-01-001.001, Submitted by 5P Exequy Holding, LLC, Jacques P. Pucheu, and Cara L. Pucheu.
5. Planning Commission Approval- Lot 4 Mason Avenue, Biberons Subdivision, Tax Parcel 0612G-02-029.000, Submitted by Edward Guillie and Christie Guillie.
6. Planning Commission Approval- 19099 Pineville Road, Tax Parcel 0611N-03-011.000, Submitted by LBD Properties, LLC (owner) and Brian Youngken/Metro Site (agent).
7. Discussion- Tax Abatement Incentives, Commissioner Sawyer Walters.

**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 April 5, 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.

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

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

\*\*\*\*\*

Be it remembered that three (3) public hearings were heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and begun at 5:30 o'clock p.m., Thursday, the 24th day of March 2022, in said City, and the same being the time, date and place fixed for holding said public hearings.

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

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 18030 Allen Road, Tax Parcel 0611I-02-003.013, submitted by Phillip Hoang (owner) and Mai Nguyen (property manager), as follows:

MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560
---	--	--

**PROPERTY INFORMATION:**  
ADDRESS: 18030 Allen Road Tax Parcel: 0611-02-003.013  
(Location of Short-Term Rental)

**OWNER'S INFORMATION:**  
Property Owner's Name: Phillip Hoang  
Property Owner's Address: 18028 Allen Road Long Beach, MS 39560  
Property Owner's Mailing Address, if different from above: Same as above

Property Owner's Phone No: 228-222-1500 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email Address: Buddy Hall 2010@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: Mai Nguyen  
Property Manager's Address: (Must be a local contact) 18028 Allen Road Long Beach, MS 39560  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Property Manager's Phone No: 228-3830101 Email Address: Buddy Hall 2010@yahoo.com

**PLEASE PROVIDE THE FOLLOWING:**

- Mississippi Sales Tax ID # 1044-5965
- 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.

PRINT NAME: Phillip Hoang SIGNATURE: Phillip Hoang DATE: Dec 27, 2021

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
<u>9</u>	<u>4</u>	<u>4</u>	<u>10</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: Melinda S. Sells Date: 1/10/22  
Fire Inspector Signature: Janet D. Dask Date: 1/10/2022

COMMENTS: \_\_\_\_\_

Date Received: <u>12-29-21</u>	<u>2/25/22</u>
Agenda Date: <u>2-24-22</u>	<u>3-24-22</u>
Amount Due/Paid: <u>200.00</u>	<u>200.00</u>
Check #: <u>1089</u>	<u>1095</u>

denied

MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



1st Judicial District  
Instrument 2016-0872 D - 31  
Filed/Recorded 8/22/2016 08:20 A  
Total Fees \$ 12.00  
3 Pages Received

PREPARED BY:  
Michael J. Yencero  
Esplanade Land & Title Co., LLC  
1914 24<sup>th</sup> Avenue  
Gulfport, MS 39501  
(228) 594-8860  
MS Bar # 108866

RETURN TO:  
Michael J. Yencero  
Esplanade Land & Title Co., LLC  
1914 24<sup>th</sup> Avenue  
Gulfport, MS 39501  
(228) 594-8860

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which is hereby acknowledged, we

BOBBY NGUYEN & LUA NGUYEN  
1650 S. YATES STREET  
DENVER, CO 80219  
228,751,5525

do hereby sell, convey, and warrant unto  
PHILLIP L. HOANG  
18030 ALLEN ROAD  
LONG BEACH, MS 39560  
228,256,8645

The following described land and property, lying and being situated in Harrison County, Mississippi, First Judicial District, more particularly and certainly described as follows:

(See Exhibit A attached) Page 3  
Indeving instructions: LOT FOURTEEN (14), ALLEN ROAD SUBDIVISION, PHASE II, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT

This conveyance is subject to all covenants, restrictions, easements, rights of way and other matters of record.

Ad Valorem taxes for the current year are prorated and assumed by the Grantees. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Grantors agree to pay said Grantees or their assigns any deficit on actual proration.

WITNESS the signatures of the Grantors on this the 19<sup>th</sup> day of August, 2016.

BOBBY NGUYEN - GRANTOR  
  
LUA NGUYEN - GRANTOR

2

STATE OF COLORADO  
COUNTY OF Jefferson

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 19<sup>th</sup> day of August, 2016, within my jurisdiction, the within named BOBBY NGUYEN who acknowledged that he signed, executed and delivered the above and foregoing instrument

GIVEN under my hand and official seal of office.

My Commission Expires: 09-29-2018

NOTARY PUBLIC

STATE OF COLORADO  
COUNTY OF Jefferson

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 19<sup>th</sup> day of August, 2016, within my jurisdiction, the within named LUA NGUYEN who acknowledged that she signed, executed and delivered the above and foregoing instrument

GIVEN under my hand and official seal of office.

My Commission Expires: 09-29-2018

NOTARY PUBLIC

3

EXHIBIT "A"

Legal Description: LOT FOURTEEN (14), ALLEN ROAD SUBDIVISION, PHASE II, A SUBDIVISION AS PER THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT, IN PLAT BOOK 39 AT PAGE 7, THEREOF, REFERENCE TO WHICH IS HERE BY MADE IN AID OF AND AS A PART OF THIS DESCRIPTION, TOGETHER WITH ALL THE RIGHTS, PRIVILEGES, IMPROVEMENTS AND APPURTENANCES TO THE SAME BELONGING OR IN ANY WISE APPERTAINING. (TAX PARCEL # 08-114-02-005.013)

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

City of Long Beach Permit office,

Attached is the application for a short-term rental located at 18028 Allen Road. Long Beach, Ms 39560 by Phillip Hoang property owner and Mai Nguyen property manager for Phillip Hoang.

- ✓ The parking rules are to park in the driveway and not on the street and there is enough parking for 6 cars so that is plenty.
- ✓ The trash is kept in trash bins provided by the trash company and trash is kept behind the house neatly until placed out on the curb each Monday and trash bins are brought back to the home once it is picked up by the trash company.

We have no proposed rental agreement except for the on line one that AIRBNB uses but we do not have access to it being that they are the rental agent we only provide the home for AIRBNB to rent short term.

Full coverage, short term liability insurance is attached which is written by Shea Hollingsworth at Lemon Mueller insurance. Her number if needed to verify it covers short term rental is 228-823-1139.

All fire alarms, fire extinguisher and all other code requirements are in place at the house and will pass inspection. When the fire inspector wants to inspect the house, please have him call Mai Nguyen or Buddy Hall at 228-222-1500 or 228-383-0101 so we can meet him at the house being that no one lives there.

Thanks for all your time and help,

  
Phillip Hoang

**HOUSE RULES FOR SHORT TERM RENTAL 18030 ALLEN ROAD**

No more than 8 people per over night stays at this address

No LOUD noise and no loud music. Respect the neighbors.

All trash must be put in 2 provided trash cans on side of house.

You must abide by all Federal, state and city rules while at this property.

No live bands allowed

No fires allowed on property.

No more than 4 cars allowed in driveway and no on street parking

Call 911 if you have an emergency.

Please sign that you understand all of the above rules.

\_\_\_\_\_  
Short term renter

\_\_\_\_\_  
Date

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

2

**Vacation Property Rental Agreement**

This Vacation Property Rental Agreement is for the property located at:  
18030 Allen Rd, Long Beach MS 3956

Please read this agreement in its entirety before submitting payment. Submitting payment to secure the property for rental will be considered as an agreement to this rental agreement.

Please download and keep a record of this agreement for yourself.

This Rental Agreement and Contract 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 ("Owner"), pursuant to which the Guests 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.

**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 Guests and the Owner. This Agreement shall be governed by the laws of the Commonwealth of Mississippi. The words "Owner" 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. Execution of a digital signature shall be deemed a valid signature.

**RELEASE**

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

**ENTRY AND INSPECTION**

Owner 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 the Owner has a reasonable belief that there is imminent danger to any person or property, the Owner 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 the Owner, the Owner 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 Guest. If such replacement property cannot be found and made available, the Owner shall immediately return all payments made by Guest, whereupon this

3

Agreement shall be terminated and Guests and the Owner shall have no further obligations or liabilities in any manner pertaining to this Agreement.

**CONDITION AND USE OF PROPERTY**

The Property is provided in "as is" condition. Owner shall use its best efforts to ensure the operation of all amenities in the Property, such as internet access, etc, as applicable. Guests acknowledge that use of amenities such as 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 Guest's own risk. Guests 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. Guests and any additional permitted other "guests" or visitors shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbors, nor shall Guests 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. **Smoking** is not allowed inside the house and **Pets** are not allowed on the Property. Guests will be fined additional charges if smoking or pets have been detected inside the Property.

**ADDITIONAL TERMS TO THE RENTAL AGREEMENT**

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

**CANCELLATION POLICY**

See cancellation policy on the booking website

**Check-In/Check-out Procedure**

1. **Check-In.** Check-in time is 3:00pm on the day scheduled reservation begins. No early check-ins without prior consent of the Owner.
2. **Check-Out.** Check-out time is 10:00am on the day scheduled reservation ends. Any delay in check-out, without prior consent of the Owner shall result in Guests being charged additional monies.

**OCCUPANCY:**

Guests agree that no more than the number persons identified at booking (a maximum of 8 people) 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 Guests under this Agreement. At no time, shall the occupancy in the house exceed 8 persons.

**PETS:**

Pets are not allowed in the Property

**PARKING:**

We have a long paved driveway on the side of the house. A maximum of 4 cars are allowed to be parked at the house. Be courteous & conscious of Parking spaces. Illegal parking can result in cars being towed at Guest expense. **NO TRAILER** Parking

**NO PARTIES OR LARGE GATHERING:**

Absolutely no parties of any kind or size are allowed on or around the property. There is a zero tolerance policy for guests holding parties within our property. Guests will be escorted off the premises by law enforcement and will forfeit their deposit money if this occurs.

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

4

**QUIET ENJOYMENT:**

Please respect our neighbors and other guests. The quiet hours are between 10PM and 7AM, so keep the noise and music down to a reasonable level. You shall be entitled to the quiet enjoyment of the Property. You or any member of your group shall not commit or permit any nuisance, noxious, offensive, immoral or illegal act on the Property. Any disturbance resulting in police action, neighborhood complaints or any violation of the rules and regulations is considered sufficient cause for immediate termination of your stay with all monies paid forfeited.

**SMOKING GUIDELINES:**

Smoking is NOT allowed inside the apartment. Smoking is only allowed outside and allowed in our gated backyard patio. Any smoking detected in the apartment will result in deposits forfeited

**TRASH:**

The exterior and interior of the house must be kept in a clean and organized state at all times. No trash bags are allowed on the lawn or anywhere in front of the house. Please place all trash in trash bags and take trash to the large trash bin located at the side of the garage. Trash pick is on Monday morning.

**FURNISHINGS.** The Property is furnished by the Owner. The Property is equipped for light housekeeping, towels, and linens. The kitchen is equipped with: a coffee maker, blender, utensils, steak knives, pots, pans, plates, bowls, glasses, coffee cups, etc. Guests will be liable for any damage and/or missing items.

**PROPERTY ACCESS<sup>1</sup>**

24 hours prior to arrival, instructions and door access codes will be sent via the platform "website" used for booking the reservation to gain access to the Property.

**DEFAULT**

If the Guests should fail to comply with the conditions and obligations of this Agreement, the Guests 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**

Guests 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 other "guests" of the Guests and included within the number of and as permitted occupants under this Agreement.

**RISK OF LOSS AND INDEMNIFICATION**

Owner attempts to properly maintain the Property. Guests agree to immediately notify the Owner of any maintenance problems, so that the situation can be remedied as soon as possible. Guests agrees that all personal property, furnishings, personal effects and other items brought into the Property by Guests or their

5

permitted other "guests" and visitors shall be at the sole risk of Guests with regard to any theft, damage, destruction or other loss and the Owner shall not be responsible or liable for any reason whatsoever. Owner is not responsible for any inconveniences that may occur for which he/she has no control. This includes, but is not limited to: power outages, adverse weather conditions, mandatory evacuation, construction, mechanical failure such as pool, hot tubs, television, etc. No refunds will be given for occurrences beyond the Owner's control. Owner shall not be held liable for any injuries that may occur to the Guests or their other "guest" as a result of the acts of said. Owner is not responsible for any theft or damage to the Guest's belongings during their stay at the Property. Guests hereby covenants and agrees to indemnify and hold harmless the Owner 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, attorney's fees incurred by Guest, permitted other "guests", visitors or agents, representatives or successors of Guests due to any claims relating to destruction of property or injury to persons or loss of life sustained by Guests or family and visitors of Guests in or about the Property and Guests expressly agrees to save and hold the Owner harmless in all such cases.

Upon written or electronic endorsement, Guests agree that they have read and understood this agreement. The Guests accept all terms, conditions, and restrictions without exception.

Date: February 2022

Address : 18030 Allen Rd, Long Beach MS 3956

A maximum of 4 cars can park on the driveway



# MINUTES OF MARCH 24, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**POLICY DECLARATIONS**

American Modern Property and Casualty Insurance Company  
Dwelling Special  
New Business



<p><b>Premium Summary</b></p> <p>Dwelling #1: \$3,045.00 18030 ALLEN RD LONG BEACH MS 39560-3600 Policy Coverages \$0.00 Additional Costs \$0.00 <b>Total Policy Premium \$3,045.00</b></p> <p>Note: a minimum earned premium of \$100.00 applies to this policy.</p> <p><b>Policy Discounts</b></p> <p>Paperless Discount Claims Free Discount Auto/Home Discount Paid in Full Discount</p> <p><b>Dwelling Discounts</b></p> <p>The following discounts apply to one or more dwellings on this policy. 18030 ALLEN RD, LONG BEACH MS 39560-3600 Deadbolts, Smoke Alarm and Fire Extinguisher</p>	<p><b>Policy Summary</b></p> <p>Policy Number: 102-452-282 Policy Period: 12/27/2021 to 12/27/2022 12:01 A.M, Standard Time</p> <p><b>Named Insured(s):</b> PHILLIP HOANG 18028 ALLEN RD LONG BEACH MS 39560-3600</p> <p><b>Contracted Agency:</b> JOHNSON &amp; JOHNSON INC - #079001 PO BOX 899 CHARLESTON SC 29402</p> <p><b>Your Agent:</b> LMS INC - #803714 806 WASHINGTON AVENUE CA # 0143626 OCEAN SPRINGS MS 39564</p>
---	---

**Dwelling #1: 18030 ALLEN RD, LONG BEACH MS 39560-3600**

<b>Occupancy:</b> Rental	<b>Residence Type:</b> 1 Family Residence	<b>Construction Type:</b> Brick Veneer	<b>Year Built:</b> 1996	<b>Protection Class Code:</b> 5	<b>Territory:</b> 1
--------------------------	---	--	-------------------------	---------------------------------	---------------------

**Additional Interests**

<b>Description of Interest:</b> Lienholder	<b>Name:</b> PENNYMAC LOAN SERVICING LLC, ISAOA	<b>Address:</b> PO BOX 6618, SPRINGFIELD OH 45501-6618
<b>Loan/Contract Number:</b> 8008290910		

**Coverage Detail**

Coverage	Limit / Description	Premium
Dwelling		\$2647.00
Limit	222,500	
Loss Settlement	Replacement Cost	
All Other Peril Deductible	1,000	
Wind and Hail Deductible	5,000	
Other Structures	22,250	Included
Loss Settlement	Replacement Cost	
Additional Living Expense/Fair Rental Value	22,250	Included
Water Damage		\$93.00
Limit	Full	
Mold and Remediation - Property	10,000	Included

**Dwelling Special Policy Declaration**

American Modern Property and Casualty Insurance Company  
Policy Period: 12/27/2021 - 12/27/2022  
Policy Number: 102-452-282 Policy Type: Dwelling Special



Water Backup and Sump Overflow	5,000	\$50.00
Deductible	250	
Premises Liability	300,000	\$109.00
Medical Payments	5,000 Per person/25,000 Per occurrence	\$14.00
Property Manager Premises Liability Extension		Included
Ordinance or Law	22,250	\$132.00
Vandalism or Malicious Mischief		Included
Deductible	500	
Fire Department Service Charge	500	Included
Mold Exclusion - Premises Liability		Included

**Important Information**

This dwelling does not have coverage for the peril of flood.  
This dwelling does not have coverage for the peril of earthquake.

Short Term Rental applies to this dwelling (lease terms of 3 months or less).

**Premium \$3,045.00**

**Your Policy Documents**

Your policy consists of this Policy Declaration and the documents in the following list. Please keep these together.

**Policy Level Forms (Forms that apply to all Dwellings)**

- DW-CW-X-0004(05-17) - Criminal Acts Exclusion
- IL-CW-G-0001(01-15) - Signature Endorsement
- IL-CW-G-0010(07-17) - Additional Policy Protection
- DS-MS-A-0001(03-19) - Special Provisions - Mississippi
- DS-CW-P-0001(03-18) - Dwelling Property - Special Form
- DW-CW-G-0001(01-15) - Condemnation Endorsement
- Forms that apply to Dwelling #1: 18030 ALLEN RD, LONG BEACH MS 39560-3600**
- DY-CW-X-0001(01-16) - Premises Liability Lead Paint Liability Exclusion
- DY-CW-G-0001(01-15) - Premises Liability Cap on Losses from Certified Acts of Terrorism
- DY-CW-C-0001(01-16) - Premises Liability Endorsement
- DS-CW-C-0003(06-17) - Water Damage Coverage
- DS-CW-C-0009(03-17) - Ordinance or Law Coverage
- DY-CW-X-0002(01-15) - Premises Liability Fungi, Wet or Dry Rot, or Bacteria Exclusion
- DS-CW-G-0001(01-15) - Construction Cost Index
- DW-CW-G-0002(01-15) - Cap on Losses From Certified Acts of Terrorism
- IP-CW-C-0004(01-15) - Reinstatement of Limit
- DW-CW-X-0005(01-17) - Roof Surfacing Cosmetic Damage Exclusion - Windstorm or Hail
- DY-CW-C-0005(01-16) - Property Manager - Premises Liability
- DS-CW-C-0010(01-15) - Additional Living Expense or Fair Rental Value

MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Dwelling Special Policy Declaration

American Modern Property and Casualty Insurance Company  
Policy Period: 12/27/2021 - 12/27/2022  
Policy Number: 102-452-262 Policy Type: Dwelling Special



DS-CW-C-0007(03-16) - Water Backup And Sump Overflow  
DS-CW-C-0002(01-16) - Permitted Vacancy or Seasonal Usage Clause  
DY-CW-X-0003(01-15) - Premises Liability Swimming Pool Slide and Diving Board Exclusion  
DW-CW-N-0002(10-20) - Important Notice - Terrorism Insurance Coverage

Policy Maintenance Information

Manage your policy online 24/7 with Online Services. Go to www.amig.com to sign up now. Or, download the Online Services mobile app for convenient on-the-go access.

PLEASE REVIEW THE INFORMATION CONTAINED IN THIS POLICY.  
IF ANY INFORMATION IS INCORRECT, PLEASE CONTACT:

LMS INC  
(228) 875-7777

Report a Claim: 1-800-375-2075

American Modern Insurance Group

Mailing address  
PO Box 5323  
Cincinnati, OH 45201-5323

Main Administrative Office  
7000 Midland Blvd.  
Amelia, OH 45102-2607

DW-CW-D-0001 (01-15)

Page 3 of 3

The Clerk reported that twenty-nine (29) 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 208 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.

Phillip Hoang, 18028 Allen Road, 228-222-1500 (owner) and Mai Nguyen, 18028 Allen Road, 228-383-0101 (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 18030 Allen Road, Tax Parcel 06111-02-003.013. Legal description is as follows:

LOT 14 ALLEN ROAD SUBD PHASE 2 SEC. 12-B-12

A public hearing to consider the above short-term rental will be held in the City of Long Beach, Mississippi 39560, Thursday, March 24, 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

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Valerie N Hoang 18028 Allen Road Long Beach, MS 39560	Li Jie Hua 18026 Allen Road Long Beach, MS 39560	Spiers, Jamie A and Hetty L 18024 Allen Road Long Beach, MS 39560
Kenny Philip B 324 Woodcrest Drive Long Beach, MS 39560	Hammond, Justin Ray 322 Woodcrest Drive Long Beach, MS 39560	Doyle, Timothy C 320 Woodcrest Drive Long Beach, MS 39560
McDermott, Joni 325 Woodcrest Drive Long Beach, MS 39560	Quirarte Mejia Jesus and Delia C 323 Woodcrest Drive Long Beach, MS 39560	Foreman Benjamin R 321 Woodcrest Drive Long Beach, MS 39560
Kennedy Janice M 18031 Allen Road Long Beach, MS 39560	Ray Joseph A 18033 Allen Road Long Beach, MS 39560	Ladner, Aubrey Kent and Denise Diane 5148 Mitchell Road Long Beach, MS 39560
Arney Gary L 18037 Allen Road Long Beach, MS 39560	478 Pinecrest, LLC 117 Shadowlawn Avenue Pass Christian, MS 39571	Pierson David 476 Pinecrest Circle Long Beach, MS 39560
Mankiewicz, Stephanie J 474 Pinecrest Circle Long Beach, MS 39560	Hertzog William B and Kari L 472 Pinecrest Circle Long Beach, MS 39560	Scott Cedric A PO Box 16706 Hattiesburg, MS 39404
Nguyen Phong Van and Tuan Van and Chris 18034 Allen Road Long Beach, MS 39560	Holt James G D and Hare Deborah L 18032 Allen Road Long Beach, MS 39560	Derbigny Clark A and Connie B 5510 Paula Drive Long Beach, MS 39560
McCarroll Betty P 5514 Paula Drive Long Beach, MS 39560	Yarbrough Jennie 5520 Paula Drive Long Beach, MS 39560	Douglas Robert L Jr and Susan F 116 Boggs Circle Long Beach, MS 39560
Stevison Elton R and Kelly S PO Box 10055 Gulfport, MS 39505	Morris David C and Margaret 5530 Paula Drive Long Beach, MS 39560	Jacobs James E and Josephine 1 Rosalie Drive Long Beach, MS 39560
Lamison Ronnie L and Terry L Rosalie Drive Long Beach, MS 39560	Hart Jaclyn M 5536 Paula Drive Long Beach, MS 39560	

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 (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 January 31, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-nine (29) property owners within 200' of 18030 Allen Road, Tax Parcel 06111-02-003.015 notifying them that a public meeting will be held, February 24, 2022, to consider an application for a Variance filed by Phillip Hoang (owner) and Mai Nguyen (property manager).

Given under my hand this the 31st of January 2022.

  
STACEY DAHL, AFFIANI

SWORN TO AND SUBSCRIBED before me on this the 31st day of January 2022.

  
NOTARY PUBLIC

-My Commission Expires-



MINUTES OF MARCH 24, 2022  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

**Proof of Publication**

LEGAL NOTICE  
PUBLIC HEARING

This notice is published in accordance with the provisions of the Louisiana Code of Civil Procedure, Title 15, Article 3501, which provides that a public hearing shall be held on the day of the publication of this notice in the following numbers and on the following dates of such paper:

Vol. 2022 No. 9 dated 11 day of March, 2022  
Vol. 2022 No. 9 dated 11 day of March, 2022  
Vol. 2022 No. 9 dated 11 day of March, 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

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

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

Vol. 2022 No. 9 dated 11 day of March, 2022  
Vol. 2022 No. 9 dated 11 day of March, 2022  
Vol. 2022 No. 9 dated 11 day of March, 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

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 7 day of March, A.D. 2022.

