

MINUTES OF SEPTEMBER 25, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
AGENDA
SEPTEMBER 25, 2025
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. INVOCATION AND PLEDGE OF ALLEGIANCE**
- III. ROLL CALL AND ESTABLISH QUORUM**
- IV. PUBLIC HEARINGS**
 - 1. Variance- 18025 Bert Street, Tax Parcel 0611I-05-011.002, Submitted by Glenn Taylor.
- V. ANNOUNCEMENTS**
- VI. APPROVE MINUTES**
 - 1. September 11, 2025
- VII. UNFINISHED BUSINESS**
- VIII. NEW BUSINESS**
 - 1. Tree Removal- 423 Magnolia Street, Tax Parcel 0612F-02-037.000, Submitted by Ru Jian Zhang.
 - 2. Certificate of Resubdivision- 18150 Allen Road and 802 North Nicholson Avenue, Tax Parcels 0611O-02-002.000 and 0611J-01-069.000, Submitted by MSL Properties, LLC.
- IX. DEVELOPMENT & RESEARCH**
- X. ADJOURN**

*****NOTES*****

****All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearin and/or the Mayor and Board of Aldermen approval on October 7, 2025.**

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

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Vice Chairman David DiLorenzo led the meeting in prayer.

Commissioner William Suthoff read the Opening Statement for the Planning and Development Commission.

Be it remembered that a Public Hearing was heard before the Long Beach Planning and Development Commission, Long Beach, Mississippi, and began at 5:30 o'clock p.m., Thursday, September 25, 2025, in said City, and the same being the time, date and place fixed for holding said Public Hearing.

There were present and in attendance on said Commission and at the Public Hearing the following named persons: Chairman Shawn Barlow, Vice Chairman David DiLornzo, Commissioners Don Sterling, Nicholas Brown, William Suthoff, Ryan McMahon, Sean Hughes, Ray Baas, Jr., Building Official Mike Gundlach, and Minutes Clerk Tina M. Dahl.

Absent the Public Hearing were Commissioner Phillip LeBlanc and City Advisor Bill Hessel.

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

The Public Hearing to consider, a Variance for the property located at 18025 Bert Street, Tax Parcel 0611I-05-011.002, submitted by Glenn Taylor, as follows:

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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 8/19/25
 Zoning R-1
 Agenda Date 9/25/25
 Check Number Cash

VARIANCE REQUEST

- I. Tax Parcel Number(s): ~~0611~~ 0611 I-05-011.002
- II. Address of Property Involved: 18025 Bert Street Long Beach MS 39560
- III. Statement clearly explaining the request being made. (Attach supplemental pages if necessary.)
Not put a sidewalk on Bert Street. There is no place to put a sidewalk and no other sidewalks in the neighborhood

****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?

There is no place for sidewalk and no others in Area

- 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.

There is no place for sidewalk or no others in Area.

- C. Show that an unnecessary hardship exists due to the character of the property and that this hardship makes the request necessary. State what hardship is caused if the applicant is required to meet code requirements? What is the result of this hardship? What would result if the Zoning Board denied this request?

The expenses would cause us to put in curbs and haul in dirt. To put in a sidewalk approx \$20,000

- 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.

There are no other sidewalks in the Area.

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IV. REQUIRED ATTACHMENTS:

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

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

V. OWNERSHIP AND CERTIFICATION:

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

Ownership: I the undersigned 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.

Glen Taylor

Name of Rightful Owner (PRINT)

Name of Agent (PRINT)

18098 Allen Rd.

Owner's Mailing Address

Agent's Mailing Address

Long Beach Mc 39560

City State Zip

City State Zip

832 573 6858

Phone

Phone

[Signature]

Signature of Rightful Owner

19 Aug 2025
Date

Signature of Applicant

Date

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Prepared By and Return To:
Schwartz, Ogden & Jordan, PLLC
12204 Hwy 49
Gallatin, MS 39501
(228) 832-8150

Inducing Instructions:
Part of Lot 20-21, Unit 1, Cox's RD,
Buckton 13, TOS, R2W, Harrison
County, 1st JD, MS

File# 10194

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANT BY DEED

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

WILLIAM A. HANSEN, JR.,
DANIEL T. HANSEN, JR. and
STANLEY M. HANSEN, JR.
surviving joint tenants of MARY H. HANSEN
reporting decedent's death being related hereby:
205 BOACON CIRCLE
LAFAYETTE, MS 39560
(228) 844-6100

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

GLENN TAYLOR and wife, MARY TAYLOR
as tenants by the entirety with full right of co-tenancy and not to remain in reman
202 AVENUE G
HOUSTON, TX 77001
(281) 573-0808

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

ATTACHED HERETO AS EXHIBIT "A"

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights of way and easements appurtenant to subject property, and any other recorded reservations, encumbrances and liens of record and matters of public record of subject property.

Estimated current ad valorem taxes have been paid between the parties as a part of the

2

consideration for this conveyance. In the event the estimate upon which such provision is based proves to be inaccurate for any reason, the Grantee agrees to refund any amount, 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 1st day year.

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

WITNESS THE SIGNATURES of the Grantors on this the 16th day of March, 2021


WILLIAM A. HANSEN, JR.


DANIEL T. HANSEN, JR.


STANLEY M. HANSEN, JR.

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY, personally appeared before me, the undersigned, my authority being for the jurisdiction thereof, WILLIAM A. HANSEN, JR., DANIEL T. HANSEN, JR., and STANLEY M. HANSEN, JR., who acknowledged that they signed, executed and delivered the above and foregoing instrument as a voluntary act and deed for the day and year therein mentioned.