*Al Bowen*  
Notary Public



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

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

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

\*\*\*\*\*

The second public hearing to consider a Short-Term Rental for property located at 200 South Nicholson Avenue, Tax Parcel 0612A-04-032.000, submitted by Lori and Christopher Strahan (owners) and Lori Strahan (property manager), as follows:

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

**PROPERTY INFORMATION:**

ADDRESS: 200 S. Nicholson Ave Tax Parcel # 0012A-01-032.000  
 (Location of Short-Term Rental)

**OWNER'S INFORMATION:**

Property Owner's Name: Lori & Christopher Strahan  
 Property Owner's Address: 804 Magnolia St., Long Beach, MS 39560  
 Property Owner's Mailing Address, if different from above:

Property Owner's Phone No: 719 231 6051 City State Zip  
 Email Address: Lori@Strahan-family.net

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: Lori Strahan  
 Property Manager's Address: (Must be a local contact)  
804 Magnolia St City State Zip Long Beach MS 39560  
 Property Manager's Phone No.: 719 231 6051 Email Address: Lori@Strahan-family.net

**PLEASE PROVIDE THE FOLLOWING:**

- Mississippi Sales Tax ID # 13232455
- Recorded Warranty Deed
- Parking Rules & Plan
- Trash Management Plan
- Copy of Proposed Rental Agreement
- Proof of Liability Insurance, which included short term rental coverage

**ADDITIONAL INFORMATION:**

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

**AFFIDAVIT**

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

Lori Strahan PRINT NAME      Lori Strahan SIGNATURE      2/14/22 DATE

BELOW IS FOR OFFICE USE ONLY			
Maximum Occupancy:	Maximum Vehicles allowed:	Number of bedrooms:	Number of people home can accommodate:
<u>6</u>	<u>2</u>	<u>2</u>	<u>6</u>

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

Building Official Signature: Mark Hill Date: 3/2/2022  
 Fire Inspector Signature: Janet Dask Date: 3/14/2022

**COMMENTS:**

Date Received: <u>2-14-22</u>
Agenda Date: <u>3-21-22</u>
Amount Due/Paid: <u>200.00</u>
Check #: <u>1154</u>

MINUTES OF MARCH 24, 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:  
Daniel Seliga  
Sarah Gail Seliga  
96498 Diamondhead Drive West  
Diamondhead, MS 39525  
(228) 255-5687

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

Grantees:  
Christopher Lance Strahan  
Lori Ursula Strahan  
200 S Nicholson Avenue  
Long Beach, MS 39560  
(719) 639-4968

File No. F220058S

INDEXING INSTRUCTIONS: Pt of the N 1/2 of Lot 9, Blk 6, 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, Daniel Seliga and Sarah Gail Seliga, do hereby sell, convey and warrant unto Christopher Lance Strahan and Lori Ursula Strahan, 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 thereunto belonging, and being more particularly described as follows, to-wit:

The North 1/2, less the West 54 feet, of Lot 9, Block 6, Original Long Beach, 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 11, at Page 6 (Copy Book 4A at Page 365).

This being the same property as that conveyed to Daniel Seliga and Sarah Gail Seliga, by instrument recorded in Deed Book 1383, Page 107, Land Deed Records in 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 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 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 7th day of February, 2022.

*Daniel Seliga*  
Daniel Seliga  
*Sarah Gail Seliga*  
Sarah Gail Seliga

ACKNOWLEDGMENT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Daniel Seliga and Sarah Gail Seliga, 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.

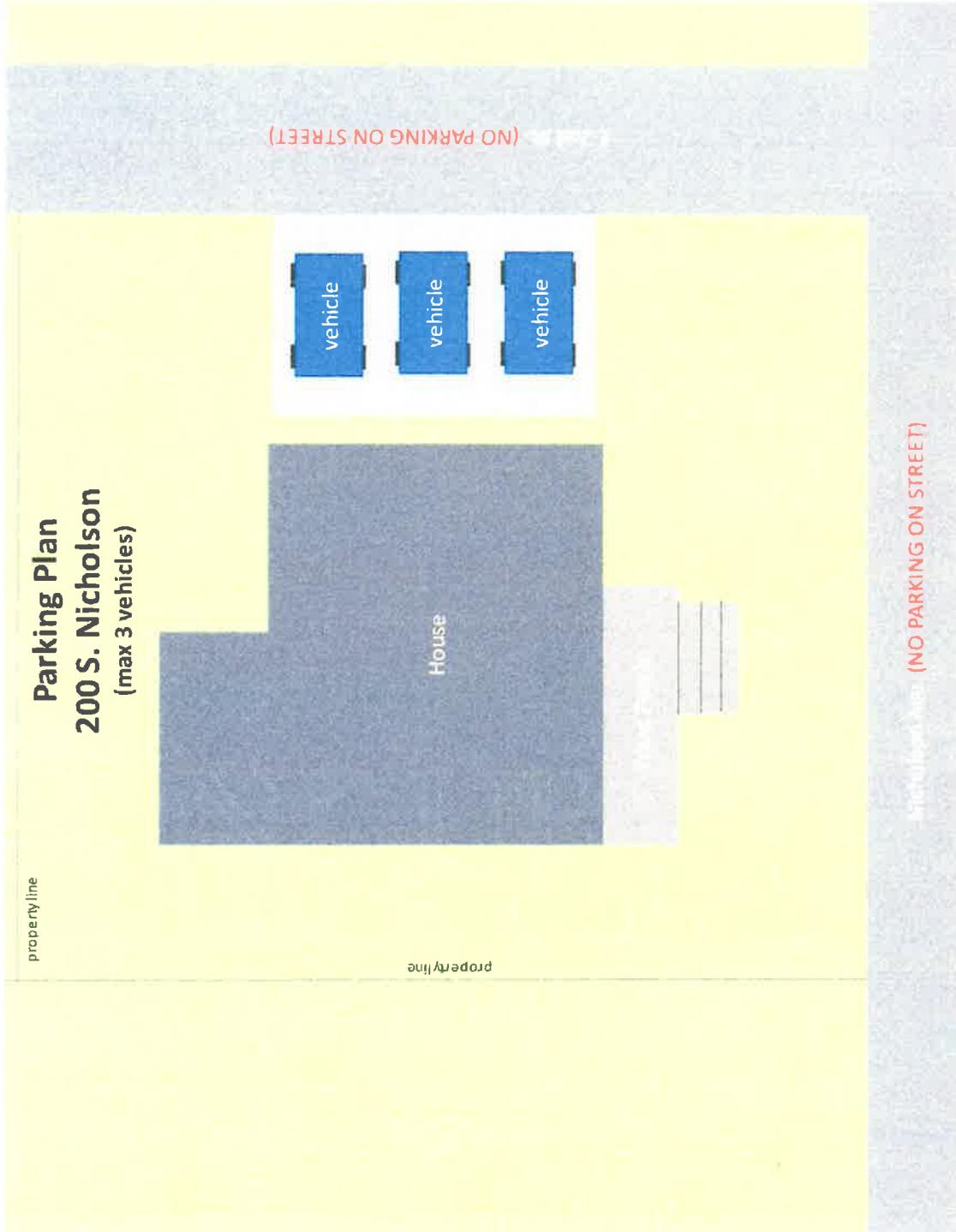
GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 7th day of February 2022.

(AFFIX SEAL)

*Elizabeth B. Norman*  
NOTARY PUBLIC

My commission expires:





Trash Management Plan

200 S. Nicholson Ave.

Property will use the city provided trash service.

Guests are instructed to take the trash out Sunday evening.

The owners will come around Sunday evenings to make sure the trash cans are put out.

The owners will come around Monday evenings to make sure the trash cans are put away.

**MINUTES OF MARCH 24, 2022**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**  
RENTAL AGREEMENT

The Booking Guest confirming that: "he/she is over the age of 25 and has read & agrees to all the terms of the lease agreement. And that any guest over the age of 18 also agrees with the terms of the contract".

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

**Check-in Time:** 4:00 pm or 1600 hrs, **Check-out Time:** 11:00 am or 1100 hrs.

Any unauthorized early check in or late check out without consent could result in a \$50.00 an hour fee of any hours exceeding the set times and extreme situations legal action.

**This is a NON SMOKING unit.**

**PETS:** One dog under 20 pounds is allowed and must be pre-approved by the property manager. There is a pet fee of \$50 per stay per dog. Please pick up any dog waste. Make sure your dog is not barking in the yard. The dog must be on a leash while in the yard because the yard is not fenced. If your pet causes damage to the property, you agree to pay for repairs or replacement of property.

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

**DAILY HOUSEKEEPING:** Is not provided. While linens and bath towels are included with the cottage, daily maid service is not provided. We do not permit towels or linens to be taken out of the cottage with the exception of some beach towels in the cottage. ...we recommend all guests bring their own beach towels. Since there is a washer and dryer within the cottage, the guests at any time during their stay may use them for their needs. For stays 7 days or longer guest can request housekeeping for a fee. Please contact us for the amounts.

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

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

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

**RATE CHANGES:** Future rates subject to change without notice.

**CANCELLATION POLICY:** On rentals less than 30 days: Cancel at least 14 days before check-in for 100% refund. Cancel between 7 and 14 days before check-in and get back 50% of the total amount of the reservation and the cleaning fee. Cancel less than 7 days before check-in, no refund.

On Monthly Rentals, full refund if requested 30 days prior to arrival. Cancel between 14 and 30 days before check-in and get back 50% of the total amount of the reservation and the cleaning fee. Cancel less than 14 days before check-in, no refund.

No refunds for late arrival or early departure.

# MINUTES OF MARCH 24, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

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

- \*Finding alternate lodgings
- \*Financial losses related to transportation or alternate lodging for the guests
- \*Medical, legal fees, etc. that might result due to the event or activity listed above suffered by the guests

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

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

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

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

**POLICY DECLARATIONS**

American Modern Property and Casualty Insurance Company

**Dwelling Special  
New Business**



Premium Summary		Policy Summary	
Dwelling #1:	\$1,926.00	<b>Policy Number:</b>	102-557-610
200 S NICHOLSON AVE LONG BEACH MS 39560-6234		<b>Policy Period:</b>	02/07/2022 to 02/07/2023 12:01 A.M. Standard Time
Policy Coverages	\$0.00	<b>Named Insured(s):</b>	LORI STRAHAN 804 MAGNOLIA ST LONG BEACH MS 39560-5821
Additional Costs	\$0.00	<b>Contracted Agency:</b>	ARDE INSURANCE GROUP INC - #017532 P.O. BOX 8575 GULFPORT MS 39507
<b>Total Policy Premium</b>	<b>\$1,926.00</b>		

Note: a minimum earned premium of \$100.00 applies to this policy.

**Policy Discounts**

- Multi-Policy Discount
- Paid in Full Discount
- Paperless Discount
- Claims Free Discount

**Dwelling Discounts**

The following discounts apply to one or more dwellings on this policy.

200 S NICHOLSON AVE, LONG BEACH MS 39560-6234  
Deadbolts, Smoke Alarm and Fire Extinguisher

*Contents?*

**Dwelling #1: 200 S NICHOLSON AVE, LONG BEACH MS 39560-6234**

Occupancy:	Residence Type:	Construction Type:	Year Built:	Protection Class Code:	Territory:
Rental	1 Family Residence	Frame	1955	5	1

Coverage	Limit / Description	Premium
Dwelling		\$1736.00
Limit	115,000	
Loss Settlement	Replacement Cost	
All Other Peril Deductible	1,000	
Wind and Hail Deductible	5,000	
Other Structures	11,500	Included
Loss Settlement	Replacement Cost	
Additional Living Expense/Fair Rental Value	11,500	Included
Water Damage	11,500	Included
Mold and Remediation - Property	5,000	Included
Water Backup and Sump Overflow	5,000	\$50.00
Deductible	250	
Inspection Fee		\$26.00
Premises Liability	300,000	\$109.00
Medical Payments	1,000 Per person/25,000 Per occurrence	\$5.00

MINUTES OF MARCH 24, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Dwelling Special Policy Declaration
American Modern Property and Casualty Insurance Company
Policy Period: 02/07/2022 - 02/07/2023
Policy Number: 102-557-610 Policy Type: Dwelling Special



Table with 3 columns: Description, Amount, and Status. Includes items like Property Manager Premises Liability Extension, Vandalism or Malicious Mischief, Deductible, Fire Department Service Charge, Mold Exclusion - Premises Liability, and Premium \$1,926.00.

Your Policy Documents

Your policy consists of this Policy Declaration and the documents in the following list. Please keep these together. Policy Level Forms (Forms that apply to all Dwelling)

- List of policy forms including DW-CW-X-0004(05-17) - Criminal Acts Exclusion, DS-MS-A-0001(03-19) - Special Provisions - Mississippi, IL-CW-G-0001(01-15) - Signature Endorsement, etc.

Dwelling Special Policy Declaration
American Modern Property and Casualty Insurance Company
Policy Period: 02/07/2022 - 02/07/2023
Policy Number: 102-557-610 Policy Type: Dwelling Special



Policy Maintenance Information

Manage your policy online 24/7 with Online Services. Go to www.amrig.com to sign up now. Or, download the Online Services mobile app for convenient on-the-go access.

PLEASE REVIEW THE INFORMATION CONTAINED IN THIS POLICY. IF ANY INFORMATION IS INCORRECT, PLEASE CONTACT:

ARDE INSURANCE GROUP INC (228) 897-2404

Report a Claim: 1-800-375-2075

American Modern Insurance Group

Mailing address PO Box 5323 Cincinnati, OH 45201-5323

Main Administrative Office 7000 Midland Blvd, Amelia, OH 45102-2607

Handwritten signature: C. Willard



MINUTES OF MARCH 24, 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 (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 February 28, 2022, she did cause to be mailed, Notice of Public Hearing, a copy of which is attached hereto, to twenty-three (23) property owners within 200' of 200 South Nicholson Avenue, Tax Parcel 0612A-04-032.000, notifying them that a public meeting will be held, March 24, 2022, to consider an application for a Short-Term Rental filed by Lori and Christopher Strahan.

Given under my hand this the 28th of February 2022.

*Stacey Dahl*  
STACEY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 28th day of February 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 DAWKINS, publisher of THE GAZEBO GAZETTE, a newspaper printed and published in Harrison County, who being duly sworn, deposes and says the publication of this notice hereunto attached has been made to the said publication \_\_\_\_\_ weeks in the following numbers and on the following dates of such paper:

Vol. 2021 No. 9 dated 4 day of March, 2022  
 Vol. 2021 No. 9 dated 4 day of March, 2022  
 Vol. 2021 No. 9 dated 4 day of March, 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\_\_\_\_

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 7 day of March, A.D. 2022

*Kini Gonsoulin*  
Notary Public

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

Commissioner Walters made motion, seconded by Commissioner Levens 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 Variance for property located at 102 Pine Cove, Tax Parcel 0511J-02-065.027, submitted by Joey King, as follows:

MINUTES OF MARCH 24, 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 2-25-22  
Zoning R-1  
Agenda Date 3-24-22  
Check Number 1120

VARIANCE REQUEST

- I. Tax Parcel Number(s): 05115-02-065.021
- II. Address of Property Involved: 102 PINE COVE LONG BEACH MS 39560
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)

**\*\*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? SEE ATTACHED.

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.

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?

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.

**MINUTES OF MARCH 24, 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 2<sup>nd</sup> or 4<sup>th</sup> 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.

Joey King  
Name of Rightful Owner (PRINT)

\_\_\_\_\_  
Name of Agent (PRINT)

102 Pine Cove  
Owner's Mailing Address

\_\_\_\_\_  
Agent's Mailing Address

Long Beach MS 39560  
City State Zip

\_\_\_\_\_  
City State Zip

6016950050  
Phone

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Signature of Rightful Owner Date

\_\_\_\_\_  
Signature of Applicant Date

**MINUTES OF MARCH 24, 2022**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

III. I would like to build a structure on my west property line with zero setback while conforming to all other city setback requirements.

A. I live on a cul-de-sac and my property is pie shaped while most properties are rectangular in shape. Due to the shape of my property and the location which my house sits on the property it prohibits me from backing my boat into the proposed structure due to current city setback requirements.

B. I bought the property as is and have not made any modifications to the property to cause the need for this request.

C. I live on a cul-de-sac and my property is pie shaped (see attached property exhibit). The shape of my property and the location of which my house sits on the property prohibits me from building the structure with required setback codes to use it for its sole purpose. If the zoning board denies my request, there will be no reason to build the proposed structure.

D. (See attached exhibit) Showing proposed building location if my variance is approved. If I shift the structure to setback requirements it will prohibit me from backing my boat into the proposed structure. Most properties in the area are rectangular in shape and do not have this issue. This proposed structure was purchased solely to store and protect my boat.

**MINUTES OF MARCH 24, 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:  
George E. Ingram  
  
733 Parks Road Place  
Jackson, MS 39212  
Telephone: (601) 953-0388

Return To:  
David B. Pilger  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011  
File No. Z164784N

Grantee:  
Savannah L. King  
Joey King  
102 Pine CV.  
Long Beach, MS 39560  
Telephone: (601) 695-0002

INDEXING INSTRUCTIONS: Lot 24, Orchard Park S/D, 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, **George E. Ingram**, do hereby sell, convey and warrant unto **Savannah L. King and Joey King**, 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 thereunto belonging, and being more particularly described as follows, to-wit:

**Lot 24, Orchard Park Subdivision**, a subdivision according to a map or plat thereof which is on file of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 45, at Page 13, reference to which is hereby made in aid of and as a part of this description.

Harrison Tax Parcel No. 0511J-02-065.027

This being the same property as that conveyed to George E. Ingram, by Judgement, filed as Instrument No. 2015-1780-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 action of the elements since filing of the plat. 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 coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

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 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 MY SIGNATURE, on this the 4th day of March, A.D., 2016.

  
George E. Ingram

ACKNOWLEDGEMENT

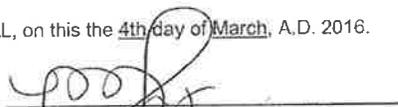
STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **George E. Ingram**, 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 4th day of March, A.D. 2016.

(Official Seal)

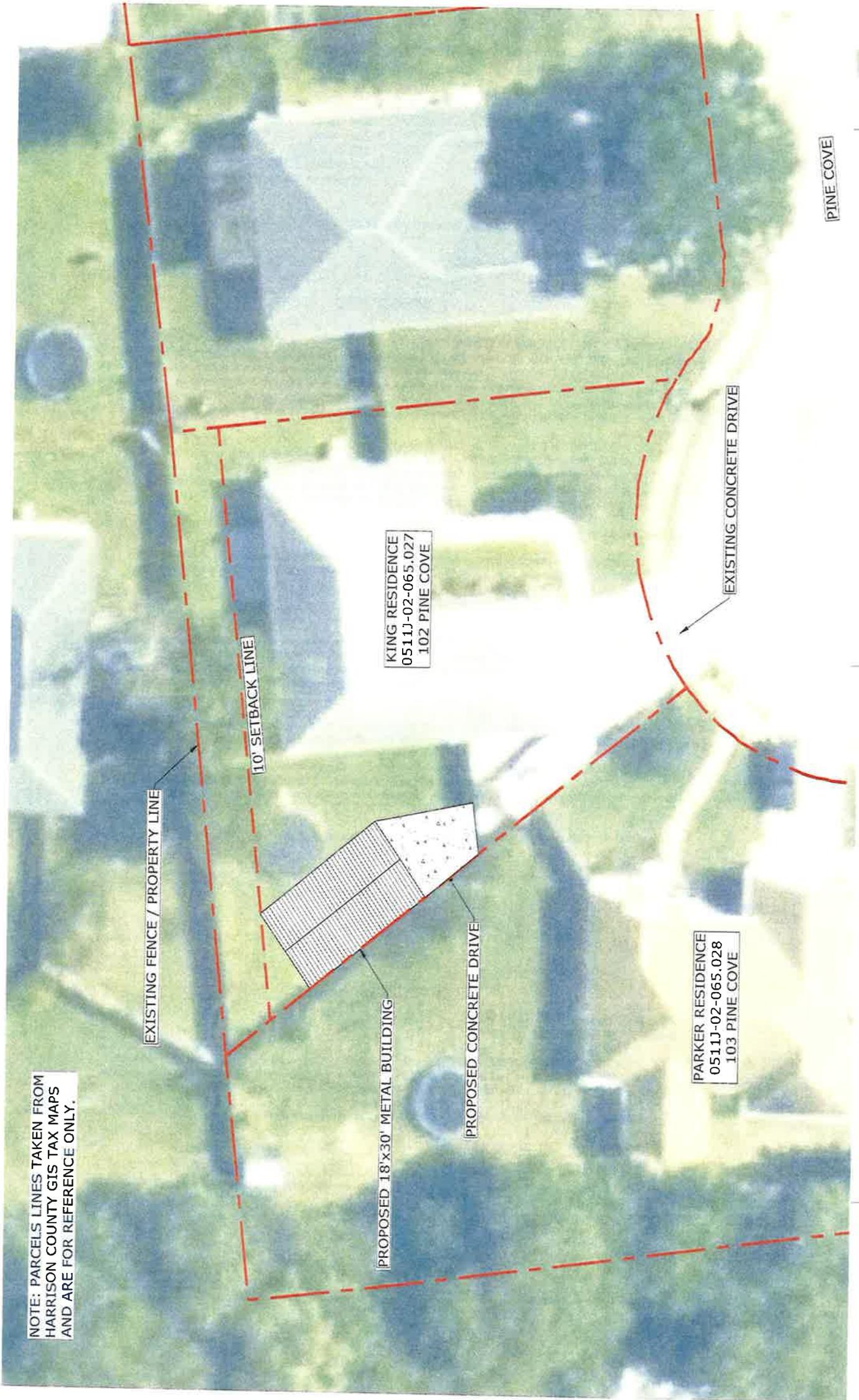


  
Pamela A. Jacobson, Notary Public  
My commission expires: May 15, 2018

DEED ACCEPTED BY:   
Savannah L. King, Grantee

  
Joey King, Grantee

MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



NOTE: PARCELS LINES TAKEN FROM HARRISON COUNTY GIS TAX MAPS AND ARE FOR REFERENCE ONLY.

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**STANDARD CARPORT  
DETAILS  
12 ft to 24 ft SPAN**



**CAROLINA CARPORTS INC.**  
P.O. BOX 1263  
DOBSON, NC 27017  
TOLL FREE 1-800-670-4262  
LOCAL 336-367-6400  
FAX 336-367-6410

This document is the property of Carolina Carports, Inc. Use of these plans without the permission of Carolina Carports is prohibited.

**METAL CARPORT INSTALLATION PLANS AND DETAILS**

**AND**

**FRAMING AND FASTENER SPECIFICATIONS**

**CAROLINA CARPORTS, INC.**  
187 Cardinal Ridge Trail  
DOBSON, NORTH CAROLINA 27017

**THE OWNER IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT, IF NEEDED, AND FOR COMPLYING WITH ALL LOCAL BUILDING CODE REQUIREMENTS.**

THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS HEREIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL ENGINEER, AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2009, 2012, 2015 & 2018 INTERNATIONAL BUILDING CODES.

BUILDING CODE INFORMATION	
OCCUPANCY CATEGORY	I II
USE GROUP	U or S
CONSTRUCTION TYPE	2B

IMPORTANCE FACTORS	
WIND Iw	1.0
SNOW Is	0.8 1.0
EARTHQUAKE Ie	1.0

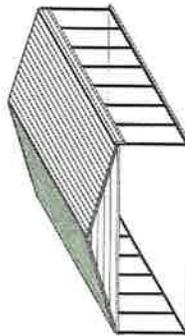
DESIGN LOADS	
MIN. DEAD LOAD	5 PSF
MIN. FLOOR LIVE LOAD	100 PSF
MIN. ROOF LIVE LOAD	20 PSF
MIN. GROUND SNOW LOAD	
MAX. GROUND SNOW LOAD	
MIN. ULTIMATE WIND SPEED	SEE TABLE 1
MAX. ULTIMATE WIND SPEED	
EXPOSURE CATEGORY	
SEISMIC RESPONSE COEFFICIENT	0.500



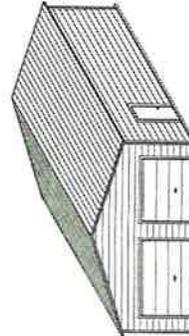
10/15/2019

SHEET 1 OF 4

NOTE: USE  2 1/2" x 2 1/2" 14 Ga.  
 2 1/2" x 2 1/2" 12 Ga.  
STEEL TUBE FOR ALL FRAME AND BASE RAIL MEMBERS UNLESS OTHERWISE SHOWN.