GIVEN under my hand and official seal on this the 16th day of March, 2021.


NOTARY PUBLIC

(SEAL)

My Commission Expires



3

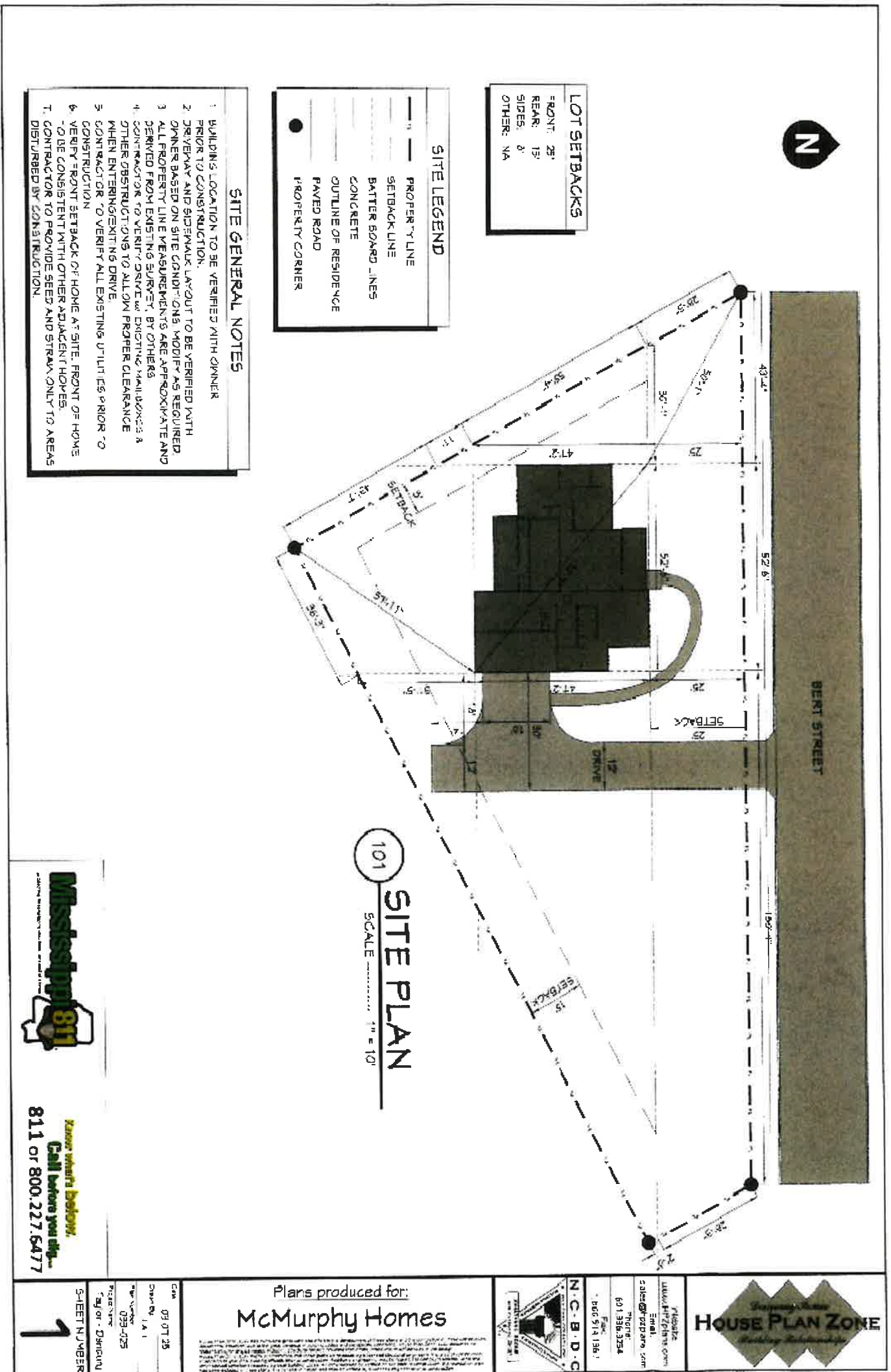
EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in Lots Twenty (20), Twenty-One (21) and Twenty-Two (22), Block Two (2) of COX'S SUBDIVISION of Section 13, Township 8 South of Range 11 West, the point of beginning for said parcel of land in the Southwest Corner of a lot of land owned by James K. Allen and wife, as shown by Deed recorded in Deed Book 399 at Page 241-2 of the Land Deed Records of Harrison County, Mississippi; thence North 28 degrees West 238.9 feet to a point (thence West, a distance of 238.9 feet to a point; thence in a Northeasterly direction, along a line parallel with the East line of the property hereby conveyed, a distance of 345.2 feet to a point on the North line of a public road, also known as Allen Road, which latter point is 240 feet from the point of beginning; thence in a Northeasterly direction, along the North line of a public road, also known as ALLEN ROAD, 200 feet to the point of beginning.