ISOMETRIC



ISOMETRIC

**CONCRETE FOUNDATION DESIGN RECOMMENDATIONS:**

CONCRETE SLAB AND FOUNDATION ARE BY OTHERS. COORDINATE CONCRETE STRENGTH AND FOUNDATION DEPTH REQUIREMENTS WITH THE LOCAL BUILDING CODE OFFICIALS. THE OWNER IS RESPONSIBLE FOR PROVIDING A SUITABLE FOUNDATION FOR THE PROPOSED STRUCTURE.

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS OR AS REQUIRED BY LOCAL BUILDING CODE. THE USE OF HIGHER STRENGTH CONCRETE IS ACCEPTABLE.

COVER OVER REINFORCING STEEL: MINIMUM CONCRETE OVER REINFORCING BARS SHALL BE 3 INCHES WHERE CONCRETE IS CAST AGAINST PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER AND 1 1/2" ELSEWHERE.

REINFORCING STEEL: THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40.

**TABLE 1  
BOW/RAFTER FRAME, END POST, GROUND ANCHOR AND PANEL FASTENER SPACING SPECIFICATIONS**

WIND EXPOSURE CATEGORY	ULTIMATE WIND SPEED (MPH)	NOMINAL WIND SPEED (MPH)	MAXIMUM GROUND SNOW LOAD (PSF)	MAXIMUM POST/RAFTER SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR PURLINS, AND POSTS OR GIRTS (INCHES)	
					METAL PANELS	SPACING
B OR C	105 TO 140	85 TO 112	35	5.0	29 Gauge	8
			65	4.0		

NOTES: 1. Specifications applicable to 29 gauge metal panels fastened directly to 12 or 14 gauge steel tube bow frames.  
2. Fasteners consist of #12 x 3/8" self-drilling screws with control seal washers.  
3. Specifications applicable only for mean roof height of 24 feet or less and roof slopes of 7 to 27 degrees (1.5:12 to 6:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.

**TABLE 1 (HIGH WIND REGION)  
BOW/RAFTER FRAME, END POST, GROUND ANCHOR AND PANEL FASTENER SPACING SPECIFICATIONS**

WIND EXPOSURE CATEGORY	ULTIMATE WIND SPEED (MPH)	NOMINAL WIND SPEED (MPH)	MAXIMUM GROUND SNOW LOAD (PSF)	MAXIMUM POST/RAFTER SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG RAFTERS OR PURLINS, AND POSTS OR GIRTS (INCHES)	
					METAL PANELS	SPACING
B OR C	141 TO 150	113 TO 121	30	5.0	29 Gauge	8
			20	4.0	26 Gauge	6

NOTES: 1. Specifications applicable to 29 gauge and 26 gauge metal panels fastened directly to 12 or 14 gauge steel tube bow frames.  
2. Fasteners consist of #12 x 3/8" self-drilling screws with control seal washer.  
3. Specifications applicable only for mean roof height of 24 feet or less and roof slopes of 7 to 27 degrees (1.5:12 to 6:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.

**GENERAL NOTES:**

THESE PLANS PERTAIN ONLY TO THE STRUCTURE, INCLUDING MAIN WIND FORCE RESISTING SYSTEM (MWFRS), COMPONENTS AND CLADDING, AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING, BUT NOT LIMITED TO, PLUMBING, ELECTRICAL, INGRESS/EGRESS, PROPERTY SET-BACKS, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.

THESE STRUCTURES ARE DESIGNED AS UTILITY/STORAGE BUILDINGS CAPABLE OF SUPPORTING THE DEAD LOAD OF THE STRUCTURE AND APPLICABLE LIVE AND WIND LOADS. IMPROVEMENTS NOT SPECIFICALLY ADDRESSED HEREIN, WHICH EXERT ADDITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE OWNER'S RISK. CAROLINA CARPORTS SHALL NOT BE RESPONSIBLE FOR STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS.

ALL STEEL TUBING SHALL BE 55 KSI STEEL OR BETTER. ALL METAL PANELS SHALL BE 80 KSI STEEL OR BETTER.

FASTEN METAL ROOF AND WALL PANELS TO FRAMING WITH #12" x 3/8" SELF DRILLING FASTENERS WITH CONTROL SEAL WASHERS AT AN AVERAGE SPACING OF 8" FOR 29 GAUGE PANELS AND 6" FOR 26 GAUGE PANELS.

ALL FIELD CONNECTIONS SHALL BE #12" x 3/8" SELF DRILLING FASTENERS (SDF) UNLESS NOTED OTHERWISE.

ALL WELDED CONNECTIONS SHALL BE SHOP WELDED UNLESS NOTED OTHERWISE.

GROUND ANCHOR REQUIREMENTS: INSTALL HELICAL ANCHORS WITHIN 6" OF EACH CORNER POST AND AT A MAXIMUM SPACING OF 25' ALONG THE BASE RAIL. INSTALL GROUND RODS (#4 THREADED REBAR) BETWEEN THE HELICAL ANCHORS AT A MAXIMUM SPACING OF 5' AND A MINIMUM SPACING OF 4' ALONG THE BASE RAIL. HELICAL ANCHORS AND GROUND RODS ARE NOT REQUIRED FOR CONCRETE FOOTING AND/OR CONCRETE SLAB CONSTRUCTION.

CONCRETE EXPANSION ANCHORS SHALL BE ITW RAMSET/REDHEAD TRIBOLT WEDGE ANCHOR, WEJ-IT ANKR-TITE MODEL AT1232, OR SLEEVE ANCHOR MODEL HSA 1260, OR APPROVED EQUAL.

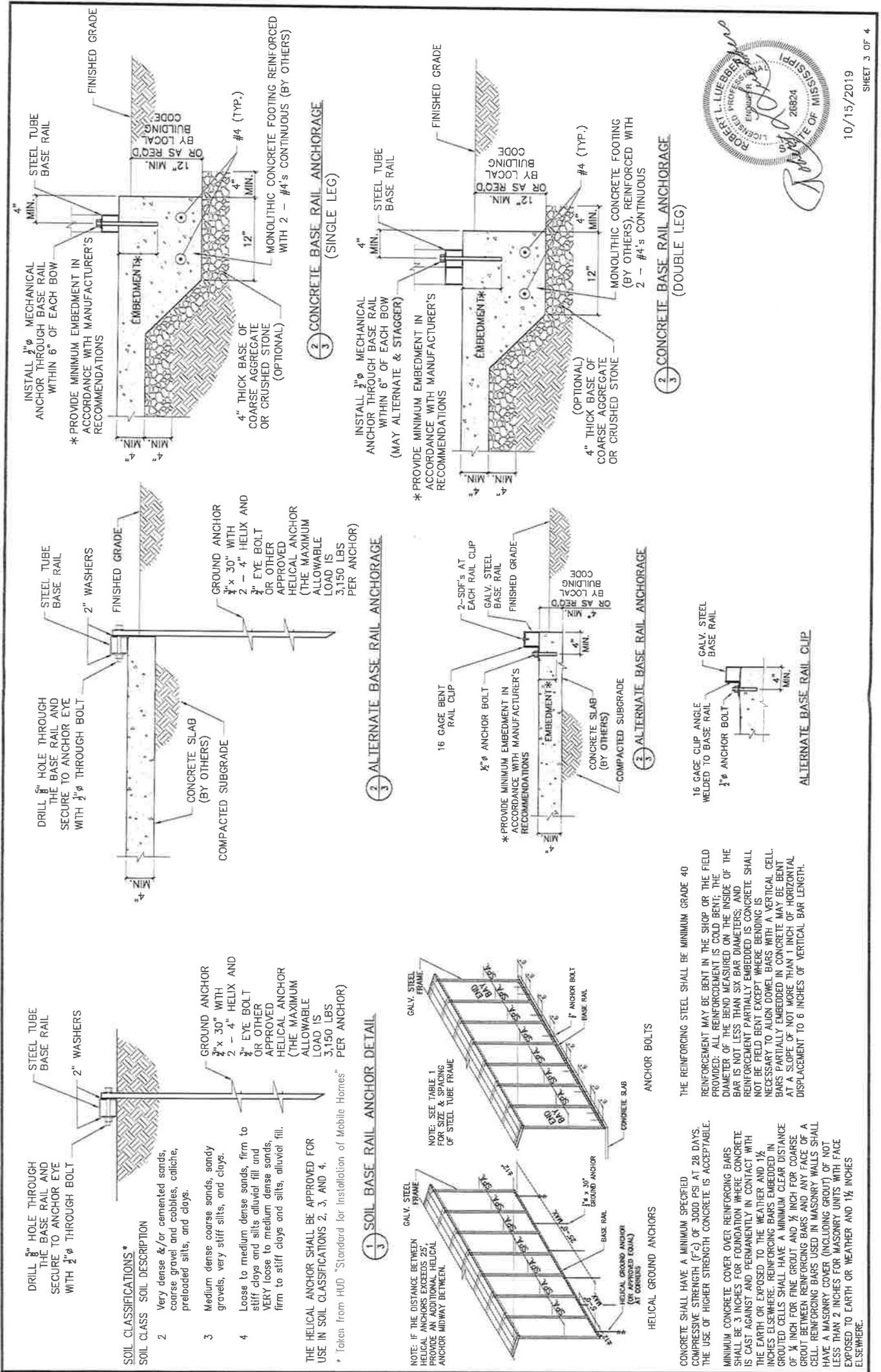
POST/RAFTER BRACING: BRACE ON EVERY POST/RAFTER CONNECTION, EXCEPT FOR END WALLS AND HEADERS.

GALVANIZATION: METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.



MINUTES OF MARCH 24, 2022  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



10/15/2019  
SHEET 3 OF 4



**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

The Clerk reported that twenty-six (26) notices of public hearing were sent by regular mail to property owners within one hundred sixty feet (160') of the subject property. Notices were also posted on the bulletin boards at City Hall, the Building Official's Office and the Water Department, 201 Jeff Davis Avenue and at the Long Beach Public Library, 209 Jeff Davis Avenue; said notice was ordered as part of these proceedings:

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.

Joey King, 102 Pine Cove, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Comprehensive Long Beach Unified Land Ordinance. The applicant is requesting an 8-foot variance to build a structure on the west property line with zero setback while conforming to all other city setback requirements. The city requirement is an 8-foot side yard setback. The location of the request is 102 Pine Cove, Long Beach, Mississippi, 39560, Tax Parcel Number 0511J 02 065 027. The legal description is as follows:

LOT 24 ORCHARD PARK SUBD SEC 10 & 17

A Public Hearing to consider the above variance will be held in the City of Long Beach, Mississippi, 39560, March 24, 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

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

<p><b>STEVEISON ELTON RAY JR</b> PO Box 10055 Gulfport, MS 39505</p>	<p><b>CHAN BITENG L</b> 100 Pine Cove Long Beach, MS 39560</p>	<p><b>BULOT DANIEL H and MIRYA B</b> 107 Ivy Cove Long Beach, MS 39560</p>
<p><b>CRIPPLE JOHN H and LORI R</b> 12214 Breezeway Circle Gulfport, MS 39503</p>	<p><b>CHEEK KIM MARIE</b> 105 Ivy Cove Long Beach, MS 39560</p>	<p><b>GRIFFITH SAMUEL S and DEVIN M</b> 104 Ivy Cove Long Beach, MS 39560</p>
<p><b>KASSIS GEORGE S</b> 103 Ivy Cove Long Beach, MS 39560</p>	<p><b>MERSON PATRICIA JOYCE</b> 102 Ivy Cove Long Beach, MS 39560</p>	<p><b>JERONE VICTOR III</b> 101 Ivy Cove Long Beach, MS 39560</p>
<p><b>BISHOP ROBERT C and BETTY JO</b> 100 Ivy Cove Long Beach, MS 39560</p>	<p><b>BLACKWELL DEBBIE M and LAWLER HOLLY G</b> 501 Cypress Drive Long Beach, MS 39560</p>	<p><b>TRAWICK DORIS J</b> 503 Cypress Drive Long Beach, MS 39560</p>
<p><b>SCHWEINSBERG DARLENE A -L/E-</b> 505 Cypress Drive Long Beach, MS 39560</p>	<p><b>BALL DAVID</b> 507 Cypress Drive Long Beach, MS 39560</p>	<p><b>HATHCOCK CYNTHIA L</b> 509 Cypress Drive Long Beach, MS 39560</p>
<p><b>KRUG DOLORES P -Trustee-</b> 511 Cypress Drive Long Beach, MS 39560</p>	<p><b>CASTIGLIA ALVIN E and LAURA D</b> 105 Pine Cove Long Beach, MS 39560</p>	<p><b>SOLANGI TASHFEEN and FAUZIA</b> 106 Pine Cove Long Beach, MS 39560</p>
<p><b>WYNN CARSON JR</b> 114 B Galloway Street Long Beach, MS 39560</p>	<p><b>WILLIAMSON DOLLY R -L/E-</b> 504 Hickory Drive Long Beach, MS 39560</p>	<p><b>FANDAL DOROTHY S and ANDREW KOVACS JR</b> 506 Hickory Drive Long Beach, MS 39560</p>
<p><b>HANSEN WILLIAM N and CHELSEA L</b> 1801 Bloomfield Drive Virginia Beach, VA 23453</p>	<p><b>SAYAH FARID</b> 510 Hickory Drive Long Beach, MS 39560</p>	<p><b>FRIITZ KARL JOSEPH</b> 512 Hickory Drive Long Beach, MS 39560</p>
<p><b>CROSS FRANCES A</b> 514 Hickory Drive Long Beach, MS 39560</p>	<p><b>THRASH DAWN L</b> 85 Pecan Acres Hattiesburg, MS 39402</p>	

AFFIDAVIT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
CITY OF LONG BEACH

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

1. That she is the duly appointed and acting Minutes Clerk of the City of Long Beach, Mississippi, Planning and Development Commission.
2. That in such capacity, she is responsible for mailing Notices of Public Hearing for the purpose of notifying property owners within one hundred sixty feet (160') 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 February 28, 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 160' of 102 Pine Cove, Tax Parcel (55) 1402-065-027, notifying them that a public meeting will be held, March 24, 2022, to consider an application for a Variance/Remed filed by Joey King.

Given under my hand this the 28th of February 2022.

*Stacy Dahl*  
STACY DAHL, AFFIANT

SWORN TO AND SUBSCRIBED before me on this the 28th day of February 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:

MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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 GAZETTE 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. \_\_\_\_\_ 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\_\_\_\_

Alliant 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.

Sworn to and subscribed before me this 7 day of \_\_\_\_\_, A.D. 20\_\_\_\_

*[Signature]*  
Notary Public



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

- Dean Fehr, 104 Pine Cove, spoke in favor of the variance.
- Elton Ray Stevison, Jr., 101 Pine Cove, spoke in favor of the variance.
- Tommy Parker, 103 Pine Cove, spoke in favor of the variance.

Commissioner Walters made motion, seconded by Commissioner Glenn 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 Variance instructing applicant that he must install gutters to the structure and drain all water runoff to the street.

\*\*\*\*\*

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 24th day of March 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 Chairman Frank Olaivar, Vice Chairman Shawn Barlow, Sawyer Walters, Justin Shaw, William Suthoff, Michael Levens, Chris Fields, Jennifer Glenn and Marcia Kruse, City Advisor Bill Hessell, Building Officials Mike Gundlach, Building Official Ryan Ladner and Minutes Clerk Tina M. Dahl.

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

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

\*\*\*\*\*

Commissioner Shaw made motion, seconded by Commissioner Walters and unanimously carried to approve the Regular Meeting minutes of March 10, 2022, as submitted.

\*\*\*\*\*

It came for discussion under New Business a Tree Removal for property located at 123 East 4<sup>th</sup> Street, Tax Parcel 062B-03-041.001, submitted by Kenneth Donnelly, as follows:

MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH, MISSISSIPPI  
201 Jeff Davis Avenue  
P.O. Box 929  
Long Beach, MS 39568  
(228) 863-1554  
(228) 863-1558 fax

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	3-9-22
Zoning	R-1
Agenda Date	3-24-22
Check Number	Cash

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

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

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

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

TODAY'S DATE: 5 March 2022

PROPERTY INFORMATION

TAX PARCEL # 00128-03-041.001  
123 E 4th STREET

Address of Property Involved: \_\_\_\_\_

Property owner name: Kenneth Donnelly  
Are you the legal owner of the above property? Yes  No  If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 123 E 4th Street

Phone No. (38) 416-7556

CONTRACTOR OR APPLICANT INFORMATION

Company Name: SAME AS ABOVE

Phone No. \_\_\_\_\_ Fax: \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

PERMIT INFORMATION

Permit for: Removal  Trimming \_\_\_\_\_ Pruning \_\_\_\_\_

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

Tree is to close to the house. (use separate sheet if needed)

Tree is a Safety Concern.

Tree roots are growing under the patio. Tree is causing Roof issues.

Plan to build a garage in the future.

Number of Trees: Hurricane ZETA caused damage to tree and porch.

1 Live Oak \_\_\_\_\_ Southern Magnolia

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

Kenneth P. Donnelly 5 Mar 2022  
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

KPD OWNERSHIP: Please provide a recorded warranty deed.

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

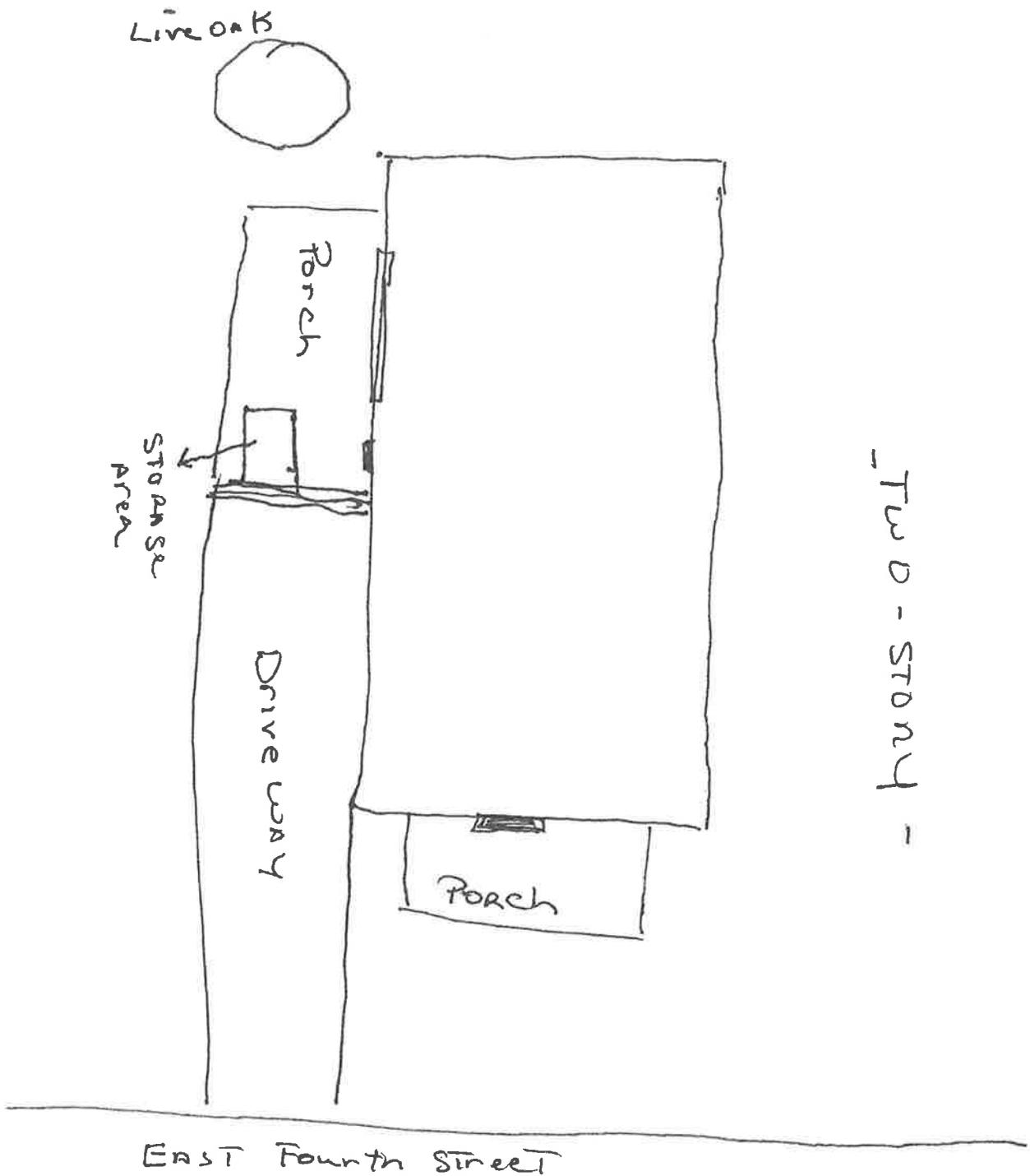
KPD REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed;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

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

MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

- SITE PLAN -

- 2 STORY house color: yellow
- METAL ROOF
- RAISED on BLOCK
- siding



- Two - story -

123 E 4th ST  
Long beach, MS  
39560

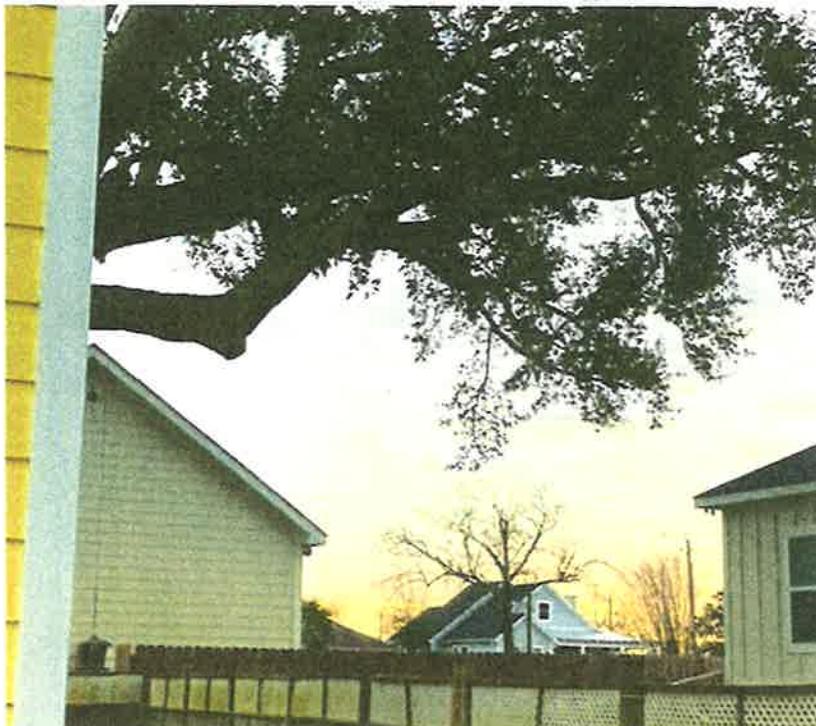
**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Physical File and Return to:  
Sharon A. Jordan, PLLC  
1220 Hwy 49  
Columbus, MS 39202  
(228) 325-8859

File#201103

Indexing Instructions  
North 100' of the East 1/2 of Lot 4 and  
the West 30' of Lot 5, Blk 16, Original  
Long Beach S.D., Harrison County, 1st  
JD, MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

**LYNN LINCHER LADNER, a married woman**  
1001 SAPPHE CROSSING  
FLOWOOD, MS 39232  
(228) 297-6382

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

**KENNETH DONNELLY, a married man**  
123 E. FOURTH STREET  
LONG BEACH, MS 39260  
(318) 416-7556

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

The North 100 feet of the East One Half (E. 1/2) of Lot Four (4) and the West 30' of Lot Five (5), Block, Station 116, ORIGINAL LONG BEACH, a subdivision according to the official map plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 11 at Page 6 (Copy Book 4 Vol Page 365) thereof, reference to which is hereby made in aid of and as a part of this description.

The Grantor hereby covenants that the property herein does not constitute as a part of her homestead, and is contiguous thereto.

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

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

gas and minerals by previous owners of subject property.

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

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

WITNESS THE SIGNATURE of the Grantor on this the 26th day of June, 2020.

  
LYNN TISCHER LADNER

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, LYNN TISCHER LADNER, a married woman, who acknowledged that she signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 26th day of June, 2020.

STATE OF MISSISSIPPI  
My Commission Expires:   
Celeste Paige  
NOTARY PUBLIC

**MEMORANDUM**

**Date: March 10, 2022**

**To: City of Long Beach Planning Commission**

**From: Long Beach Tree Board**

**Re: Tree Removal 123 E. 4<sup>th</sup> St**

---

**The subject Live Oak tree is causing damage to the structure of the home. The Tree Board has no objection to its removal.**

After considerable discussion, and upon a City of Long Beach Tree Board Member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Walters made motion, seconded by Commissioner Shaw and unanimously carried approving the removal of the Live Oak Tree.

\*\*\*\*\*

It came for discussion under New Business a Tree Removal for property located at 296 North Burke Avenue, Tax Parcel 0611O-04-054.000, submitted by Marcos H. Fernandez, as follows:

MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



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

OFFICE USE ONLY  
Date Received 3-15-22  
Zoning A-1  
Agenda Date 3-24-22  
Check Number CC

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

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

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

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

TODAY'S DATE: 03/15/22

PROPERTY INFORMATION

TAX PARCEL # 06110-04-054.000

Address of Property Involved: 296 N Burke Ave

Property owner name: Marcos H Fernandez  
Are you the legal owner of the above property? Yes  No  If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 296 N Burke Ave

Phone No. 228 263-5299

CONTRACTOR OR APPLICANT INFORMATION

Company Name: N/A

Phone No. \_\_\_\_\_ Fax: \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

PERMIT INFORMATION

Permit for: Removal  Trimming \_\_\_\_\_ Pruning \_\_\_\_\_

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

Root crown Above ground (use separate sheet if needed)  
Damaging The Fence  
Tree is slightly Tilted toward Home : Drive way. Potential

Number of Trees: \_\_\_\_\_ Harm From \_\_\_\_\_  
2 Live Oak 1 Southern Magnolia Hurricane

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

Marcos Fernandez Jr 3/15/22  
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

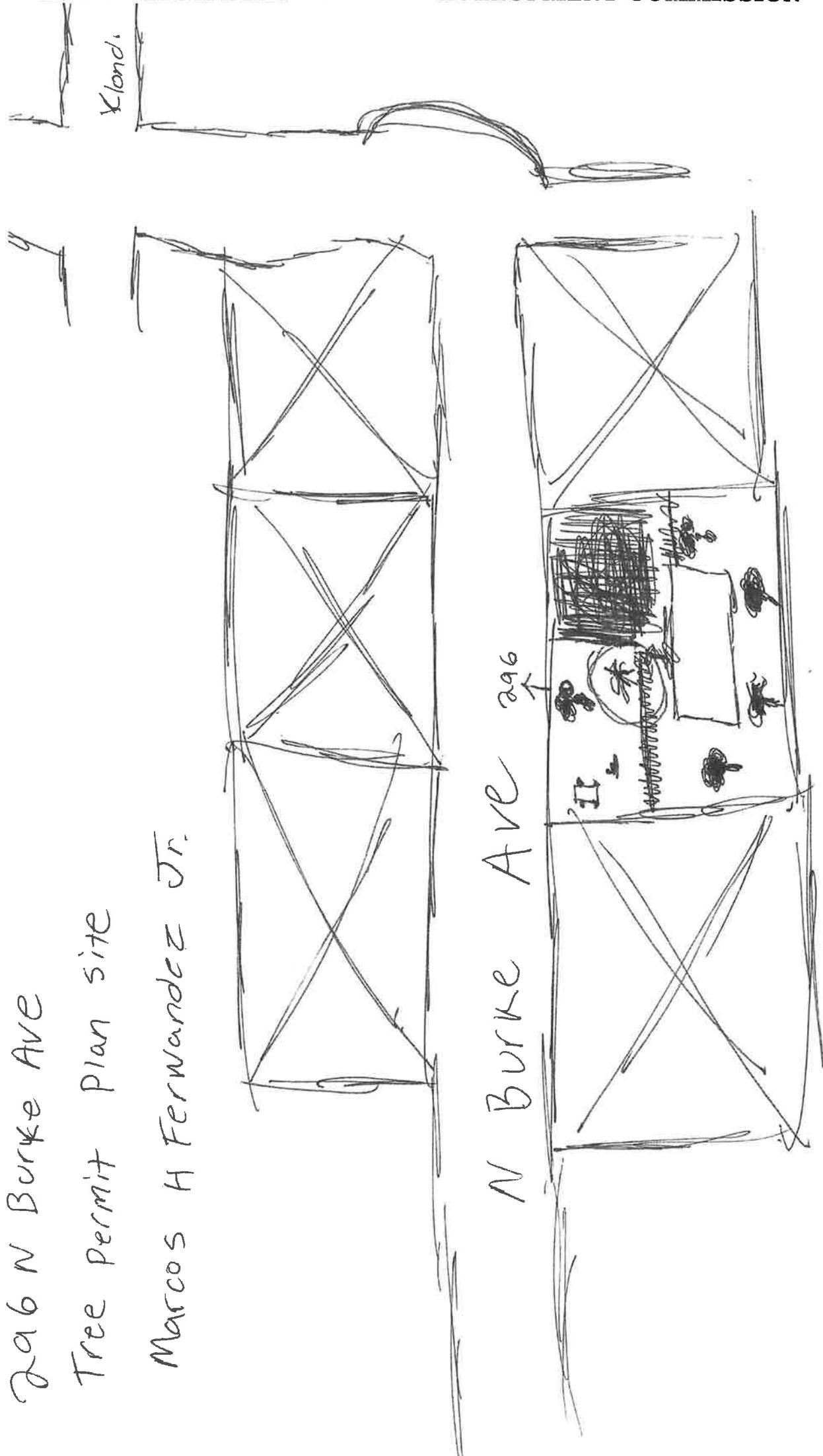
MF PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

MF OWNERSHIP: Please provide a recorded warranty deed.

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

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

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



296 N Burke Ave

Tree permit Plan site

Marcos H Fernandez Jr.

N Burke Ave

296

Klond.

 = Tree  
 = Fence  
 = Driveway

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



REVIEWED

SCANNED

Harrison County Seal  
First Judicial District  
Instrument 2021 13496 B - J1  
Filed/Recorded 3/13/2021 08:45 P  
Total Fees \$ 26.00  
2 Pages Recorded

**Indexing Instructions:**

Lot 11 of Block 2  
Green Meadows Subdivision  
Long Beach, Mississippi

**Prepared by and Return to:**

Michael C. Hester  
900 East Railroad Street  
Long Beach, Mississippi 39560  
228/864-0640

**GRANTOR:**

Caitlin Knight  
201 - 28<sup>th</sup> Street  
Gulfport, Mississippi 39507  
228/236-8050

**GRANTEES:**

Marcos Fernandez  
296 North Burke Avenue  
Long Beach, Mississippi 39560  
228/263-5299

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

*TITLE NOT EXAMINED*

**AMENDED QUITCLAIM DEED**

**FOR AND IN CONSIDERATION** of the sum of One Thousand Seven Hundred Fifty Dollars (\$1,750.00) cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, I, Caitlin Knight, Grantor, do hereby sell, convey and quitclaim unto Marcos Fernandez, Grantee, any and all interest that I may hold in the following described property located and situated in Harrison County, Long Beach, Mississippi, and being more particularly described as follows, to wit:

Lot 11 in Block 2, Green Meadows Subdivision, to the City of Long Beach, Harrison County, Mississippi, as shown on the official plat thereof in Plat Book 24 at Page 40, in the office said addition on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi, First Judicial District.

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

This conveyance is subject to any and all recorded restrictions, covenants, mineral rights, rights of way and easements applicable to the property

City, county and state ad valorem taxes for the year 2019 are assumed by the Grantee herein

WITNESS THE SIGNATURE of the Grantor this 30<sup>th</sup> day of April, 2019

*Caitlin Knight*  
CAITLIN KNIGHT

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY appeared before me the undersigned authority in and for the jurisdiction aforesaid, the within named Caitlin Knight, who acknowledged that she signed, sealed and delivered the above and foregoing instrument on the day and year therein mentioned

Given under my hand and official seal this 30<sup>th</sup> day of April, 2019.



*Michael C. Redden*  
NOTARY PUBLIC

**MEMORANDUM**

Date: March 23, 2022

To: City of Long Beach Planning Commission

From: Long Beach Tree Board

Re: Tree Removal 296 N. Burke Ave

---

The Live Oak tree is damaging the homeowner's property. The Tree board has no objection to the removal.

After considerable discussion, and upon a City of Long Beach Tree Board Member's recommendation in accordance with the City of Long Beach Tree Ordinance, Commissioner Walters made motion, seconded by Commissioner Suthoff and unanimously carried approving the application as submitted.

\*\*\*\*\*

It came for discussion under New Business a Certificate of Resubdivision for property located at 20122 Lovers Lane, Tax Parcel 0511J-01-002.000, submitted by Dewitt and Carol Roberts, and follows:

MINUTES OF MARCH 24, 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 3-25-22  
Zoning R-1  
Agenda Date 3-24-22  
Check Number 234

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION PPIN
- II. ADVALOREM TAX PARCEL NUMBER(S): House 37073-00, Adjoining 1/2 85570-00 PPIN
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 20122 Lovens Lane
- IV. ADDRESS OF PROPERTY INVOLVED: Same
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of PART A 05115-01-003-000  
Into PART B 05115-01-002-000
- 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 \$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 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.

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

Dewitt And Carol Roberts  
Name of Rightful Owner (PRINT)

\_\_\_\_\_  
Name of Agent (PRINT)

20122 Lovens Lane  
Owner's Mailing Address

\_\_\_\_\_  
Agent's Mailing Address

L.B, MS. 39560  
City State Zip

\_\_\_\_\_  
City State Zip

228 8605098  
Phone 5098

\_\_\_\_\_  
Phone

Dewitt Roberts, 03-17-2022  
Signature of Rightful Owner Date

\_\_\_\_\_  
Signature of Applicant Date

MINUTES OF MARCH 24, 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) Carol K. Roberts

ADDRESS (STREET, CITY, STATE, ZIP CODE) 20122 Lowers Ave

PHONE # (H) 238-563-6989 (C) Long Beach, MA

TAX PARCEL NUMBER(S) OWNED \_\_\_\_\_

SIGNATURE Carol K. Roberts

NAME OF OWNER (PRINT) Carol K. R

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 MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

FRONT  
Parcel  
with  
House  
  
B

BOOK 744 PAGE 306  
WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned GERALD M. WARREN, does hereby sell, convey and warrant unto LEWIS D. ROBERTS and wife, CAROL LEE ROBERTS, as joint tenants with full rights of survivorship as such, and not as tenants in common, the following described land and property, being located and situated in the County of Harrison, State of Mississippi, and being more particularly described as follows, to-wit:

A lot or parcel of land lying and being situated in the NE 1/4 of the NW 1/4 of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi, and more particularly described as beginning at a point 350 feet west of and 451 feet south of the NE corner of the NW 1/4 of said Section 10 run south 200.2 feet to a point on the north line of Lovers Lane; thence West along the north line of Lovers Lane 125 feet to a point; thence N 01 degree 35' W 200.3 feet to a point; thence east 130.5 feet to the Point of Beginning.

This conveyance is subject to any and all recorded restrictive covenants, rights of way, easements and prior reservations of any oil, gas minerals and other rights.

Taxes for the current year have been prorated as of this date and are assumed by the Grantees herein.

WITNESS my signature on this the 30th day of January, 1975.

*[Signature]*  
GERALD M. WARREN

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY CAME and appeared before me, the undersigned authority in and for the state and county aforesaid, the within named GERALD M. WARREN, who personally acknowledged before me that he signed, executed and delivered the above and foregoing Warranty Deed on the day and in the year first above mentioned, as his voluntary act and deed.

SWORN TO and subscribed before me on this, the 30th day of January, 1975.

*[Signature]*  
NOTARY PUBLIC

My comm. expires: \_\_\_\_\_



STATEMENT OF FEES

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT: ✓

BOOK 1067 PAGE 279

1972 March  
Cathy J. Shively  
11/17/1974

STATEMENT OF FEES  
First Page \$2.00  
Add. Page at \$1.00 1.50  
Abstracting/Section at \$1.00 1.50  
Marginal Entry at .50  
Total Fees 5.50

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:  
I hereby certify that this instrument was received and filed for record at \_\_\_\_\_ o'clock and \_\_\_\_\_ minutes \_\_\_\_\_ M. on \_\_\_\_\_ day at \_\_\_\_\_ A.D. 19\_\_\_\_ and recorded \_\_\_\_\_ in Records of Deeds Book \_\_\_\_\_ Page \_\_\_\_\_  
G. N. Creel, Chancery Clerk  
By *[Signature]*

MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

*Substantive*  
*Comments*  
GLEN V. MURPHY  
ATTORNEY AT LAW  
P. O. BOX 774  
GULFPORT, MISS. 39501

Back  
Parcel

FER

BOOK 1067 PAGE 278

A

↓

*19th*  
*Donald Roberts*  
*Clara Roberts*

BOOK 1067 PAGE 279

*19th March*  
*4/12/22*

*Cathy S. Hankley*

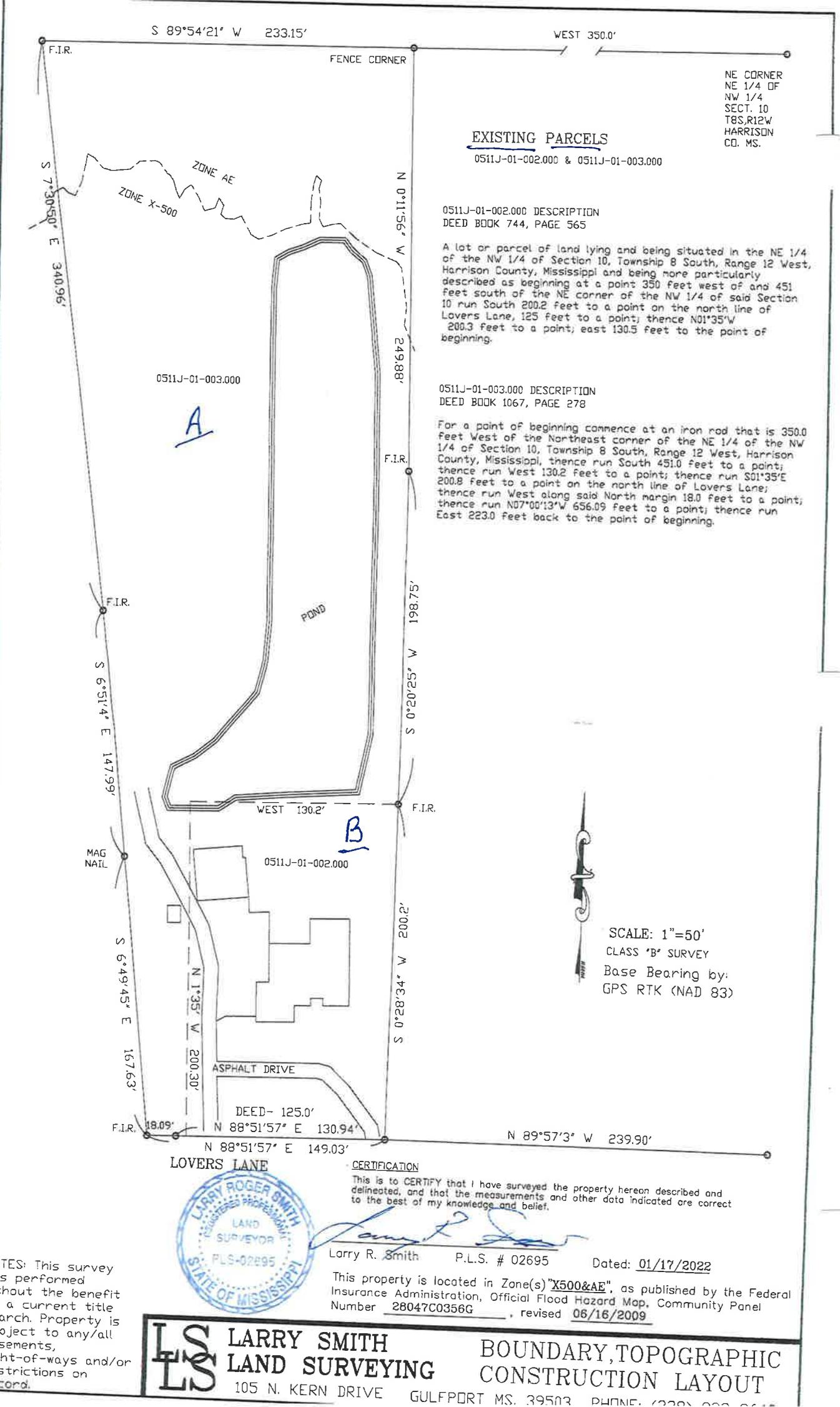


STATEMENT OF FEES

First Page	\$2.00
Add. Page at \$1.00	1.00
Abstracting/Section at \$1.00	1.00
Marginal Entry at .50	—
Total Fees	4.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:  
I hereby certify that this instrument was received and filed for record at 1 o'clock  
and — minutes P. M. on 4th day of March, A.D. 1922  
and recorded 1067 in Records of Deeds  
Book 1067, Pages 278-279  
G. N. Croel, Chancery Clerk  
By Kathy S. Hankley D.C.

MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



EXISTING PARCELS

0511J-01-002.000 & 0511J-01-003.000

0511J-01-002.000 DESCRIPTION  
DEED BOOK 744, PAGE 565

A lot or parcel of land lying and being situated in the NE 1/4 of the NW 1/4 of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi and being more particularly described as beginning at a point 350 feet west of and 451 feet south of the NE corner of the NW 1/4 of said Section 10 run South 200.2 feet to a point on the north line of Lovers Lane, 125 feet to a point; thence N01°35'W 200.3 feet to a point; east 130.5 feet to the point of beginning.

0511J-01-003.000 DESCRIPTION  
DEED BOOK 1067, PAGE 278

For a point of beginning commence at an iron rod that is 350.0 feet West of the Northeast corner of the NE 1/4 of the NW 1/4 of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi, thence run South 451.0 feet to a point; thence run West 130.2 feet to a point; thence run S01°35'E 200.8 feet to a point on the north line of Lovers Lane; thence run West along said North margin 18.0 feet to a point; thence run N07°00'13"W 656.09 feet to a point; thence run East 223.0 feet back to the point of beginning.

SCALE: 1"=50'  
CLASS 'B' SURVEY  
Base Bearing by:  
GPS RTK (NAD 83)

CERTIFICATION

This is to CERTIFY that I have surveyed the property hereon described and delineated, and that the measurements and other data indicated are correct to the best of my knowledge and belief.

Larry R. Smith P.L.S. # 02695 Dated: 01/17/2022

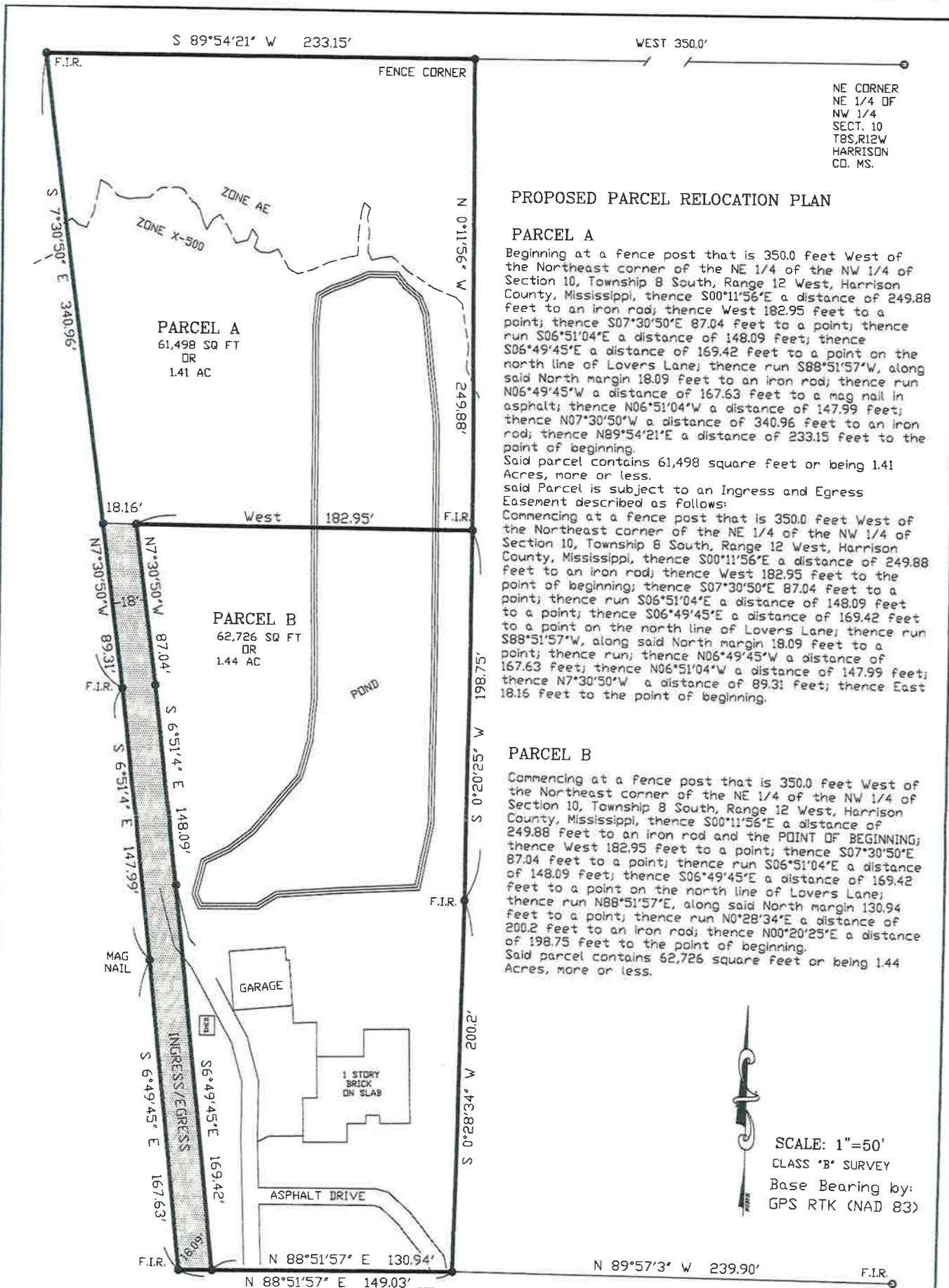
This property is located in Zone(s) "X500&AE", as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Panel Number 28047C0356G, revised 06/16/2009



NOTES: This survey was performed without the benefit of a current title search. Property is subject to any/all Easements, Right-of-ways and/or Restrictions on record.