Tax Parcel Number: 011145 001 008

Prepared By and Return to:
Schwartz, Ogden & Jordan, PLLC
12204 Hwy 49
Gallatin, MS 39501
(228) 832-8150

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The Clerk reported that seven (7) 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 MEETING

In accordance with Section 4 of the City of Long Beach Sidewalk Ordinance 587 as amended by Ordinance 615, 616 and 647, notice is hereby given advising that the Planning and Development Commission for the City of Long Beach will hold a Public Meeting for the purpose of considering a Variance

Glenn Taylor, 18098 Allen Road, Long Beach, MS, 39560, has filed an application for a Variance in accordance with the Long Beach Sidewalk Ordinance. The applicant is requesting a Variance from the placement of a sidewalk on a newly developed lot. The location of the requested Variance is 18025 Allen Road, Tax Parcel 06111-05-011.002 The legal description is as follows:

COM AT INTER OF N MAR OF ALLEN RD & S LINE OF LOT 21 BLK 2 COX SUB N 28W 208.9 FT TO
POB N 28 DG W 31 FT TO S MAR OF BERT ST W 226.2 FT ALONG RD S 28 DG E 136.3 FT N 62
DGE 199.9 FT TO POB PART OF LOTS 20 & 21 BLK 2 COX SUB IN SEC 12-8-12

A public meeting to consider the above Variance will be held in the City of Long Beach, Mississippi, 39560, Thursday, September 25, 2025, 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 Variance.

/s/ signed
Chairman
Planning Commission

201 Jeff Davis • P.O. Box 929 • Long Beach, MS 39560 • (228) 863-1556 • FAX (228) 663-0822
www.cityoflongbeachms.com



Gaines Stephen V & Barbara A
18102 Allen Road
Long Beach, MS 39560



Taylor Glenn & Mary
2527 Avenue G
Rosenburg, TX 77471



Charbonnet Louis Sidney IV
18 Golf View Drive
Pass Christian, MS 39571

Weigand Larry W & Jenelle R
18020 Bert Street
Long Beach, MS 39560

Quiett Gary L
8922 K4 Hwy
Meridan, KS 66512

Woodruff Clyde Dabbs & Mary G
18028 Bert Street
Long Beach, MS 39560

Le Kevin Xuan
18090 Allen Road
Long Beach, MS 39560

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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 DALL, known to me to be the Minutes Clerk of the City of Long Beach, Mississippi, Planning 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 Commission;
2. That in such capacity, she is responsible for mailing Notices of Public Meeting 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, as stipulated in Ordinance Number 598 of the City of Long Beach; and other matters pertaining to such public meetings and the business of the Planning Commission in and for the City of Long Beach;
3. That on September 1, 2025, she did cause to be mailed, Notice of Public Meeting, a copy of which is attached hereto, to 7 (seven) property owners within 160' (one hundred sixty feet), excluding right-of-way, of Parcel Number 06111-35-011002 notifying them that a Public Meeting will be held, September 25, 2025, to consider an application for a Variance filed by Glenn Taylor.

Given under my hand this 1st of September 2025.

Emmanuel Ward
EMMANUEL WARD
AFFIRANT

SWORN TO AND SUBSCRIBED before me on this the 1st day of September 2025.

My Commission Expires:



Keri Donohue
NOTARY PUBLIC

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

Proof of Publication

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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

Vol. XX No. 36 dated 5 day of September, 2025

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

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

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

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

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

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

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

Brunter Dawkins
Publisher

Sworn to and subscribed before me this 8 day of September, A.D. 2025.

Jade V. Sanders
Notary Public

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

Commissioner Suthoff made motion, seconded by Commissioner Brown and unanimously carried to close the Public Hearing.

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

Vice Chairman David DiLorenzo	Voted	Aye
Commissioner Don Sterlint	Voted	Aye
Commissioner Nicholas Brown	Voted	Aye
Commissioner William Suthoff	Voted	Aye
Commissioner Ryan McMahon	Voted	Aye
Commissioner Sean Hughes	Voted	Aye
Commissioner Ray Baas, Jr	Voted	Nay

The vote having received the affirmative vote of a majority of the Commissioners present and voting, Commission Chairman Barlow declared the motion carried.

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 25th day of September 2025, 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 Regular Meeting the following named persons: Chairman Shawn Barlow, Vice Chairman David DiLorenzo, Commissioners Don Sterling, Nicholas Brown, William Suthoff, Ryan McMahon, Sean Hughes, Ray Baas, Jr., Building Official Mike Gundlach and Minutes Clerk Tina M. Dahl.

Absent the Regular Meeting were Commissioner Phillip LeBlanc and City Advisor Bill Hessell.

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

Commissioner Suthoff made motion, seconded by Commissioner Sterling and unanimously carried to approve the Regular Meeting minutes of September 11, 2025, as submitted.

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION

It came for discussion under New Business a Tree Removal for the property located at 423 Magnolia Street, Tax Parcel 0612F-02-037.000, submitted by Ru Jian Zhang, as follows:



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

OFFICE USE ONLY	
Date Received	9-11-25
Zoning	R-1
Agenda Date	9-25-25
Check Number	Cash

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

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

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

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

TODAY'S DATE: 9/10/2025

PROPERTY INFORMATION

TAX PARCEL # 0612F-02-037.000
 Address of Property Involved: 423 Magnolia St. Long Beach, MS 39560
 Property owner name: Ru Jian Zhang
 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: 423 Magnolia St. Long Beach, MS 39560
 Phone No. (228) 344-8888

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Biloxi Construction LLC
 Phone No. 228-818-7777 Fax: —
 Name: Rujian Zhang
 Address: 133 Briarfield Ave. A23 Biloxi, MS 39531

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.:

The tree is hollow and dying. It is a danger to fall and hurt someone or property. (use separate sheet if needed)

Number of Trees:

1 Live Oak ☐ Southern Magnolia

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

Signature: [Signature] Date: 9/10/2025

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

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

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

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

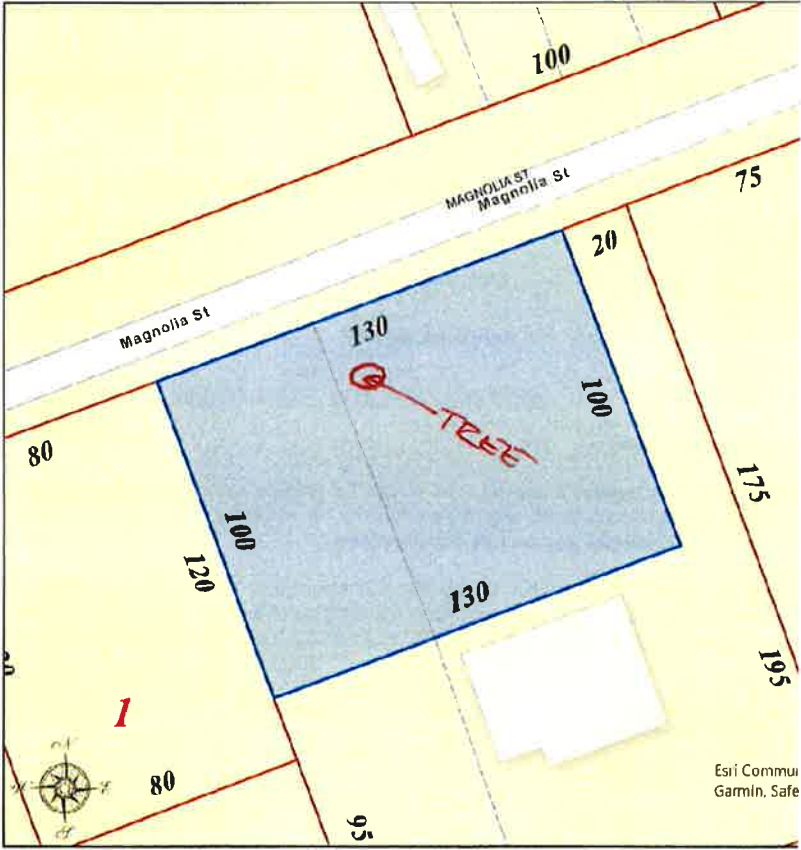
☒ **OWNERSHIP:** Please provide a recorded warranty deed.

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

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

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

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HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PRO RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY. TAL FLURRY, TAX ASSESSOR.
MAP DATE: September 11, 2025



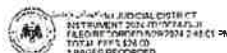
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**MINUTES OF SEPTEMBER 25, 2025
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



e-RECORDED ORIGINAL



Our File #B240420
Prepared by & Return To: Schwartz, Orgler, Jordan & Williams, PLLC
2137 E Pass Rd, Ste B Gulfport MS 39507, 228-388-7441

STATE OF MISSISSIPPI

COUNTY OF HARRISON Index: The N 100ft of W 80ft of Lt 9 & N 100ft of E1/2 of Lot 10, Blk 1,
See: City Addl, Harrison County, MS 1st JD.

WARRANTY DEED

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

Edward Guillic and Christie Guillie

401 Mason Avenue, Long Beach, MS 39560, 985-445-4288

do hereby sell, convey and warrant unto

Ru Jian Zhang

423 Magnolia Street, Long Beach, MS 39560, 228-344-8888

the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

The North 100 feet of the West 80 feet of Lot Nine (9) and the North 100 feet of the East One-Half (E 1/2) of Lot Ten (10), all in Block One ("1"), SEAL CITY ADDITION, being a subdivision located in the City of Long Beach, First Judicial District of Harrison County, Mississippi, as per map or plat thereof on file and of record in the Plat Records in the Office of the Chancery Clerk of Harrison County, Mississippi.

Together with a 20 foot Easement for ingress and egress, being the East 20 feet of Lot Nine (9) and the adjoining property on the East.

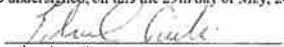
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

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

THE ABOVE described property is no part of the Homestead of the Grantors herein.

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WITNESS THE SIGNATURE of the undersigned, on this the 29th day of May, 2024.


 Edward Guillie


 Christie Guillie

STATE OF MISSISSIPPI
 COUNTY OF HARRISON

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 29th day of May, 2024.


 NOTARY PUBLIC

My Commission Expires:



MEMORANDUM

Date: September 15, 2025
 To: City of Long Beach Planning Commission
 From: Long Beach Tree Board
 Re: Tree Removal Application for 423 Magnolia St.

It is the recommendation of the Tree Board that the Tree Removal application be approved based on the following information applied to the factors contained in Section 6 of "The Tree Preservation and Protection Ordinance of the City of Long Beach, MS."

1. The applicant requests permission to remove a Live Oak on the west side of the driveway. There are two other live oaks in close proximity to the Live Oak to be removed.(Sec. 6d)
2. The Live Oak is not worthy of preservation because it is unhealthy - it is hollowed out from the base to a major limb.(Sec. 6e) (*See photos included with the application.)

Therefore, the members of the Tree Board recommend that the Planning Commission approve the application for the removal of the Live Oak identified in the application.

Submitted by Ginger Wentz

Votes: 3 for removal, 1 not able to attend

MINUTES OF SEPTEMBER 25, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

After considerable discussion and upon recommendation by the City of Long Beach Tree Board, Commissioner Suthoff made motion, seconded by Commissioner Sterling and unanimously carried recommending to approve the application as submitted.

It came for discussion under New Business a Certificate of Resubdivision for the property located at 18150 Allen Road and 802 North Nicholson Avenue, Tax Parcels 0611O-02-002.000 and 0611J-01-069.000, submitted by MSL Properties, LLC, as follows:

MINUTES OF SEPTEMBER 25, 2025
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 9/16/25
 Zoning R-1
 Agenda Date 9/25/25
 Check Number 2332

APPLICATION FOR CERTIFICATE OF RESUBDIVISION

- I. TYPE OF CASE: CERTIFICATE OF RESUBDIVISION 06110-02-002.000
- II. ADVALOREM TAX PARCEL NUMBER(S): 06110-01-069.000 and
- III. GENERAL LOCATION OF PROPERTY INVOLVED: Situated in Lots
21 and 22 Block 3 Section "B" of Cop sub.
- IV. ADDRESS OF PROPERTY INVOLVED: 18150 Allen Rd & 802 N. Nicholson
- V. GENERAL DESCRIPTION OF REQUEST: Resubdivision of it is land lock
 Into joint to give Brockway shed and extra land
- VI. REQUIRED ATTACHMENTS:
- A. Resubdivision Survey and Certificate (see attached example) on no less than 11" X 17" paper.
 - B. Cash or check payable to the City of Long Beach in the amount of \$375.00
 - C. Proof of ownership (copy of recorded warranty deed) if applicable proof of authority to act as agent for owner.

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

VII. **OWNERSHIP AND CERTIFICATION:**

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

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

MSL PROPERTIES LLC
 Name of Rightful Owner (PRINT)

 Name of Agent (PRINT)

5056 - A AVE N2E
 Owner's Mailing Address

 Agent's Mailing Address

Long Beach MS 39560
 City State Zip

 City State Zip

228-860-6956
 Phone

 Phone

Mary Stevens
 Signature of Rightful Owner

Date

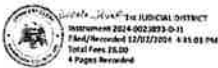
 Signature of Applicant

Date

9/15/25

MINUTES OF SEPTEMBER 25, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

SCANNED



Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 241963

Index As:
Lot Line Rearrangement to Lots 21 & 22
Blk 3, Cox's S/D, Section B, Harrison
County, 1st JD, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

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

MSL PROPERTIES II, LLC
A MS Limited Liability Company
20231 CLIFF ALLEN ROAD
LONG BEACH, MS 39560
(228) 868-6956

does hereby sell, convey and warrant unto

KARA IL WORTHINGTON
802 N. NICHOLSON AVENUE
LONG BEACH, MS 39560
(228) 547-5756

the following described land and property being located in Harrison County, Mississippi, being more
particularly described as follows, to-wit:

ATTACHED HERETO AS EXHIBIT "A"

THE ABOVE described property is no part the homestead of the Grantor herein.

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

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

IN WITNESS WHEREOF, MSL PROPERTIES II, LLC has caused this conveyance to be
executed by its duly authorized officer, having first been duly authorized to do so, on this the 2nd day of
December, 2024.

MSL PROPERTIES II, LLC

By: *Mary S. Levens*
By: MARY S. LEVENS, Manager/Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority
in and for the jurisdiction aforesaid, MARY S. LEVENS, who acknowledge that she is the
Manager/Member of MSL PROPERTIES II, LLC, A MS Limited Liability Company, and as its act
and deed, she signed, sealed and delivered the above and foregoing instrument of writing on the day and in
the year therein mentioned, for and on behalf of said entity, having been first duly authorized to do so, in
her full representative capacity.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 2nd day of December,
2024.

My Commission Expires:
March 10, 2028



Margaret L. Levens
NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION

A lot line rearrangement between County Parcel Number 0611J-01-069.000 and 0611O-02-002.000
situated in Lots Twenty-One (21) and Twenty-Two (22), Block Three (3), Section B of COXS
SUBDIVISION, City of Long Beach, First Judicial District of Harrison County, Mississippi, being
further described as follows:

Parcel Number 0611J-01-069.000

A parcel of land situated in Lots Twenty-One (21) and Twenty-Two (22), Block Three (3), Section
"B" of COX'S SUBDIVISION, 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):

Commencing at the point of intersection of the North margin of Allen Road with the East margin
of North Nicholson Avenue; thence along said East margin of North Nicholson Avenue, North 28
degrees 57 minutes 33 seconds West 212.81 feet to a Mag. Nail found in asphalt at the point of
beginning; thence further along said East margin, North 28 degrees 52 minutes 44 seconds West
109.60 feet to a One Half Inch (1/2") iron rod found; thence North 73 degrees 33 minutes 47
seconds East 209.46 feet to a One Half Inch (1/2") iron rod set; thence South 17 degrees 46 minutes
28 seconds East 86.22 feet to a One Half Inch (1/2") iron rod found; thence South 67 degrees 14
minutes 100 seconds West 189.05 feet to the point of beginning, containing 19,327.14 square feet,
more or less.

Tax Parcel Number: 0611J-01-069.000

Return to:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 241963

MINUTES OF SEPTEMBER 25, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



1st Judicial District
Instrument: 2006-8985 D-31
Filed/Recorded: 9/28/06 1:50 P
Total Fees: \$2.00
3 Pages Recorded

Page 1 of 3

Index as follows: Lot 24, Block 3 Cox's S/D Section B
Township 8 South, Range 12 West



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, We, MSL PROPERTIES, LLC, a MISSISSIPPI LIMITED LIABILITY COMPANY, do hereby sell, convey and warrant unto STEVEN MICHAEL BROCKWAY and VALERIE DAWN BROCKWAY, as joint tenants with full rights of survivorship, and not as tenants in common, that certain tract, piece or parcel of land situated and being located in Harrison, County, First Judicial District, State of Mississippi, more particularly described as follows, to-wit:

Commencing at the intersection of the West line of Lot 21, Block 3, COX'S SUBDIVISION, SECTION B, Township 8 South, Range 12 West, and the North margin of Allen Road as now monumented; thence N 62° 41' 51" E along said North margin 149.24 feet to the Point of Beginning; thence N 17° 25' 44" W 200.00 feet; thence N 69° 27' 46" E 204.58 feet; thence S 00° 07' 17" W 200.00 feet to the North margin of Allen Road; thence S 61° 42' 36" W along said North margin 146.07 feet to the Point of Beginning.