**LS LARRY SMITH LAND SURVEYING**  
105 N. KERN DRIVE GULFPORT MS. 39503 PHONE: (228) 833-0015  
**BOUNDARY, TOPOGRAPHIC CONSTRUCTION LAYOUT**

MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



PROPOSED PARCEL RELOCATION PLAN

**PARCEL A**  
Beginning at a fence post that is 350.0 feet West of the Northeast corner of the NE 1/4 of the NW 1/4 of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi, thence S00°11'56"E a distance of 249.88 feet to an iron rod; thence West 182.95 feet to a point; thence S07°30'50"E 87.04 feet to a point; thence S06°51'04"E a distance of 148.09 feet; thence S06°49'45"E a distance of 169.42 feet to a point on the north line of Lovers Lane; thence run S88°51'57"W, along said North margin 18.09 feet to an iron rod; thence run N06°49'45"W a distance of 167.63 feet to a mag nail in asphalt; thence N06°51'04"W a distance of 147.99 feet; thence N07°30'50"W a distance of 340.96 feet to an iron rod; thence N89°54'21"E a distance of 233.15 feet to the point of beginning. Said parcel contains 61,498 square feet or being 1.41 Acres, more or less.

Said Parcel is subject to an Ingress and Egress Easement described as follows:  
Commencing at a fence post that is 350.0 feet West of the Northeast corner of the NE 1/4 of the NW 1/4 of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi, thence S00°11'56"E a distance of 249.88 feet to an iron rod; thence West 182.95 feet to the point of beginning; thence S07°30'50"E 87.04 feet to a point; thence run S06°51'04"E a distance of 148.09 feet to a point on the north line of Lovers Lane; thence run S88°51'57"W, along said North margin 18.09 feet to a point; thence run; thence N06°49'45"W a distance of 167.63 feet; thence N06°51'04"W a distance of 147.99 feet; thence N7°30'50"W a distance of 89.31 feet; thence East 18.16 feet to the point of beginning.

**PARCEL B**  
Commencing at a fence post that is 350.0 feet West of the Northeast corner of the NE 1/4 of the NW 1/4 of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi, thence S00°11'56"E a distance of 249.88 feet to an iron rod and the POINT OF BEGINNING; thence West 182.95 feet to a point; thence S07°30'50"E 87.04 feet to a point; thence run S06°51'04"E a distance of 148.09 feet; thence S06°49'45"E a distance of 169.42 feet to a point on the north line of Lovers Lane; thence run N88°51'57"E, along said North margin 130.94 feet to a point; thence run N0°28'34"E a distance of 200.2 feet to an iron rod; thence N00°20'25"E a distance of 198.75 feet to the point of beginning. Said parcel contains 62,726 square feet or being 1.44 Acres, more or less.

SCALE: 1"=50'  
CLASS 'B' SURVEY  
Base Bearing by:  
GPS RTK (NAD 83)

**CERTIFICATION**  
This is to CERTIFY that I have surveyed the property hereon described and delineated, and that the measurements and other data indicated are correct to the best of my knowledge and belief.



Larry R. Smith P.L.S. # 02695 Dated: 01/17/2022

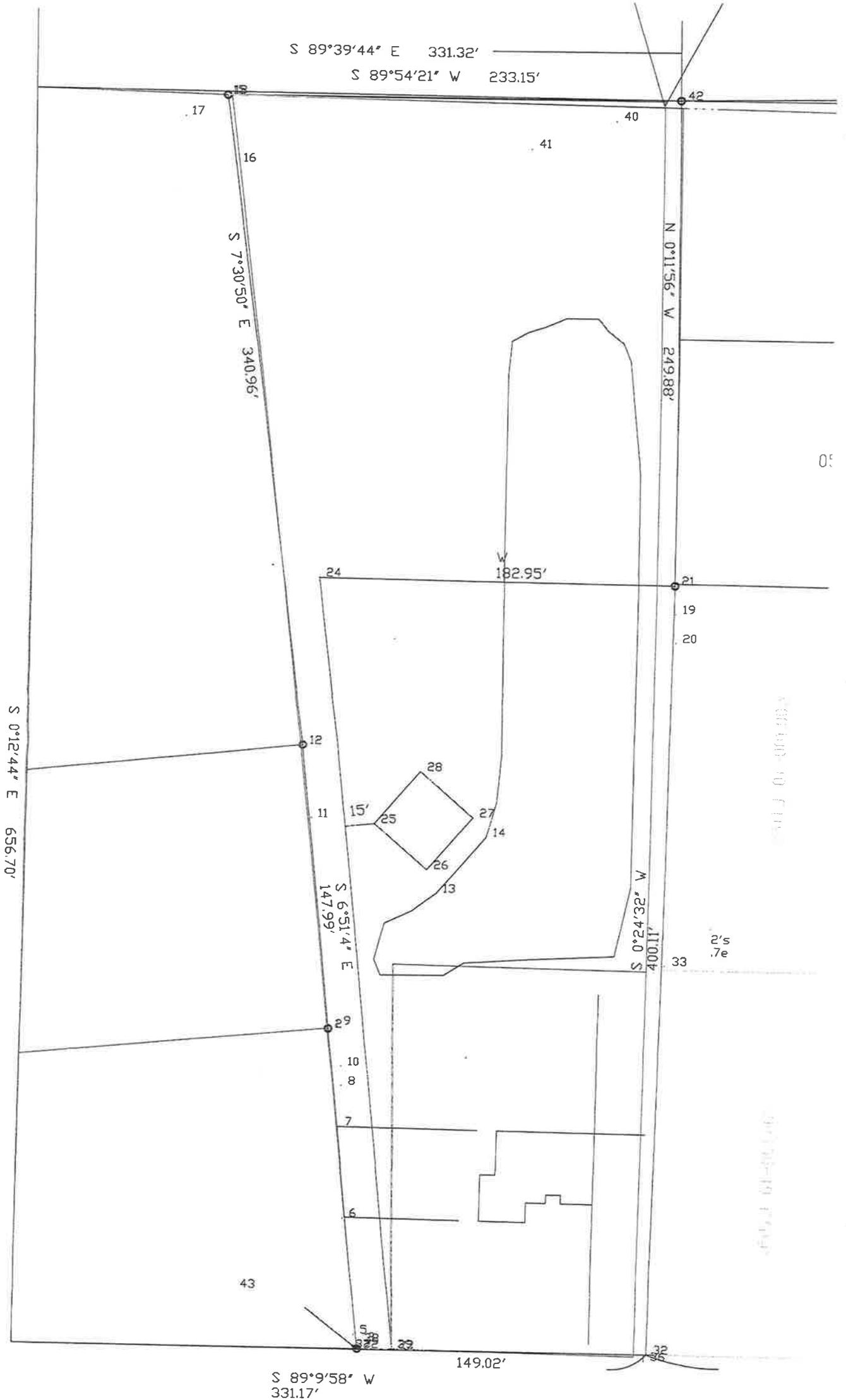
This property is located in Zone(s) "X500&AE", as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Panel Number 28047C0356G, revised 06/16/2009

NOTES: This survey was performed without the benefit of a current title search. Property is subject to any/all Easements, Right-of-ways and/or Restrictions on record.

**LS LARRY SMITH LAND SURVEYING**  
105 N. KERN DRIVE GULFPORT MS. 39503 PHONE: (228) 822-0610

**BOUNDARY, TOPOGRAPHIC CONSTRUCTION LAYOUT**

MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



MINUTES OF MARCH 24, 2022  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT 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 is to be reformed from Harrison County ad Volarem tax parcel number(s) 0511J-01-003.000 and 0511J-01-002.000 into two new Parcels as shown. The subject property is generally described as being located on the North margin of Lovers Lane, 350 feet West of Mitchell Road, being known as, 20122 Lovers Lane, Long Beach, Mississippi, 39560.

LEGAL DESCRIPTIONS PRIOR TO RESUBDIVISION

0511J-01-002.000 DESCRIPTION  
DEED BOOK 744, PAGE 565

A lot or parcel of land lying and being situated in the NE 1/4 of the NW 1/4 of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi and being more particularly described as beginning at a point 350 feet west of and 451 feet south of the NE corner of the NW 1/4 of said Section 10 run South 200.2 feet to a point on the north line of Lovers Lane, 125 feet to a point; thence N01°35'W 200.3 feet to a point; east 130.5 feet to the point of beginning.

0511J-01-003.000 DESCRIPTION  
DEED BOOK 1067, PAGE 278

For a point of beginning commence at an iron rod that is 350.0 feet West of the Northeast corner of the NE 1/4 of the NW 1/4 of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi, thence run South 431.0 feet to a point; thence run West 130.2 feet to a point; thence run S01°35'E 200.8 feet to a point on the north line of Lovers Lane; thence run West along said North margin 18.0 feet to a point; thence run N07°00'13"W 656.09 feet to a point; thence run East 223.0 feet back to the point of beginning.

LEGAL DESCRIPTIONS AFTER RESUBDIVISION

PARCEL A

Beginning at a fence post that is 350.0 feet West of the Northeast corner of the NE 1/4 of the NW 1/4 of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi, thence S00°11'56"E a distance of 249.88 feet to an iron rod; thence West 182.95 feet to a point; thence S07°30'50"E 87.04 feet to a point; thence run S06°51'04"E a distance of 148.09 feet; thence run S06°49'45"E a distance of 169.42 feet to a point on the north line of Lovers Lane; thence run S88°51'57"W, along said North margin 18.09 feet to an iron rod; thence run N06°49'45"W a distance of 167.63 feet to a peg nail in asphalt; thence N06°51'04"W a distance of 147.99 feet; thence N07°30'50"W a distance of 340.96 feet to an iron rod; thence N89°54'21"E a distance of 233.15 feet to the point of beginning.

Said parcel contains 61,498 square feet or being 1.41 Acres, more or less.

Said parcel is subject to an Ingress and Egress Easement described as follows:

Commencing at a fence post that is 350.0 feet West of the Northeast corner of the NE 1/4 of the NW 1/4 of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi, thence S00°11'56"E a distance of 249.88 feet to an iron rod; thence West 182.95 feet to the point of beginning; thence S07°30'50"E 87.04 feet to a point; thence run S06°51'04"E a distance of 148.09 feet to a point; thence run S06°49'45"E a distance of 169.42 feet to a point on the north line of Lovers Lane; thence run S88°51'57"W, along said North margin 18.09 feet to a point; thence run; thence N06°49'45"W a distance of 167.63 feet; thence N06°51'04"W a distance of 147.99 feet; thence N7°30'50"W a distance of 89.31 feet; thence East 18.16 feet to the point of beginning.

PARCEL B

Commencing at a fence post that is 350.0 feet West of the Northeast corner of the NE 1/4 of the NW 1/4 of Section 10, Township 8 South, Range 12 West, Harrison County, Mississippi, thence S00°11'56"E a distance of 249.88 feet to an iron rod and the POINT OF BEGINNING; thence West 182.95 feet to a point; thence S07°30'50"E 87.04 feet to a point; thence run S06°51'04"E a distance of 148.09 feet; thence S06°49'45"E a distance of 169.42 feet to a point on the north line of Lovers Lane; thence run N88°51'57"E, along said North margin 130.94 feet to a point; thence run N0°28'34"E a distance of 200.2 feet to an iron rod; thence N00°20'25"E a distance of 198.75 feet to the point of beginning.

Said parcel contains 62,726 square feet or being 1.44 Acres, more or less.

CERTIFICATE OF OWNERSHIP.

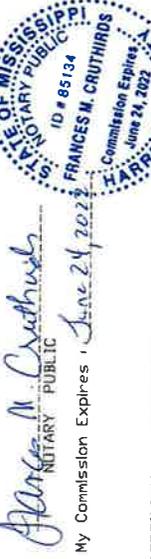
I hereby certify that I am the Owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of Subdivision.

*P.F. Roberts*  
LEWIS R. ROBERTS

2-22-22  
Date:

Subscribed and sworn to before me, in my presence this 22<sup>nd</sup> day of February, 2022, a

Notary Public in and for the County of Harrison, State of Mississippi.



CERTIFICATE OF OWNERSHIP.

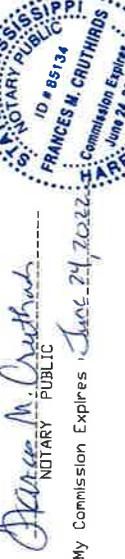
I hereby certify that I am the Owner of the property described hereon, which property is within the subdivision regulation jurisdiction of the City of Long Beach, and that I freely adopt this plan of Subdivision.

*Carol Lee Roberts*  
CAROL LEE ROBERTS

2-22-22  
Date:

Subscribed and sworn to before me, in my presence this 22<sup>nd</sup> day of February, 2022, a

Notary Public in and for the County of Harrison, State of Mississippi.



CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that the map drawn by me under my supervision from actual survey made by me or actual survey made under my supervision and prepared in accordance with all applicable codes and ordinances, registration number and date this 22<sup>nd</sup> day of Feb, 2022.

Larry R. Smith Ms. PLS #02695



CERTIFICATE OF APPROVAL

I hereby certify that the Minor Subdivision shown on this plat does not involve the extension 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

Subject to and approved by the City of Long Beach Planning Commission at the regularly scheduled meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Planning Commission Chairman

APPROVAL

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

ADUPT

City Clerk

Mayor

**LARRY SMITH**  
**LAND SURVEYING**  
105 N. KERN DRIVE GULFPORT MS. 39503 PHONE: (601) 832-9643

**BOUNDARY, TOPOGRAPHIC**  
**CONSTRUCTION LAYOUT**

PREPARED BY: Larry Smith  
SHEET 3 OF 3

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Tina Dahl

**From:** Joe Culpepper <joe.culpepper@h2oinnovation.com>  
**Sent:** Wednesday, March 16, 2022 1:26 PM  
**To:** David Ball; Tina Dahl  
**Cc:** tdarden@cityoflongbeachms.com; sbowes@cityoflongbeachms.com  
**Subject:** RE: 20122 Lovers Lane, Certificate of Resubdivision

I believe that the ingress/egress should state utilities as well. Also looking at tax map it appears that there is an existing shed/structure in this easement.

I do not believe that we can charge for a sewer and water connection due to the fact that this is just a realignment of these parcels.

Joe Culpepper, P.E.  
Project Manager



Trusted Utility Partners

CRILE # (228) 883-0640  
 454 Koffler Street Long Beach, MS 39566  
 P.O. Box 80 Long Beach, MS 39566  
[joe.culpepper@h2oinnovation.com](mailto:joe.culpepper@h2oinnovation.com) | [www.h2oinnovation.com](http://www.h2oinnovation.com)

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

February 23, 2022

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

**RE: Certificate of Subdivision – Tax Parcel No. 0511J-01-02.000  
and 0511J-01-003.000**

Ladies and Gentlemen:

We have received the referenced Certificate of Subdivision and reviewed it for compliance with the City's ordinances. This subdivision appears to be simply a realignment of property lines between two parcels. While the road frontage of proposed Parcel "A" does not meet the City's ordinances, it appears to be an existing non-conforming condition not being changed by this subdivision. All else seems to be in order. The Certificate itself is appropriately configured and contains all the required certifications. The 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

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, Commissioner Suthoff made motion, seconded by Commissioner Walters and unanimously carried recommending approval of the resubdivision in accordance with the Subdivision Regulation, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS, and to include an ingress/egress for utilities.

\*\*\*\*\*

It came for discussion under New Business a Certificate of Resubdivision for property located at 19361 28<sup>th</sup> Street, Tax Parcel 0611D-01-001.001, submitted by 5P Exequy Holding, LLC, Jacques P. Pucheu, and Cara L Pucheu, and follows:

MINUTES OF MARCH 24, 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 3-15-22  
Zoning G-2/R-4  
Agenda Date 3-24-22  
Check Number 040981

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION
- II. ADVALOREM TAX PARCEL NUMBER(S): 010110-01-001.001
- III. GENERAL LOCATION OF PROPERTY INVOLVED: 28<sup>th</sup> Street, Gulf Pines Memorial Gardens, lots 49, 50, 51
- IV. ADDRESS OF PROPERTY INVOLVED: 19361 28<sup>th</sup> Street
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of one piece of property  
Into 832 plots for burial

- 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 2<sup>nd</sup> or 4<sup>th</sup> 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.

SPEXEGUY Holding, LLC  
Name of Rightful Owner (PRINT)

8927 Lorraine Road Suite 204A  
Owner's Mailing Address

GULFPORT MS 39503  
City State Zip

228-760-3773  
Phone

\_\_\_\_\_  
Name of Agent (PRINT)

\_\_\_\_\_  
Agent's Mailing Address

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Phone

Jacques P. Puchey  
Signature of Rightful Owner

3/15/2022  
Date

Jacques P. Puchey

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

MINUTES OF MARCH 24, 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) Cara L Puchen

ADDRESS (STREET, CITY, STATE, ZIP CODE) 8927 Lorraine Road Suite 204 A

PHONE # (H) 228-832-1845 (C) 228-760-1845

TAX PARCEL NUMBER(S) OWNED 0611D-01-001.001

SIGNATURE *Cara Puchen*

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

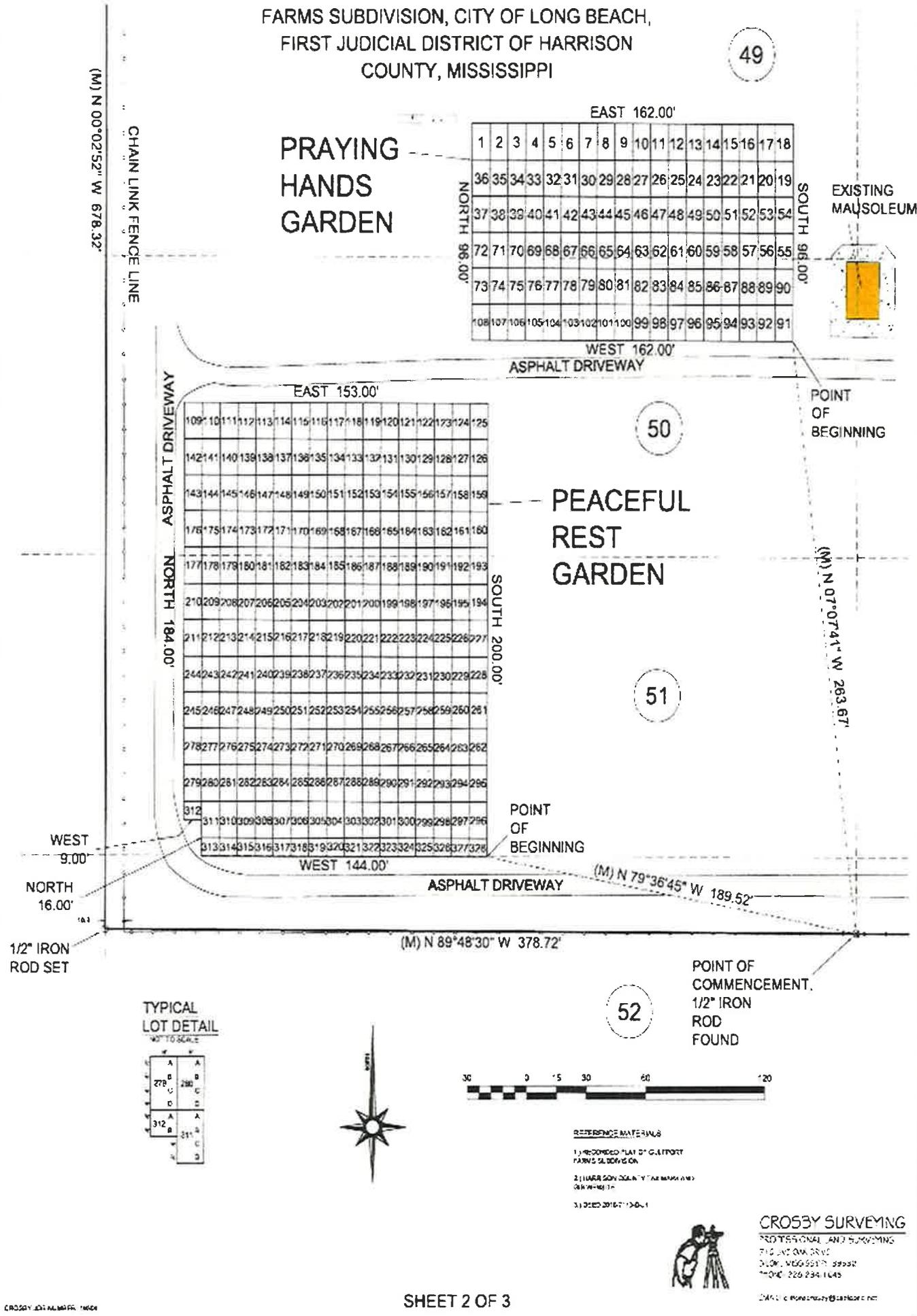
SPOKES PERSON/AGENT FOR YOU: \_\_\_\_\_



MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

GULF PINES MEMORIAL GARDENS  
2022 ADDITION

SITUATED IN LOTS 49, 50 AND 51, GULFPORT FARMS SUBDIVISION, CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI



- REFERENCE MATERIALS
- 1) RECORDED PLAT OF GULFPORT FARMS SUBDIVISION
  - 2) HARRISON COUNTY TAX MAP AND ORIGINALS
  - 3) DATED 2016-7-13-6-1



**CROSBY SURVEYING**  
PROFESSIONAL LAND SURVEYING  
712 JACOMA DRIVE  
DOLAN, MISSISSIPPI 39307  
PHONE: 226-234-1145  
EMAIL: crosby@csurveying.com



MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED



1st Judicial District  
Instrument 2018 7113 D -J1  
Filed/Recorded 10/15/2018 11:52 A  
Total Fees \$ 28.00  
3 Pages Recorded

This Instrument Prepared By  
and After Recording Return to:  
Alfred R. Koenenn, Esq.  
625 16<sup>th</sup> Street  
Gulfport, MS 39607  
Phone: 228.896.0020

Grantor Phone : 410 865-525-5134  
Grantee Phone : 228-760-3773

REVIEWED

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

The real property described herein is situated in Section 2, Township 8 South, Range 12 West in Harrison County, Mississippi.

WARRANTY DEED - GULF PINES

THIS DEED is made this 4<sup>th</sup> day of October, 2018, by and between SOUTHERN MISSISSIPPI CEMETERY PROPERTIES, LLC, a Mississippi limited liability company (formerly known as Citadel/Mississippi, LLC), having its primary business address at 5430 Rutledge Pike, Knoxville, Tennessee 37924 (the "Grantor") and 5P EXEQUY HOLDING, LLC, a Mississippi limited liability company, having an address at 12435 Plunkett Road, Gulfport, MS 39506.

WITNESSETH:

THAT for and in consideration of TEN and No/100 DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby GRANTS, SELLS, CONVEYS and WARRANTS unto Grantee that certain lot or parcel of land located in the County of Harrison, State of Mississippi, and more fully described on Exhibit A attached hereto and made a part hereof for all purposes, together with (i) all improvements and fixtures erected or located thereon, or affixed thereto; and (ii) all tenements, rights, privileges, interests, easements and appurtenances belonging or in any way relating thereto (collectively, the "Property").

AND the Grantor does, for itself and its successors and assigns, covenant with the said Grantee, its successors and assigns, that, except as aforesaid, the above described Property is free

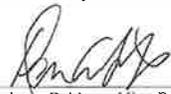
2

FOREVER DEFEND all and singular the Property to the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer, on the day and year first above written.

Southern Mississippi Cemetery Properties, LLC, a Mississippi limited liability company (f/k/a Citadel/Mississippi, LLC)

By: Denco Holdings Inc., Member

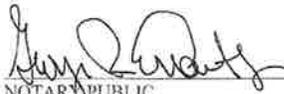
By:   
Dennis A. Bridges, Vice President

STATE OF TENNESSEE )  
COUNTY OF KNOX )

Personally appeared before me, the undersigned Notary Public in and for said county and state, Dennis A. Bridges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, in his official capacity as President of Denco Holdings, Inc., the sole member of Southern Mississippi Cemetery Properties, LLC, the within grantor, and that he is authorized by the grantor to execute this instrument on behalf of the grantor.

Sworn to and signed before me on this 4<sup>th</sup> day of October, 2018.