This being the same property previously conveyed to MSL Properties, LLC in Trustee's Deed dated August 24, 2006 and recorded on September 27, 2006 as Instrument Number 2006 8985 D-31 in the records of the First Judicial District of Harrison County, Mississippi.

TITLE TO THE PROPERTY HAS NOT BEEN EXAMINED.

Page 2 of 3

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

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor(s) agrees to pay to the Grantee(s), or its assigns, any deficit on an actual proration, and likewise, the Grantee(s) agrees to pay to the Grantor(s), or its assigns, any amount overpaid by it.

WITNESS THE SIGNATURE of the above company by its officer after being duly authorized so to execute and deliver the same, this the 15th day of SEPTEMBER, 2006.

Mary Levens
Mary Levens, Managing Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on the day and year therein written, within my jurisdiction, the within named Mary Levens, who acknowledged that she is the Managing Member of MSL Properties, LLC, a Mississippi Limited Liability Company, and that for and on behalf of the said company, and as its act and deed she executed the above and forgoing Assignment of Deed of Trust, after first having been duly authorized by said company so to do.

GIVEN under my hand and official seal on this the 15th day of September, 2006.



Muriel D. Harrison
NOTARY PUBLIC

Page 3 of 3

GRANTOR'S ADDRESS: 1601 30th Avenue, Gulfport, MS 39501
GRANTOR'S NUMBER: 228-863-6956

GRANTEE'S ADDRESS: 18150 Allen Road, Long Beach, MS 39560
GRANTEE'S NUMBER: 228-224-2832

This Document Prepared By and Return To:

ANDREW MARION, PLLC
Attorney-at-Law
1919 23rd Avenue
P.O. Box 863
Gulfport, MS 39502
Telephone (228)-865-9047
Telecopier (228)-865-9049
MS Bar No. 1866
Our File # 07-066

**MINUTES OF SEPTEMBER 25, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A LOT LINE REARRANGEMENT BETWEEN COUNTY
PARCEL NUMBER 06110-01-069.000 AND
06110-02-002.000 SITUATED IN LOTS 21 AND 22,
BLOCK 3, SECTION "B" OF COXS SUBDIVISION, CITY
OF LONG BEACH, FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

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

GPS OBSERVATION
NOTE
DATE OF FIELD WORK: 06/11/2024
TOPCON VR RECEIVER WAS
USED FOR GPS OBSERVATION.
UTILIZING THE EARL DUBLET INC.
REAL-TIME NETWORK

[illegible]

SHEET 1 OF 5

FLOOD ZONE NOTE

CLIFFORD A. CROSBY, PLS
716 LIVE OAK DRIVE
BILLOXI, MS 39532 PHONE: 228-214-1649

PREPARED BY:

CLIENT: MSL PROPERTIES II, LLC
DATE OF FIELD SURVEY: 08/01/2024
DRAWN BY: CAC
JOB NUMBER: 23187.dwg

MINIMUM BUILDING SETBACKS
 THIS PARCEL IS 1,340.18 SQ. FT. (31' x 42' x 21' x 11')
 SUFFICIENT FOR A 1.5-UNIT RESIDENTIAL DEVELOPMENT
 OF 1,000 SQ. FT. PER UNIT

REFERENCE MATERIALS:
1. THE COMPANION ACT OF SECTION 17 OF CODE
AND STATUTE
2. HARRISON COUNTY TAX MAP, CURRENT EDITION
3. WAGER SERVICE OF HARRISON COUNTY, VS. JOEL
CONTRACT SYSTEM, INC. (WEBER)
4. LONG BEACH ZONING MAP AND ORDINANCE
5. NOTICE OF 2006 2005 D-1
6. HARRINGTON RD. 2007 WSCC D-1

[illegible]

NOTE:
PROPERTY IS BEYONDED BY CITY OF
LONG BEACH WATER AND SEWER AT
THIS JUMP

EXISTING

**MINUTES OF SEPTEMBER 25, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

A LOT LINE REARRANGEMENT BETWEEN COUNTY
PARCEL NUMBER 0611J-01-069.000 AND
0611O-02-002.000 SITUATED IN LOTS 21 AND 22,
BLOCK 3, SECTION "B" OF COXS SUBDIVISION, CITY
OF LONG BEACH, FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

SCALE 1" = 60'

REFERENCE: GRID NORTH
BY GPS OBSERVATION
(DATUM=NAD 83)

GPS OBSERVATION

DATE OF FIELD WORK 08/01/2024
TOPCON VR RECEIVER WAS
USED FOR GPS OBSERVATION,
UTILIZING THE EARL DUDLEY, INC
REAL-TIME NETWORK

[illegible]