  
NOTARY PUBLIC

My commission expires: 02/29/2020

Grantor:  
Southern Mississippi Cemetery Properties, LLC  
5430 Rutledge Pike  
Knoxville, TN 37924  
Phone: 865.523.4999

Grantee:  
5P Exequy Holding, LLC  
12435 Plunkett Road  
Gulfport, MS 39506

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

3

EXHIBIT A  
LEGAL DESCRIPTION

A part of Lots Forty-seven (47) through Fifty-two (52), inclusive, and a part of Lots Sixty-seven (67) through Seventy-two (72), inclusive, in GULFPORT FARMS, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 10 at Page 25 thereof (Copy Book 4A at Page 322), in Section 2, Township 8 South, Range 12 West, Harrison County, Mississippi, being more particularly described as follows:

Commencing at the intersection of the East (E) line of GULFPORT FARMS with the South (S) line of 28<sup>th</sup> Street; thence run South 89 degrees 33 minutes 12 seconds West along the South line of 28<sup>th</sup> Street a distance of 284.15 feet to the POINT OF BEGINNING; thence run South 89 degrees 33 minutes 12 seconds West along the South line of 28<sup>th</sup> Street a distance of 758.6 feet to a point; thence run South 0 degrees 24 minutes 30 seconds East a distance of 678.32 feet to a point; thence run North 89 degrees 34 minutes 46 seconds East a distance of 378.72 feet to a point; thence run North 89 degrees 35 minutes 50 seconds East a distance of 374.77 feet to a point; thence run North 0 degrees 01 minutes 30 seconds east a distance of 678.80 feet to the Point of Beginning. Said parcel contains 11.78 acres (more or less).

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

February 23, 2022

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

**RE: Certificate of Subdivision – Tax Parcel No. 0611D-01-001.001**

Ladies and Gentlemen:

We have received the referenced Certificate of Subdivision and reviewed it for compliance with the City's ordinances. This subdivision, which aims to create 320 new burial lots in the Gulf Pines Memorial Gardens cemetery on 28<sup>th</sup> St. Each burial lot will have several actual burial sites per lot. The proposed subdivision doesn't seem to meet the requirements of the City's ordinance for a minor subdivision or a major subdivision; however, the "developer" claims that City approval is needed to gain approval for the creation of these lots from the County. The submitted documents do seem to meet the City's needs in terms of certifications and acknowledgements.

Sincerely,

David Ball, P.E.

DB:539

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, Commissioner Walters made motion, seconded by Commissioner Glenn and unanimously carried recommending approval of the resubdivision in accordance with the Subdivision Regulation, Article II. MINOR AND MAJOR SUBDIVISION GENERAL REGULATIONS, as submitted.

\*\*\*\*\*

It came for discussion under New Business, Planning Commission Approval for property located at Lot 4 Mason Avenue, Biberons Subdivision, Tax Parcel 0612G-02-029.000, submitted by Edward Guillie and Christie Guillie, as follows:

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

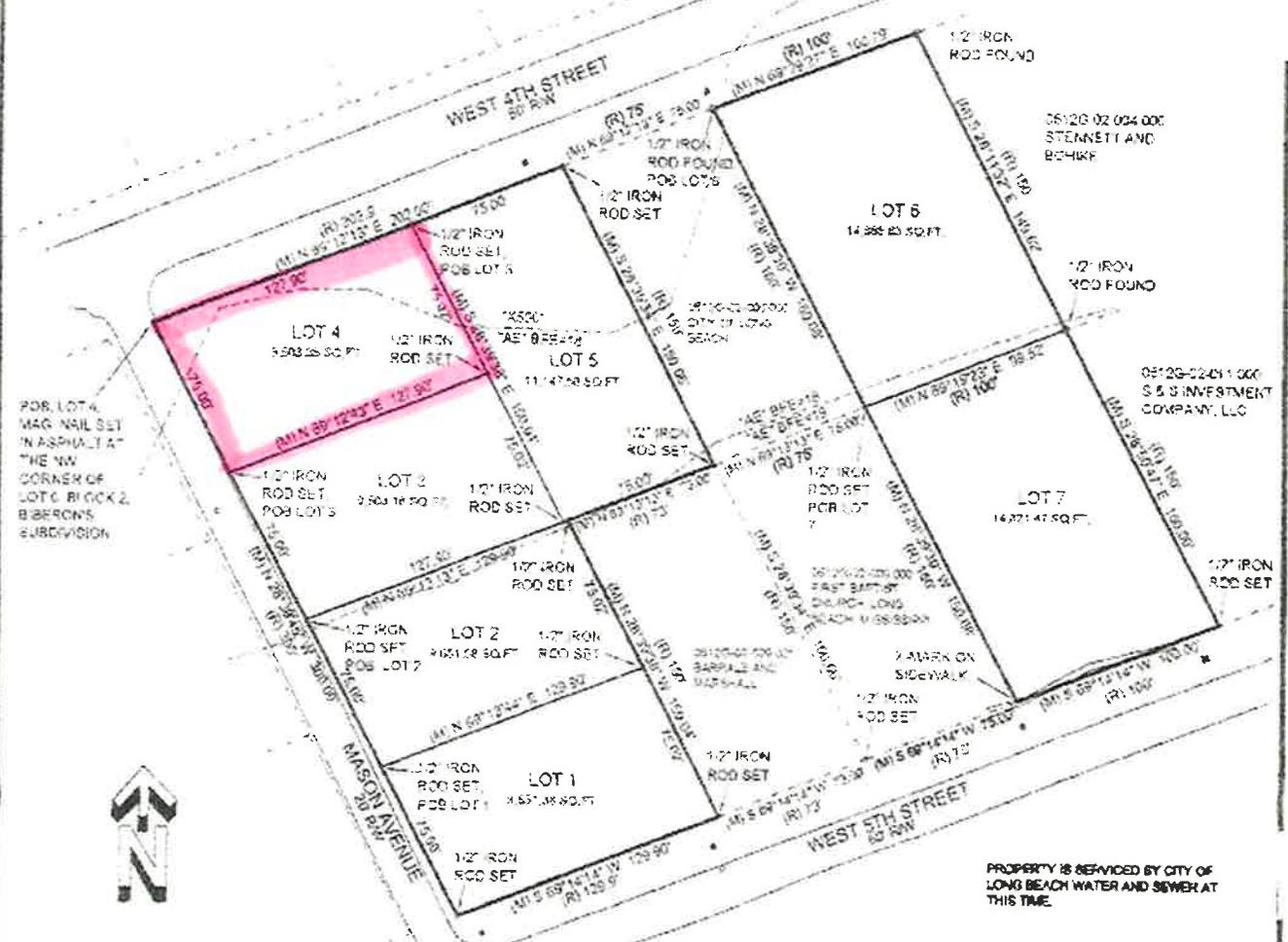
CITY OF LONG BEACH, MISSISSIPPI APPLICATION FOR CASE REVIEW		
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS</b> POST OFFICE BOX 929 LONG BEACH, MS 39560
<p>I. TYPE OF CASE:     <input checked="" type="checkbox"/> PLANNING COMMISSION APPROVAL                                      <input type="checkbox"/> DECISION OF THE BUILDING OFFICIAL IS ALLEGED TO BE IN ERROR                                      <input type="checkbox"/> INTERPRETATION OF THE ZONING ORDINANCE</p>		
<p>II. Address of Property Involved: <u>Lot 4, Mason Ave, Biberons Sub</u>     <u>06126-02-029</u>  <span style="float: right;">Tax Parcel Number   <u>.000</u></span></p>		
<p>III. Statement clearly explaining the request being made for case review. (Attach supplemental pages if necessary.)  <u>Build personal HOME IN C1 ZONE</u></p>		
<p>IV. REQUIRED ATTACHMENTS:</p> <p>A. Interest and Ownership. <u>The applicant's name, address and interest of every person, firm or corporation represented by the applicant in the application, the name of the owner or owners and their respective addresses of the entire land area proposed to be changed in classification or to be included within the structures then existing thereon, and sufficient evidence to establish that the applicant has the right of possession to the land area and structures, the names and address of all owners of adjacent property (exclusive of the width of intervening streets, alleys, or bodies of water). Claims of support or "no objection" from owners of adjoining property should be substantiated in writing or by the appearance of such owner(s) at the hearing. Such support is usually considered material but not conclusive.</u></p> <p>B. Survey and/or Site Plan. <u>A site plan showing the land area which would be affected, if required a general layout drawing of the development, easements bounding and intersecting the designated area, the locations of existing and proposed structures with supporting open facilities, and the ground area to be provided and continuously maintained for the proposed structure or structures;</u></p> <p>C. Recorded Warranty Deed. <u>A deed which includes a legal description of the specific piece of property involved in the request. If several parcels are included in a request, individual parcel deeds AND a composite legal description of all parcels involved in the request must be provided.</u></p> <p>D. Fee. <u>Attach a check in the amount of \$100.00. This check should be made payable to the City of Long Beach to cover administrative cost. You will also be responsible to actual costs, such as advertising and mailing incurred with the processing of your application.</u></p> <p><b>***NOTE*** APPLICATION WILL NOT BE ACCEPTED WITHOUT THE ABOVE LISTED DOCUMENTS.</b></p>		
<p>V. <b>OWNERSHIP AND CERTIFICATION:</b>  <u>READ BEFORE EXECUTING.</u> Attendance by the applicant(s) at the public hearing (IF REQUIRED) and/or meeting is mandatory; however, the applicant may designate a representative to attend the public hearing and/or meeting on their behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing and/or meeting. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the process have been fully explained and understood, including the timetable for processing the application. The completed application with all necessary documents and payments must be returned to the Planning office not later than 21 days before the 2<sup>nd</sup> or 4<sup>th</sup> Thursday of each month. Receipt of fee(s) does not constitute receipt of a completed application.</p> <p><b>Ownership:</b> I the undersigned do hereby agree to all the rules and regulations as set forth in the Long Beach Zoning Ordinance and also agree to pay all fees and charges as stated.</p>		
<p><u>Edward Guillie &amp; Christie Guillie</u> Name of Rightful Owner (PRINT)</p> <p><u>64174 Carey Rd</u> Owner's Mailing Address</p> <p><u>Pearl River Lg</u>     <u>70452</u> City                    State                    Zip</p> <p><u>985-445-4288</u> Phone</p> <p><u>Eddie Guillie @ yahoo.com</u> Email address</p> <p><u>[Signature]</u>     <u>24/feb/22</u> Signature of Rightful Owner     Date</p>	<p>_____ Name of Agent (PRINT)</p> <p>_____ Agent's Mailing Address</p> <p>_____ City                    State                    Zip</p> <p>_____ Phone</p> <p>_____ Email Address</p> <p>_____ Signature of Agent                             Date</p>	
<p><b>OFFICE USE ONLY</b></p>		
<p>Date Received <u>2/24/22</u>     Zoning <u>C-1</u>     Agenda Date <u>4/4/22</u>     Check Number <u>CC</u></p>		

MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A RESUBDIVISION OF THREE PARCELS INTO SEVEN LOTS IN THE CITY OF LONG BEACH, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI. SAID PARCELS BEING REFERRED TO AS TAX PARCEL NUMBERS 0612G-02-005.000, 0612G-02-010.000 AND 0612G-02-029.000

PROPOSED

SCALE 1" = 60'  
REFERENCE: GRID NORTH  
BY GPS OBSERVATION  
(DATUM=NAD 83)



POB, LOT 4, MAG NAIL SET IN ASPHALT AT THE NW CORNER OF LOT 6 BLOCK 2, BERGER'S SUBDIVISION



MINIMUM BUILDING SETBACKS:  
THIS PARCEL OF LAND IS LOCATED IN A ZONE C-1, CENTRAL BUSINESS DISTRICT AS PER CITY OF LONG BEACH ZONING MAP.

FRONT YARD - 0 FEET  
SIDE YARD - 4 FEET  
REAR YARD - 5 FEET

- ASBLS
- 1" = 60'
- 1" = 120'
- 1" = 180'
- 1" = 240'
- 1" = 300'
- 1" = 360'
- 1" = 420'
- 1" = 480'
- 1" = 540'
- 1" = 600'
- 1" = 660'
- 1" = 720'
- 1" = 780'
- 1" = 840'
- 1" = 900'
- 1" = 960'
- 1" = 1020'
- 1" = 1080'
- 1" = 1140'
- 1" = 1200'

- REFERENCE MATERIALS:
- 1) RECORDED PLAT OF BERGER'S SUBDIVISION
  - 2) HARRISON COUNTY TAX MAPS, CURRENT EDITION
  - 3) PROPERTY LINK OF HARRISON COUNTY, MS (DELTA COMPUTER SYSTEMS, INC. RECORDED)
  - 4) LONG BEACH ZONING MAP AND ORDINANCE
  - 5) DEED OF TRUST IN BOOK 1514, PAGE 56

GPS OBSERVATION  
NOTE  
DATE OF FIELD WORK: 1/8/2022  
TOPCON VR RECEIVER WAS USED FOR GPS OBSERVATION, UTILIZING THE EARL DUDLEY, INC. REAL-TIME NETWORK

FLOOD ZONE NOTE:  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN THE FIRM ZONES "X500", "AE" BASE ELEVATION= 18 AND "AE" BASE ELEVATION= 19 ACCORDING TO MAP NUMBER 2804700070, DATED JUNE 16, 2008. 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 CITED MAP.



PROPERTY IS SERVED BY CITY OF LONG BEACH WATER AND SEWER AT THIS TIME.

CLIENT: FIRST BAPTIST CHURCH, LONG BEACH, MISSISSIPPI  
DATE OF FIELD SURVEY: 1/8/2022  
DRAWN BY: CAC  
JOB NUMBER: 21004.dwg

PREPARED BY:

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

NOTES

- 1) FIELD SURVEY PERFORMED WITH A TOPCON VR GPS RECEIVER.
- 2) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION UTILIZING THE EARL DUDLEY, INC. RTX NETWORK, AND ARE BASED ON GPC (2011 MS E).
- 3) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE-CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 4) BUILDING SETBACKS, ELEVATIONS, METEANO DETERMINATION AND ET CETERA TO BE PROVIDED BY APPROPRIATE GOVERNING BODIES.
- 5) THIS IS A CLASS "B" SURVEY.
- 6) BEARINGS SHOWN HEREON ARE DERIVED BY GRID NORTH BY GPS OBSERVATION. ALL LINES RELATIVE TO.

MINUTES OF MARCH 24, 2022
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Indexing: N 1/2 of Lots 5 & 6 and N 1/2 of W 41.3' of Lot 4, Block 2, Biberon's Subdivision in SW 1/4 of S 13, T8S, R12W, City of Long Beach, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
1806 23rd Avenue, Suite A
Gulfport, MS 39501
(228)896-8962
File#4012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

FIRST BAPTIST CHURCH, LONG BEACH MISSISSIPPI
A MISSISSIPPI NON-PROFIT CORPORATION
300 NORTH CLEVELAND AVENUE
LONG BEACH, MS 39560
(228) 864-2584

does hereby SELL, CONVEY and WARRANT unto

EDWARD GULLIE AND WIFE, CHRISTIE L. GULLIE
AS TENANTS BY THE ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP
64174 CAREY ROAD
PEARL RIVER, LA 70452
(985) 445-4288

the following described land together with all improvements thereon located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

The North 1/2 of Lots 5 and 6 and the North 1/2 of the West 41.3 feet of Lot 4, Block 2, BIBERON'S SUBDIVISION situated in the SW 1/4 of Section 13, Township 8 South, Range 12 West, City of Long Beach, First Judicial District of Harrison County, Mississippi; and being more particularly described as follows with the bearings based on State Plane Grid North (MS East Zone 2301): Beginning at a mag nail set at the NW corner of Lot 6, Block 2, Biberon's Subdivision; thence along the east margin of Mison Avenue S 28 degrees 39' 45" E 75.00 feet to an iron rod set; thence N 69 degrees 12' 43" E 127.90 feet to an iron rod set; thence N 28 degrees 39' 38" W 75.02 feet to an iron rod set on the south margin of West 4th Street; thence along said south margin S 69 degrees 12' 13" W 127.90 feet to the POINT OF BEGINNING, containing 9,503.35 square feet.

THIS CONVEYANCE is subject to any and all easements, restrictive or protective covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

TAXES for the year 2022 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS my signature on this the 24 day of February, 2022.

FIRST BAPTIST CHURCH, LONG BEACH MISSISSIPPI
By: [Signature]
LARUE STEPHENS
Its: PRESIDENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state on this 24 day of February, 2022, within my jurisdiction, the within named DR. LARUE STEPHENS who acknowledged that he is President of FIRST BAPTIST CHURCH, LONG BEACH MISSISSIPPI, and that for and on behalf of said corporation, and as its set and deed he executed the above foregoing instrument, after first having been duly authorized by said corporation so to do.

(SEAL)



[Signature]
NOTARY PUBLIC

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

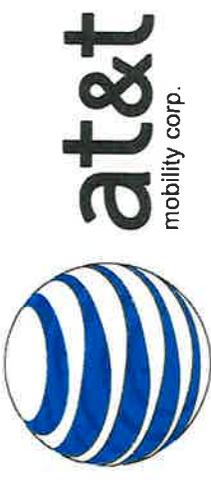
\*\*\*\*\*

It came for discussion under New Business, Planning Commission Approval for property located at 19099 Pineville Road, Tax Parcel 0611N-03-011.000, submitted by LBD Properties, LLC (owner) and Brian Youngken/Metro Site (agent), as follows:



MINUTES OF MARCH 24, 2022  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION




**FA NUMBER: 10016968/15482579**  
**HARMONI SITE ID: MSGFP2017**  
**AT&T SITE ID: MSL03555**  
**HARMONI SITE NAME: LONG BEACH**  
**AT&T SITE NAME: SOUTH LONG BEACH TS RELO**

E911 NOT AVAILABLE  
 LONG BEACH, MS 39560  
 HARRISON COUNTY

**AS OF 11/19/2021, NO TOWER DRAWINGS OR SA ARE CURRENTLY AVAILABLE TO INCORPORATE INTO CD'S. ONCE RECEIVED, CD'S WILL BE UPDATED TO REFLECT TOWER DESIGN.**

**CD'S WERE PRODUCED BEFORE OGD REPORT WAS AVAILABLE. DESIGN IS NOT VALID UNTIL OGD REPORT IS PROVIDED AND IT IS DETERMINED F HAZARD'S WILL BE NEEDED TO SUPPORT CHAINWALL. IF OGD REPORT COMES IN AFTER CD'S ARE FILED, PLEASE CONTACT EOR TO DETERMINE IF HAZARD'S ARE REQUIRED BEFORE CONSTRUCTION BEGINS.**

**SITE ADDRESS:**  
E911 NOT AVAILABLE  
LONG BEACH, MS 39560

**RFD'S USED #:**  
301540

**RFD'S ID #:**  
4388112

**RFD'S DATE:**  
03/25/2021

**LATITUDE (NAD 83):**  
30.358025 (N 30° 31' 28.897")

**LONGITUDE (NAD 83):**  
-88.158214 (W 88° 09' 31.377")

**GROUND ELEVATION:**  
28.7 (AMSL)

**JURISDICTION:**  
HARRISON COUNTY

**JURISDICTION CONTACT:**  
NAME: NOT PROVIDED  
PHONE: NOT PROVIDED

**BOOK:**  
188

**PAGE:**  
C2

**ZONING:**  
DB1 IN-03--010.000

**PARCEL/MAP NUMBER:**  
LBO PROPERTIES, LLC

**PARCEL OWNER:**  
HARMONI TOWERS  
10801 EXECUTIVE CENTER DRIVE  
SHANNON BUILDING, SUITE 100  
LITTLE ROCK, AR 72211

**TOWER OWNER:**  
MONOPOLE

**STRUCTURE TYPE:**  
195' (AGL)

**STRUCTURE HEIGHT:**  
POWER COMPANY: NOT PROVIDED  
CONTACT NAME: NOT PROVIDED  
PHONE NUMBER: NOT PROVIDED  
REF # : NOT PROVIDED

**POWER SUPPLIER:**  
TELCO COMPANY: NOT PROVIDED  
PHONE NUMBER: NOT PROVIDED  
REF # : NOT PROVIDED

**GAS SUPPLIER:**  
GAS COMPANY: NOT PROVIDED  
CONTACT NAME: NOT PROVIDED  
PHONE NUMBER: NOT PROVIDED  
REF # : NOT PROVIDED

**VICINITY MAP**



**DIRECTIONS**

FROM BIRMINGHAM, AL - MERGE ONTO I-59 S. TOWARD BIRMINGHAM (CROSSING INTO MISSISSIPPI), MERGE ONTO US-45 S. VIA EXIT 157A TOWARD CUITMAN TURN RIGHT ONTO RAINWATER DR. IF YOU REACH THE END OF RAINWATER DR YOU'VE GONE ABOUT 0.8 MILES TOO FAR

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES. AS APPLICABLE, THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2015 INTERNATIONAL BUILDING CODE
- ANSI/TIA-222-G
- 2008 NFPA 101, LIFE SAFETY CODE
- TIA 807
- 2012 IPC
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- AMERICAN CONCRETE INSTITUTE
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- TELECORDIA GR-1975
- MANUAL OF STEEL CONSTRUCTION 15TH EDITION
- ANSI/T 311

**PROJECT TEAM**

**APPLICANT:**  
HARMONI TOWERS  
10801 EXECUTIVE CENTER DRIVE  
SHANNON BUILDING, SUITE 100  
LITTLE ROCK, AR 72211

**PROJECT MANAGEMENT FIRM:**  
METROSITE  
100 INDUSTRIAL PARK BLVD  
SUITE 200  
BRUNN YOUNGREN  
407-A1AG-3888

**AAE FIRM:**  
SAW ENGINEERING GROUP, INC.  
128 BUSINESS CENTER DRIVE  
BIRMINGHAM, AL  
PHONE # 205-252-9865

**ENGINEER:**  
JOHN TAYLOR, P.E.  
10801 EXECUTIVE CENTER DRIVE  
BIRMINGHAM, AL 35244

**PACE #**

PACE JOB # 1: 102-100000-1

PACE JOB # 2: 102-100000-2

PACE JOB # 3: 102-100000-3

PACE JOB # 4: 102-100000-4

PACE JOB # 5: 102-100000-5

**PTN #**

ORACLE PTN # 1: 202-100000-1

ORACLE PTN # 2: 202-100000-2

ORACLE PTN # 3: 202-100000-3

ORACLE PTN # 4: 202-100000-4

ORACLE PTN # 5: 202-100000-5

**DRAWING INDEX**

T-1	TITLE SHEET & PROJECT INFORMATION
Z-1	OVERALL SITE PLAN
SURVEY	
C-1	COMPOUND PLAN
C-2	CHAINWALL PLAN & ELEVATION VIEW
C-3	TOWER ELEVATION AND DETAILS
C-4	HARMONI SIGNAGE
C-5	GRADING PLAN
S-1	AT&T EQUIPMENT
S-2	AT&T EQUIPMENT
S-3	CONSTRUCTION DETAILS - FENCE

**DRAWING SCALE**

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 27'X34" AND HALF SIZE AT 11'X17". CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

**SCOPE OF WORK**

THIS PROJECT CONSISTS OF:

- INSTALLATION OF 195' MONOPOLE TOWER
- INSTALLATION OF UTILITIES TO SITE
- INSTALLATION OF EQUIPMENT W/BATTERIES FOR AMET UNMANNED TELECOMMUNICATIONS FACILITY
- INSTALLATION OF 8' HIGH WOODEN SLATED FENCE

**MISSISSIPPI PROFESSIONAL ENGINEER**

JOHN W. TAYLOR  
LICENSED PROFESSIONAL ENGINEER  
NO. 10524  
STATE OF MISSISSIPPI

DESIGNED: JW/T  
DRAWN: BLS  
CHECKED: MAW  
JOB #MSGFP2017

11/19/2021

**TITLE SHEET & PROJECT INFORMATION**

LONG BEACH

PROJECT INFORMATION

DATE: 01/19/21  
ISSUED FOR ZONING REVIEW

**HARMONI TOWERS**

10801 EXECUTIVE CENTER DRIVE  
SHANNON BUILDING, SUITE 100  
LITTLE ROCK, AR 72211

SW # 21-2256

# MINUTES OF MARCH 24, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

	<b>HARMONITOWERS</b> 10801 EXECUTIVE CENTER DRIVE SHANNON BUILDING, SUITE 100 LITTLE ROCK, AR 72211 SHAW # 21-2256	# DATE DESCRIPTION: 0 11/19/21 ISSUED FOR ZONING REVIEW	<b>LONG BEACH</b> <b>OVERALL SITE PLAN</b>	DESIGNED: JMT DRAWN: BLS CHECKED: MAW JOB #MSJFP2017	<b>Z-1</b>
---	--	--	---	---	------------



AERIAL VIEW AND DIMENSION TO HOUSES AND EXISTING BUILDINGS BASED OFF SCALED GOOGLE EARTH IMAGE. IMAGE DATE: 03/18/2019

2 AERIAL VIEW SCALE: NOT TO SCALE

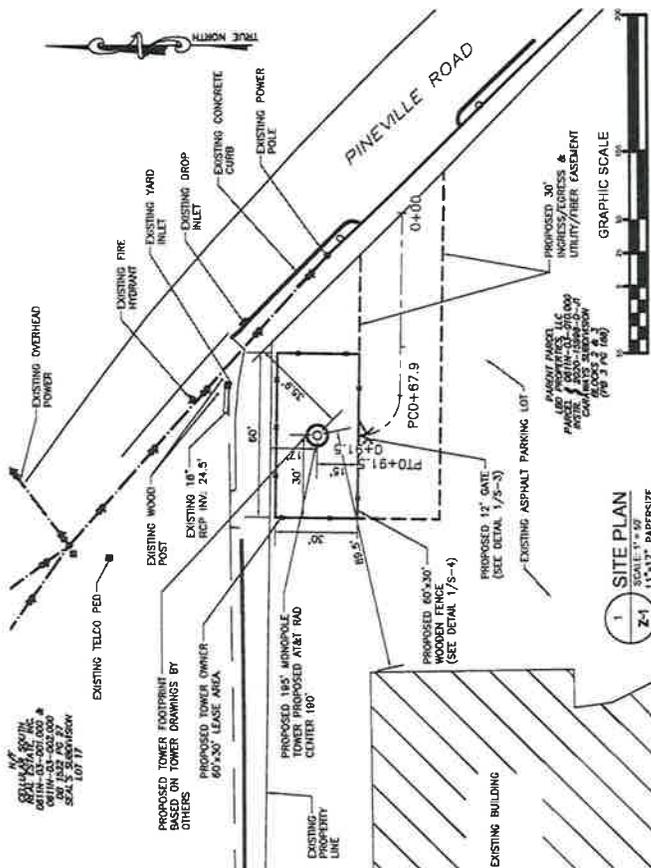


LEGEND	
	PROPERTY LINE - SUBJECT PARCEL
	EXISTING SETBACK LINE
	PROPOSED LEASE AREA
	PROPOSED EASEMENT
	PROPOSED FENCE LINE
	EXISTING ROAD
	EXISTING OVERHEAD UTILITIES
	EXISTING BUILDING

SUBJECT PROPERTY IS LOCATED IN PANEL #2804703586, DATED 08/18/2008 AND IN FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE, BUT IS NEAR A SPECIAL FLOOD ZONE.