SHEET 2 OF 5



PROPOSED

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



h0-33

1. FIELD SURVEY RECORDED WITH A TOPCON GPS RECEIVER.
2. STAKE PLAIN COORDINATES AND SPANNING 5-6 CM IN LENGTH DERIVED BY GPS OBSERVATION WITHIN THE LOCAL DATUM AND NOT IN A NETWORK, AND ARE PLACED ON SP5 (220) "S.E."
3. VALUES OTHERWISE SEEN IN THIS SURVEY IS LIMITED TO ABOVE STATION AND VERTICAL DATUMS. A PASSAGE THROUGH A 10-15 CM HOLE WILL REFLECT ANY CHANGE IN DATUM, AND NOT IN THE REFERENCE ANY OTHER POINTS OR STATIONS.
4. ALL POINTS AND STATIONS ARE "STATIONS" AND NOT APPROXIMATE POINTS AND NOT APPROXIMATE GOVERNING BODIES.
5. THIS IS A SLOTTED SURVEY.
6. STATIONS SHOWN HEREON ARE DERIVED BY GPS OBSERVATION BY GPS OBSERVATION ALL 11 PMS REACTIVE TO

MINIMUM BUILDING SETBACKS:

THIS RANGE OF ANALYTES CAN BE MEASURED IN A SINGLE ANALYSIS, PROVIDING A COMPREHENSIVE PROFILE OF YOUR ORGANIZATION'S

FRONT YARD - 25 FEET
SIDE YARD - 0 FEET
REAR YARD - 35 FEET

REFERENCE MATERIALS

- SOUTHWESTERN
FINANCIAL GROUP, CITY TAX ADVICE, CURRENT EDITION,
A PRACTICE BOOK OF HARRISON COUNTY, IS POSTED
COMPUTER SYSTEMS, INC., WEBSTER,
44100 BEECH STAINED MAP AND DRILLANCE
5, INSTRUCTIVE NO 2002 3245 2, 31
5105, RULES NO 2007 0905 0, 1

PREPARED BY:

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

MINUTES OF SEPTEMBER 25, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

A LOT LINE REARRANGEMENT BETWEEN COUNTY PARCEL NUMBER
0611J-01-069.000 AND 0611O-02-002.000 SITUATED IN LOTS 21 AND 22,
BLOCK 3, SECTION "B" OF COX'S SUBDIVISION, CITY OF LONG BEACH, FIRST
JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI

LONG BEACH PLANNING COMMISSION

CERTIFICATE OF RESUBDIVISION

In accordance with Article II, Section 3 of the Code of Ordinance (Subdivision Regulations) of the City of Long Beach as amended, it is hereby certified that the Long Beach Planning Commission Chairman and Long Beach Mayor and Board of Aldermen have reviewed and approved the attached Final Plat. The following property has been rearranged between Harrison County ad valorem tax parcel (0611J-01-069.000) and (0611O-02-002.000) . The subject property is generally described as being located (on east side of North Nicholson Avenue and the north side of Allen Road, Long Beach, MS).

The Case File Number is: _____

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION OF LAND PRIOR TO THIS REARRANGEMENT (PER DEED):

(0611J-01-069.000) DEED NO. 2020-3285-D-J1

Commencing at the intersection of the North margin of Allen Road and the East margin of Nicholson Avenue; thence N28° 39' 13"W along said East margin 212.81 feet to the Point of Beginning; thence N28° 39' 13" W 109.48 feet to a point; thence N73° 46' 39" E 433.61 feet to a point; thence S00° 07' 17" W 68.26 feet to a point; thence S67° 27' 46" W 399.79 feet to the Point of Beginning. Part of Lots 21 and 22, Block 3 COX'S SUBDIVISION of Section 12/13-8-13.

(0611O-02-002.000) DEED NO. 2007-8865-D-J1

Commencing at the intersection of the West line of Lot 21, Block 3, COX'S SUBDIVISION, SECTION B, Township 8 South, Range 12 West, and the North margin of Allen Road as now monumented; thence N 62° 41' 51" E along said North margin 149.24 feet to the Point of Beginning; thence N 17° 25' 44" W 200.00 feet; thence N 69° 27' 46" E 204.58 feet; thence S 00° 07' 17" W 200.00 feet to the North margin of Allen Road; thence S 61° 42' 36" W along said North margin 146.07 feet to the Point of Beginning.

LEGAL DESCRIPTIONS OF THE TWO REARRANGED PARCELS:

NEW LEGAL DESCRIPTION of 0611J-01-069.000:

A PARCEL OF LAND SITUATED IN LOTS 21 AND 22, BLOCK 3, SECTION "B" OF COX'S SUBDIVISION, 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):

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH MARGIN OF ALLEN ROAD WITH THE EAST MARGIN OF NORTH NICHOLSON AVENUE; THENCE ALONG SAID EAST MARGIN OF NORTH NICHOLSON AVENUE, N28°57'33"W 212.81' TO A MAG. NAIL FOUND IN ASPHALT AT THE POINT OF BEGINNING; THENCE FURTHER ALONG SAID EAST MARGIN, N28°52'44"W 109.60' TO A 1/2" IRON ROD FOUND; THENCE N73°33'47"E 209.46' TO A 1/2" IRON ROD SET; THENCE S17°46'28"E 86.22' TO A 1/2" IRON ROD FOUND; THENCE S67°14'10"W 189.05' TO THE POINT OF BEGINNING. CONTAINING 19,327.14 SQUARE FEET.