DUE TO PROXIMITY TO FLOOD ZONE "AE" THE WUC HAS BEEN DESIGNED ON A CHAINWALL.

FTE OF ELEVATED WALKWAY IS TO BE 4'-7" ABOVE FINISHED GROUND (AFG).



1 SITE PLAN SCALE: 1/8" = 1'-0" PAPER SIZE

### GENERAL NOTES

THIS SPECIFIC SURVEY IS FOR THE PROPOSED TOWER AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.

THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.

THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.

THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.

### TITLE EXCEPTIONS

THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.

THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.

THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.





MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

	NO. DATE COMMENTS			160 INDUSTRIAL PARK BLVD COMMERCIAL, CA 30629 <b>LONG BEACH</b>	<b>SITE NO. MSGFP2017</b> BLOCKS 2 & 3 CARRAWAYS SUBDIVISION, SW 1/4 - SE 1/4 SECTION 11, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MISSISSIPPI	SHEET: <b>3</b> OF 3
	1 3/27/2021 ADDED TITLE - GH					

**LEGAL DESCRIPTION SHEET**

**PARENT PARCEL**

TYLER ORRNER, MGR 3377609271

PROPERTY LOCATED IN HARRISON COUNTY, MISSISSIPPI

A PARCEL OF LAND SITUATED AND BEING LOCATED IN BLOCKS 2 AND 3 OF CARRAWAYS SUBDIVISION (PLAT BOOK 5, PAGE 22) AND (COPY BOOK 3, PAGE 188), PART OF BEACH 1ST STREET, VACATED 2ND STREET AND VACATED 3RD STREET, CITY LONG BEACH, SEC 11, TOWNSHIP 8 SOUTH, RANGE 12 WEST, HARRISON COUNTY, MISSISSIPPI, FIRST JUDICIAL DISTRICT, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 2ND STREET (VACATED - DEED BOOK 527, PAGE 539) WITH THE WEST LINE OF PINEVILLE ROAD, THENCE FROM SAID POINT OF BEGINNING, SOUTH 45 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF PINEVILLE ROAD 14.43 FEET TO THE INTERSECTION OF THE WEST LINE OF PINEVILLE ROAD WITH THE WEST LINE OF SEAL AVENUE; THENCE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SEAL AVENUE A DISTANCE OF 155.00 FEET TO A MAG NAIL; THENCE SOUTH 89 DEGREES 00 SECONDS WEST A DISTANCE OF 151.31 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST A DISTANCE OF 125.00 FEET TO A MAG NAIL; THENCE NORTH 89 DEGREES 37 MINUTES 00 SECONDS EAST A DISTANCE OF 151.31 FEET TO A MAG NAIL ON THE WEST LINE OF SEAL AVENUE; THENCE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SEAL AVENUE A DISTANCE OF 25.00 FEET TO AN IRON ROD; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS WEST ALONG THE CENTERLINE OF 3RD STREET (VACATED - DEED BOOK 527, PAGE 539) A DISTANCE OF 591.65 FEET TO AN IRON ROD; THENCE NORTH 00 DEGREES 21 MINUTES 12 SECONDS WEST A DISTANCE OF 315.00 FEET TO AN IRON PIPE; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS WEST ALONG THE CENTERLINE OF 2ND STREET (VACATED) A DISTANCE OF 33.50 FEET TO AN IRON ROD; THENCE NORTH 00 DEGREES 23 MINUTES 00 SECONDS WEST A DISTANCE OF 315.00 FEET TO AN IRON ROD SET AT THE CENTERLINE OF 1ST STREET (VACATED - DEED BOOK 527, PAGE 144); THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS EAST ALONG THE CENTERLINE OF 1ST STREET A DISTANCE OF 293.60 FEET TO AN IRON ROD SET ON THE WEST LINE OF PINEVILLE ROAD; THENCE SOUTH 45 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF PINEVILLE ROAD A DISTANCE OF 454.53 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 7.13 ACRES.

INDEX: PCL IN BLOCKS 2 & 3 CARRAWAYS SD; PT OF VACATED 1ST, 2ND AND 3RD STREETS; SEC 11-8-12 FIRST JD HARRISON COUNTY.

AND BEING THE SAME PROPERTY CONVEYED TO LBD PROPERTIES, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY FROM YYRC INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED DECEMBER 18, 2020 AND RECORDED DECEMBER 21, 2020 IN INSTRUMENT NO. 2020-15998-D-1.

TAX PARCEL NO. 0611N-034010.000

**30' INGRESSEGRESS & UTILITY EASEMENT**

TOGETHER WITH A 30-FOOT WIDE INGRESSEGRESS AND UTILITY EASEMENT, (LYING 15 FEET EACH SIDE OF CENTERLINE LYING AND BEING A PORTION OF BLOCK 2 AS SHOWN ON A PLAT TITLED "CARRAWAYS SUBDIVISION" AS RECORDED IN INSTRUMENT NO. 2013-5849-D-11, MISSISSIPPI COUNTY RECORDS, IN THE SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 12 WEST, HARRISON COUNTY, MISSISSIPPI, AND BEING A PORTION OF THE LANDS OF LBD PROPERTIES, LLC, AS RECORDED IN INSTRUMENT NUMBER 2020-15998-D-11, HARRISON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING CENTERLINE DATA:

TO FIND THE POINT OF BEGINNING, COMMENCE, AT A 1/2-INCH REBAR FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PINEVILLE ROAD, AT THE NORTHEASTERLY CORNER OF SAID LANDS, SAID POINT HAVING A MISSISSIPPI GRID NORTH, NAD83, EAST ZONE VALUE OF N 312198.5995 E 881659.7777; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 45°10'33" EAST, 67.83 FEET TO A POINT HAVING A MISSISSIPPI GRID NORTH, NAD83, EAST ZONE VALUE OF N 312150.7866 E 881707.8943, AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, NORTH 89°02'24" EAST, 112.91 FEET TO THE ENDING AT A POINT.

BEARINGS BASED ON MISSISSIPPI GRID NORTH, NAD 83, EAST ZONE.

**LEASE AREA**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING A PORTION OF BLOCK 2 AS SHOWN ON A PLAT TITLED "CARRAWAYS SUBDIVISION", RECORDED IN PLAT BOOK 3, PAGE 188, HARRISON COUNTY RECORDS, IN THE SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 12 WEST, HARRISON COUNTY, MISSISSIPPI, AND BEING A PORTION OF THE LANDS OF LBD PROPERTIES, LLC, AS RECORDED IN INSTRUMENT NUMBER 2020-15998-D-11, HARRISON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE, AT A 1/2-INCH REBAR FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PINEVILLE ROAD AT THE NORTHEASTERLY CORNER OF SAID LANDS, SAID POINT HAVING A MISSISSIPPI GRID NORTH, NAD83, EAST ZONE VALUE OF N 312198.5995 E 881659.7777; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 45°10'33" EAST, 67.83 FEET TO A POINT HAVING A MISSISSIPPI GRID NORTH, NAD83, EAST ZONE VALUE OF N 312150.7866 E 881707.8943; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, NORTH 00°17'35" EAST, 112.91 FEET TO A POINT; THENCE RUNNING ALONG A TIE LINE, NORTH 00°17'35" EAST, 15.00 FEET TO A POINT, AND THE TRUE POINT OF BEGINNING; THENCE RUNNING NORTH 00°57'36" EAST, 30.00 FEET TO A POINT; THENCE, SOUTH 89°02'24" WEST, 60.00 FEET TO A POINT; THENCE, SOUTH 00°57'36" WEST, 30.00 FEET TO A POINT; THENCE, NORTH 89°02'24" WEST, 60.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON MISSISSIPPI GRID NORTH, NAD 83, EAST ZONE.

SAID TRACT CONTAINS 0.0413 ACRES (1,800 SQUARE FEET), MORE OR LESS.

**TITLE EXCEPTIONS**

THIS SURVEY WAS COMPLETED WITH THE USE OF TITLE WORK PREPARED BY TITLY NATIONAL TITLE INSURANCE COMPANY, WITH SCOPE OF SEARCH BEGINNING WITH DEED BOOK 527, PAGE 539, EXTENDING THROUGH FEBRUARY 10, 2021, ISSUE DATE OF MARCH 12, 2021, BEING ORDER NO. 33788927, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

2. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 5, PAGE 22. THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, HOWEVER THE PLAT HAS BEEN SUPERSEDED BY INSTRUMENT NO. 2020-15998-D-11, HARRISON COUNTY RECORDS, AND IS CONTAINED HEREIN.

3. FINAL DECREE IN FAVOR OF HSEBLOC, YORK AND SRS, LOUISE YORK, DATED JANUARY 31, 1964 AND RECORDED FEBRUARY 14, 1964 IN DEED BOOK 527, PAGE 539.

(THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, FINAL DECREE VACATING STREETS KNOWN AS SECOND STREET AND THIRD STREET PER PLAT BOOK 5, PAGE 22.)

4. TERMS AND CONDITIONS OF SHORT TERM LEASE DATED APRIL 5, 1979 BY AND BETWEEN DUNCAN P. LILES, JR. AND WINHOOE LOUISIANA, INC., A LOUISIANA CORPORATION, RECORDED ON MAY 7, 1980 IN DEED BOOK 680, PAGE 97.

(THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, HOWEVER, NO PLOTTABLE DESCRIPTION OF THE LEASE AREA IS CONTAINED HEREIN.)

5. ASSIGNMENT AND ASSUMPTION OF LEASES TO PINEVILLE PLAZA, LTD., A LIMITED PARTNERSHIP, DATED NOVEMBER 24, 1985 AND RECORDED JANUARY 2, 1986 IN DEED BOOK 1111, PAGE 253.

(THIS ITEM IS APPLICABLE TO THE PARENT PARCEL.)

6. TERMS AND CONDITIONS OF MEMORANDUM OF LEASE AGREEMENT DATED FEBRUARY 18, 2003 BETWEEN PINEVILLE PLAZA ASSOCIATES, L.L.C., A MISSISSIPPI LIMITED LIABILITY COMPANY, AND P.M. PIZZA, INC., A MISSISSIPPI CORPORATION, RECORDED ON JULY 7, 2003 IN DEED BOOK 1633, PAGE 366.

(THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, HOWEVER, NO PLOTTABLE DESCRIPTION OF THE LEASE AREA IS CONTAINED HEREIN.)

7. CERTIFICATE OF RESUBDIVISION RECORDED ON JANUARY 20, 2005 IN INSTRUMENT NO. 2005-1659-D-11.

(THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, LEASE AREA AND INGRESSEGRESS & UTILITY EASEMENT, AND IS NOTED HEREON.)

8. LEASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT DATED JANUARY 19, 2005, BY AND BETWEEN PINEVILLE PLAZA ASSOCIATES, L.L.C., A MISSISSIPPI LIMITED LIABILITY COMPANY AND P.M. PIZZA, INC., A MISSISSIPPI CORPORATION, RECORDED ON JANUARY 27, 2005 IN INSTRUMENT NO. 2005-11862-D-11.

(THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, HOWEVER THE DESCRIPTION LACKS SPECIFICITY AND THEREFOR CANNOT BE PLOTTED.)

9. NOTICE OF LEASE AGREEMENT DATED AUGUST 7, 2013, BY PLUS TEN MARKETS, INC., A MISSISSIPPI CORPORATION, RECORDED ON AUGUST 21, 2013 IN INSTRUMENT NO. 2013-5849-D-11.

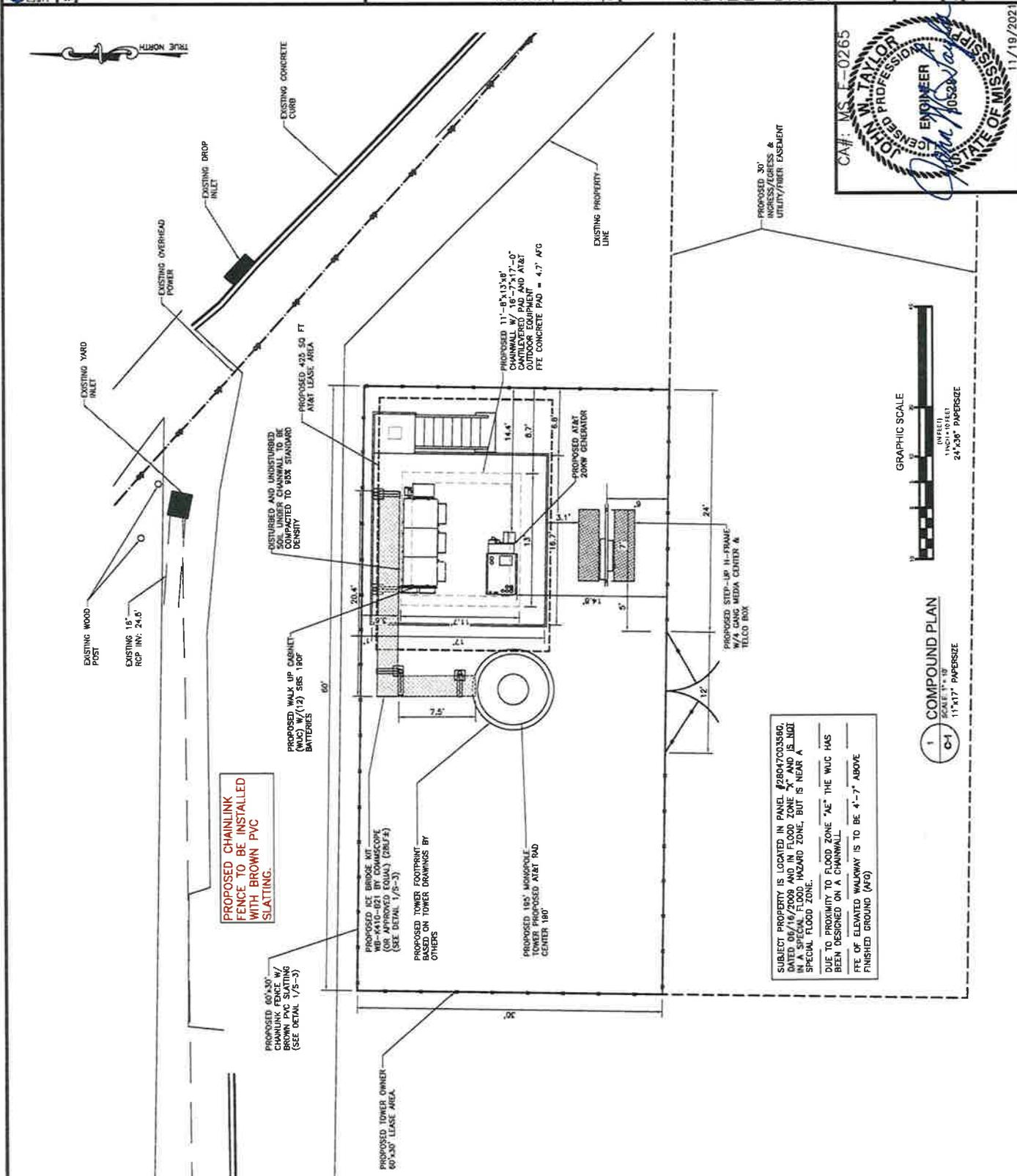
(THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, HOWEVER, NO PLOTTABLE DESCRIPTION OF THE LEASE AREA IS CONTAINED HEREIN.)

10. TERM AND CONDITIONS SPECIAL WARRANTY DEED RECORDED ON JUNE 9, 2014 IN INSTRUMENT NO. 2014-D-11.

(THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, HOWEVER, NO PLOTTABLE DESCRIPTION OF THE LEASE AREA IS CONTAINED HEREIN.)

# MINUTES OF MARCH 24, 2022 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

	<b>HARMON TOWERS</b> 10801 EXECUTIVE CENTER DRIVE SHANNON BUILDING, SUITE 100 LITTLE ROCK, AR 72211 PHONE: 501-225-2256	<b>LONG BEACH</b> COMPOUND PLAN	DESIGNED: JMT DRAWN: BLS CHECKED: MAN JOB: PMSDFP2017 <span style="font-size: 2em; font-weight: bold;">C-1</span>
DATE: 01/19/21 DESCRIPTION: ISSUED FOR ZONING REVIEW			



- GENERAL NOTES**
1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
  2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
  4. THE CONTRACTOR SHALL NOTIFY THE HARMON CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
  6. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE: FENCING ALL WALLS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
  7. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  8. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES AND NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT 811 PRIOR TO EXCAVATION AT SITE.
  9. ANY UNDERGROUND UTILITIES OR STRUCTURES THAT EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
  10. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
  11. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
  12. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
  13. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
  14. THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR THIS INSTALLATION.
  15. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND, FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
  16. THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
    - MAXIMUM SOIL LIFTS:
      - 1. CROWNS FOOT TRENCH ROLLER - 8"
      - 2. HOE OPERATED VIBRATORY SOIL COMPACTOR - 14"
      - 3. WHEELED VIBRATORY SOIL COMPACTOR - 14"
    - AND MOISTURE CONTENT.
  17. ALL EXISTING ABOVE GROUND WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE ENCOUNTERED IN THE WORK. SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY UTILITY OWNER. EXTREME CAUTION SHOULD BE EXERCISED FOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
  18. THE AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE GRADED PER LOCAL/JURISDICTION REQUIREMENTS (REFER TO GRADING PLAN).
  19. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AND COORDINATED WITH THE MUNICIPALITY.
  20. UTILITY WARNING TAPE SHALL BE PLACED ABOVE ALL NEW CONDUITS AT MAX 18" DEPTH BELOW GRADE.
  21. THE CONTRACTOR RESPONSIBILITIES:
    - a. ALL WORK IN THE AT&T LEASED AREA EXCEPT POWER AND TELCO CONDUIT FROM MULTI-GANG METER RACK AND TELCO DEMARK WHICH SHALL BE INSTALLED BY AT&T.
    - b. INSTALLATION OF WAVEGUIDE SUPPORT FROM AT&T LEASED AREA TO TOWER BASE.
    - c. POWER AND FIBER LINES FROM AT&T GROUND EQUIPMENT TO ANTENNA.
    - d. AT&T ANTENNAS, RRU AND APPURTENANT AT&T EQUIPMENT ON AT&T MOUNTING PLATFORM AT RAD CENTER IN ACCORDANCE WITH AT&T SPECIFICATION OF ACCESS ROAD, COMPOUND, TOWER FOUNDATION, TOWER OFFLOAD & SET, FENCING, H-FRAME, MULTI-METER LOAD CENTER, TELCO BOX, POWER/FIBER CONDUIT, GROUNDING AND OTHER ACTIVITIES.
- SUBJECT PROPERTY IS LOCATED IN PARCEL #08A00305040, IN THE SPECIAL FLOOD HAZARD ZONE, BUT IS NEAR A SPECIAL FLOOD ZONE.
- DUE TO PROXIMITY TO FLOOD ZONE "AE" THE WUC HAS BEEN DESIGNED ON A CHAINLINK.
- FFE OF ELEVATED WALKWAY IS TO BE 4'-7" ABOVE FINISHED GROUND (AFG)

CONTRACTOR SHALL CLEAR LEASE AREA OF ALL TREES, SHRUBS, ROCKS, SURFACE SOIL AND DEBRIS. EXCAVATE INTO SOILS AND/OR FILL TO AVOID DISTURBANCE TO EXISTING UTILITIES. ALLOW NATURAL DRAINAGE FROM THE COMPOUND. CONTRACTOR WILL GRADE THE AREA AROUND COMPOUND TO MEET LOCAL REGULATIONS. RETAINING WALLS AND RIP-RAP ARE OUT OF SCOPE AND WILL REQUIRE A CHANGE ORDER UNLESS INCLUDED IN THE CONSTRUCTION PLANS OR ADD TO SCOPE DURING BID WAIVES.



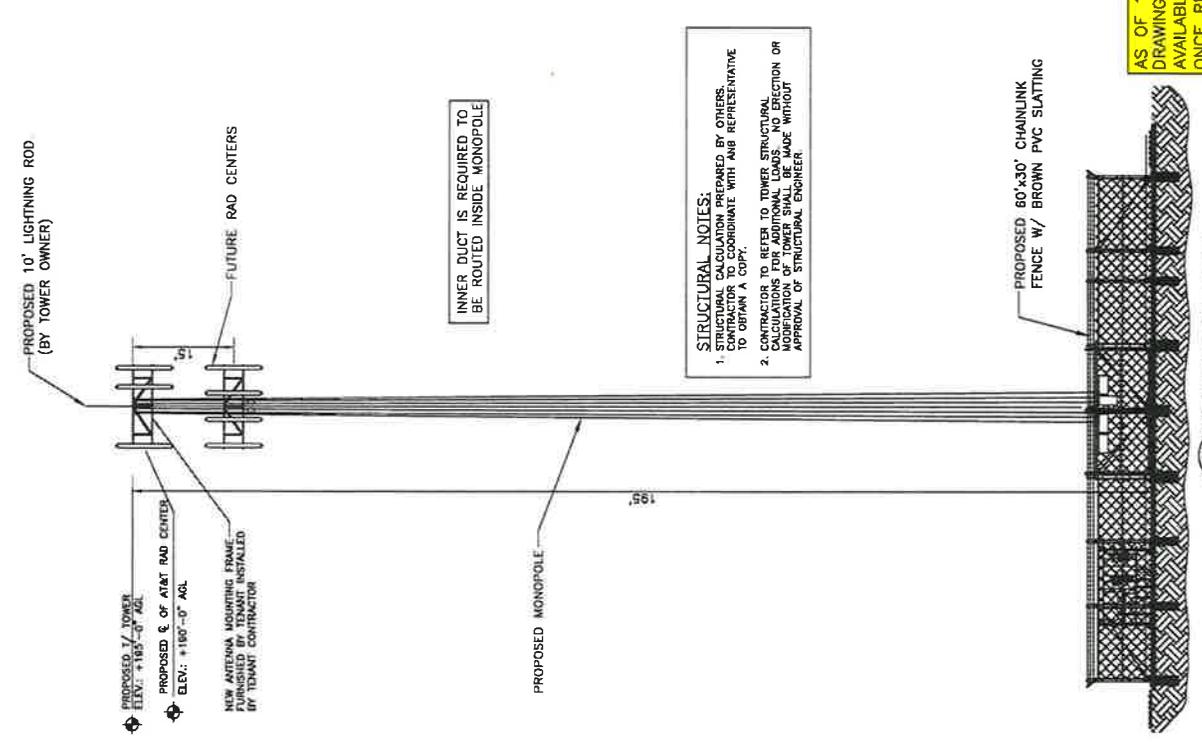
MINUTES OF MARCH 24, 2022  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

 HARMONITOWERS 10801 EXECUTIVE CENTER DRIVE SHANNON BUILDING, SUITE 100 LITTLE ROCK, AR 72211 BMM # 21-2256	TOWER ELEVATION AND DETAILS LONG BEACH	DESIGNED: JMT DRAWN: BLS CHECKED: MAW JOB #MSGFP2017	<b>C-3</b>
# DATE DESCRIPTION: 0 11/19/21 ISSUED FOR ZONING REVIEW			



11/19/2021



1  
TOWER ELEVATION  
SCALE: NOT TO SCALE

**STRUCTURAL NOTES:**

1. STRUCTURAL CALCULATION PREPARED BY OTHERS. CONTRACTOR TO COORDINATE WITH AMB REPRESENTATIVE TO OBTAIN A COPY.
2. CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATION FOR ANY MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

**TOWER NOTE:**  
TOWER ELEVATION IS SCHEMATIC IN NATURE. PLEASE SEE TOWER DRAWINGS FOR TOWER DESIGN & DIMENSIONS.

AS OF 11/19/2021, NO TOWER DRAWINGS OR SA ARE CURRENTLY AVAILABLE TO INCORPORATE INTO CD'S. ONCE RECEIVED, CD'S WILL BE UPDATED TO REFLECT TOWER DESIGN.

PROPOSED 10' LIGHTNING ROD (BY TOWER OWNER)

FUTURE RAD CENTERS

NEW ANTENNA MOUNTING FRAME FURNISHED BY TENANT INSTALLED BY TENANT CONTRACTOR

PROPOSED 60'x30' CHAINLINK FENCE W/ BROWN PVC SLATting

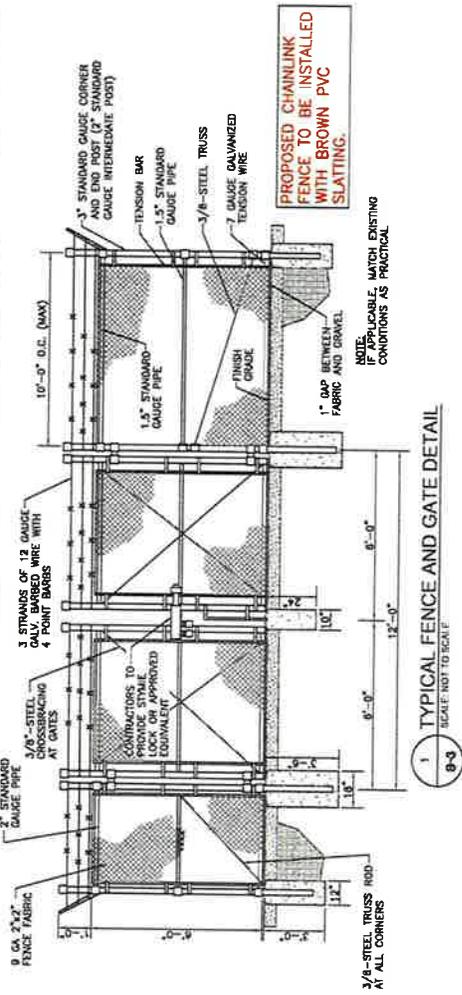
INNER DUCT IS REQUIRED TO BE ROUTED INSIDE MONOPOLE





MINUTES OF MARCH 24, 2022  
 REGULAR MEETING  
 LONG BEACH PLANNING and DEVELOPMENT COMMISSION

 SMW # 21-2256 HARMONITOWERS 10801 EXECUTIVE CENTER DRIVE SHANNON BUILDING, SUITE 100 LITTLE ROCK, AR 72211	# DATE DESCRIPTION: 0 11/19/21 ISSUED FOR ZONING REVIEW	LONG BEACH CONSTRUCTION DETAILS FENCE	DESIGNED: JMT DRAWN: BLS CHECKED: MAW JOB #MSGFP2017	S-3 11/19/2021
	ENGINEER JOHN W. TAYLOR REGISTERED PROFESSIONAL ENGINEER STATE OF ARIZONA CAT# MS E-0265			



MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Prepared by and after recording, return to:  
Harmoni Towers LLC  
Attn: Real Estate  
10801 Executive Center Drive, Suite 100  
Little Rock, Arkansas 72211  
501.621.0521

HARMONI Site ID: MSGFP2017  
HARMONI Site Name: Long Beach  
County: Harrison  
State: Mississippi

MEMORANDUM OF LEASE

This Memorandum of Lease is entered into on this 18 day of November, 2021 by and between LBD PROPERTIES, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, having a mailing address of 2310 Hwy 45 N, Meridian, MS 39301. (hereinafter referred to as "Landlord") and Harmoni Towers LLC, a Delaware limited liability company having a mailing address of 10801 Executive Center Drive, Shannon Bldg, Suite 100, Little Rock AR 72211 (formerly known as Uniti Towers LLC, and hereinafter referred to as "Tenant").

1. Landlord and Tenant entered into a certain Option and Lease Agreement ("Agreement") on the 18 day of November, 2021, for the purpose of installing, operating and maintaining a communication facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial lease term will be five (5) years commencing on the effective date of written notification by Tenant to Landlord of Tenant's exercise of its option, with seventeen (17) successive automatic five (5) year options to renew.
3. The portion of the land being leased to Tenant and associated easements are described in Exhibit I annexed hereto.
4. The Agreement gives Tenant a right of first refusal in the event Landlord receives a bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including without limitation any offer seeking an assignment or transfer of the Rent payments associated with the Agreement or an offer to purchase an easement with respect to the Premises.
5. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

Option Ground Lease  
Version October 2020

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

"LANDLORD"

LBD PROPERTIES, LLC  
A MISSISSIPPI LIMITED LIABILITY  
COMPANY

By: [Signature]  
Name: LBD PROPERTIES, LLC  
Its: LLC  
Date: 11-18-21

"TENANT"

Harmoni Towers LLC  
By: [Signature]  
Name: Harmoni Towers LLC  
Its: Real Estate  
Date: 11-18-2021

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

TENANT ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF PULASKI

On the 18 day of November, 2021, before me, the undersigned, a notary public in and for said state, personally appeared Gringer Majors, who acknowledged under oath that he/she is the 1st legal estate of Harmoni Towers LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.

BY TENANT: [Signature]  
PRINT NAME: Gringer Majors  
BY WITNESS: [Signature]  
PRINT NAME: Julianne Miles

BY NOTARY PUBLIC: [Signature]  
PRINT NAME: Michelle Sutton  
My Commission Expires: 4-30-2028



CORPORATE ACKNOWLEDGMENT

STATE OF MS  
COUNTY OF Lauderdale

I CERTIFY that on Nov 2, 2021, L.P. Johnson (name of representative) personally came before me and acknowledged under oath that he or she:  
(a) is the MSG [title] of LBD PROPERTIES, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, the corporation named in the attached instrument,  
(b) was authorized to execute this instrument on behalf of the corporation and  
(c) executed the instrument as the act of the corporation.

BY LANDLORD: [Signature]  
PRINT NAME: L.P. Johnson  
BY WITNESS: [Signature]  
PRINT NAME: LARRY JOHNSON

BY NOTARY PUBLIC: [Signature]  
PRINT NAME: Karla Lynne Godwin  
My Commission Expires: 01/10/2024



MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

EXHIBIT 1

DESCRIPTION OF PREMISES

Page 1 of 3

to the Memorandum of Lease dated November 17, 2021, by and between LBD PROPERTIES, LLC, a MISSISSIPPI LIMITED LIABILITY COMPANY, as Landlord, and Harmoni Towers LLC, a Delaware limited liability company, as Tenant,

The Property is legally described as follows:

Property located in Harrison County, Mississippi

A parcel of land situated and being located in Blocks 2 and 3 of CARRAWAYS SUBDIVISION (Plat Book 5, Page 22) and (Copy Book 3, Page 188), part of vacated 1st Street, vacated 2nd Street and vacated 3rd Street, City Long Beach, Section 11, Township 8 South, Range 12 West, Harrison County, Mississippi, First Judicial District, described more particularly as follows:

Beginning at the intersection of the centerline of 2nd Street (vacated - Deed Book 527, Page 539) with the west line of Pineville Road; thence from said Point of Beginning, South 45 degrees 20 minutes 00 seconds East along the west line of Pineville Road 14.43 feet to the intersection of the west line of Pineville Road with the west line of Seal Avenue, thence South 00 degrees 23 minutes 00 seconds East along the west line of Seal Avenue a distance of 155.00 feet to a mag nail; thence South 89 degrees 37 minutes 00 seconds West a distance of 151.31 feet to a mag nail; thence South 00 degrees 23 minutes 00 seconds East a distance of 125.00 feet to a mag nail; thence North 89 degrees 37 minutes 00 seconds East a distance of 151.31 feet to a mag nail on the west line of Seal Avenue; thence South 00 degrees 23 minutes 00 seconds East along the west line of Seal Avenue a distance of 25.00 feet to an iron rod; thence North 89 degrees 11 minutes 30 seconds West along the center line of 3rd Street (vacated - Deed Book 527, Page 539) a distance of 591.65 feet to an iron rod; thence North 00 degrees 21 minutes 12 seconds West a distance of 315.00 feet to an iron pipe; thence North 89 degrees 11 minutes 30 seconds West along the center line of 2nd Street (vacated) a distance of 33.50 feet to an iron rod; thence North 00 degrees 23 minutes 00 seconds West a distance of 315.00 feet to an iron rod set at the centerline of 1st Street (vacated - Deed Book 527, Page 144); thence South 89 degrees 11 minutes 30 seconds East along the centerline of 1st Street a distance of 293.50 feet to an iron rod set on the west line of Pineville Road; thence South 45 degrees 20 minutes 00 seconds East along the west line of Pineville Road a distance of 454.53 feet to the Point of Beginning. Said parcel contains 7.13 acres

Index: Plt in Blocks 2 & 3 Carraways Sd; Pl of Vacated 1st, 2nd and 3rd Streets; Sec 11-8-12 First JD Harrison County

AND BEING the same property conveyed to LBD Properties, LLC, a Mississippi limited liability company from YYRC Investments, LLC, a Texas limited liability company by Special Warranty Deed dated December 18, 2020 and recorded December 21, 2020 in Instrument No. 2020-15998-D-11

Tax Parcel No. 0611N-03-010-000

Version September 2020

The Premises are described and/or depicted as follows:

40' INGRESS EGRESS & UTILITY EASEMENT  
METRO SITE  
LONG BEACH  
MSG-P2017

Together with a 30-foot wide Ingress-Egress and Utility Easement, (15 feet each side of centerline) lying and being a portion of Block 2 as shown on a plat titled "CARRAWAYS SUBDIVISION" recorded in Plat Book 3, Page 188, Harrison County records, in the SW 1/4 of the SE 1/4 of Section 11, Township 8 North, Range 12 West, Harrison County, Mississippi and being a portion of the lands of LBD Properties, LLC as recorded in Instrument Number 2020-15998-D-11, Harrison County records, and being more particularly described by the following centerline data:

To find the point of beginning, COMMENCE, at a 1/2 inch tubar found on the southeasterly right-of-way line of Pineville Road at the northeasterly corner of said lands, said point having a Mississippi Grid North, NAD83, East Zone value of N:312198.5935 E:881659.7777; thence running along said right-of-way line, South 45°10'53" East, 67.83 feet to a point having a Mississippi Grid North, NAD83, East Zone value of N:312150.7866 E:881707.8943, and the true POINT OF BEGINNING; thence leaving said right-of-way line and running, North 89°02'24" East, 112.91 feet to the ENDING at a point.

Bearings based on Mississippi Grid North, NAD 83, East Zone

As shown in a survey prepared for Metro Site by POINT TO POINT LAND SURVEYORS, INC. dated February 18, 2021, and last revised March 22, 2021.

LEASE AREA  
METRO SITE  
LONG BEACH  
MSG-P2017

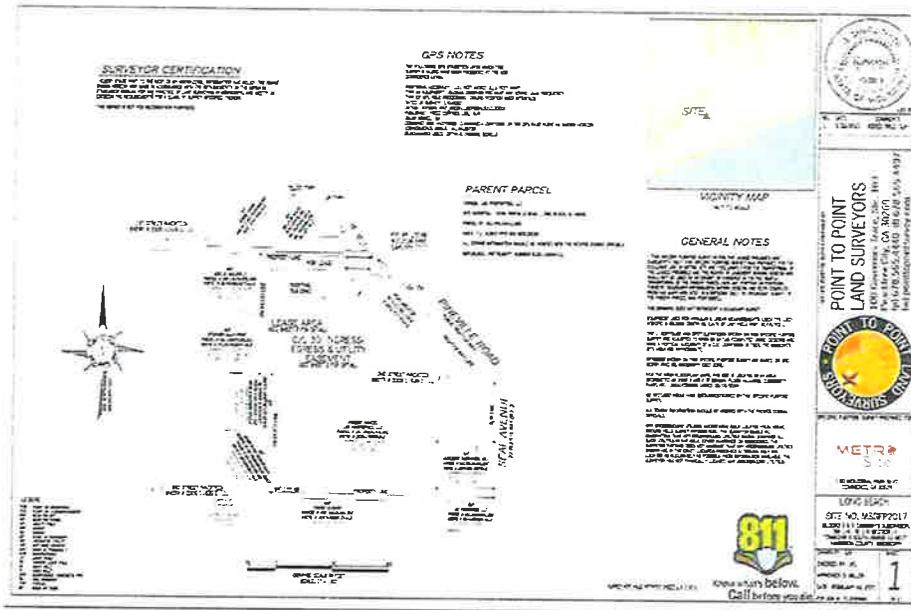
All that tract or parcel of land lying and being a portion of Block 2 as shown on a plat titled "CARRAWAYS SUBDIVISION" recorded in Plat Book 3, Page 188, Harrison County records, in the SW 1/4 of the SE 1/4 of Section 11, Township 8 North, Range 12 West, Harrison County, Mississippi, and being a portion of the lands of LBD Properties, LLC as recorded in Instrument Number 2020-15998-D-11, Harrison County records, and being more particularly described as follows:

To find the point of beginning, COMMENCE, at a 1/2-inch tubar found on the southeasterly right-of-way line of Pineville Road at the northeasterly corner of said lands, said point having a Mississippi Grid North, NAD83, East Zone value of N:312198.5935 E:881659.7777; thence running along said right-of-way line, South 45°10'53" East, 67.83 feet to a point having a Mississippi Grid North, NAD83, East Zone value of N:312150.7866 E:881707.8943; thence leaving said right-of-way line and running, North 89°02'24" East, 112.91 feet to a point, thence running along a right-of-way line, North 00°57'35" East, 30.00 feet to a point, and the true POINT OF BEGINNING; thence running, North 00°57'35" East, 30.00 feet to a point; thence, South 89°02'24" East, 60.00 feet to a point; thence, South 00°57'36" West, 30.00 feet to a point; thence, North 89°02'24" West, 60.00 feet to a point and the POINT OF BEGINNING.

Bearings based on Mississippi Grid North, NAD 83, East Zone

Said tract contains 0.2413 acres (1,600 square feet), more or less, as shown in a survey prepared for Metro Site by POINT TO POINT LAND SURVEYORS, INC. February 18, 2021, and last revised March 22, 2021.

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**NOTES:**

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENT AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENT AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.

7



1st Judicial District  
Instrument 2020-15998-D-11  
Filed/Recorded 12/21/2020 10:15 AM  
Total Fees \$26.00  
4 Pages Recorded

(For Recorder's Use)

Prepared by:  
Colven, Tran & Meredith, P.C.  
1401 Burnham Drive  
Plano, Texas 75093  
(469) 209-8326

Return to:  
Island Winds Title Company, L.L.C  
Attn: Sandra Cochran  
906 Convent Avenue  
Pascagoula, Mississippi 39567  
(228) 219-4145

**SPECIAL WARRANTY DEED**

STATE OF MISSISSIPPI     §  
  §     **KNOW ALL MEN BY THESE PRESENTS THAT:**  
COUNTY OF HARRISON   §

YIRC INVESTMENTS, LLC, a Texas limited liability company, 14827 Bellbrook Drive, Dallas, Texas 75254; Telephone: (214) 714-1493 (the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by LBD PROPERTIES, LLC, a Mississippi limited liability company ("Grantee"), whose mailing address is 2310 Old Highway 45 North, Meridian, Mississippi 39301; Telephone: ~~601-645-3350~~ the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain tract of land situated in Harrison County, Mississippi, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes, all improvements located thereon, and all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining to such real property and improvements

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

(collectively, the "Property"); subject, however, to those matters more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

**TO HAVE AND TO HOLD** the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, its successors and assigns forever, subject to the Permitted Exceptions; and Grantor does hereby bind themselves and their successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

**IN WITNESS WHEREOF**, this Special Warranty Deed has been executed as of the date of the acknowledgment set forth below, but effective as of the 18<sup>th</sup> day of December, 2020.

**YYRC INVESTMENTS, LLC.**  
a Texas limited liability company

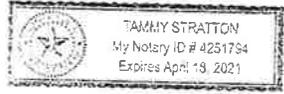
By: *[Signature]*  
Young Yoo, Manager

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN   §

**PERSONALLY APPEARED** before me, the undersigned authority in and for the said county and state, on this 17<sup>th</sup> day of December, 2020, within my jurisdiction, the within named Young Yoo, who acknowledged to me that he is a managing member of YYRC Investments, LLC, a Texas limited liability company, and that for and on behalf of said limited liability company and as the act and deed of said limited liability company, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

*Tammy Stratton*  
Notary Public

My commission expires:



SPECIAL WARRANTY DEED - Page 2  
JNT3CQ250534002-SWD.docx

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

A parcel of land situated and being located in Blocks 2 and 3 of CARRAWAYS SUBDIVISION (Plat Book 5, Page 22) and (Copy Book 3, Page 188), part of vacated 1st Street, vacated 2nd Street and vacated 3rd Street, City Long Beach, Section 11, Township 8 South, Range 12 West, Harrison County, Mississippi, First Judicial District, described more particularly as follows:

Beginning at the intersection of the centerline of 2nd Street (vacated - Deed Book 527, Page 539) with the west line of Pineville Road; thence from said Point of Beginning, South 45 degrees 20 minutes 00 seconds East along the west line of Pineville Road 14.43 feet to the intersection of the west line of Pineville Road with the west line of Seal Avenue; thence South 00 degrees 23 minutes 00 seconds East along the west line of Seal Avenue a distance of 155.00 feet to a mag nail; thence South 89 degrees 37 minutes 00 seconds West a distance of 151.31 feet to a mag nail; thence South 00 degrees 23 minutes 00 seconds East a distance of 125.00 feet to a mag nail; thence North 89 degrees 37 minutes 00 seconds East a distance of 151.31 feet to a mag nail on the west line of Seal Avenue; thence South 00 degrees 23 minutes 00 seconds East along the west line of Seal Avenue a distance of 25.00 feet to an iron rod; thence North 89 degrees 11 minutes 30 seconds West along the center line of 3rd Street (vacated - Deed Book 527, Page 539) a distance of 591.65 feet to an iron rod; thence North 00 degrees 21 minutes 12 seconds West a distance of 315.00 feet to an iron pipe; thence North 89 degrees 11 minutes 30 seconds West along the center line of 2nd Street (vacated) a distance of 33.50 feet to an iron rod; thence North 00 degrees 23 minutes 00 seconds West a distance of 315.00 feet to an iron rod set at the centerline of 1st Street (vacated - Deed Book 527, Page 144); thence South 89 degrees 11 minutes 30 seconds East along the centerline of 1st Street a distance of 293.60 feet to an iron rod set on the west line of Pineville Road; thence South 45 degrees 20 minutes 00 seconds East along the west line of Pineville Road a distance of 454.53 feet to the Point of Beginning. Said parcel contains 7.13 acres.

Index: Pcl in Blocks 2 & 3 Carraways Sd; Pt of Vacated 1st, 2nd and 3rd Streets; Sec 11-8-12 First JD Harrison County.

EXHIBIT "A"

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

EXHIBIT "B"

Permitted Exceptions

1. General and special taxes or assessments for 2021 and subsequent years not yet due and payable.
2. Vacation of Third Street as recorded in Book 527 at Page 539.
3. Memorandum of Lease between Pineville Plaza Associates, LLC and RPM Pizza, Inc., recorded in Book 1633, Page 366.
4. Agreed Order of Dismissal, as recorded in Instrument No. 2004-86589-J1 styled *Pineville Plaza Associates, LLC vs. Southeast Restaurants, Inc.*
5. Certificate of Re-Subdivision from the Long Beach Planning Commission, recorded as Instrument No. 2005-11639D-J1.
6. Easements, Covenants and Restriction Agreement by and between Pineville Plaza Associates, LLC and Autozone Mississippi Properties, Inc., recorded as Instrument No. 2005-11852D-J1.
7. Notice of Lease Agreement executed by Exchange Partners, LLC, filed on August 21, 2013 and recorded as Instrument No. 20134849D-J1.

EXHIBIT "B" - Page 5 of 6  
J:\TIC\25035\002\SWD.docx

After considerable discussion, Commissioner Walters made motion, seconded by Commissioner Fields and unanimously carried to deny the request based on site location for the proposed tower.

\*\*\*\*\*

It came for discussion under New Business, Tax Abatement Incentives, submitted by Commissioner Sawyer Walters.

After considerable discussion, Commissioner Walters made motion, seconded by Commissioner Suthoff and unanimously carried to schedule a work session following the regular scheduled meeting on Thursday, April 14, 2022.

\*\*\*\*\*

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

**MINUTES OF MARCH 24, 2022  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

APPROVED:

\_\_\_\_\_

Chairman Frank Olaivar

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Tina M. Dahl, Minutes Clerk