NEW LEGAL DESCRIPTION of 0611O-02-002.000:

A PARCEL OF LAND SITUATED IN LOTS 21 AND 22, BLOCK 3, SECTION "B" OF COX'S SUBDIVISION, 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):

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH MARGIN OF ALLEN ROAD WITH THE EAST MARGIN OF NORTH NICHOLSON AVENUE; THENCE ALONG SAID NORTH MARGIN OF ALLEN ROAD, N62°19'24"E 149.24' TO A 1" IRON ROD FOUND AT THE POINT OF BEGINNING; THENCE N17°46'28"W 285.76' TO A 1/2" IRON ROD SET; THENCE N73°33'47"E 223.87' TO A 1/2" IRON ROD FOUND; THENCE S00°12'51"E 66.06' TO A 1/2" IRON ROD FOUND; THENCE S00°07'41"E 199.72' TO A 1/2" IRON ROD FOUND ON THE NORTH MARGIN OF ALLEN ROAD. THENCE ALONG SAID NORTH MARGIN, S61°28'03"W 145.90' TO THE POINT OF BEGINNING. CONTAINING 1.126 ACRE.

PREPARED BY:

CLIFFORD A. CROSBY, PLS

716 LIVE OAK DRIVE

BILOXI, MS 39532 PHONE: 228-234-1649

CLIENT: MSL PROPERTIES II, LLC
DATE OF FIELD SURVEY: 08/01/2024
DRAWN BY: CAC
JOB NUMBER: 23187.dwg

SHEET 3 OF 5

MINUTES OF SEPTEMBER 25, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF OWNERSHIP

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

MSL PROPERTIES II, LLC

Mary Levens
SIGNED BY: MARY LEVENS

Sept 11, 2025
DATE

Subscribed and sworn to before me, in my presence this 11 day of September 2025 a Notary Public in and for the County of Harrison, State of Mississippi.



NOTARY PUBLIC Margaret Levens
My Commission Expires: March 10, 2028

CERTIFICATE OF OWNERSHIP

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

Steven Michael Brockway
STEVEN MICHAEL BROCKWAY

12 SEPTEMBER 2025
DATE

Subscribed and sworn to before me, in my presence this 12 day of September 2025 a Notary Public in and for the County of Harrison, State of Mississippi.



NOTARY PUBLIC Margaret Levens
My Commission Expires: March 10, 2028

CERTIFICATE OF OWNERSHIP

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

Valerie Dawn Brockway
VALERIE DAWN BROCKWAY

Sept 12, 2025
DATE

Subscribed and sworn to before me, in my presence this 12 day of September 2025 a Notary Public in and for the County of Harrison, State of Mississippi.



NOTARY PUBLIC Margaret Levens
My Commission Expires: March 10, 2028

PREPARED BY:

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

CLIENT: MSL PROPERTIES II, LLC
DATE OF FIELD SURVEY: 08/01/2024
DRAWN BY: CAC
JOB NUMBER: 23187.dwg

SHEET 4 OF 5

MINUTES OF SEPTEMBER 25, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CERTIFICATE OF APPROVAL

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

ADMINISTRATOR

DATE

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that this map drawn by me or drawn under my supervision from actual survey made by me or actual survey made under my supervision and a deed description recorded in instrument no. 2020-3286-D-J1 and in instrument no. 2007-8865-D-J1 in accordance with all applicable codes and ordinances. Witness my original signature, registration number and seal this the 25TH day of AUGUST, 2025.

Clifford A. Crosby, P.L.S.

2539
MS P.L.S. NO.



PLANNING COMMISSION

Approved by the City of Long Beach Planning Commission at the regular meeting of said Commission held on the _____ day of _____, 2025.

Planning Commission Chairman

Date

ACCEPTANCE

Submitted to and approve by the City of Long Beach, Board of Aldermen, at the regular meeting of said Board of Aldermen held on the _____ day of _____, 2025.

ADOPT:

ATTEST:

MAYOR

CITY CLERK

PREPARED BY:

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

CLIENT: MSL PROPERTIES II, LLC
DATE OF FIELD SURVEY: 08/01/2024
DRAWN BY: CAC
JOB NUMBER: 23187.dwg

**MINUTES OF SEPTEMBER 25, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

From: Brian Atkinson <brian.atkinson@h2oinnovation.com>

Sent: Thursday, September 18, 2025 6:52 AM

To: Tyler Yarbrough <tyler.y@overstreeteng.com>; Tina Dahl <tdahl@longbeachms.gov>

Cc: David Ball <david@overstreeteng.com>; Joe Culpepper <joe.culpepper@h2oinnovation.com>; Jan Berry <jberry@longbeachms.gov>; Michael Glass <mike.glass@h2oinnovation.com>; Susan Bowes <sbowes@longbeachms.gov>

Subject: Re: Certificate of Resubdivision, 18150 Allen Road and 802 North Nicholson Avenue

No action needed from Public Works



overstreeteng.com
161 Lameuse St. Suite 203
Biloxi, MS 39530
228.967.7137

September 16, 2025

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

RE: Certificate of Subdivision – Tax Parcel No. 0611O-02-002.000 & 0611J-01-069.000

Ladies and Gentlemen:

We have received a Certificate of Subdivision for the referenced property, which can be described as a parcel of land situated and being located in Lots 21 and 22, Block 3, Section "B" of Cox's Subdivision, City of Long Beach, First Judicial District of Harrison County, Mississippi. This subdivision consists of a simple realignment of property lines, with no new parcels being created. Proposed Parcel 0611J-01-069.000 will be nearly 0.44 Acres in size, with approx. 109 feet of street frontage on North Nicholson Avenue. Proposed Parcel 0611O-02-002.000 will be nearly 1.12 Acres in size, with approx. 146 feet of street frontage on Allen Road.

The Certificate itself has all appropriate certifications and information. If approval is granted, acceptance 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,

Tyler Yarbrough

TY:539

MINUTES OF SEPTEMBER 25, 2025
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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

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

APPROVED:

Chairman Shawn Barlow

DATE: _____

ATTEST: _____

Tina M. Dahl, Minutes Clerk